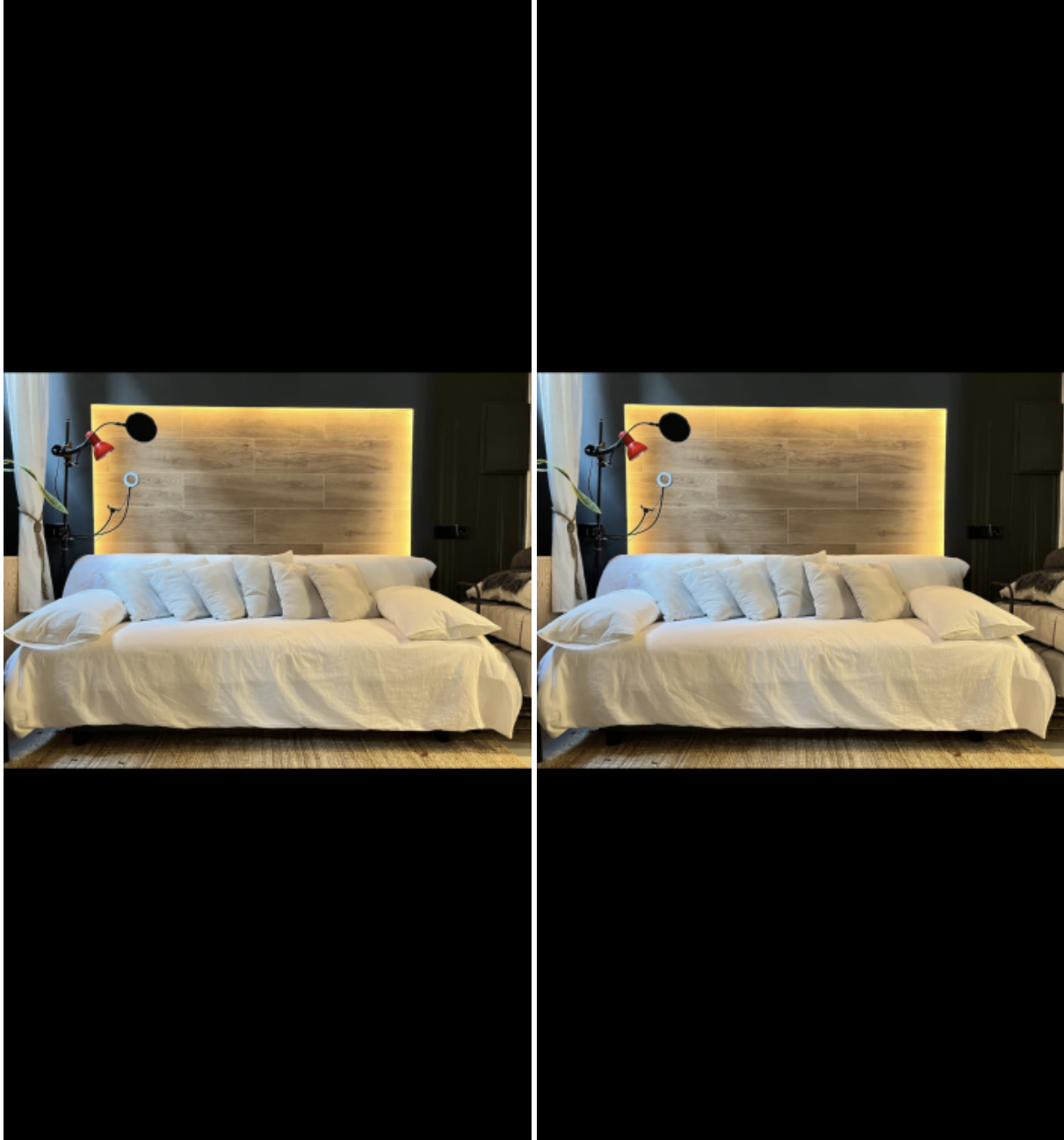


SPANISHESTATE

<https://www.spanishestate.com/duplexe/centro-embajadores-28012/5418443/>

duplex for sale Centro-Embajadores, Madrid Capital



Fantastic newly renovated LOFT in the heart of Madrid, right in the center, with all the licenses, first occupancy license and also a housing license for short term rentals and tourist use! Currently working with high rates on the short term market.

Quiet and beautiful traditional pedestrian street, a few meters from Plaza Mayor, Sol, Tirso de Molina and La Latina.

FANTASTIC INVESTMENT OPPORTUNITY WITH IMMEDIATE RETURN!

Modern and design house of about 78m2 distributed on 2 levels, with very high ceilings, reaching 5 meters, with the possibility of a third level already prepared in the project.

Main floor at street level, as required by the regulations in Madrid for homes for tourist use; rare opportunity being one of the few in the center of Madrid, with ceilings up to 5 meters high, cross ventilation, possibility of ecological arothermal heating, with large windows facing South.

The main room can go from being a large work studio, with a film projector for presentations, in a few seconds, to becoming a large bedroom with a king-size bed (180x200), thanks to a subtle room divider, or leaving the space open integrated into the house.

On this same floor we have 1 full bathroom, American kitchen and dining room.

On the ground floor, a spacious room with a kingsize bed, a complete bathroom en suite and a closet.

Optional, the furniture.

CHANCE! We are not selling a flat, we are selling a livelihood. This loft meets all the requirements and for short-term housing and vacation rentals and already has the license registration. And it is one of the few apartments that meet all the requirements in the downtown area. Rare opportunity if you want to save time on expensive and long procedures (2 years for the license!), unforeseen events and problems with the works, uncertainty of costs, planning, purchase and assembly of furniture, this is your home!

In addition, the apartment comes with a very important extra, an impressive terrace of almost 100m2 for use and enjoyment where you can enjoy the red sunsets of Madrid.

The luxury of living in the historic center in a space marked by design, elegance and subtlety, a home with great personality for those looking for a special home in the heart of Madrid. The spaces stand out for their functionality and design, with impeccable attention to detail. Very high ceilings, modern micro-cement floors, top quality materials and finishes, led lighting to create atmospheres and unforgettable moments that are combined with a touch of Abstract and contemporary Art, in the historic center of Madrid!

property details

Spanishestate id:	5418443
reference::	-
close to/ located:	Centro-Embajadores
region:	Madrid Capital
property type:	duplex
rooms:	2
property surface:	82 m2
surface plot:	- m2
price:	€ 399.000

contact

name:	Maria Belen Rodriguez Hernandez
spreekt:	English
telephone:	not available