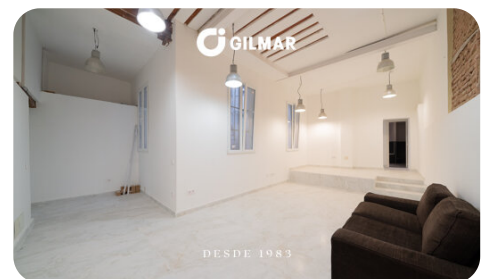


Apartment for sale in Palacio - Madrid

Palacio, Madrid

Reference: 226644



1,025,000 €

5,959 €/m²



172 m²



3 (3+0)



1 (1+0)



No



No

Description

GILMAR REAL ESTATE CONSULTING presents a Commercial Space located in one of the most exclusive areas with unmatched charm in the historic center of Madrid. Surrounded by heritage sites, stunning architecture, and a wide variety of cultural, gastronomic, and leisure offerings, this unique property is situated in a protected building.

The property has been carefully refurbished and is currently divided into TWO INDEPENDENT UNITS, each with its own separate entrance: one through the building's main entrance and the other with direct access from the street.

THE SEGREGATION AND CHANGE OF USE from commercial space to residential are pending

formalization and the corresponding administrative approvals. This situation represents an especially interesting opportunity for buyers looking to anticipate future regularization and benefit from the associated potential for appreciation.

INTERIOR UNIT I SPACIOUSNESS AND NATURAL

LIGHT The first unit features an independent entrance from the main building and offers a comfortable and functional layout, centered around a spacious living and dining area, two bedrooms, and two full bathrooms.

One of its main attractions is its large windows, which provide plenty of natural light and create a pleasant sense of spaciousness within the interior

Description

spaces.

This unit has been fully refurbished and is currently presented without furniture or decor, allowing prospective buyers to design and personalize the space with their own unique style.

Its current configuration, with a single access door, also facilitates an independent and coherent distribution of the unit.

Due to its features, this part of the property also has the potential to be used as a professional space or office, in addition to its potential use as a residence, always in compliance with the relevant regulations and approvals.

EXTERIOR UNIT | INDEPENDENCE AND

CHARACTER The second unit enjoys direct and independent access from the street, giving it an especially appealing character and high versatility of use.

It comprises a living-dining area, one bedroom, and a full bathroom. This unit is also fully renovated and ready to move in, offering a modern, functional space that is immediately usable.

AN EXCEPTIONAL OPPORTUNITY FOR INVESTORS

The singular nature of this property lies not only in its prime location and high-quality renovation but also in the opportunity to acquire two independent spaces within one property, each with different potential uses.

Its configuration allows for various investment strategies: renting out both units, combining a residential unit with a commercial space or office, or developing each unit independently according to the future owner's needs and the authorizations ultimately obtained.

All of this makes this property an especially attractive alternative for investors seeking prime locations, unique assets, and significant potential for value appreciation.

A rare opportunity in the heart of Madrid: two units, two independent entrances, a comprehensive renovation, and multiple possibilities, with the added benefit of acquiring the property before the segregation and change of use are finalized—thus avoiding a price increase resulting from these formalities once complete.

Photographs





Location and points of interest



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