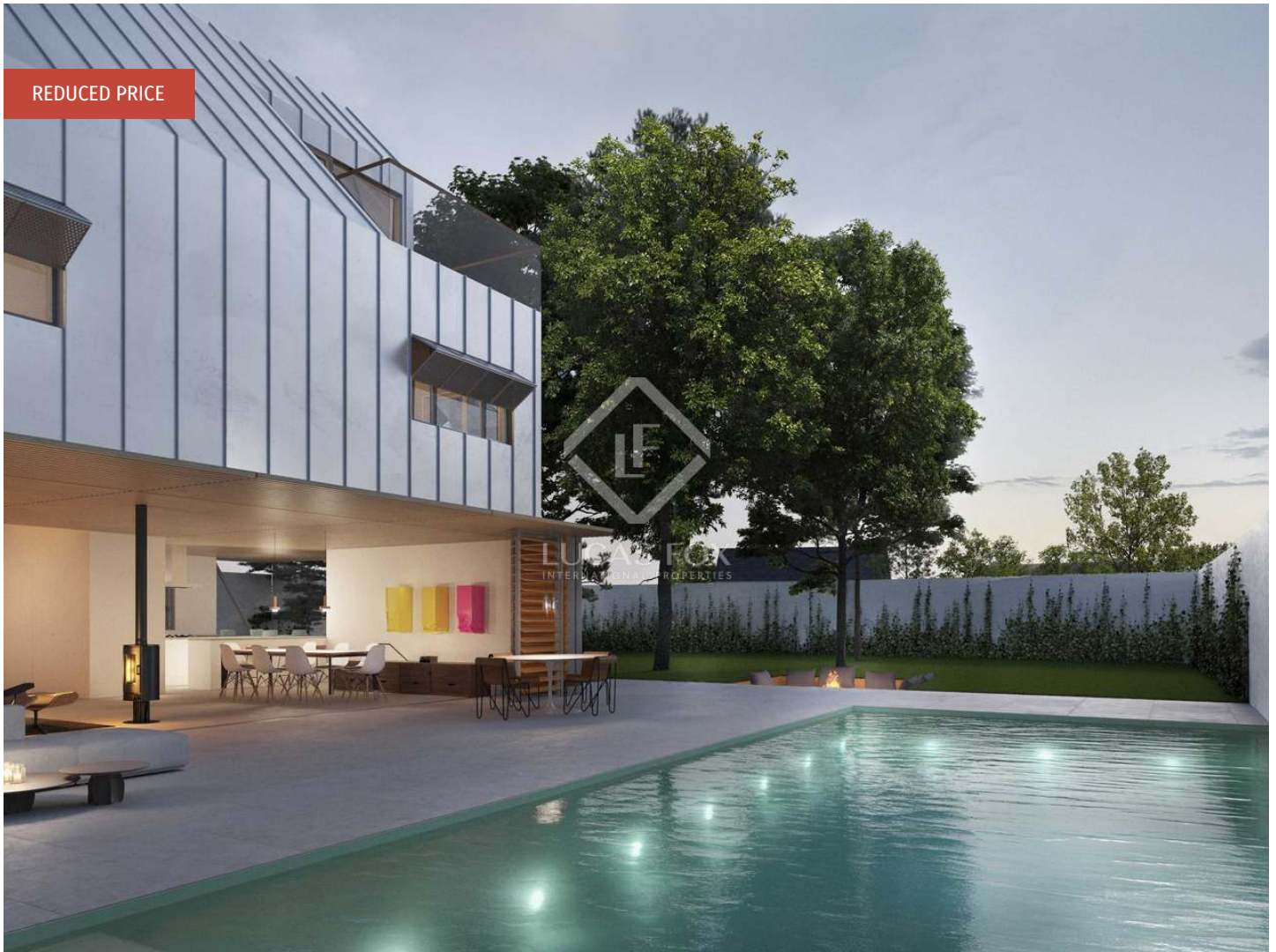


€990,000 House / Villa - For sale - Reduced Price

Stunning new build (Q1 2022) luxury 5-bedroom townhouse with private garden and pool in Pozuelo, Madrid

