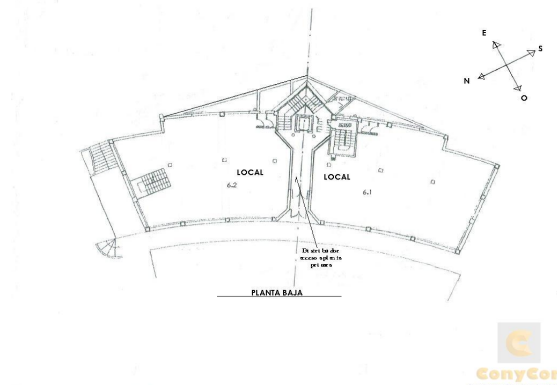


Reference: **4963/00485-AL**
 Property type: Commercial 1ª línea de luj
 Sale/rent: For rent
 Price: **20.000 €**
 Condition: Good condition



Address: Av. MACHUPICHU
 Town: Madrid
 Province: Madrid
 Postal code: 28043
 Zone: PIOVERA-CONDE DE ORGAZ

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m ² año	Emisiones kgCO ₂ /m ² año
A más eficiente		
B		
C	719	
D		
E		
F		
G menos eficiente		179

Sqm built: 1425 **Floor:** porcellaneous **Hot water:** individual
Orientation: southwest **Antiquity:** 1996 **Toilets:** 4
Outward/Inward: outward

Description:

Located in the northeast area of Madrid, at Av. De Machupichu nº 16, the NUR-HOUSE building is the most characteristic and emblematic building of its surroundings. The building is located on the main avenue of this development, bordering the most exclusive area of the capital, the Conde de Orgaz Park, composed of luxury detached houses and surrounded by urbanizations in four heights with very high quality homes and representation. EXCLUSIVE COMMERCIAL BUILDING WITH FACADE TO 3 STREETS AND LUXURY FINISHES: A / C, PANORAMIC ELEVATOR, MONTACHARGAS, MARBLE, GRANITE, ... WITH A USEFUL SURFACE OF 1.425 M2. INTEGRATED BY 4 FINCAS REGISTRABLES IN 3 FLOORS THAT FORM A BUILDING ONLY. SUITABLE FOR ALL TYPE OF BUSINESS, EVEN HOSTELERÍA. HAS TWO OUTPUTS OF SMOKE OF GREAT DIAMETER. SINGLE OCCASION FOR INVESTORS, POSSIBILITY OF SALE IN PROFITABILITY OF 7%, WITH COMPANY RECOGNIZED SOLVENCY.