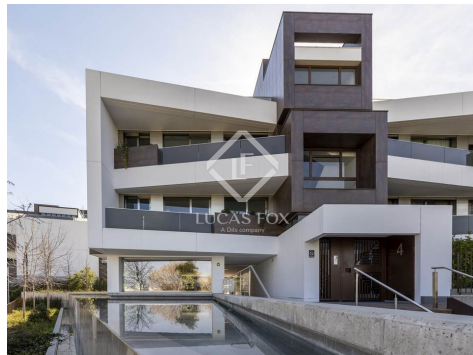


€1,445,000 Apartment - Sold

## Stunning 4-bedroom designer ground floor with north-south orientation for sale in a unique natural environment in Somosaguas, just 10 minutes from the capital

Spain » Madrid » Pozuelo » 28223

**4** Bedrooms    **4** Bathrooms    **243m<sup>2</sup>** Floorplan    **86m<sup>2</sup>** Garden



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### OVERVIEW

**Unique ground floor of great architectural beauty, sustainable and optimized for sale in the best luxury residential complex in Madrid, with numerous common areas and a spectacular garden.**

Lucas Fox is pleased to present this impressive ground floor apartment with a double terrace and a garden facing north and south, in a unique residential project, constituted by the developer Ikasa in 2018 and designed by the renowned architect Otto Medem in one of the most listed companies in the capital, Somosaguas, northwest of Madrid.

The main idea of the initial project arises from transferring the luxury and uniqueness of a family house to an apartment, to offer a unique and exclusive home. The apartment is located on the ground floor, has large eaves that protect from the sun and a double terrace projected as a box.

It has two large terraces facing north and south. The main garden faces north, so you can enjoy it in summer, the best time of year, without the need for awnings to maximize the entry of natural, warm and pleasant light. As it connects with the living-dining room, it is one of the most used spaces. In fact, this landscaped space was expanded, making it one of the ground floors with the largest green area in the complex.

From this space, we have access to the central area of the residential complex, where we find the pool and the playground. Everything has been designed and organized to facilitate fluidity between private and community life, to encourage family social life, especially for the little ones.

Regarding this particular property, it is located in the highest block of the entire development and with the best views of the entire complex.

At the main entrance we find a large hall, with access to the north-facing noble area, with the living room, kitchen and terrace, as well as to the south-facing night area. In this same space we find the guest toilet and a spacious coat closet.



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Swimming Pool, Heated swimming pool, Garden, Gym, Concierge service, Lift, Wooden flooring, Padel court, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Communal terrace, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Service entrance, Security, Playroom, Playground, Pet-friendly, New build, Near international schools, Horse-riding facilities, Heating, Gourmet lounge, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Alarm, Air conditioning

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The living room is one of the most pleasant spaces, with a dining area and direct access to the terrace. From the living-dining room, we have access to the kitchen, with a Korian countertop, a highly resistant material, and equipped with high-end Gaggenau appliances and plenty of storage spaces to make the most of the space. Next, we have a laundry and storage area independent of the kitchen, originally open to the garden, whose current owners decided to close and glaze in order to use this air-conditioned space.

All the spaces are connected, so that the space flows and circulation within the home is very easy. In the night area we find a total of three bedrooms with access to a large south-facing terrace, which is used very often in winter, to enjoy the wonderful winter sun rays. Secondary bedrooms have two separate bathrooms. The master bedroom has its own dressing room and its own bathroom with shower and brand new hydromassage bathtub and access to the north terrace.

With regard to the installations and materials, it is fully automated, with the best interior and exterior materials, with Succo joinery, one of the best brands on the market, electric and folding shutters, solid oak flooring and the imitation ceramic floor in the kitchen. It has underfloor heating and air conditioning with a mixed hot and cold system, with individual control for each room. The lighting and the location of the light points have been chosen specifically so that each room enjoys the best light.

The apartment has a large storage room and two parking spaces, with the option of an electric car charger. The entire development is designed to encourage energy efficiency and sustainability.

The residential complex of 75 homes organized in 4 blocks has been taken care of down to the last detail. Energy efficiency is one of the greatest exponents at Ikasa Somosaguas Club, since renewable energies are used: biomass and geothermal energy, as sources for the production of hot water and heating. The project has been focused on safety and maximum energy efficiency. In fact, it is one of the first residential developments to have the LEED certification (Leader in Energy Efficiency and Sustainable Design), which ensures an efficiency much higher than the A rating of the Spanish regulations, which will allow the best comfort experience.

The distribution of each of the blocks is optimized to the maximum, to achieve large common spaces and possibilities, both sports, recreation, and children's play areas. All this surrounded by a spectacular garden, whose landscaping is designed to the millimetre, together with an architecture of a sculptural nature.

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The plot has a total of 16,000 m<sup>2</sup> of exclusive common areas: gym, pitch & putt area, multipurpose room with different uses (gastroteca, cinema, celebrations or social gatherings), running track (700 meters long), crossfit, organic garden, paddle tennis court and swimming pools for children and adults. All this in a unique natural environment with a hundred-year-old pine forest and a pond. In addition, it has many garden areas and parking for vehicles and bicycles with charging points for electric cars.

Contact Lucas Fox by email or phone to arrange a viewing and see the flat for yourself. We are available 7 days a week to adapt to the needs of our clients.

You can also visit our recently opened Lucas Fox Property Lounge at Avenida de Europa 38, Pozuelo, where we can learn more about your needs and help you find your perfect home or investment.

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