

€3,800,000 House / Villa - For sale

## Magnificent detached villa of 680 m<sup>2</sup> for sale in the natural setting of Parque Boadilla, an exclusive development in Boadilla del Monte

Spain » Madrid » Boadilla del Monte » 28669

**6** Bedrooms    **6** Bathrooms    **680m<sup>2</sup>** Floorplan    **2,700m<sup>2</sup>** Plot size



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

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### OVERVIEW

**Spectacular detached villa of 680 m<sup>2</sup> with modern, energy-efficient architecture for sale in natural surroundings with a lot of privacy and spectacular views in Parque Boadilla, near St. Michael's school and the main roads of the northwest.**

Lucas Fox is proud to present this incredible villa located in the privileged surroundings of Parque Boadilla, a few minutes from the M-50, the M503, the Puerta de Hierro hospital, St. Michael's school or Trinity College. It is located in the most private part of Parque Boadilla, on a 2,700 m<sup>2</sup> plot.

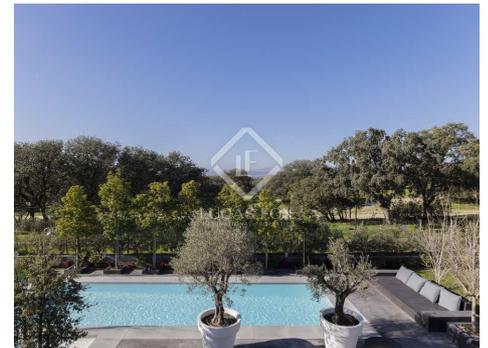
This spectacular luxury property enjoys generous rooms, large windows, clean straight lines and beautiful views.

We enter from the main street to the front garden that, with a slight slope, presents us with the property in the background. The first thing we notice is that, despite having been built in 2009, it has a very modern design. The small staircase leads us to the welcoming porch that gives access to the large entrance hall.

Once in the entrance hall, we find a large coat closet on the left and access to the living room and dining room area. Two bright and spacious rooms, divided by the cassette fireplace, open to two rooms that gives it great warmth. Both rooms have large windows that offer wonderful views, of the development in the case of the dining room, and of the main garden from the living room.

The latter connects at the front, crossing two huge sliding windows with the main porch with an outdoor seating area where you can enjoy moments of relaxation practically in the middle of nature within the comfort of your own home. It also enjoys peaceful views of the regional park of the Middle Course of the Guadarrama River, which adjoins the plot.

The porch continues to the main garden that has natural grass, a wonderful salt chlorination pool, backlit and with an ideal size for swimming. The garden perfectly combines functionality with beauty, with a bucolic landscape with mature and well-kept vegetation that adorns this section.



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Mountain views, Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Gym, Lift, Wooden flooring, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Well, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Solar panels, Service entrance, Security, Playroom, Playground, Pet-friendly, Near international schools, Library, Home cinema, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Central vacuum system, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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Next to the living room is another of the highlights of this home, the kitchen. Once inside, we realize that it is a very used space, for various reasons such as its generous size with storage, cooking and dining room, as well as its design, with straight, elegant and harmonious lines, featuring a very large island. In addition, it has a large dining area in the kitchen itself, with a table with capacity for six people located next to the glass wall that, when opened to the outside, leads to the porch, which offers us an incredible landscape throughout the year. This wing of the house also has a guest toilet for the convenience of both residents and their visitors.

The opposite wing of this floor houses the night area made up of three double bedrooms, very bright and with large built-in wardrobes and also two complete bathrooms.

Going up the wide staircase we find the landing on the upper floor where we must mention three main parts. Right in front of the stairs is a cosy living room, with another fully functional cassette fireplace. This room is very spacious to comfortably house a work area. All this against the background of the aforementioned natural park which, thanks to its orientation, gives us magnificent sunsets every day. To the sides of the room, there is the main suite, consisting of a large bedroom with a window to the west and access to the private terrace of more than 20 m<sup>2</sup>. Here we also have a double dressing room in the shape of a fork that connects to the huge bathroom with double sinks, double shower and a large hydromassage bathtub.

The opposite wing of the house is reserved for the guest bedroom: a spacious suite with a complete private bathroom and, once again, spectacular views.

The house is complemented by the lower ground floor where we find a generous garage, a multipurpose room, a service staff area that includes a separate bedroom and a complete bathroom, several storage rooms and a utility room.

Additional features include wooden floors in the bedrooms and micro-cement in day areas, passageways and wet rooms, highly efficient window joinery for thermal and acoustic insulation. In addition, it has air conditioning with a heat pump, underfloor heating and cooling powered by the diesel boiler or by aerothermics machines, supported by a system of solar panels installed in the property.

The property can be easily visited. Contact Lucas Fox today by phone or email to arrange a viewing. We work 7 days a week to be able to adapt to the needs of our clients.

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In addition, you can also visit us at our Lucas Fox lounge that we have just inaugurated on Avenida de Europa, 38 in Pozuelo to have a cup of coffee and that we can analyze your requirements in more detail and thus help you find your perfect home or investment.



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