Market Analysis - South Madrid

#	Address	Units	Parking	Terrace	Surface Area (sqm)	Price (€)	Distance (Km)	€/sqm	Location
0	**Los Carmelitas**	**13**	**YES**	**YES**	**85 sqm**	**€ 317.642**	**0 Km**	**3.777 €/sqm**	
	Grupo EM	*1br.*			*72 sqm*	*€ 278.737*		***3.885 €/sqm***	
		2br.			*97 sqm*	*€ 356.546*		***3.669 €/sqm***	
1	Calle Aluminio, 2	19	NO	YES	92 sqm	€ 299.900	0,46 Km	**3.260 €/sqm**	
	QLT Homes	*2br.*			*90 sqm*	*€ 309.900*		***3.443 €/sqm***	
		3br.			*109 sqm*	*€ 453.000*		***4.156 €/sqm***	
2	C. Tertulia, 25	28	YES	YES	80 sqm	€ 322.567	0,92 Km	**4.015 €/sqm**	
	Grupo PECSA / GinkGo Gestión	*1br.*			*57 sqm*	*€ 281.600*		***4.940 €/sqm***	
		2br.			*81 sqm*	*€ 329.100*		***4.063 €/sqm***	
		3br.			*103 sqm*	*€ 357.000*		***3.466 €/sqm***	
3	José María Lozano Sáinz, 11	-	YES	NO	95 sqm	€ 402.500	1,04 Km	**4.259 €/sqm**	
	Pryconsa	*2br.*			*80 sqm*	*€ 352.000*		***4.400 €/sqm***	
		3br.			*109 sqm*	*€ 453.000*		***4.156 €/sqm***	
4	Paseo de Alberto de Palacios, 29	-	NO	YES	83 sqm	€ 307.000	2,44 Km	**3.721 €/sqm**	
	Dmarchee	*1br.*			*73 sqm*	*€ 229.000*		***3.137 €/sqm***	
		2br.			*72 sqm*	*€ 247.000*		***3.431 €/sqm***	
		3br.			*87 sqm*	*€ 328.000*		***3.770 €/sqm***	
		4br.			*98 sqm*	*€ 424.000*		***4.327 €/sqm***	
	Average	**87 sqm**				**€ 332.992**		**3.813 €/sqm**	

***Study conducted in July 2026. Prices do not include VAT.**

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