

€1,190,000 House / Villa - For sale - Reserved

Fantastic new build (Q1 2022) luxury 5-bedroom townhouse with 280 m² garden and pool for sale in Pozuelo, Madrid

Spain » Madrid » Pozuelo » 28224

5	4	410m²	280m²
Bedrooms	Bathrooms	Built size	Garden



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OVERVIEW

Luxury townhouse in boutique new development of exceptional design by award-winning architect Juan Herreros, with large 280 m² 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 award-winning architect Juan Herreros. His work stands out for his usage of highly contrasting natural and high-tech materials, creating truly unique homes.

BUILDING LICENCE GRANTED

This amazing house is the largest of the project of three. It will have a built area of 410 m² constructed over 3 floors with a second floor which can be customised to personal needs with 4 or 5 bedrooms.

It also benefits from a lovely landscaped garden of 280 m² (three times the size of the other two houses) which will host a private pool.

The property 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.

We access the property through a private road, which is shared with the other 2 houses in this boutique development, leading directly to the garage at basement level.

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.

From the basement level, where we find the private garage for two large cars and a storage room, we have direct access to the house.



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Air conditioning, Alarm, Balcony,
Built-in wardrobes

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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.

The very spacious open plan living-dining room is filled with lots of natural light given its direct connection to the 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 space 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 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.

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The full brochure and floor plans of this unique development are available on request. Please do not 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 **410m²** Built size **280m²** Garden



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