



Malasaña - Universidad, Madrid

REF. VM2601064

# Apartment for sale in Conde Duque

## Features

Surface

**57 m<sup>2</sup>**

Bedroom

**1**

Bathroom

**1**

✓ AACC

Price

**395,000 €**



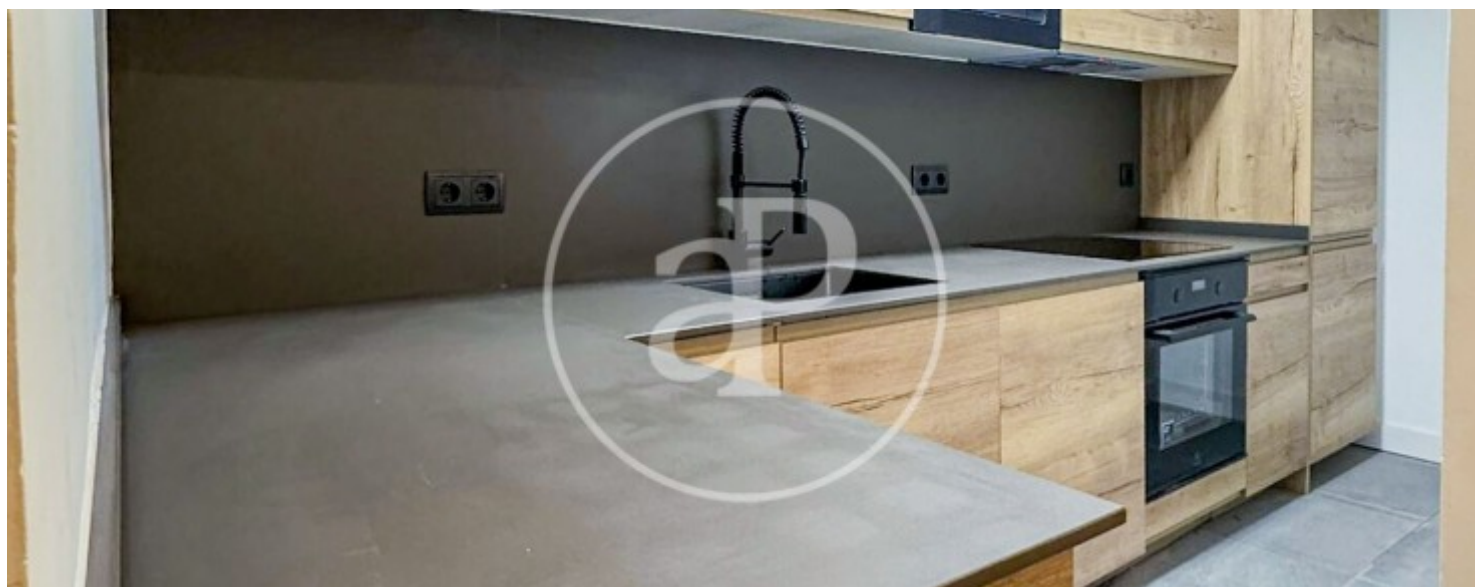
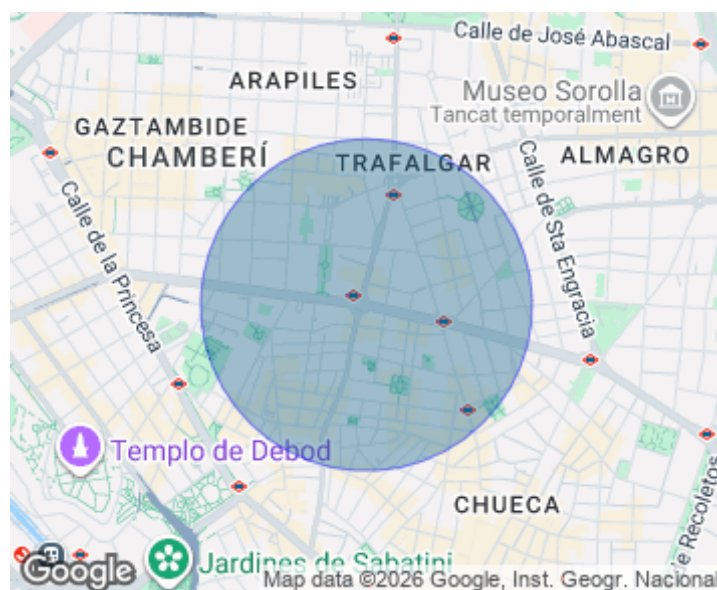
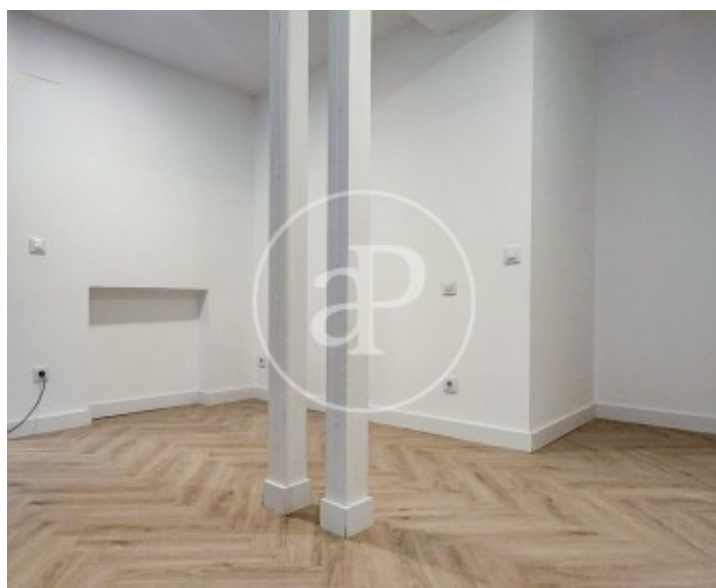
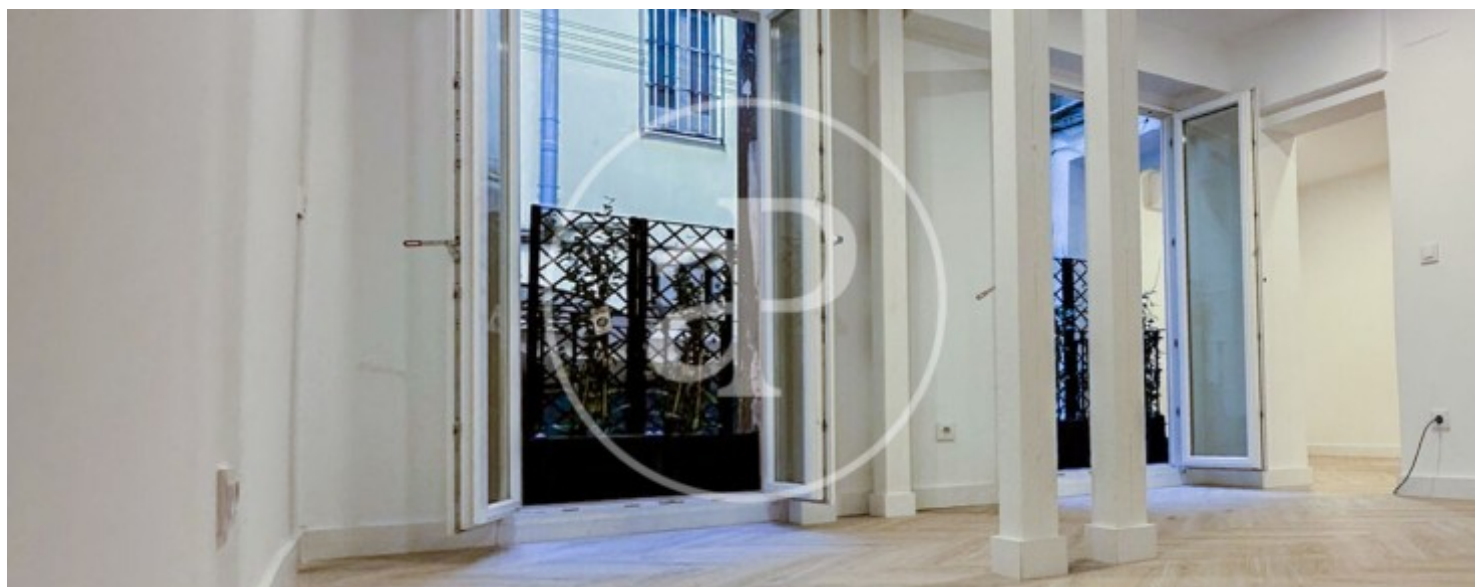
Located in one of the most emblematic and demanded areas of downtown Madrid, this apartment is located in the Conde Duque neighborhood, on a mezzanine floor with interior balconies that provide tranquility and a pleasant sense of intimacy. The house has 57 m<sup>2</sup> cadastral, currently distributed in one room, with space and real possibilities to enable a second room, which increases its attractiveness and functionality. The lounge area is well distributed, allowing a comfortable and cozy use of space. The apartment has a bathroom of very good size and a kitchen equipped with appliances, designed for practical and daily use. The reform is functional and comfortable, optimizing the distribution to make the most of the available meters, which makes the house a versatile option both to live and to invest. The

