

€2,275,000 House / Villa - For sale

## Stunning New Build 6 Bedroom Detached Luxury Villa of Exceptional Design in Diplomaticos, Aravaca, Madrid

Spain » Madrid » Aravaca » 28023

<b>6</b>	<b>6</b>	<b>600m<sup>2</sup></b>	<b>900m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

**Stunning new build luxury villa of 600 m2, designed by Juan Herreros, with option to customise the property to individual needs, in exclusive Diplomaticos area in Aravaca, at just 10 minutes to Moncloa.**

Lucas Fox is pleased to present the last house for sale in this boutique development of 4 luxury villas designed 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 amazing property is located in a gated development with one common entrance on a quiet cul-de-sac road in the Diplomaticos area in Aravaca. This neighbourhood is an exclusive and sought-after area of grand houses, offering peace, privacy and easy access to the centre of Madrid. Pine forests and Casa de Campo Park give a countryside feel and inspire an active outdoor lifestyle, whilst being in close proximity to top international schools, shops and restaurants.

The development will be ready in Q2 in 2022.

Against a backdrop of little supply of modern houses, this is a unique opportunity to customise and co-design your dream home together with the team of Juan Herreros. Buyers are able to create their perfect personal environment of 600 m2 of living space constructed on a 900 m2 plot.

The abundance of living space will be distributed over three floors (this is a proposed layout but can be changed according to personal needs) :

The ground floor will host the living rooms, a fully equipped BULTHAUP kitchen with NEFF appliances, the laundry room and an office.

The first floor will host the family sleeping quarters, a library and or cinema room. It is also possible to add an attic with access to the terrace.



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Garden, Heated swimming pool, Swimming pool, Terrace, Gym, Private garage, High ceilings, Marble flooring, Natural light, Wooden flooring, Modernist building, Parking, Underfloor heating, Air conditioning, Alarm, Balcony, Built-in wardrobes, Chill out area, Domotic system, Double glazing, Equipped Kitchen, Exterior, Fireplace, Heating, Home cinema, Library, Near international schools, New build, Pet-friendly, Playroom, Service entrance, Storage room, Transport nearby, Utility room, Walk-in wardrobe

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At the lower ground level we find a service area with service bedroom and bathroom, a games room, storage and optional gym. An English patio provides natural light at this level.

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 low heating and electricity costs, a very important factor when selecting your property.

The area is very high in demand because it offers an excellent infrastructure including 2 nearby hospitals, Sanitas "La Zarzuela" and Vithas Madrid. The bus service is extremely good with a service running into Madrid every 10 minutes. It is less than 10 minutes by car to the centre of town and just 20 minutes to Barajas international airport.

Please contact us today to schedule a (virtual) meeting with the architect and let's start to create your dream home! We are available 7 days a week since we adapt ourselves to our customers' needs.

After the restrictions on movement are lifted, we also look forward to welcoming you again in our recently opened Lucas Fox property lounge at Avenida de Europa 38 in Pozuelo to discuss your requirements in more detail so we can help you find your perfect home or investment.

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