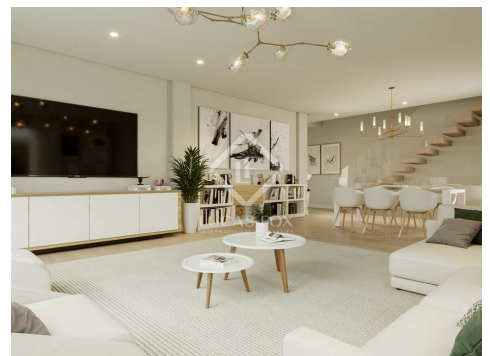


€1,449,000 House / Villa - For sale - Exclusive listing  
**New build 4 Bedroom house / villa for sale in Pozuelo, Madrid**

Spain » Madrid » Pozuelo » 28223

**4** Bedrooms    **5** Bathrooms    **395m<sup>2</sup>** Floorplan    **380m<sup>2</sup>** Plot size



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

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### OVERVIEW

## Fantastic new build villa with a modern design with high quality finishes and materials for sale in a privileged location in Pozuelo.

Lucas Fox is delighted to present this fantastic, beautifully designed new build semi-detached villa with key delivery in Q2 2024. As the houses in this development are only connected at the rear, the experience will be that of a detached villa, each with its independent entrance at opposite ends.

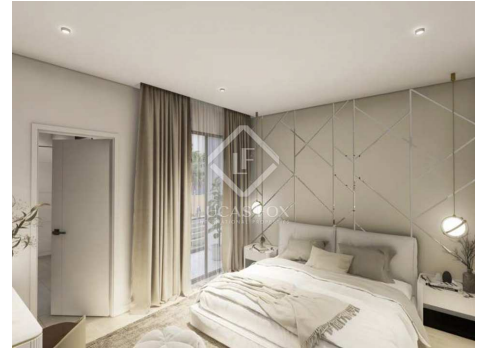
In this development, functionality and luminosity prevail and open spaces are offered to provide greater amplitude. In addition, we highlight its careful design and the choice of materials of the highest quality and long duration. The property will have a minimum of three bedrooms with private bathrooms, which can be expanded to five bedrooms and with the possibility of customization to adapt the property to the needs of your new family. Likewise, there is the possibility of making modifications, since it is currently under construction, in a phase that still accepts changes.

The property boasts a beautiful garden and optional private pool. In addition, it has a very practical layout and chosen with great success. It has two main floors and the lower ground floor, where we will have the possibility of adapting it to our own needs, depending on what the end customer needs.

On the main floor, we will find the coat closet, the guest toilet and the main day area. This has a large living-dining room with its open kitchen with large floor-to-ceiling windows to enjoy unbeatable views of the garden.

The upper floor houses the night area with three bedrooms: the main one, which has a dressing area and a bathroom; a second bedroom with a large wardrobe area and private bathroom; and another that also has its own bathroom and closet area.

On the covered floor there is a tiled terrace, with a railing, light and water outlets. It can be customized and include a state-of-the-art jacuzzi, a retractable pergola, TV sockets and fiber optics.



[lucasfox.com/go/poz41326](https://lucasfox.com/go/poz41326)

Swimming Pool, Garden, Private garage, Natural light, Underfloor heating, Parking, Modernist building, Utility room, Transport nearby, Storage room, Solar panels, 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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<b>4</b>	<b>5</b>	<b>395m<sup>2</sup></b>	<b>380m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

In the lower ground floor, there is a leisure room, with a small minibar, accompanied by another room with a home cinema or, as a second option, we would have a bedroom for service use including an additional full bathroom, followed by a games room or leisure. In both, a utility room, a utility room and a full bathroom are included.

So that you can enjoy maximum comfort in your new home, the property will be equipped with an aerothermics system with a complete installation of underfloor heating and refrigeration in all the habitable rooms of the property.

Contact us today so that we can send you the complete dossier and plans. We will be happy to assist you by phone, email or in person at our lounge, on Avenida de Europa 38, Pozuelo de Alarcón.

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