



# SANTA ENGRACIA / TRAFALGAR

Trafalgar / Madrid

€1,150,000

We present an apartment that captivates from the very first step, an urban refuge, one of those rare finds in the city.

Located on a fifth-floor exterior, full of light and with completely unobstructed views.

Its 87 m<sup>2</sup> built area is divided with simple, elegant, and highly functional design. As soon as you enter, a living–dining room welcomes you and opens onto a charming terrace—perfect for slow breakfasts, plants that brighten your day, or outdoor dinners as the evening sets in.

The semi-open, fully equipped kitchen offers a practical design that integrates daily life without sacrificing style.

Two double suite-style bedrooms, both with full bathrooms—one with direct access to the terrace, and the other with a walk-in closet that will delight those who love organization. In addition, the built-in wardrobes provide the always-appreciated extra storage.

Renovated with great care and designed for comfort, the apartment features ducted hot/cold air conditioning, natural gas heating, and is delivered furnished, ready to move into without complications.

The building, constructed in 1945, preserves that classic charm so characteristic of the era, while offering all the conveniences you look for today: elevator, concierge service, and a well-maintained community.

In short, a bright, modern home with character, where every corner invites you to stay.

Ref.; THH3631



- 2 Bedrooms
- 2 Bathrooms
- A/C
- Heating
- Lift
- Furnished
- Terrace
- Concierge
- Built in closets
- Outside



## About Trafalgar

**Trafalgar**, located in the **Chamberí** district, is a hidden gem that combines modernity and tradition. With its cozy atmosphere and lively streets, Trafalgar offers a unique experience full of dynamism and character. Its main arteries, such as **Calle de Luchana** and **Calle de Eloy Gonzalo**, witness daily life in the capital, highlighting iconic places like **Plaza de Olavide** and the iconic **Teatro de la Abadía**. This neighbourhood is known for its vibrant cultural scene and diverse community. Trafalgar is the perfect place to enjoy a relaxed stroll and discover its numerous tapas bars, restaurants, and cafés. In every corner of Trafalgar, there is an atmosphere of creativity and vitality, where daily life blends with the history and cultural dynamism of **Madrid**.



## 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.

