

## Prices from €1,420,000 New development Benitez 16

A new development of Houses / Villas for sale in Pozuelo, Madrid with a starting price of €1,420,000, 3 Houses / Villas available

<b>Q3 2024</b>	<b>3</b>	<b>4.0</b>	<b>383m<sup>2</sup></b>	<b>Granted</b>
Completion	Units available	Bedrooms	Sizes from	Building licence



**Contact us today for more information or to arrange a viewing**

+34 699 095 185 • [pozuelo@lucasfox.es](mailto:pozuelo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Avda. de Europa 38, Pozuelo de Alarcón, Spain

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### OVERVIEW

## A stunning new development of 3 townhouses for sale in Pozuelo, Madrid.

Lucas Fox is proud to present this boutique development of 3 luxury townhouses in one of the best parts of Pozuelo de Alarcón, close to local amenities, key international schools and just an 8-minute walk to the railway station.

Residents of Pozuelo enjoy the best of both worlds, on one hand it means living in close connection to nature with access to local parks and the best schools and universities of Madrid (The American School, Kensington School and British Council are a 5-minute drive) and on the other hand the centre of Madrid is only 20 minutes away.

The licence has been granted, and the construction has started, with expectations for the proud new owners to take delivery of keys in the third quarter of 2024.

The outstanding features of these wonderful family homes are the timeless but elegant Mediterranean design, the high energy efficiency (Certificate A) and the very high quality materials and finishings.

In contrast with some other new developments, these properties come fully equipped with swimming pool and basement included in the price.

High ceilings and large floor-to-ceiling glass doors across the full width of the living room give a sensation of space and allows for lots of natural light.

The architects have designed Benitez 16 with focus on both comfort and practicality of the modern family and provide the option to personalise some parts of the property according to individual requirements, offering 4 or 5 bedrooms.

For example, in houses A & B you have the option to choose an open plan or separated kitchen and the basement offers a variety of interesting distributions.

The properties range in size from 383 to 436 m<sup>2</sup> constructed with A (383 m<sup>2</sup>) & B (392 m<sup>2</sup>) very similar in lay-out and property C being the largest with 436 m<sup>2</sup> and wonderful corner plot and given its location house C will feel like living in de detached villa.



[lucasfox.com/go/benitez-16](https://lucasfox.com/go/benitez-16)

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Please contact Lucas Fox today to request the full brochure with detailed floorplans. Our sales team is at your disposal to organise a visit to the plots and / or a meeting in our office at Avenida de Europa 38 in Pozuelo to discuss the details and customisation.

#### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size
House / Villa	Reserved	Floor 0	4 Bedrooms 5 Bathrooms	392m <sup>2</sup>
House / Villa	Reserved	Floor 0	4 Bedrooms 5 Bathrooms	383m <sup>2</sup>
House / Villa	€1,420,000	Floor 0	4 Bedrooms 5 Bathrooms	436m <sup>2</sup>

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