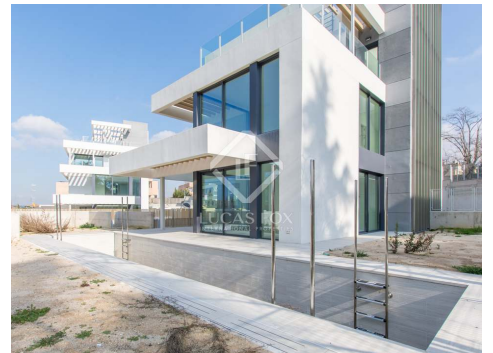


€1,330,000 House / Villa - For sale - Reserved

Stunning new build (finished) 3-bedroom semi-detached villa of 340 m² with a garden and pool in Valdemarin, Madrid

Spain » Madrid » Aravaca » 28023

3	3	340m²	430m²	200m²
Bedrooms	Bathrooms	Built size	Plot size	Garden



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OVERVIEW

Luxury semi-detached villa of stunning design with a private garden and pool, in gated development with concierge service, in one of the best areas of Valdemarin, just a 15-minute drive to central Madrid.

Lucas Fox present the first resale opportunity of this semi-detached luxury villa in this wonderful new development of just 14 properties in an exclusive and gated community with concierge service in Valdemarin.

The current owner just took possession of this new build property and this is a resale transaction without IVA (VAT).

The property stands out for its avant-garde and functional open plan design, with large windows overlooking the Sierra de Madrid. The property was built with very high quality materials and finishings (Porcelanosa floors, Hansgrohe taps, Technal windows) and is also equipped with floor heating, a central vacuum cleaning system and air conditioning through ducts. There is also a geothermal installation which ensures that the house is very energy efficient with low heating costs.

This development will appeal to families and city commuters given the close proximity and easy access to central Madrid. The property finds itself in Valdemarin, one of the most exclusive residencial areas of the capital and well positioned at just a 2-minute drive from exit 9 from the A6 motorway.

The prestigious Mater Salvatoris and Stella Maris schools are at 5 minutes walking distance away and in close proximity we can also find the following prestigious sports clubs: Madrid Golf Federation, El Real Puerta de Hierro Club, the Villa de Madrid Country Club and the Hipodromo.

After passing the 24-hour guarded entrance gate, we reach the property through a shared private road and have a choice of parking the car in the private driveway or inside the garage at basement level.

The property is entered through an elegant entrance hall with a guest toilet. To the right we find the fully equipped kitchen, with high-end NEFF appliances, which directly connects to the lovely porch and garden.



lucasfox.com/go/poz22859

Garden, Swimming pool, Terrace, Concierge service, Private garage, High ceilings, Marble flooring, Natural light, Modernist building, Parking, Underfloor heating, Air conditioning, Alarm, Balcony, Built-in wardrobes, Central vacuum system, Chill out area, Domotic system, Double glazing, Equipped Kitchen, Exterior, Heating, Near international schools, New build, Pet-friendly, Playground, Security, Service entrance, Storage room, Transport nearby, Walk-in wardrobe

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Going straight ahead we find an open plan living-dining room with a double height ceiling, which connects directly to the porches and garden through very large floor-to-ceiling glass sliding doors.

On the first floor we find two bedrooms with their ensuite bathrooms.

The second floor hosts the master bedroom which benefits from a dressing room, an ensuite bathroom and a lovely 35-square metre terrace with great views. On the rooftop we can find another 22-square metre terrace.

The basement hosts the garage and machine rooms and on this level, there is large area which can still be customised to personal requirements: there is space for service bedroom and bathroom, a laundry room and family games / tv room which benefits from a large English-style patio providing natural light and this area could potentially also be incorporated as additional living space.

In summary, this is a unique first resale opportunity in an wonderful exclusive development with the potential to personalise key areas, located in one of the best areas of Valdemarin.

Please contact us today by email or phone to organise a viewing. We facilitate access when it suits you, 7 days per week, including evenings.

Alternatively please visit us in our recently opened our Lucas Fox property lounge at Avenida de Europa 38, in Pozuelo for a cup of coffee to discuss your requirements in more detail so we can help you find your perfect home or investment.

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