



## House for sale

Ibiza / Madrid

€1,390,000

Being able to enjoy a big patio, with space for plants and trees, like a little jungle in the city, seems like such a lucky thing. And doing it from the center of Madrid, just a few meters away from Retiro Park... A present in the form of long walks.

This 235m<sup>2</sup> apartment is divided into 170m<sup>2</sup> of housing and 130m<sup>2</sup> of a large patio-garden that is like an oasis in the heart of the city. It is a ground floor that was renovated in 2008 and again in 2022, with high quality materials. It has spaces connected to three levels and has three double bedrooms, built-in wardrobes, three bathrooms (two of them en suite), a TV room and a large living room with access to the patio. In addition, it has a separate kitchen equipped with high-end appliances and a storage room. The floors are made of oak wood and the doors are made of beech wood, as well as the double glazed windows, which are also made of wood. The building dates back to 1934 and has individual heating by natural gas.

You'll love it!



- 170 m<sup>2</sup>
- 3 Bedrooms
- 3 Bathrooms
- Heating
- Backyard
- Storage
- Lift
- Terrace
- Concierge
- Built in closets
- Outside



## About Ibiza

The district of **Retiro**, located in the **east of Madrid**, is an oasis of elegance, culture, and nature that offers a sublime and enriching experience in the capital. With its distinguished atmosphere and majestic green spaces, Retiro is a haven of serenity and beauty amidst the urban hustle and bustle. Its main streets, such as **Paseo del Prado** and **Calle de Alcalá**, bear witness to the city's historical splendour, highlighting the crown jewel, **Retiro Park**, and the imposing **Crystal Palace**. This district is known for its rich cultural heritage and leisure offerings. Retiro is the ideal place to enjoy a day of exploration, with a variety of museums, art galleries, and theatres offering everything from classical masterpieces to contemporary expressions. Here you'll find the Prado Museum, the **Reina Sofía National Museum and Art Centre**, and the **Madrid Botanical Garden**. Moreover, its elegant cafes, restaurants, and terraces provide an exquisite gastronomic experience in an incomparable setting. It is a district where the past and present harmoniously intertwine.



## About us

The Home Hunter is a real estate business with more than 10 years of experience and with the best properties in Barcelona, Madrid, Empordà and Andorra. We understand and sell with warm and transparency, offering a different, honest and close experience. Our vision has turned us into one of the territory's most recognised brands, we are the leaders on Instagram. Follow us on @thehomehunter\_

We are not a typical real estate business, we want to add value to the process, accompanying our client in a complete experience, where you can buy, remodel, decorate and sell with the same people. We are much more than a real estate business. We are a committed team, made up of talented people passionate about finding homes for every story. People that do everything that is possible to help you live the way you dream to. We make the real estate business feel pleasurable and efficient.

