



San Rufo / Puerta del Ángel

Puerta del Ángel / Madrid

€340,000

This apartment is very special because it's a bare ownership sale. To make it clear for everyone: the property is being sold, but there's a tenant with the right to use it. It's an opportunity to own a flat, to start thinking about a future project without rushing, to imagine—without the pressure of time.

In a bare ownership sale, someone owns a property but cannot live in it or use it, because another person holds that right. It's a sale with lifetime right of use. In this case, the usufructuary—currently 90 years old—has the lifelong right to use and enjoy the property. The usufructuary will cover all expenses, including property tax (IBI), community fees, any special assessments, and utilities. Therefore, the buyer will not have to assume any costs until the usufruct ends. The apartment has 85 m² and is located on the second floor. It includes a living-dining room, an independent kitchen, two double bedrooms, and a full bathroom. Features include gas radiator heating, air conditioning, wooden flooring, and southwest orientation. The building, dating from 1959, has an elevator.

Ref: THH3322



- 2 Bedrooms
- 1 Bathroom
- A/C
- Heating
- Lift
- Outside

About Puerta del Ángel

Puerta del Ángel is a neighborhood in the Latina district of Madrid, known for its residential atmosphere and excellent connections to the city center. It is located near iconic areas like Casa de Campo and Parque de la Vaguada, making it an ideal spot for those seeking peace and quiet without being far from urban amenities. **Apartments in Puerta del Ángel** are an excellent option for families, young professionals, and anyone who values proximity to the city center and a green, relaxed environment.





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.

