

€1,200,000 Apartment - For sale - New listing

## 2 Bedroom apartment for sale in Cortes / Huertas, Madrid

Spain » Madrid » Madrid City » Cortes / Huertas » 28014

2 Bedrooms    2 Bathrooms    97m<sup>2</sup> Floorplan



Contact us today for more information or to arrange a viewing

+34 912 900 182 · madrid@lucasfox.com · lucasfox.com · Calle Serrano nº 8, Madrid, Spain

€1,200,000 Apartment - For sale - New listing

## 2 Bedroom apartment for sale in Cortes / Huertas, Madrid

**Fantastic two-bedroom property with high ceilings on Huertas street, with balcony and exterior viewpoint, ready to move in.**

Exclusive luxury apartment for sale in the prestigious Huertas-Cortes neighbourhood, in the heart of Madrid's city centre, located in one of the most sought-after areas with the highest heritage value in the capital. The property is situated in an environment that combines history, lifestyle, gastronomy, culture, and excellent connections to the rest of the city, making it an exceptional opportunity both as a primary residence and as a high-end investment.

Located in the emblematic Neighbourhood de Las Letras, surrounded by classic architecture, art galleries, signature restaurants and a vibrant cultural attractions, this property represents the perfect balance between the charm of the most authentic Madrid and contemporary comfort.

The apartment is located in an elegant building with a classic facade and elevator, and has been completely renovated with high-end materials and a sophisticated, timeless design. Very bright and entirely exterior, it features a gallery and balcony overlooking the street, providing magnificent natural light and views of the neighbourhood's unique character.

The property has an approximate floor area of 97 m<sup>2</sup>, functionally and harmoniously distributed into two bedrooms and two complete bathrooms, with the main bedroom featuring an en-suite bathroom. Its design has been conceived to maximize visual spaciousness, natural light, and the connection between spaces, offering an experience of comfort and elegance in every room.

Its premium finishes, excellent orientation, and high-quality facilities are particularly noteworthy, providing a high level of comfort and efficiency. The property is in excellent condition and ready to move into.

Among its features are the hot water underfloor heating system with independent temperature control in all rooms and ducted cold air conditioning with integrated outlets throughout the property, guaranteeing maximum comfort all year round.

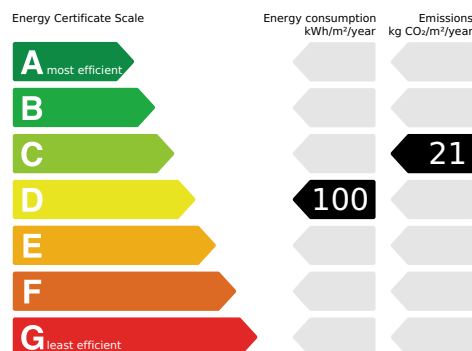
The kitchen, with its contemporary design and clean lines, is fully equipped with integrated appliances and an elegant Corian countertop, creating a sophisticated, functional space perfect for everyday use as well as for entertaining guests.

Energy rating: D



[lucasfox.com/go/mad69978](https://lucasfox.com/go/mad69978)

Period Building, Natural light, High ceilings, Exterior, Equipped Kitchen, City views, Balcony, Air conditioning



**Contact us today for more information or to arrange a viewing**

+34 912 900 182 · [madrid@lucasfox.com](mailto:madrid@lucasfox.com) · [lucasfox.com](https://lucasfox.com) · Calle Serrano nº 8, Madrid, Spain

€1,200,000 Apartment - For sale - New listing

## 2 Bedroom apartment for sale in Cortes / Huertas, Madrid

The sale price is €1,200,000, taxes not included.

Applicable taxes (ITP), as well as notary fees, registration fees and other costs associated with the sale, are not included in the price.

The total acquisition cost may vary depending on the buyer's profile and the terms of the transaction, and can be detailed upon request of the interested party.

[Optional: financing options / payment terms / urban planning information / leased property / other relevant circumstances].

**Contact us today for more information or to arrange a viewing**

+34 912 900 182 · madrid@lucasfox.com · lucasfox.com · Calle Serrano nº 8, Madrid, Spain

€1,200,000 Apartment - For sale - New listing

## 2 Bedroom apartment for sale in Cortes / Huertas, Madrid



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+34 912 900 182 · madrid@lucasfox.com · lucasfox.com · Calle Serrano nº 8, Madrid, Spain