



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 140,641.54

#### Location

Country: Spain  
State/Region/Province: Madrid  
City: Madrid  
Posted: May 07, 2025

#### Description:

This charming office is located in the Numancia area of Madrid, a privileged and central location that offers a wide variety of amenities and services. It consists of 25 m<sup>2</sup>, which provides a cozy and functional space to carry out professional or business activities. The property is new, which guarantees a modern and well-kept infrastructure. The interior has parquet flooring, an elegant finish that provides warmth and comfort to the environment. In addition, the climalit exterior carpentry helps to maintain a pleasant temperature inside and reduces external noise, favoring a quiet work environment. The office includes its own bathroom, providing additional comfort and privacy for those who occupy it. It also has extras such as air conditioning and a telephone line, which provides an optimal environment for the development of work activities. The luminosity is another outstanding aspect of this space, since natural lighting is used to the maximum, creating a pleasant and favorable atmosphere for work. The location is perfect for those looking for a convenient connection to public transportation, as it has close access to buses and the metro network, making it easy for both employees and customers to get around. In addition, in the immediate vicinity you will find a wide variety of services, such as shopping centers, medical centers, schools, hospitals, parks, supermarkets and children's areas, which provides an optimal quality of life for both work and personal life. The office also stands out for its independent access from the street, which provides greater privacy and convenience in accessing the facilities. The change of use to residential is currently underway, which could offer additional investment opportunities and versatility for future projects. The visits to the property are all concentrated on one day a week, which facilitates their management and provides greater organization for those interested. The price of this attractive office is €125,000, plus 3% fees, which represents an excellent investment opportunity in a strategic location and in a space that offers all the necessary comforts for the development of professional and business



activities. Regarding the additional expenses, the community has a cost of 21 euros, while the real estate tax (IBI) amounts to 125 euros, which provides an excellent relationship between quality and price. Possibility of transforming it into a tourist apartment. Do not miss the opportunity to acquire this ideal office for entrepreneurs, independent professionals or companies looking to expand in one of the most attractive areas of Madrid. Schedule a showing today! **THANK YOU FOR YOUR MESSAGE** We serve the public from 8:30 a.m. to 2:00 p.m. In the afternoon, leave us a WhatsApp at the number: 688894176, we will respond to you as soon as possible. You can also visit our website: [www.menorcailand.com](http://www.menorcailand.com) or [mgomilaam@gmail.com](mailto:mgomilaam@gmail.com) **THANK YOU**

## Common

Bathrooms: 1  
Finished sq. ft.: 25 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/ODVW-T175/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ODVW-T175/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 03828sa110-621

