

apartment for sale Madrid, Valle Del Almanzora



The Avenue Select Real Estate presents this magnificent 165 m2 duplex, completely renovated, located in one of Madrid's most soughtafter areas, in the heart of the Salamanca District. A unique opportunity for both property investors and those seeking a distinctive home with multiple possibilities.~~The property stands out for its excellent estimated return of 6.70% and its exceptional layout, which allows it to be easily divided into two completely independent apartments, each with private street access. This unusual feature provides enormous added value, flexibility, and development potential.~~The property is exteriorfacing with large windows and a southfacing orientation, providing abundant natural light. It is currently distributed across three carefully designed levels thanks to a contemporary renovation:~~Ground Floor~Exteriorfacing with a spacious and bright livingdining room, a fully equipped kitchen with integrated appliances, a bedroom, and a full bathroom. An elegant and functional space with independent street access.~~First Floor~Bright and airy, this floor features a large livingdining room, a fully equipped kitchen, a bedroom, and a full bathroom. The living room can easily be converted into a second bedroom, and an additional bathroom could even be added, maximizing its profitability or residential potential.~~Basement Floor~With natural ventilation and direct sunlight, this floor includes two additional rooms, a full bathroom, and a cozy lounge/office area with direct access to the garage.~~All rooms have air conditioning (heating and cooling), ensuring maximum comfort yearround.~~The property includes a parking space with direct access to the building, and a second parking space is available for an additional €27,000.~~Its configuration with two independent entrances...

property details

Spanishestate id: **6387152**
reference:: **VPV790226**
close to/ located: **Madrid**
region: **Valle Del Almanzora**
property type: **apartment**
rooms: **4**
property surface: **165 m2**

contact

name: **not available**
spreek: **not available**
telefoon:+**34910601350**

surface plot:

- m2

price:

€ 795.000