area of Conde Duque stands out for its authentic character, cultural life and excellent communication. Surrounded by local shops, restaurants, markets, cultural centres and green areas, it combines the charm of traditional Madrid with a modern and dynamic offer. Its proximity to Malasaña, Argüelles and the historic center makes it a very popular location, with high profitability and great medium and long-term projection. Overall, this is a great investment opportunity for those looking for a well-located property with high demand and potential for revaluation in one of the most...

**Contact us,**  
we will be happy to assist you,  
to offer you more details and information.

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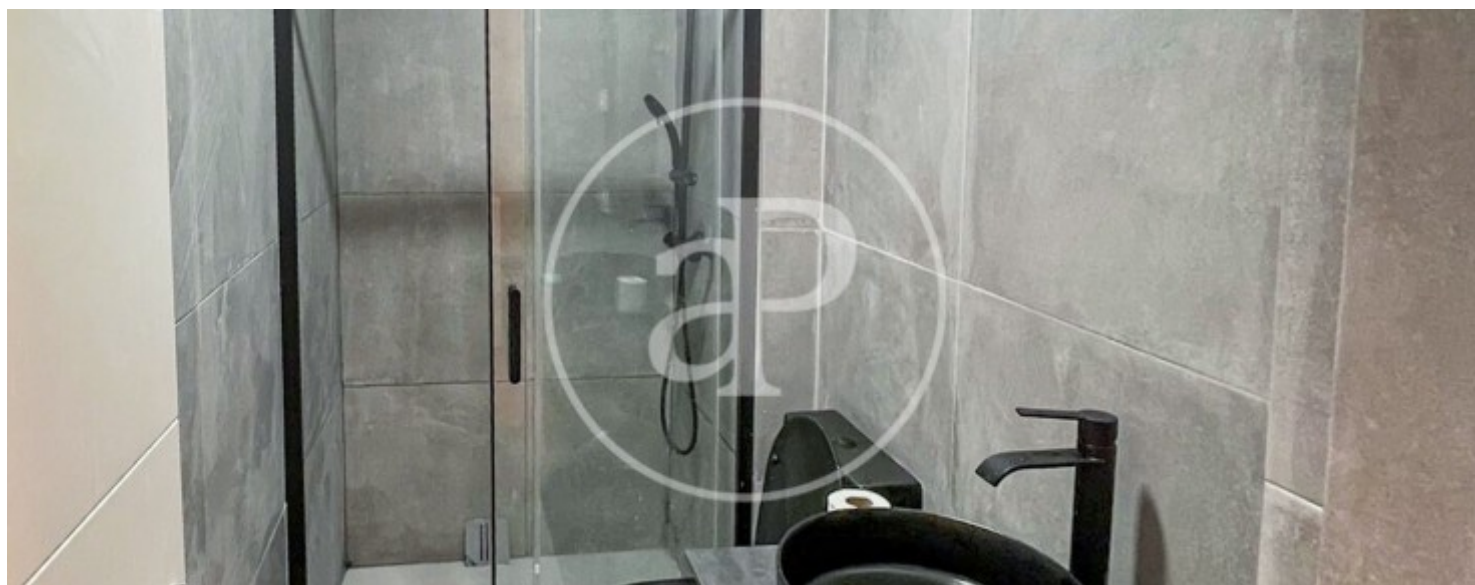
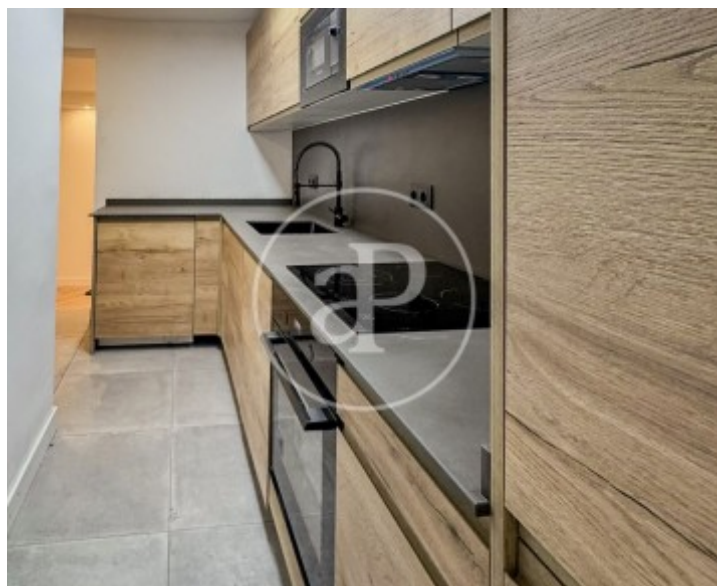
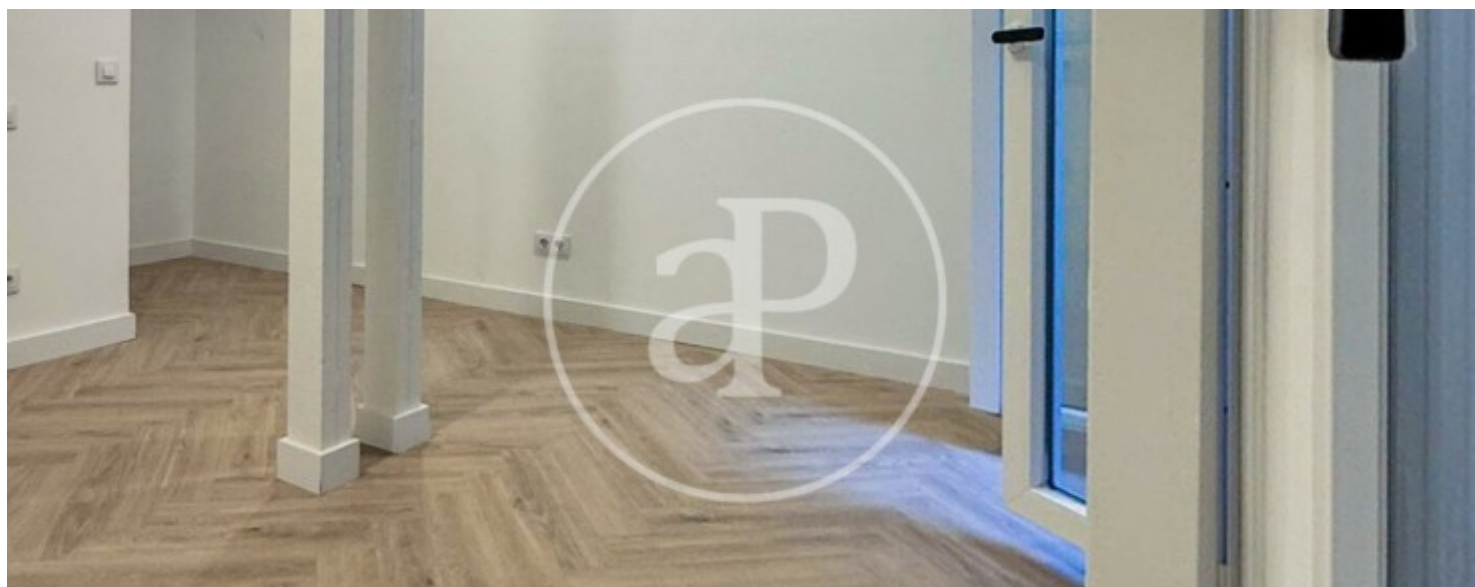
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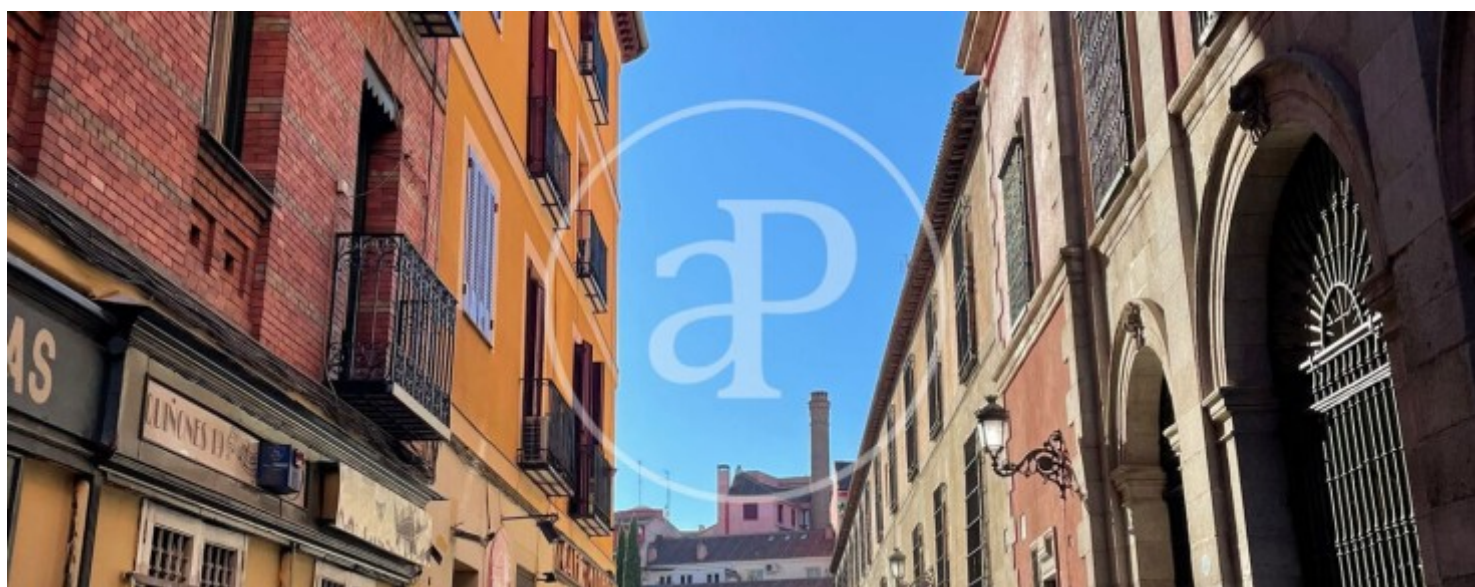
