

## villa for sale Madrid, Valle Del Almanzora



LUXURY VILLA POTENTIAL BUILDING IN EL VISO, ON THE CASTELLANA~We present a unique investment and repositioning opportunity in one of the most exclusive locations in Madrid: the El Viso neighborhood, on the Castellana (Paseo de la Habana–Bernabéu area), where product scarcity and the high residential level make this asset truly exceptional. ~Located in the El Viso neighborhood, on the Castellana (Paseo de la Habana–Bernabéu area), this independent building is currently fitted out as a medical clinic, with a built area of over 800 sqm distributed across several floors and a fully operational functional layout.~From an investment perspective, the asset also offers a key advantage: the possibility of maintaining the current owner as a tenant, providing a guaranteed annual return of 5%, allowing immediate income generation while defining the future development or repositioning of the property.~Beyond its current use, the property offers outstanding transformation potential, allowing adaptation into a high-end residential project to develop an exclusive detached luxury villa, as well as other representative uses in line with the typology of the area. Its structure, volume and independent character allow for a complete redevelopment into one of the most unique residences in the El Viso neighborhood, on the Castellana (Paseo de la Habana–Bernabéu area).~The El Viso neighborhood, on the Castellana (Paseo de la Habana–Bernabéu area), is known for its high-end residential character, with detached houses, embassies and corporate headquarters, offering a perfect balance between privacy, prestige and proximity to Madrid’s financial district. Its proximity to Paseo de la Castellana, Santiago Bernabéu Stadium and Paseo de la Habana further enhances its appeal for both private use and investment.~A unique opportunity to acquire a versatile asset with significant potential in one of the most sought-after addresses in the El Viso neighborhood, on the Castellana (Paseo de la Habana–Bernabéu area).~For further information, detailed documentation or access to the full asset dossier, please do not hesitate to contact us.~This listing is non-binding and may contain errors. It is provided for informational purposes only and is not contractual.

### property details

Spanishestate id: **6380247**  
reference:: **PR99559927**  
close to/ located: **Madrid**  
region: **Valle Del Almanzora**

### contact

real estate agent: **Remax Jumbo**  
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property type:	<b>villa</b>
rooms:	<b>not available</b>
property surface:	<b>825 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 10.000.000</b>