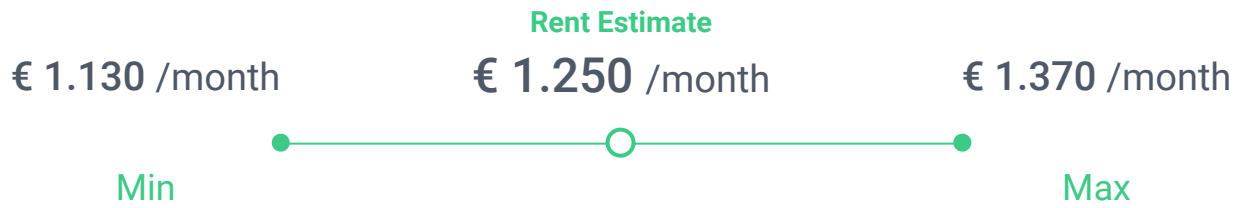
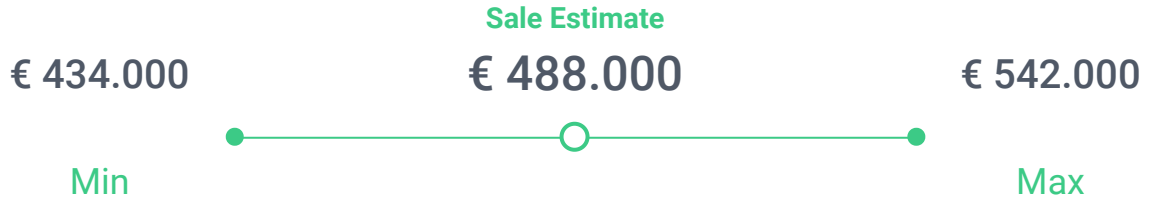




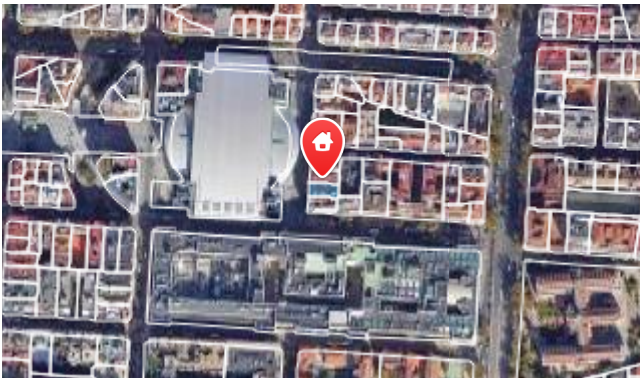
Property valuation report 5 Mar 2024

**Calle Fuente Del Berro, 39, Salamanca, Madrid, 28009**

## Calle Fuente Del Berro, 39, Salamanca, Madrid, 28009



Property location



## 1 Property info

Property type	Flat
Bedrooms	2
Bathrooms	1
Habitable area	81 m <sup>2</sup>
Constructed area	88 m <sup>2</sup>
Year built	1940
Year renovated	2011

