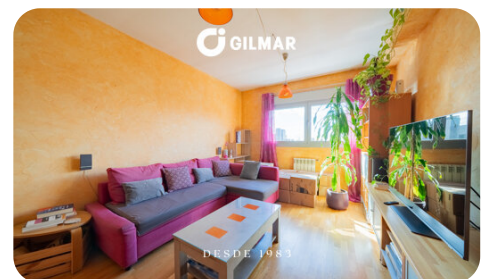


# Apartment for sale in Acacias - Madrid

Acacias, Madrid

Reference: 227579



790,000 €

7,383 €/m<sup>2</sup>



107 m<sup>2</sup>



3 (3+0)



2 (2+0)



Yes

## Description

GILMAR is privileged to present this magnificent 107 m<sup>2</sup> property, located on the sixth floor and south-facing, in the well-established and highly sought-after neighborhood of Acacias, within the Arganzuela district—one of Madrid's most attractive residential areas, prized for its location, transport links, and quality of life. The property stands out for its exceptional brightness; thanks to its high floor level and southern orientation, it receives abundant natural light throughout much of the day, creating a warm and welcoming atmosphere in every room. It features a comfortable and functional layout, comprising three spacious bedrooms and two full bathrooms—one of which is en-suite to the master bedroom, offering added privacy and convenience. There is also a large, independent kitchen with an

enclosed utility/drying area—a practical space that simplifies daily household tasks. Interior features include hardwood flooring, aluminum-framed windows with Climalit double glazing, and individual natural gas heating, all of which contribute to the home's overall comfort. The property is situated within a private, gated residential complex that includes pleasant landscaped gardens and a full-time concierge, providing a quiet and well-maintained living environment. It also comes with a parking space and a storage unit—valuable assets that offer both added convenience and significant extra value. Its location is another major highlight. Situated on Calle Concejal Benito Martín Lozano, in the heart of the Acacias neighborhood and very close to the iconic Puerta de Toledo, the

## Description

property offers the tranquility of an established residential area while remaining within easy reach of Madrid's city center. The property enjoys excellent public transport connections: the Puerta de Toledo metro station (Line 5) is just a few minutes' walk away, and the Pirámides station—which serves both the metro and the Cercanías Renfe commuter rail network—is also nearby, making it easy to travel throughout the capital and to other municipalities within the Community of Madrid. Furthermore, several bus lines connect the area to various parts of the city, while its proximity to the M-30 motorway provides convenient access to major transport routes. Regarding leisure and dining, the property's prime location offers easy access to the extensive gastronomic scene of La Latina—renowned for its traditional bars, restaurants, and outdoor terraces—as well as the iconic El Rastro flea market, Plaza de la Cebada, and the vibrant atmosphere of

Calle Toledo. Additionally, it is close to Madrid Río, one of the capital's major green spaces, which is perfect for walking, exercising, cycling, or enjoying outdoor activities with family and friends. The neighborhood also offers a full range of amenities, including supermarkets, traditional shops, local markets, educational institutions, healthcare facilities, and everything else needed for a comfortable lifestyle without the need for long commutes. This is a magnificent opportunity for those seeking a spacious, bright, and well-laid-out home—featuring three bedrooms, two bathrooms, a parking space, and a storage unit—situated within a private residential complex with gardens and an on-site concierge. Located in one of Madrid's most well-connected and established areas, this property is an ideal choice for enjoying all the city's conveniences within a privileged residential setting.

## Photographs





## Location and points of interest



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