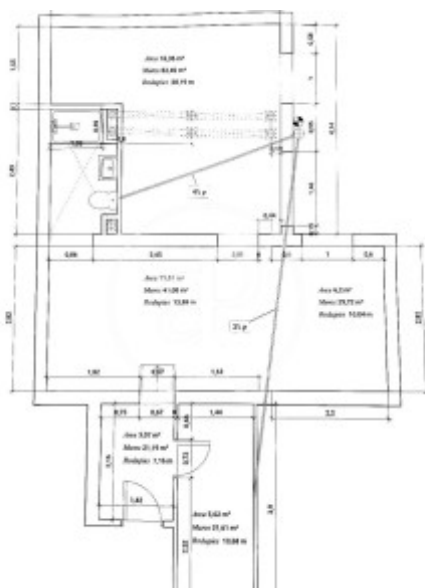
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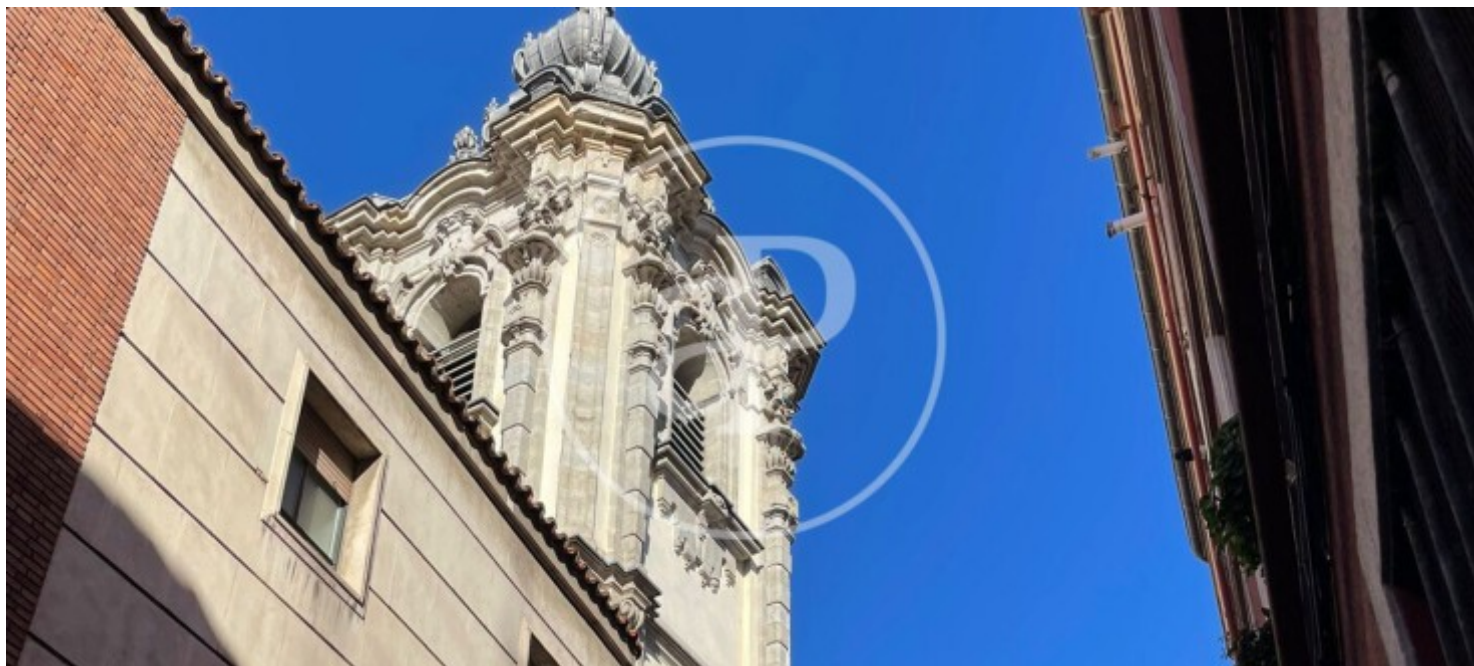
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For **more information** or  
to make an appointment

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