## Extra features

EXTERIOR LOCATION

## 2 Price history

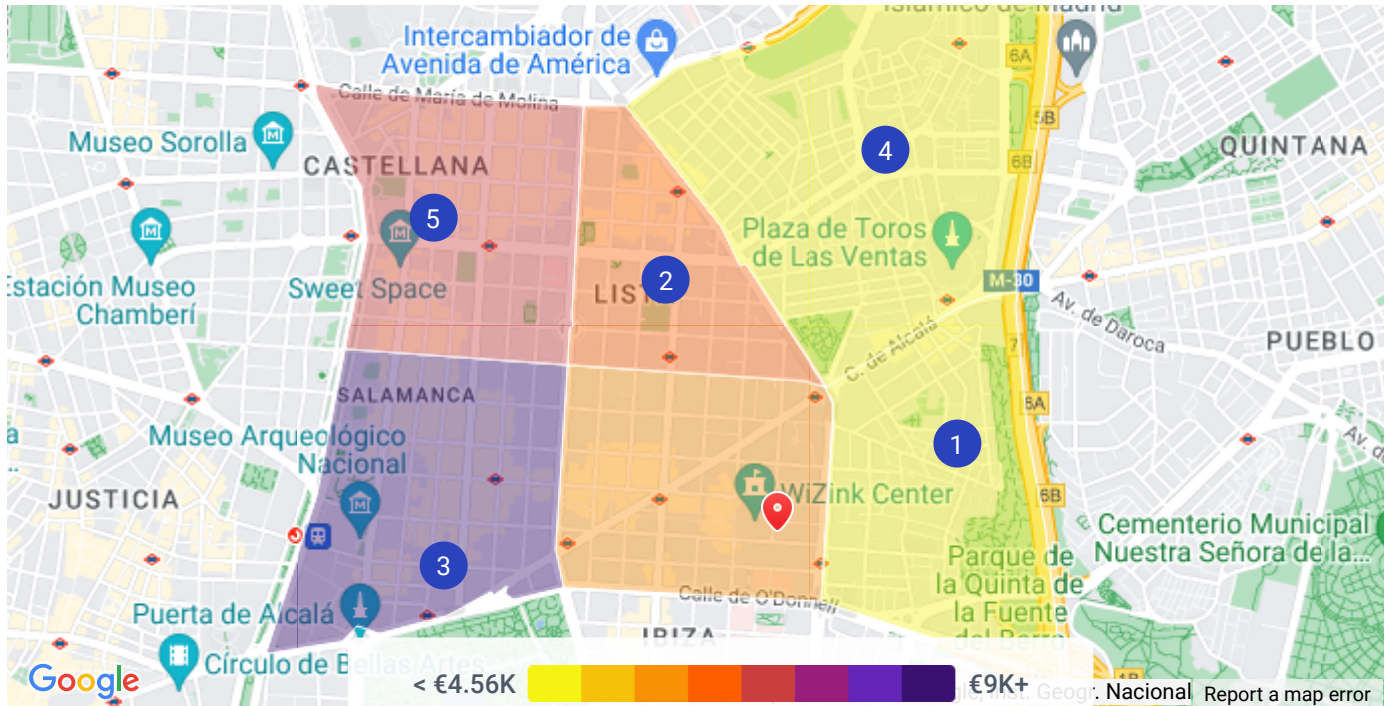
01 Jan 2016 12 Feb 2016	●	Flat for sale : <b>€130.000</b> 1 bathroom 38m <sup>2</sup>
28 Aug 2016	●	Flat to rent : <b>€900</b> 2 bedrooms 1 bathroom 54m <sup>2</sup> Floor: 4
13 Oct 2016 05 Apr 2017	●	Flat for sale : <b>€199.900</b> 2 bedrooms 1 bathroom
15 Jun 2018 28 Jul 2018	●	Flat to rent : <b>€1.150</b> 2 bedrooms 1 bathroom
05 Aug 2018 02 Sep 2018	●	Flat to rent : <b>€1.050</b> 2 bedrooms 1 bathroom 50m <sup>2</sup>
24 Feb 2020 28 Mar 2020	●	Flat to rent : <b>€1.400</b> 1 bedroom 1 bathroom Floor: 5
28 Mar 2020 27 May 2020	●	Flat to rent : <b>€1.050</b> 2 bedrooms 1 bathroom
01 May 2020	●	Flat to rent : <b>€1.400</b> 2 bedrooms 2 bathrooms 14 Jul 2020 - Price change: <b>€1.250</b>

- 29 Jun 2020 ● Flat to rent : €1.200  
2 bedrooms 1 bathroom Floor: 4
- 02 Feb 2021 ● Flat to rent : €800  
2 bedrooms 1 bathroom
- 02 Feb 2021 ● Flat to rent : €750  
1 bathroom

### 3 Market insights

## Average price/m<sup>2</sup> habitable area

(in comparison with Goya)



