COLOMBA



Discover your new house

Salamanca, Lista

Ref: MA20841

Prix: 2.800

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Take a first look

Useful surface: 131 m2
Number of bedrooms: 3
Number of bathrooms: 2
Plot area: N/A m2
Energy consumption: D
CO2 emissions: N/A

Description

Colomba Boutique Inmobiliaria presents EXCLUSIVELY an excellent renovated apartment with high-quality finishes in the Salamanca neighborhood, offering plenty of natural light.

This 131 m apartment underwent a complete renovation in 2009 and a recent update (in May 2024) including new floors, main bathroom, lighting, air conditioning, etc.

Very quiet: one of the few blocks left in the Salamanca neighborhood with a church garden.

Facing a large landscaped courtyard, it is very silent and doesn't feel like you are in the heart of Madrid. There are no neighbors in front, nor buildings blocking the light. A luxury in this area.

DESCRIPTION AND FEATURES

- Entrance hall
- 31m2 living-dining room with space for two areas. Notable for its large windows. 3-meter high ceilings.
- 3 bedrooms (the master en-suite).
All bedrooms have built-in wardrobes. The master bedroom faces the courtyard, and the other two face the inner patio.

- 2 bathrooms with showers

- Fully equipped kitchen with high-end appliances (fridge, oven, gas stove, extractor hood, and dishwasher).

- Broom closet/pantry

EQUIPMENT:
Parquet flooring
Air conditioning in all rooms through ducts
Individualized central heating
High-end tilt-and-turn windows
Automatic blinds in the living room
Built-in wardrobes
Fiber optic connection already installed
Elevator in the building

OTHER FEATURES

South-facing bedrooms overlooking the inner courtyard and north-facing master bedroom and living room
Lots of closet space
The apartment has a 5m□ x 5m high STORAGE ROOM with very convenient access on the ground floor.
Doorman in the building.
It's a very quiet building with only 4 neighbors per floor.

Possibility to rent a parking space in the building = 200?/month

CONDITIONS:

1 month legal deposit and 2 months additional guarantee

NO AGENCY FEES.

Only interested in long-term stays (no short-term rentals accepted)
No pets allowed
Proof of solvency required

SALAMANCA NEIGHBORHOOD:

In one of the most attractive residential areas of Madrid.
Very quiet and pleasant area to live in, with a wide range of hospitality and commercial options, surrounded by green areas, schools, and health centers. The best restaurants and fashion shops are in this neighborhood.

Close to hospitals (Ruber, Rosario, and La Princesa), shopping centers (El Corte Inglés), and schools in the central area of Madrid (Colegio Jesús María, Pilar, San Patricio). Very good connection to the airport. Less than 2 km from El Retiro Park.

Excellent public transport connections by bus and Metro (Nuñez de Balboa and Diego de León stations).

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