

**Prices from €1,970,000 New development**  
**LEVELS - 7 Exceptional Luxury Villas**

A new development of Houses / Villas for sale in Boadilla Monte with a starting price of €1,970,000 and rental yield of 5%, 2 Houses / Villas available

<b>Q1 2024</b>	<b>2</b>	<b>5.0</b>	<b>665m<sup>2</sup></b>	<b>5.48%</b>
Completion	Units available	Bedrooms	Sizes from	Rental yield up to



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

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### OVERVIEW

## A new development of 7 detached luxury villas of exceptional design for sale in Valdecabañas, Boadilla

Lucas Fox is proud to present, on an exclusive basis, "LEVELS", a stunning development by "HORIZNS" which consist of a closed urbanisation of 7 luxury villas of exceptional design by Haus Arquitectura located in Valdecabañas, Boadilla del Monte.

Given the recent construction of high quality modern villas, Valdecabañas is transforming rapidly in one of the most prestigious and coveted areas of Boadilla del Monte.

2 remaining units - completion in Q1 2024

Each property will provide over 655 m<sup>2</sup> of living and entertaining space (with option to enhance to 755 m<sup>2</sup>) on 1,200 m<sup>2</sup> plots.

One of the standout features of these magnificent villas is the ability to live on just one level with the main ground floor providing 400 m<sup>2</sup> of living space; the living rooms, kitchen and all the family bedrooms are designed in one continuum with a great layout.

These are truly houses of the future since they are equipped with the latest technologies and energy efficient aero thermal system, resulting in low maintenance and running costs.

The 260 m<sup>2</sup> basement provides a private garage for 4 large cars, a service bedroom and bathroom, a laundry room, a machine room and a large storage room. Natural light will reach this level through an English patio.

In addition, the developer offers the option to enhance this level by more than 100 m<sup>2</sup> to customised this amazing house to personal requirements, for example with a gym, a cinema room, a golf simulator and or a playroom / party room. The possibilities are endless.



[lucasfox.com/go/levels](https://lucasfox.com/go/levels)

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This location, which is only 25 minutes by car from the centre of Madrid, offers the best of both worlds. On the one hand, you can enjoy a fantastic outdoor lifestyle, as the area is surrounded by large forests that offer high-quality air and a pleasant microclimate.

On the other hand, you will be close to excellent facilities, including the best international schools, shops, sports clubs and hospitals. The Puerto de Hierro hospital and the Caralero de Majadahonda shopping centre are 3 minutes away by car.

Trendy local restaurants like Renato are just a 5-minute walk away.

Key schools within a few minutes drive: Aquinas American School, American School of Madrid, Saint Michael's, Trinity College, Highlands Private School, British Council School.

These villas will impress the most discerning buyers and estimated delivery is in Q1 2024.

In conclusion, these wonderful villas with ultra-high finishings cater to all the needs of the modern family; a great door lifestyle close to central Madrid.

Please contact Lucas Fox by email or phone today to organise a viewing of the plot and area and discuss any customisation requirements. We work 7 days a week as we adapt to our customers' needs.

### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
House / Villa	€1,970,000	Floor 0	5 Bedrooms 6 Bathrooms	665m <sup>2</sup>	5.48%
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