

Office for sale with Terrace in General Oraá (Madrid )

Ref. VOM2603002

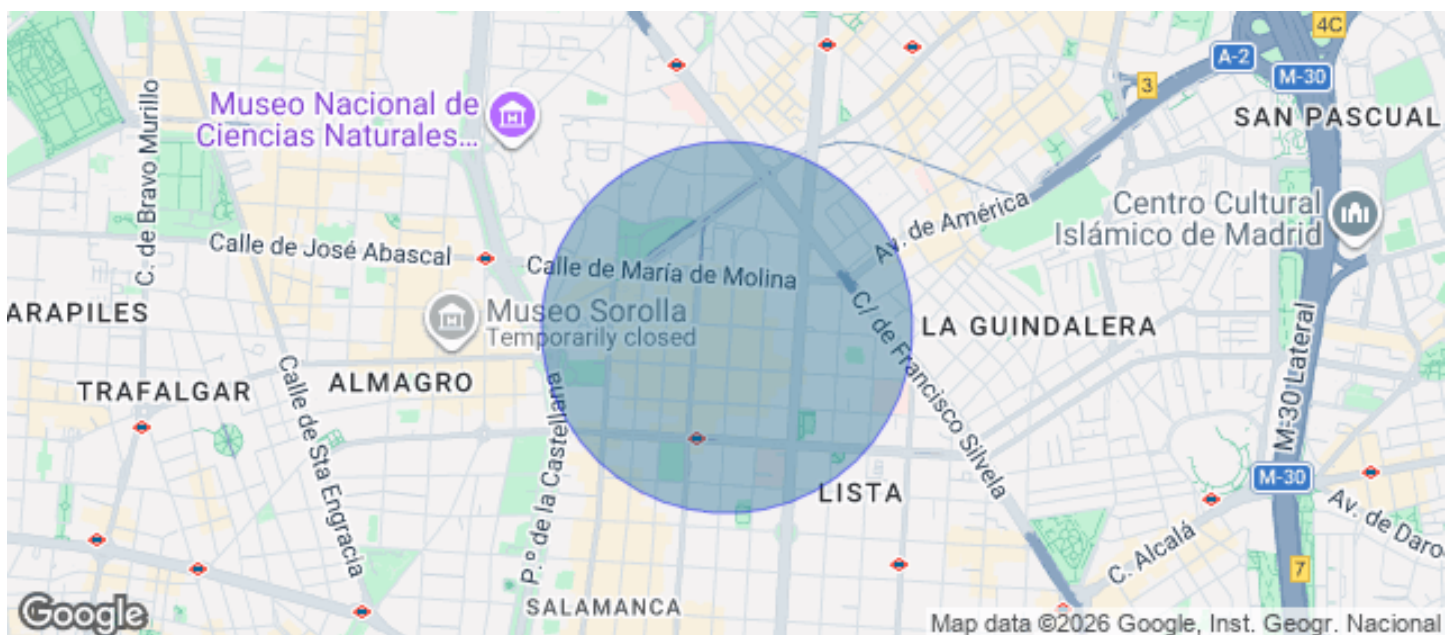
Madrid / Salamanca

- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Condition: Good
- ✓ Terrace



1,580,000 € | 213 m²

Exclusive office with private terrace in the heart of the Salamanca District Located in a highly representative historic building, this office, measuring 193 sqm according to the land registry plus a 20 sqm terrace, is situated on the main floor of the building, with a height equivalent to a first floor in its central area. It currently features three spacious offices, one of them with an adjoining space suitable for a small meeting room, offering great versatility of use and the possibility of being considered a fourth office. The south-facing open-plan area opens directly onto a spectacular private terrace, with no buildings in front or on either side. The office also includes a separate kitchen, two full bathrooms, and a large entrance hall that provides an elegant reception area. A comfortable corridor distributes the space, ensuring smooth circulation and a pleasant sense of privacy in each room. Brightness and spaciousness are key features thanks to the large Schüco tilt-and-turn windows, which provide excellent thermal and acoustic insulation. The 3.30-meter-high ceilings further enhance the feeling of space and elegance. Located in Lista, one of the most sought-after areas of the Salamanca District, the property is set in one of Madrid's most exclusive nei [...]









The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

Contact us today for more information or to arrange a viewing

Tel: 91 800 54 65

[oficinasmad@aproproperties.es](mailto:oficinasmad@aproproperties.es)

[www.aoficinas.es](http://www.aoficinas.es)