Spain » Madrid » Pozuelo » 28224

5	4	353m²	29m²	87m²
Bedrooms	Bathrooms	Built size	Terrace	Garden



Contact us today for more information or to arrange a viewing

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OVERVIEW

Luxury townhouse in fantastic new development of exceptional design by award-winning architect Juan Herreros, with private garden and pool, located close to shops, parks and Pozuelo train station.

Lucas Fox is proud to present this opportunity to buy a brand new luxury townhouse of exceptional design by Madrid-based architect Juan Herreros, whose international career has been defined by magnificent projects on 4 continents, for which he received numerous awards. His work stands out for his attention to detail and the combination of contrasting natural and high-tech materials, creating truly unique homes.

This wonderful house of 350 square metres constructed over 3 floors with 4 or 5 bedrooms (to be personalised) features a lovely landscaped garden and a private pool and is located in a privileged and central area of Pozuelo de Alarcón, at just 10 minutes walking distance from Pozuelo train station with direct access to local shops and restaurants.

BUILDING LICENCE GRANTED

The property will share a private road with the other 2 houses in this boutique development giving access to the underground garage. The house stands out for the choice and diversity of construction materials. The combination of the impressive zinc façade, the wonderful wooden ceilings and panels and the usage of lots of natural elements, make this house ooze luxury and elegance.

The house can be accessed directly from the basement level where there is a private garage for two large cars and a large storage room.

On the ground floor we enter the house into an elegant entrance hall with a cloakroom and guest toilet. On the right we find the fully equipped kitchen with high-end appliances and the kitchen connects to the living / dining room through sliding doors. On the left side of the entrance hall we find the service area with a laundry room and a service bedroom with a bathroom.



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Air conditioning, Alarm, Balcony,
Built-in wardrobes

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The very spacious open plan living-dining room is filled with lots of natural light given its direct connection to the 85-square metre garden through floor-to-ceiling glass doors which can be opened to create one large living space.

On the first floor we find the family's sleeping quarters and this level can be customised to individual needs; there is an option of 5 bedrooms, with the master bedroom benefiting from a dressing room and ensuite bathroom and one more ensuite bedroom and two more bedrooms sharing one bathroom. Another option is 4 bedrooms where both the master bedroom and one the other bedrooms increase in space; we can also choose 4 bedrooms and an office.

The top floor consists of one large multifunctional room, which can serve perfectly as a tv / family room or an additional bedroom if required. It has a full bathroom and direct access to a lovely terrace.

In Colonia Benítez the indoor and outdoor spaces flow naturally into each other: the garden is part of the living room, the terrace is part of the attic. The architect has used all available space with great care and vision resulting in multifunctionality; the staircase is a place of storage and study and most importantly, the structural layout and the usage of sliding doors and panels allow for various distributions, giving the owner the flexibility to adapt to changing family situations.

The house will be equipped with underfloor heating and a hot/cold air-conditioning system together with individual aerothermal installation in compliance with the current regulations which require a passive energy system to supply the basic domestic hot water of each house. These technologies will ensure below average heating and electricity costs, a very important factor when selecting your property.

In summary, this beautiful and carefully designed house in a top location in Pozuelo will appeal to many different buyers; growing families, city commuters and investors, given the scarcity of modern rental properties on the market.

The full brochure and floor plans of this unique development are available on request. Please don't hesitate to contact us by phone or email for more information.

Alternatively please visit us in our recently opened our Lucas Fox property lounge at Avenida de Europa 38 in Pozuelo for a cup of coffee to discuss your requirements in more detail so we can help you find your perfect home or investment.

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5 Bedrooms **4** Bathrooms **353m²** Built size **29m²** Terrace **87m²** Garden



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