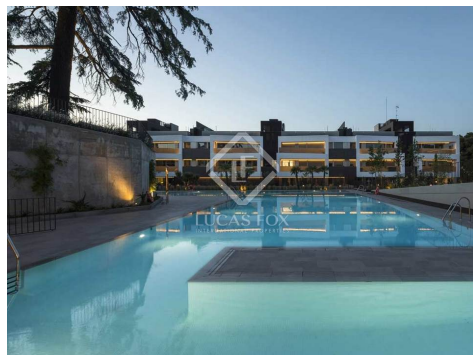


€1,550,000 Apartment - For sale - Reduced Price

Ground floor with signature design and architecture, facing south and north, unique distribution with three bedrooms in an unparalleled urbanization located in a natural environment just 10 minutes from the capital.

Spain » Madrid » Pozuelo » 28223

3 Bedrooms **4** Bathrooms **175m²** Floorplan **58m²** Terrace **142m²** Garden



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OVERVIEW

Spectacular, unique and exclusive corner ground floor with enormous architectural beauty, sustainable, optimized and with the best qualities in the best luxury residential complex in Madrid, with numerous communal areas and a spectacular garden.

Lucas Fox is pleased to present this impressive ground floor corner apartment with a large terrace surrounding the house, with triple orientation, in a unique residential project, established by the developer Ikasa in 2018 and designed by the renowned architect Otto Medem in one of the most sought-after areas of the capital, Somosaguas, northwest of Madrid.

The main idea of the initial project was to transfer the luxury and uniqueness of the single-family home to the collective property, to offer a unique and exclusive property. The apartment is located on the ground floor, has a large eaves that protects from the sun and a double terrace designed as a box, whose symmetry is opposite to that of the upper floor.

The living room garden is north facing, so you can enjoy it in summer, the best time of the year, without the need for awnings to maximize the entry of natural, warm and pleasant light. Along it we find various relaxation and peace areas. Being connected to the living-dining room through two large windows, it is one of the most used spaces in the house. It is curious because it is one of the few ground floors in the development whose terraces on both sides are joined.

From this space, we have access to the central area of the residential complex where we find the swimming pool and the play area. Everything has been designed and organised to facilitate the flow between private and community life, to encourage social family-friendly life, especially for the little ones.

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



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Swimming Pool, Garden, Tennis court, Concierge service, Lift, Wooden flooring, High ceilings, Underfloor heating, Wheelchair access, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Service entrance, Security, Playroom, Playground, Pet-friendly, New build, Near international schools, Heating, Gourmet lounge, Gated Community, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Alarm, Air conditioning

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

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 separate from the kitchen, originally open to the garden, whose current owners decided to close and glaze in order to be able to use this air-conditioned space.

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

As for the facilities and materials, it is fully automated, with the best interior and exterior materials, with Succo carpentry, one of the best enclosures on the market, electric shutters, solid oak floor and 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 specifically chosen so that each room enjoys the best luminosity.

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

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The residential complex of 75 homes arranged in 4 blocks has been carefully designed down to the last detail. Energy efficiency is one of the main features of Ikasa Somosaguas Club, as 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 LEED certification (Leader in Energy Efficiency and Sustainable Design), which ensures efficiency far superior to the A rating of the Spanish regulations, which will allow the best experience of interior comfort and very significant savings in consumption.

The layout of each block is optimized to the maximum, to achieve large common spaces with possibilities for sports, recreation, and children's play areas . All this is surrounded by a spectacular garden, whose landscaping is designed to the millimeter, together with sculptural architecture.

The plot has a total of 16,000 m² of exclusive communal areas: gym, pitch & putt area, multipurpose room with different uses (gastroteca, cinema, celebrations or social gatherings), running track (700 meters long), crossfit circuit, organic vegetable garden , paddle tennis court and swimming pools for children and adults. All this in an unrivalled natural setting with a century-old pine forest and a pond. In addition, it has a large number of garden areas and parking for vehicles and bicycles with charging points for electric cars.

Please contact Lucas Fox by email or phone to arrange a viewing and see the property for yourself. We are available 7 days a week to accommodate our clients' needs.

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

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