

commercial premise for sale Madrid, Valle Del Almanzora



^^UNIQUE OPPORTUNITY: COMMERCIAL SPACE AND APARTMENT FOR SALE WITH INTERNAL CONNECTION IN MADRID'S BARRIO DE LAS LETRAS^^~~In the heart of the Barrio de las Letras, on the iconic Calle León, a unique opportunity arises: an exclusive property combining a commercial space and an apartment to renovate, connected by an internal elevator linking both levels and multiplying potential uses.~~The commercial space, with 150 m2 of usable area spread over two floors, balances functionality and presence. The ground floor, with 95 m2, features a spacious showroom, high ceilings that enhance openness and character, an office with a freight elevator, a restroom, and storage space. The basement, 55 m2, offers a versatile area currently used as a workshop or workspace, adaptable to different uses. Gas heating ensures comfort and efficiency year-round.~~The apartment, located on the first floor and directly connected to the commercial space, has 123 m2 of constructed area with an existing layout of interconnecting rooms, two balconies overlooking the street, and high ceilings that maximize natural light and the sense of space. It includes an independent kitchen, a full bathroom, and a storage room, providing a perfect foundation to create a tailor-made residence, whether as a primary home or a high-potential investment project.~~This combination of commercial and residential space, on one of the most characterful streets in central Madrid, allows for unique projects where business and home life coexist without losing the authenticity of the Barrio de las Letras. The area offers a vibrant environment with cultural activities, gastronomy, boutique shops, and excellent transport links, ensuring visibility, dynamism, and quality of life all in one location.~~This listing is non-binding and may contain errors. It is provided for informational purposes only and is not contractual.

property details

Spanishestate id: **6337009**
reference:: **PR99559764**
close to/ located: **Madrid**
region: **Valle Del Almanzora**
property type: **commercial premise**
rooms: **4**
property surface: **288 m2**

contact

real estate agent: **Remax Jumbo**
name: **not available**
spreek: **not available**
telefoon: **+34915344831**

surface plot:

- m²

price:

€ 1.550.000