



CALLE NUÑEZ DE BALBOA BARRIO DE SALAMANCA  
MADRID

**€2,100,000**

*150 Years*  
**JOHN D WOOD & CO.**

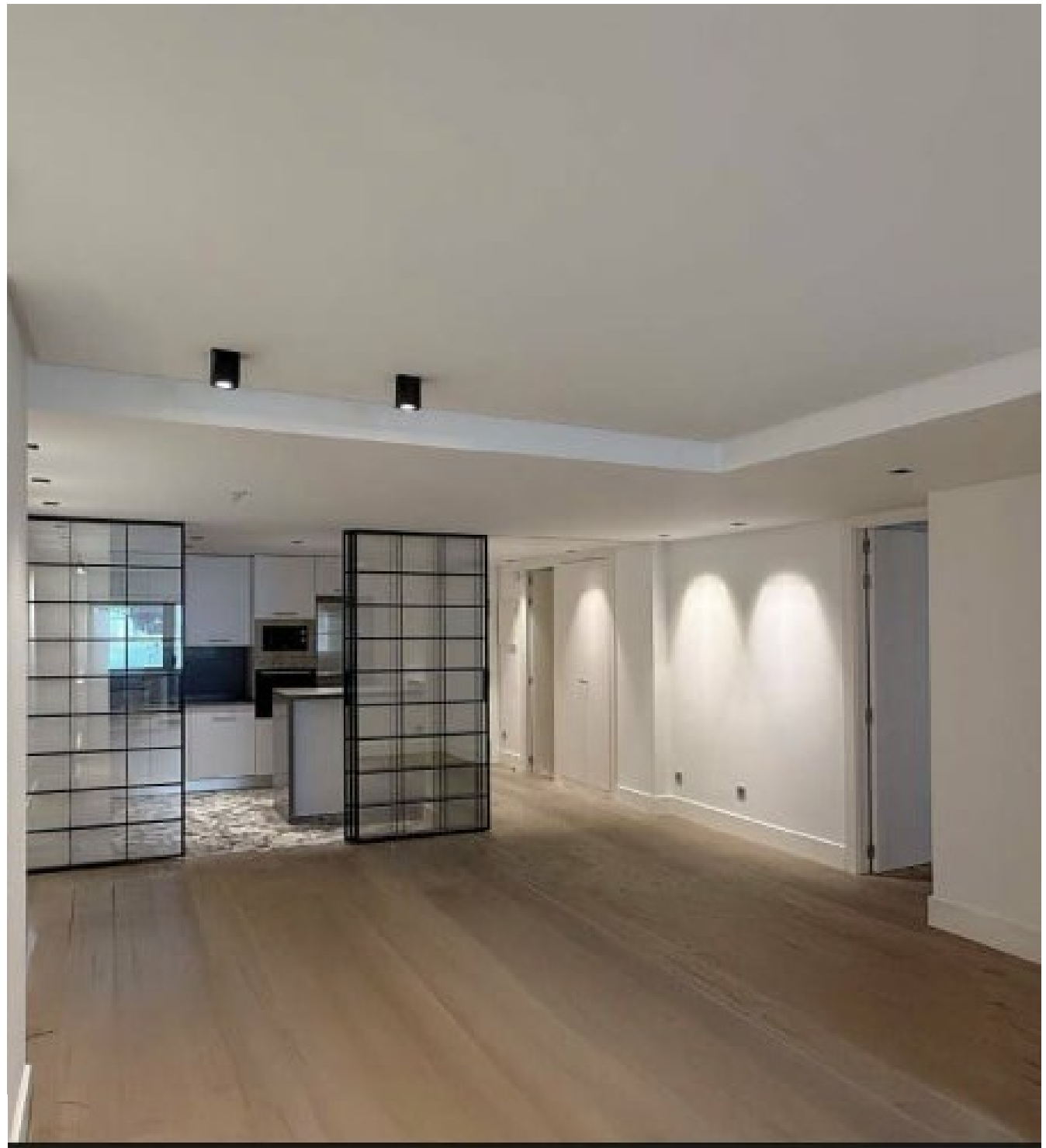
London, Country & International Property

## CALLE NUÑEZ DE BALBOA BARRIO DE SALAMANCA MADRID

Coldwell Banker Unique presents this bright exterior apartment located on Calle de Núñez de Balboa, in the heart of Recoletos, one of the most exclusive and sought-after areas of the Barrio de Salamanca. With 136 m<sup>2</sup> built, the property stands out for its excellent layout and great renovation potential. The living area features a spacious lounge with access to a balcony, bringing in natural light and offering a pleasant outdoor space. The kitchen, open yet visually separated, provides both functionality and style, ideal for everyday living. The apartment includes two large bedrooms with built-in wardrobes and two full bathrooms, ensuring comfort and privacy.

**Garage,  
Elevator**

**€2,100,000**



All rooms are exterior-facing, providing exceptional brightness and a warm atmosphere throughout the home. Located in a building without load-bearing walls, the property offers multiple layout possibilities, adapting to different lifestyles. The building features three elevators, a concierge, and 24-hour video surveillance. It also includes a parking space with direct access from the elevator, a valuable asset in the area. Surrounded by an outstanding commercial and gastronomic offering, and very close to iconic locations such as Calle de Serrano and Parque del Retiro, this apartment represents an excellent opportunity both as a primary residence and as an investment in one of Madrid's most prestigious addresses. #ref:CBUQ1455