**GOYA**  
 € 5.990/m<sup>2</sup>

**1 FUENTE DEL BERRO**  
 € 4.590/m<sup>2</sup> -30,4%

**2 LISTA**  
 € 6.880/m<sup>2</sup> +13%

**3 RECOLETOS**  
 € 9.330/m<sup>2</sup> +35,9%

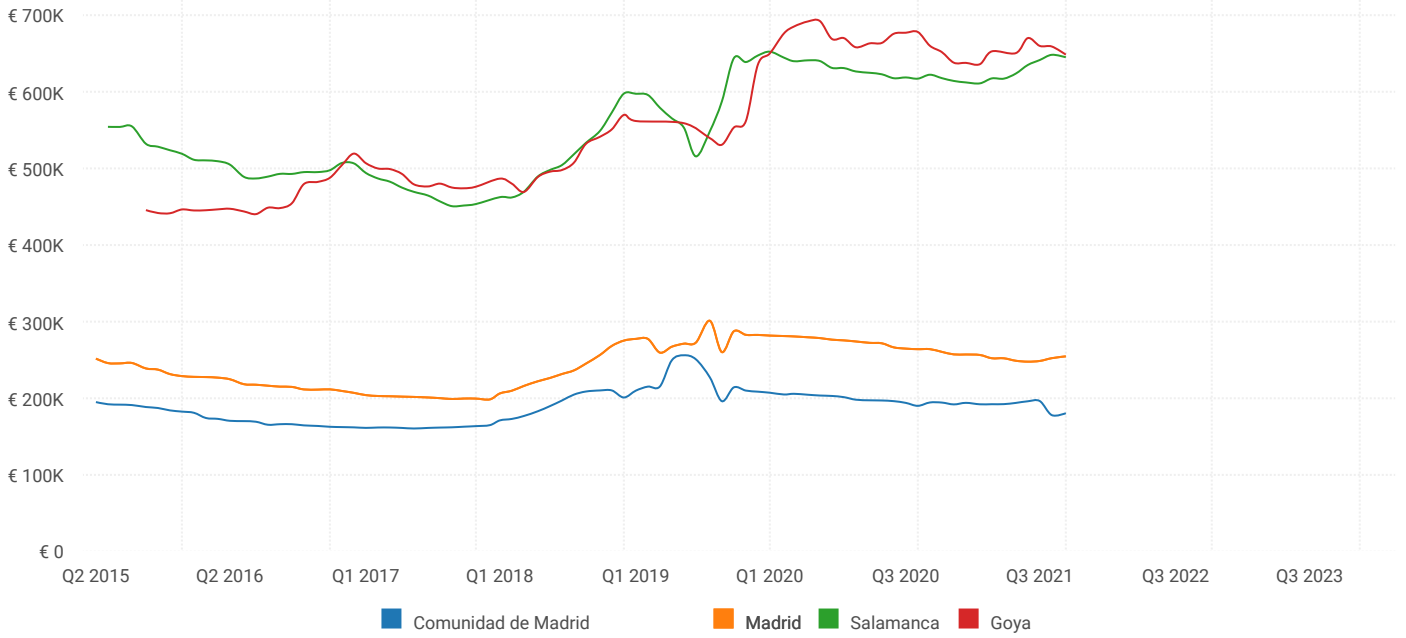
**4 GUINDALERA**  
 € 4.560/m<sup>2</sup> -31,2%

**5 CASTELLANA**  
 € 7.630/m<sup>2</sup> +21,5%

MARKET INSIGHTS

# Price Evolution

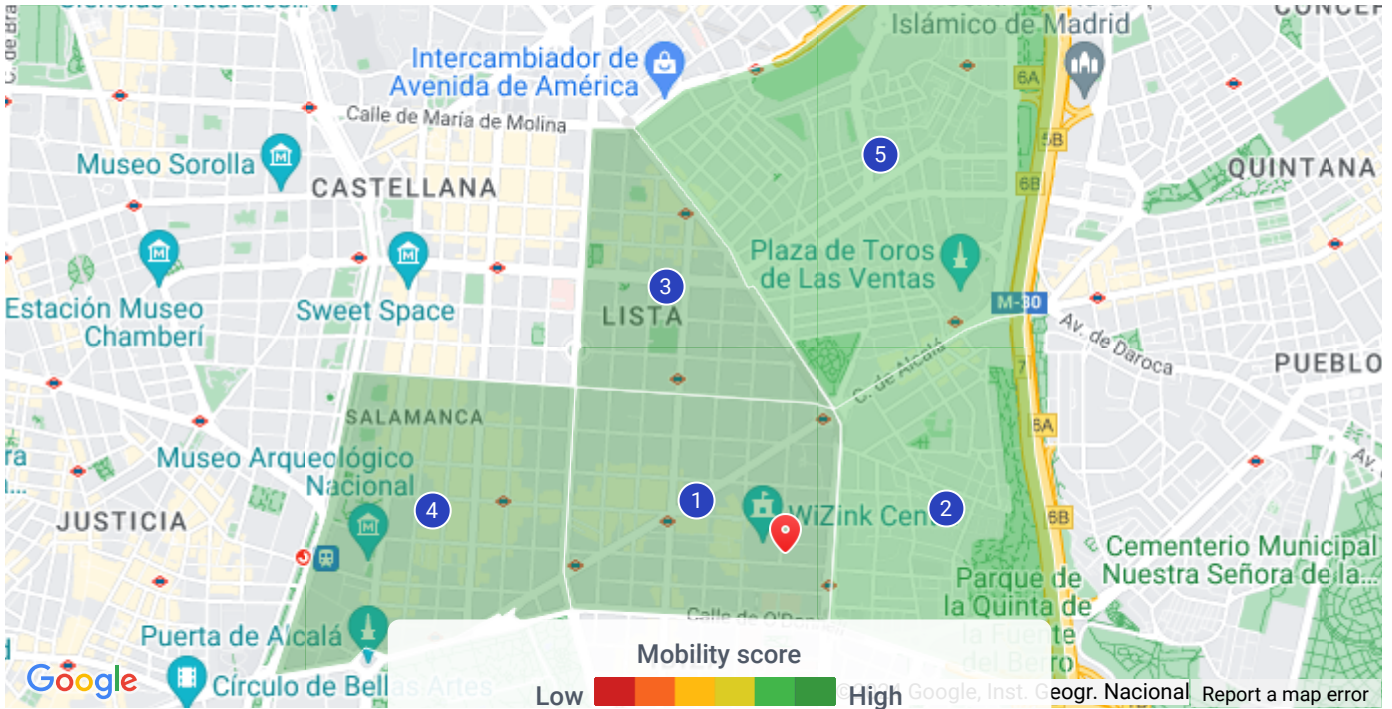
Average asking price in Goya, Salamanca over the last 9 years.



