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Friendly Real Estate

MP016  
Reference

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## Madrid - Townhouse



 **2**  
Bedrooms

 **3**  
Bathrooms

 **210**  
Area (m<sup>2</sup>)

 **100**  
Land Area (m<sup>2</sup>)

**3 200 000 €**  
(EUR €)

### An oasis in Madrid, El Viso.

#### Newly Renovated Single-Family Home (2020) by a Renowned Architecture Firm

The house has three main floors:

The first or main floor features a spacious entrance hall, a living room with a TV, and an expansive dining room/office. At the center, there is a spectacular steel designer staircase leading to the first floor, where the two bedrooms are located. One is a guest or children's en-suite room, and the other is a master suite with a large walk-in closet and a bright full bathroom.

The lower floor houses the kitchen, which includes a large island and an office-style layout, perfect for any chef or cooking enthusiast. The kitchen connects to the garden, which surrounds three sides of the house and is highly functional. The home boasts top-quality finishes.

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**Provenza 264 2º. 08008 Barcelona**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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## EXTERIOR CARPENTRY AND GLAZING

Exterior carpentry in black lacquered PVC, CORTIZO COR70 concealed sash series with thermal break. Casement and tilt-and-turn windows. Double glazing with Climalit air chamber. Glass of various types, thicknesses, and air chambers, meeting the specifications for Energy Demand Limitation, Noise Protection, and Safety according to the Technical Building Code.

### General Conditions:

The information provided is based on third-party data and is offered for informational purposes. It is presumed accurate, but the offer may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or market withdrawal without prior notice. Taxes on the transaction (such as ITP, VAT, AJD), notary fees, and property registration costs are borne by the buyer.

## Property Features

- Proximity: Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Floors: 3
- Quiet Location
- Garden
- Views: Garden view
- Solar orientation: South

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