

## commercial premise for sale Madrid, Valle Del Almanzora



^FOR SALE: COMMERCIAL SPACE IN THE PRESTIGIOUS BARRIO DE LAS LETRAS, MADRID^^~In the heart of the Barrio de las Letras, on the ever-vibrant Calle León, this attractive commercial space is now available for sale. It occupies a privileged spot within the Cortes–Huertas area, where cultural and commercial activity coexist with a steady flow of pedestrians, creating an environment that enhances any project seeking visibility and presence in one of Madrid’s most characterful districts.~The property offers 150 m2 of usable space spread across two levels. The ground floor, with 95 m2, features a spacious display area with high ceilings that add both volume and personality. Adjacent to this, there is an office with an integrated restroom and an additional storage area, making daily operations seamless. The layout has been designed to combine functionality with an attractive presentation.~The basement adds another 55 m2 and provides a versatile space, currently used as a work and workshop area. Its configuration allows for easy adaptation to various uses, whether as a technical area, creative studio, or supporting space for the main activity. The property also includes natural gas heating, providing comfort and efficiency throughout the year.~The surroundings are undoubtedly one of its strongest assets. The Barrio de las Letras blends tradition, cultural offerings, boutique shops, terraces, and a diverse public enjoying the unique rhythm of this neighborhood. Connectivity with the rest of central Madrid is excellent, and the constant activity in the area adds intrinsic value that complements everything the space has to offer. It is a location where the environment naturally enhances the potential of any project hosted here.~This advertisement is non-binding and may contain errors. It is provided for informational purposes only and is not contractual.

### property details

Spanishestate id: **6337005**  
reference:: **PR99559760**  
close to/ located: **Madrid**  
region: **Valle Del Almanzora**  
property type: **commercial premise**  
rooms: **not available**  
property surface: **165 m2**

### contact

real estate agent: **Remax Jumbo**  
name: **not available**  
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surface plot:

- m2

price:

**€ 900.000**