

Office for sale in Simancas - Madrid

Simancas, Madrid

Reference: 227254



790,000 €

1,317 €/m²



600 m²



No

Description

A superb office is offered for sale in the Simancas district of Madrid, situated in an office block with a lift, goods lift, loading bay and 24-hour security service.

The property is spread over two floors and comprises 18 offices, 35 individual workstations, a meeting room, a kitchen and two toilets. It is fitted with hot/cold air conditioning, raised access flooring, Climalit external joinery and a security door.

The office is in very good condition, making it an excellent opportunity for businesses seeking a spacious and functional space in which to carry out their professional activities.

Furthermore, there is the option to purchase parking spaces from €22,000 or rent them from €90 per month.

An excellent opportunity to set up or expand your business in a business district of Madrid.

Simancas is one of the areas with the greatest potential for growth and transformation in eastern Madrid. Situated next to the prestigious Arturo Soria neighbourhood and just a few minutes from the city centre, it combines an excellent location, a comprehensive range of amenities and superb transport links, making it an increasingly sought-after option for both living and investing.

Description

The neighbourhood stands out for its urban and residential character, as well as for its proximity to the revitalised Julián Camarillo business district, known as Madrid's 'Silicon Valley', where numerous technology companies, innovation centres and top-tier offices are concentrated. This development has significantly boosted the quality of life and the appeal of the area, which offers a wide range of shops, restaurants and services.

The surrounding area features significant green spaces and recreational areas such as El Paraíso Park, Quinta de los Molinos Park – one of Madrid's most iconic spots thanks to its blossoming almond trees – and the nearby Juan Carlos I Park, all ideal for strolling, playing sport and enjoying leisure time in the open air.

The area boasts excellent educational facilities thanks to its proximity to some of Madrid's most prestigious schools, including the Arturo Soria School, the French Lycée, the Nuestra Señora de Santa María School, the San José del Parque School (Marist), the Ramón y Cajal School, the Brains School, the International School of Madrid and the ESIC Business & Marketing School, amongst others.

Healthcare provision is guaranteed by the proximity of leading hospitals and medical centres such as the Ramón y Cajal University Hospital, La Paz University Hospital, Vithas Madrid Arturo Soria University Hospital, HM Nuevo Belén University Hospital and various public and private health centres.

Just a few minutes away are some of Madrid's main

shopping and leisure areas, such as Arturo Soria Plaza, Alcalá Norte, the Palacio de Hielo, El Corte Inglés and Hipercor at Campo de las Naciones, as well as the IFEMA exhibition centre and a wide range of local restaurants and shops.

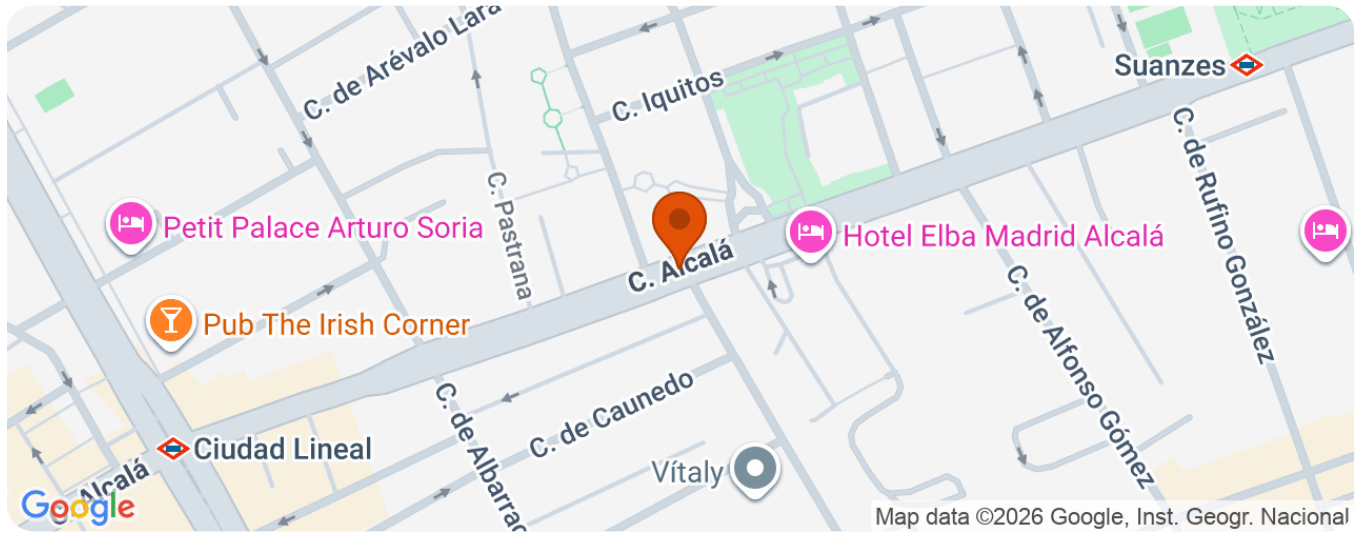
Transport links are one of Simancas's major strengths. The Simancas, García Noblejas, Suanzes and Ciudad Lineal metro stations provide quick access to the centre of Madrid and the main business districts. Furthermore, the direct connection to the M-30, M-40, A-2 and M-11 motorways makes it easy to travel both within and outside the city. Its proximity to Adolfo Suárez Madrid-Barajas International Airport and Chamartín station adds significant strategic value to the location.

A magnificent opportunity to enjoy a rapidly developing area, perfectly connected and close to the prestigious Arturo Soria neighbourhood, where comfort, amenities and quality of life combine to offer an excellent residential experience.

Since 1983, GILMAR has been a leader in the property sector, helping its clients find their dream home. With over 40 years' experience, our mission is to offer a personalised, high-quality service, ensuring every client's satisfaction.

If you would like further information about this property (reference 227254), please do not hesitate to contact our team at the Arturo Soria branch. You can visit us at C/ Corazón de María, on the corner of López de Hoyos, call us on 917 717 700 or email us at arturosoria@gilmar.es.

Location and points of interest



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