

€1,598,000 House / Villa - For sale - Exclusive listing

## New build 4 Bedroom house / villa for sale in Pozuelo, Madrid

Spain » Madrid » Pozuelo » 28223

<b>4</b>	<b>5</b>	<b>400m<sup>2</sup></b>	<b>335m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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

+34 699 095 185 • [pozuelo@lucasfox.es](mailto:pozuelo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Avda. de Europa 38, Pozuelo de Alarcón, Spain

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### OVERVIEW

**Upcoming delivery of two fantastic newly built villas with a modern design with high quality finishes and materials with a private plot and swimming pool.**

Lucas Fox is pleased to present this fantastic opportunity:

Two (2) new build semi-detached houses with exceptional design, contact us today to arrange a visit and we can send you the complete dossier and plans.

#### KEY DELIVERY IN ONE MONTH - (JULY 2025)

Since the homes in this development are only connected at the rear, the experience will be that of a standalone villa, each with its own separate entrance at opposite ends.

This development prioritizes functionality and light, offering open spaces for greater spaciousness. We also highlight its thoughtful design and the choice of high-quality, long-lasting materials.

The homes boast a beautiful private garden and pool. They also have a very practical layout. They have two main floors and a lower ground floor, where you can customize the space to suit your needs.

On the main floor, we find the coat closet, the guest toilet, and the main living area. This includes a large living-dining room with an open kitchen and floor-to-ceiling windows offering unbeatable views of the garden.

The upper floor houses the night area with four to five bedrooms: the master bedroom, which has a dressing area and a bathroom; a second bedroom with a large wardrobe area and private bathroom; and another, which also has its own bathroom and closet area in one of the houses. The other will have two bedrooms that share a bathroom.

On the roof floor, each house offers a paved terrace with a railing, electricity, and water connections. These can be customized to include a state-of-the-art jacuzzi, a retractable pergola, TV, and fiber optic connections.

On the lower ground floor, there's a recreation room, a staff bedroom, and an additional full bathroom. Both include a utility room room.

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Swimming Pool, Garden, Private garage, Natural light, Underfloor heating, Parking, Modernist building, Utility room, Transport nearby, Storage room, Service entrance, Playroom, Pet-friendly, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Alarm, Air conditioning

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To ensure you enjoy maximum comfort in your new home, the property will be equipped with an aerothermics system with complete underfloor heating and cooling installation in all property rooms.

In addition, the homes feature solar panels to maximize energy efficiency, as well as fully equipped kitchens with BOSCH A++ or similar class appliances, a built-in dishwasher, an electric oven and microwave integrated into a column, an induction hob with an extractor hood integrated into the false ceiling, and a sink with a single-lever faucet.

Additionally included:

-Motorized security blinds.

-Home automation: Touchscreen for lighting control, motorized blinds, flood, intrusion, and fire detection, and mobile management.

-LED lighting system in all rooms, including terraces with glass railings overlooking the horizon.

-Alarm

-Inclusion of landscaping, including trees, concealed fencing, and automatic drip irrigation.

-Inclusion of LED garden lighting

-Installation of exterior electric vehicle socket.

-Installation of screens in bathrooms with black aluminum profiles

-Filtration equipment with salt chlorinator in swimming pools, pool heating equipment, seasonal extension.

Contact us today. We'll be happy to assist you by phone, email, or in person at our lounge at 38 Avenida Europa, Pozuelo de Alarcón.

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