

## building for sale Madrid, Valle Del Almanzora



^^MEDICAL CLINIC BUILDING IN EL VISOCASTELLANA INVESTMENT ASSET WITH HIGH POTENTIAL USE^^~We present a unique investment and positioning opportunity in one of the most exclusive locations in Madrid. Located in the prestigious El Viso neighborhood, next to Paseo de la Castellana and strategically positioned between the Bernabéu area and Paseo de la Habana, this independent building, currently fitted out as a highend medical clinic, offers a built area of over 800 sqm distributed across several floors. Its functional layout has been designed for advanced healthcare activity, including operating rooms, recovery areas, consultation rooms, laboratory and fully equipped patient care areas. ~The property is in good condition following a comprehensive refurbishment carried out in 2012, allowing immediate operation without the need for significant initial investment.~Its current layout makes it an ideal asset for private clinics, specialized medical centers or hospital groups. However, what truly sets this property apart is its versatility: thanks to its independent building configuration and applicable urban planning regulations, it can be adapted to multiple highlevel uses such as an embassy headquarters, educational building, corporate headquarters or representative company offices, consolidating itself as a strategic asset in a location where product scarcity is absolute.~From an investment perspective, the asset also presents a particularly attractive proposition: the possibility of maintaining the current owner as a tenant, offering a guaranteed annual return of 5%, enabling an immediate transition to an incomegenerating investment model. ~The El VisoCastellana area stands out for its highend residential character, quality buildings, excellent range of services, privileged connections and proximity to the AZCA financial district and Santiago Bernabéu Stadium. It is a consolidated area with high demand and longterm value stability, where the presence of institutions, companies and highlevel residences ensures a solid and secure investment.~This property represents an exceptional opportunity for investors, family offices or corporations seeking to position themselves in this strategic location with a unique, versatile asset offering strong upside potential.~This listing is nonbinding and may contain errors. It is provided for informational purposes only and is not contractual.~For further information, detailed documentation or access to the full asset dossier, please do not hesitate to contact us.

### property details

Spanishestate id:

**6380245**

### contact

real estate agent: **Remax Jumbo**

reference::	<b>PR99559926</b>	name:	<b>not available</b>
close to/ located:	<b>Madrid</b>	spreekt:	<b>not available</b>
region:	<b>Valle Del Almanzora</b>	telefoon:	<b>+34915344831</b>
property type:	<b>building</b>		
rooms:	<b>not available</b>		
property surface:	<b>825 m2</b>		
surface plot:	<b>- m2</b>		
price:	<b>€ 10.000.000</b>		