



GESTIONES INMOBILIARIAS

Api-Sur

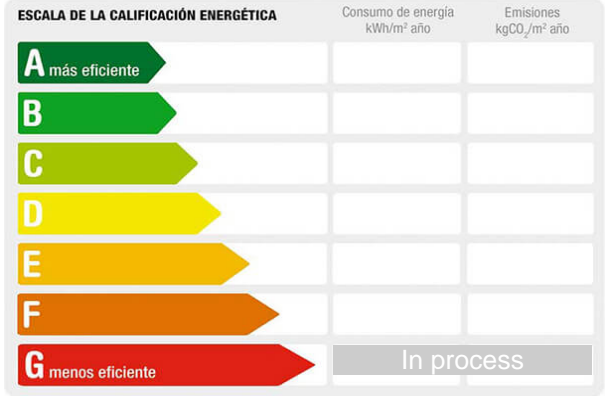
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Leganés

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reference: CSMS-02  
property type: flat duplex  
sale/rent: for sale  
price: 550.000 €  
condition: new



address: Avd. Ciudad de Barcelona  
Nº: floor: 0  
town: Madrid  
province: Madrid  
postal code: 28007  
zone: RETIRO



<b>sqm built:</b>	203	<b>lift:</b>	yes	<b>floor:</b>	scaffold
<b>living area:</b>	0	<b>pool:</b>	no	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	0	<b>garages:</b>	0	<b>hot water:</b>	individual
<b>sqm terrace:</b>	0	<b>terraces:</b>	0	<b>fuel:</b>	
<b>bedrooms:</b>	5	<b>storage room:</b>	yes	<b>orientation:</b>	
<b>bathrooms:</b>	3	<b>garden:</b>	no	<b>antiquity:</b>	
<b>toilets:</b>	0	<b>courtyard:</b>	no	<b>outward/inward:</b>	outward
<b>cupboards:</b>	5	<b>furnished:</b>	no	<b>community fees/month:</b>	108

**description:**  
EXCLUSIVE DUPLEX completely REFORMED (NEW WORK) of 203 m2 for sale, with high qualities in a protected historical building. Located in Madrid Centro, Retiro district 15 minutes from Retiro Park and Puerta de Atocha (AVE), close to all services, health center, schools, pharmacies, M-30, Metro Menendez Pelayo, and Pacifico. Buses and many other services as it is a very consolidated area. The apartment consists of a ground floor, with a large living room, kitchenette, bathroom and a bedroom with a built-in wardrobe. The next floor consists of 4 bedrooms, all with built-in wardrobes and two full bathrooms, a master bedroom with an en-suite bathroom. The house has heating and cooling with AEREOTHERMAL SYSTEM (very economical system). The monthly community fee € 108. Optional storage room of approximately 7 m2.