

Prices from €4,890,000 New development - Coming soon

LIVAE

A new development of Houses / Villas for sale in Boadilla Monte with a starting price of €4,890,000 and rental yield of 4%, 4 Houses / Villas available

Q3 2026	4	5.0	1,062m²	4.17%	Granted
Completion	Units available	Bedrooms	Sizes from	Rental yield up to	Building licence

COMING SOON



Contact us today for more information or to arrange a viewing

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OVERVIEW

LIVAE - A new development 4 independent luxury villas of exceptional design and quality in Valdecabañas, Boadilla

Lucas Fox is proud to present, exclusively, Livae, the new project by the developer Horizons consisting of four luxury villas with an exceptional design by the Haus Arquitectura studio in the best area of the Valdecabañas development, Boadilla del Monte.

The development offers four villas with more than 1062 m² built, on independent plots between 1850 and 2075 m², with more than 200 m² of covered outdoor porches.

The architectural project for these homes is designed to show the beauty that lies in the honest use of materials, creating spaces that convey warmth, authenticity and connection with nature.

In this sense, concrete, wood, zinc and porcelain stoneware become the protagonists of the work. Each of these materials contributes its own characteristics and textures, creating a rich visual and sensorial composition. Beyond aesthetics, the choice of these materials responds to a commitment to sustainability. All of them are durable, recyclable and have a low environmental impact.

These materials are complemented by high-end finishes from companies such as Porcelanosa, Rimadesio and Panoramah with their incredible minimalist exterior carpentry of the highest quality. All villas are equipped with a lift and an iconic Gyrofocus fireplace that presides over the living room.

They feature a large covered porch at the entrance, adorned with a delicate water pond with a filtration system.

The homes offer an impressive living space on the main ground floor, with more than 560 m². The 100 m² living room enjoys 3.30 metre-high ceilings that offer an unparalleled feeling of spaciousness. In addition, it has uninterrupted views of the lush garden.



lucasfox.com/go/livae

COMING SOON: The development is not for sale yet. Please contact us to receive more information!

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On this floor, there is also a wonderful central kitchen with a large island that can be completely opened onto the covered porch, thanks to the triple-track enclosure flush with the pavement. It is equipped with high-end appliances and offers a large space for cooking and dining with the family with beautiful views of the garden and the infinity pool.

The main floor is completed with three family bedrooms with their respective private bathrooms and direct access to the garden, a living room and a garage with space to comfortably house three large vehicles.

The bright first floor has a usable area of 290 m². This area houses a beautiful main bedroom with two large individual dressing rooms, each with its own bathroom, one of them with a dressing table and bathtub. Exterior on this floor, we find a lounge terrace with a bathtub-watersuite, fireplace, exterior kitchen and toilet, designed to enjoy the calm and the magnificent views that the property has.

Finally, in the floor, which has a useful area of almost 200 m², we can find a large gym connected to an courtyard, a cinema, a toilet, a laundry area, a bedroom with a bathroom, a storage room and the facilities room.

The garden features a 20 x 4.5 metre infinity pool and an exterior kitchen equipped with a barbecue, perfect for enjoying evenings with family and friends.

These villas feature cutting-edge equipment, with a geothermal energy capture system and highly efficient photovoltaic solar panels, which achieves very low energy consumption.

The villa is located in a quiet enclave with all amenities, just 20 minutes by car from the centre of Madrid. You can enjoy a fantastic outdoor lifestyle, as the area is surrounded by large forests that offer great air quality.

Thanks to the recent construction of high-quality modern villas in Valdecabañas by Horizns, this development is undergoing a rapid transformation and becoming one of the most prestigious and sought-after areas of Boadilla del Monte. An area that will soon also house Boadilla Hills, a specialized shopping centre with the best restaurants and amenities such as a pharmacy, hairdresser and a spa and wellness centre.

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It is also close to excellent amenities, including top international schools, shops, sports clubs and hospitals. Puerta de Hierro Hospital and Majadahonda's Carralero shopping centre are 3 minutes away by car.

The most important schools in the area are just a few minutes away by car: Aquinas American School, the American School of Madrid, Saint Michael's, Trinity College, the private Highlands School or the British Council School.

In short, these wonderful villas with top quality finishes are perfect to meet the needs of a modern family and offer an excellent lifestyle close to the centre of Madrid.

Contact Lucas Fox by email or phone today to arrange a plot visit and discuss your customisation options. We work 7 days a week to accommodate our clients' needs.

UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
House / Villa	€4,890,000	Floor	5 Bedrooms 6 Bathrooms	1062m ²	4.17%
House / Villa	€5,250,000	Floor	5 Bedrooms 6 Bathrooms	1062m ²	3.43%
House / Villa	€5,300,000	Floor	5 Bedrooms 6 Bathrooms	1062m ²	3.62%
House / Villa	€5,350,000	Floor	5 Bedrooms 6 Bathrooms	1062m ²	3.59%

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