



KENSINGTON[®]
Finest Properties International

New renovation in Núñez de Balboa Street.



general:

object number external:	KELM594	as from:	13.08.2024
usage:	habitation	marketing method:	purchase
property:	flat	construction year:	1980
place:	28001 Madrid	living space:	88,00 m ²
floor:	2	Number of Rooms:	3,0
Number of bedrooms:	2,0	Number of bathrooms:	2,0
number of parking spaces:	1,0	Condition:	part / full renovated

prices:

Error: could not translate key	0,00 €	purchase price:	1.789.000,00 €
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energy certificate:

contact person:

company:	Anderson Valente	name:	Anderson Valente
street:		place:	
phone:	+34643089984	Email:	anderson.valente@kensington-international.com

Infrastructure:

Description:

This wonderful apartment, recently renovated, is a jewel in the real estate market, marketed by Kensington International. With a cadastral surface of 152 m², the property stands out not only for its size, but also for an exceptional distribution that optimizes every corner, making it a cozy and functional home.

Located on the second floor of an elegant building, the apartment enjoys an orientation to the interior of a large courtyard, which gives it a great luminosity throughout the day and a tranquility that is rarely found in the heart of the

city. Natural light filters through the windows, filling each space with warmth and creating a serene and peaceful atmosphere.

The renovation has been carried out with exquisite taste and unparalleled attention to detail. Upon entering, one immediately perceives the quality of the materials used, from the floors to the wall finishes. The layout has been carefully thought out to maximize functionality and comfort. The main living room, with a direct exit to the terrace, is the heart of the home. This open-plan space is divided into three well-defined areas: a semi-integrated kitchen that communicates perfectly with the dining room and the TV room. The kitchen, modern and equipped with high-end appliances, becomes an ideal space for those who enjoy cooking and entertaining guests, all while maintaining a visual and functional connection with the rest of the living room.

The terrace is one of the main attractions of the property, an outdoor corner where you can enjoy unobstructed views, ideal for relaxing at the end of the day or having a coffee in the morning.

The apartment has two spacious double bedrooms, both designed to offer maximum comfort. The master bedroom is an elegant suite, with its own private bathroom, ensuring privacy and an exclusive personal space. The second bathroom, equally elegant and modern, is strategically located to serve the second bedroom and the common areas.

In terms of air conditioning, the property is equipped with central heating and air conditioning with hot-cold pump, ensuring an ideal temperature throughout the year. In addition, comfort is complemented by an on-site garage space, a highly valued feature in such a central location.

The location of the apartment is unbeatable, situated in an area that offers a wide variety of dining and leisure options. Very close to the Golden Mile, this apartment allows you to enjoy all the cultural and commercial offerings that the Salamanca area has to offer, making it an ideal choice for those seeking a sophisticated and comfortable lifestyle in one of the most exclusive areas of the city.

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