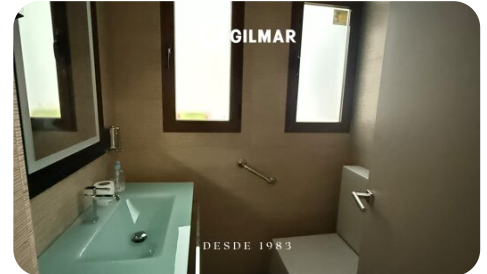


Commercial premise to rent in Salamanca - Madrid

Salamanca, Madrid

Reference: 226441



6,000 €

29 €/m²



207 m²



No

Description

Discover a unique opportunity in the iconic Barrio de Salamanca in Madrid! This extraordinary commercial property, located at General Díaz Porlier 16, is designed for those seeking an investment with profitability potential. Previously used as an audiology clinic, it stands out as an exceptional option for establishing healthcare businesses, professional offices, or any commercial activity that demands a prime location in the heart of the city.

The property encompasses a total surface area of 231 square meters strategically distributed across various levels: 85 m² on the ground floor, 20 m² in the basement, 122 m² on the first floor, and a practical 4 m² storage room located within the same building. A noteworthy feature is the exclusive-use

elevator connecting the upper floors, making the space fully accessible for individuals with reduced mobility—an essential aspect for customer-facing businesses. Additionally, both upper floors enjoy exterior spaces, bringing in natural light and a pleasant sense of spaciousness. The high ceilings further enhance its elegant and professional ambiance.

The Barrio de Salamanca, renowned for its exclusivity and sophistication, offers a vibrant and dynamic setting for any business to thrive. Its historic streets are lined with high-end boutiques, prestigious restaurants, and a wide range of cultural attractions. From this property, you'll have direct access to the best area of Madrid, where

Description

quality of life and style take center stage.

Nearby amenities include educational institutions such as Colegio Nuestra Señora del Pilar, located less than 10 kilometers away—ideal for the families of employees or clients in the area. Just a few minutes' walk from the property lies the renowned Centro Comercial ABC Serrano, perfect for fulfilling all commercial and leisure needs. As for public transportation, the property is excellently connected: the nearest metro lines are L4 and L6 (stations Diego de León and Lista), and while the commuter train lines are a bit farther, they offer convenient access to other key areas of the city. Additionally, bus lines 29, 52, and 61 ensure hassle-free travel for both employees and clients.

Situated in a high-demand area, this space represents a fantastic opportunity for renovation projects that enhance its profitability. The possibilities are endless—whether continuing with healthcare-focused activities due to its setup or

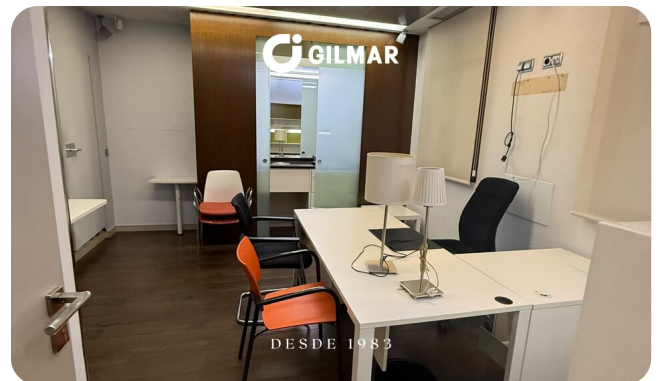
tailoring it to new ventures that align with the vibrant dynamism of Barrio de Salamanca.

At GILMAR, since 1983, we have been guiding our clients not only in finding their dream homes but also in selecting investment properties that promise exceptional opportunities. We take pride in believing that we don't just help find a property; we help establish the beginning of new stories and ventures.

For more information about this property or to schedule a visit to explore its full potential, please get in touch with our specialized "Commercial Spaces and Investments" team at our office on C/ Goya, 47, 5th floor. You can call us at 91 209 32 50 or write to **DPTO.INVERSIONES@GILMAR.ES**.

Alternatively, you can directly contact Guillermo Pérez Toba at **618 283 362** or email **GUILLERMO.PEREZ@GILMAR.ES**. Please provide the reference number **226441** when you reach out to us. We're here to assist!

Photographs





Location and points of interest



The property location is approximate. Contact us for more information.