

€2,970,000 House / Villa - For sale

## Fantastic new construction villa in La Reserva de Puerta Hierro, an exclusive boutique & private urbanization, located in Puerta de Hierro, Madrid

Spain » Madrid » Aravaca » 28035

**5** Bedrooms      **6** Bathrooms      **672m<sup>2</sup>** Floorplan      **1,028m<sup>2</sup>** 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

## Fantastic independent luxury villa for sale in La Reserva de Puerta Hierro, an exclusive boutique and private development of new build, in Puerta de Hierro.

Lucas Fox is pleased to present La Reserva de Puerta de Hierro, an exclusive boutique and private new build development with six independent luxury villas for sale in the heart of Puerta de Hierro.

This property will have six bedrooms, with an area of 672 m<sup>2</sup> and will sit on a plot of more than 1,000 m<sup>2</sup>, with an infinity pool and a private garden .

Luminosity, design, spaciousness and comfort define the interior of this property in La Reserva de Puerta de Hierro. In addition, it offers a careful layout and orientation, with large floor-to-ceiling windows that allow in abundant natural light. Additionally, there is the opportunity to personalize it, for example by choosing colours, styles and materials, so that your personality and taste are reflected.

The villa is distributed over four floors.

The ground floor mainly houses the day area. Upon entering, we are greeted by the entrance with a guest toilet and a cloakroom. From here, we go to the kitchen with a dining area and the living-dining room. The living room benefits from large floor-to-ceiling windows, which give access to the magnificent garden and pool area. The floor is completed with a bedroom or study with a full bathroom .

The first floor contains the night area, with a large main bedroom with its dressing room and private bathroom, as well as two other bedrooms with their private bathroom, an additional bathroom and a living room that can serve as an additional bedroom .

The covered floor has a bathroom, an optional pool and a great chill-out area, to relax and unwind.

Finally, the lower ground floor offers a garage for four cars, a laundry room, a utility and ironing room and a bathroom.



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Swimming Pool, Garden, Private garage,  
Natural light, High ceilings,  
Underfloor heating, Parking,  
Walk-in wardrobe, Views, Utility room,  
Transport nearby, Storage room,  
Service entrance, Playroom, Pet-friendly,  
New build, Near international schools,  
Heating, Gated Community, Exterior,  
Equipped Kitchen, Double glazing,  
Domotic system, City views, Chill out area,  
Built-in wardrobes, Alarm, Air conditioning

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|----------|-----------|-------------------------|---------------------------|
| <b>5</b> | <b>6</b>  | <b>672m<sup>2</sup></b> | <b>1,028m<sup>2</sup></b> |
| Bedrooms | Bathrooms | Floorplan               | Plot size                 |

Living in the Puerta de Hierro development is a privilege available to very few. It is considered one of the most luxurious residential areas in Madrid. Its strategic location allows easy access to the most important amenities and historical monuments of the city.

The location is surrounded by nature, with large green areas and children's areas . Children can play outdoors and adults can relax and walk. Puerta de Hierro is the perfect home for those looking for an urban lifestyle, without losing the tranquility of a residential neighborhood.

The development is located a few meters from the Real Club de Golf Puerta de Hierro, one of the most exclusive sports clubs in Madrid, where golf lovers can enjoy a unique and exciting experience. In addition, it is very close to the Zarzuela racecourse, the Puerta de Hierro sports park and the Villa de Madrid Countryside Club.

This wonderful project is the work of the renowned architecture studio Estudio Lamela, whose style is characterized by taking maximum care of the details and its balance between functionality and elegance. With more than 2,000 projects under its belt, the company prioritizes sustainable construction and constant improvement.

Get in touch for more information.

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