

€10,000,000 House / Villa - For sale - New listing

## 7 Bedroom house / villa for sale in La Moraleja Urbanización, Madrid

Spain » Madrid » La Moraleja » La Moraleja Urbanización » 28109

7	7	1,600m <sup>2</sup>	10,350m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



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An exceptional property in La Moraleja, renowned for its size, construction quality, and extensive areas and woodland. Its unique location, offering magnificent views and orientation, complete independence, privacy, and maximum security, is a major highlight.

Magnificent house for sale in the heart of La Moraleja, in the municipality of Alcobendas, located in an environment that combines privacy, nature and incomparable views that make it a particularly attractive opportunity both as a main residence and as an investment.

The main building, erected in the mid-1970s, has a constructed area of 1,579 m<sup>2</sup> (1,124 m<sup>2</sup> usable), these areas being approximate, distributed in 7 bedrooms and 7 bathrooms, plus 3 bedrooms and 2 more bathrooms for staff.

This solid and elegant property is in a state that requires updating, allowing for customization to suit individual needs and tastes, building upon the exceptional quality of its materials: flooring, woodwork, and finishes that have withstood the test of time in impeccable condition. The described characteristics are subject to verification. Its design was conceived to optimize functionality and natural light, offering a balanced layout and spacious, well-connected rooms.

Set on a spectacular southerly aspect plot of over 10,300 m<sup>2</sup>, this building offers exclusive cul-de-sac access from one of the area's most iconic streets. Located in the central area and surrounded by large one-hectare plots, it guarantees absolute tranquility.

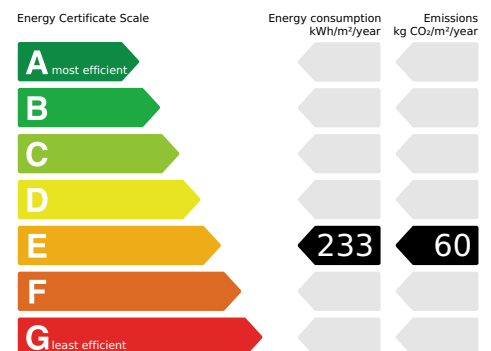
The land, carefully integrated into the landscape, offers magnificent open views, expansive green areas, and rich vegetation comprised of holm oaks, rockroses, and established pine forests that lend character, natural beauty, and complete privacy from neighboring properties. La Finca is distributed across different levels, a design that not only adds dynamism and character but also allows for perfect separation between the various areas, always maintaining the breathtaking views over La Moraleja and Madrid as the focal point.

The property is completed by an extensive lawn, a separate pavilion with an exterior pool, and ample landscaped areas adjacent to wild natural spaces that invite you to enjoy the surroundings in their purest form. The pool pavilion features a porch, office, living room, changing rooms, and a toilet, offering a perfect space for leisure and relaxation. The pool, completely secluded from view, enjoys sunlight throughout the day, creating an intimate and privileged atmosphere. The pavilion's basement also houses several storage rooms and gardening sheds, providing additional functionality.



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Terrace, Swimming Pool, Indoor swimming pool, Garden, Spa, Private garage, Gym, Natural light, High ceilings, Parking, Walk-in wardrobe, Views, Utility room, To renovate, Storage room, Service entrance, Security, Playroom, Panoramic view, Outdoor kitchen, Near international schools, Home cinema, Exterior, City views, Chill out area, Built-in wardrobes, Barbecue, Alarm



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The energy rating is E. The property also has a separate garage, storage areas and a caretaker's property .

The price is €10,000,000. In compliance with the information obligations set forth in Law 10/2025 on Customer Amenities and Transparency, please note that notary and registration fees, as well as the Property Transfer Tax (ITP), are not included in the price. The total cost of the acquisition may vary depending on the buyer's profile and the terms of the transaction, and a detailed breakdown can be provided upon request.

The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.

Marketed by Dils Lucas Fox (Lucas Trading, SL with CIF B64125438), acting as a real estate intermediary, with tax address at Calle Serrano nº 8 Local 3 28001, Madrid.

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