## 4 Mobility

90%

This property has an excellent mobility score, based on the distance to nearby amenities.



NEIGHBOURHOOD	SCORE
1 Goya	97%
Calle Fuente Del Berro, 39, Salamanca, Madrid, 28009	90%
2 Fuente del Berro	90%
3 Lista	96%
4 Recoletos	96%
5 Guindalera	91%



## MOBILITY


**Nearby cities** - Closest highway junction 705m


	NEARBY CITIES	DISTANCE
1	Madrid	3km
2	Alcobendas	13km
3	Getafe	14km
4	Leganés	13km
5	Alcorcón	16km
6	Fuenlabrada	19km
7	Torrejón de Ardoz	17km
8	Parla	22km

MOBILITY



**Amenities** - Within a radius of **km**

## 5 Reference points - Publications



DATE	ADDRESS	PRICE	BEDROOMS	HABITABLE	
1	27/11/19 - 03/03/20	35 Calle Fuente Del Berro	€ 550.000	5	--
2	12/06/20	4 Calle Povedilla	€ 402.900	2	--
3	30/10/19 - 31/03/20	33 Calle Fuente Del Berro	€ 550.000	4	--
4	08/04/22 - 10/07/22	127 Calle Jorge Juan	€ 1.195.000	4	189 m <sup>2</sup>
5	25/10/20 - 15/12/20	5 Calle Povedilla	€ 510.000	4	120 m <sup>2</sup>
6	29/03/20	31 Calle Fuente Del Berro	€ 850.000	3	--
7	26/06/20	29 Calle Fuente Del Berro	€ 1.450.000	9	--
8	16/01/20 - 21/06/20	106 Calle Jorge Juan	€ 445.000	2	--
9	26/06/20	102 Calle Goya	€ 1.300.000	--	--
10	30/10/19	104 Calle Goya	€ 1.100.000	3	--

## REFERENCE POINTS - PUBLICATIONS

## To rent



	DATE	ADDRESS	PRICE	BEDROOMS	HABITABLE
1	24/02/20 - 28/03/20	39 Calle Fuente Del Berro	€ 1.400/month	1	--
2	11/06/20 - 19/08/20	41 Calle Fuente Del Berro	€ 420/month	2	--
3	02/02/21	37 Calle Fuente Del Berro	€ 1.150/month	3	--
4	28/03/20 - 27/05/20	4 Calle Povedilla	€ 1.300/month	2	--
5	26/06/20	3 Calle Povedilla	€ 750/month	1	--
6	02/08/20 - 10/09/20	5 Calle Povedilla	€ 890/month	2	--
7	02/02/21	31 Calle Fuente Del Berro	€ 2.800/month	--	--
8	02/02/21	6 Calle Povedilla	€ 1.550/month	4	--
9	02/08/20	29 Calle Fuente Del Berro	€ 950/month	1	--
10	28/08/16	7 Calle Povedilla	€ 950/month	2	52 m <sup>2</sup>