

€1,595,000 House / Villa - For sale - New listing

## Excellent 300 m<sup>2</sup> villa with 5-bedroom house with wonderful garden for sale in Pozuelo, Madrid

Spain » Madrid » Pozuelo » 28223

<b>5</b>	<b>5</b>	<b>336m<sup>2</sup></b>	<b>290m<sup>2</sup></b>	<b>165m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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

### Spectacular new build house for sale at the heart of Húmera, next to the Somosaguas equestrian centre and the American School, just 10 minutes from the capital.

Lucas Fox International Properties is proud to present this exclusive luxury semi-detached villa, recently built, with a contemporary design with great energy efficiency and advanced technology. The villa is located in the prestigious area of Somosaguas, just ten minutes from the heart of the city.

The project includes total commitment to the environment, and showcases functional and balanced architecture, with sustainability as a guide during the design, resulting in an elegant building.

As soon as we enter the house we get a cosy, welcoming feeling from the reception area where you can go left and find access to a secondary living room or extra bedroom and if you go right you arrive at the heart of the house. A spectacular living room opens to the outside through large windows, it has triple height ceilings with large skylights and a spectacular design fireplace that invites you to sit and read or enjoy time with the family. A dining area with ample space and large sliding doors leads to the private garden. The windows let light pass through the entire room, creating a unique and welcoming atmosphere. The kitchen, of modular design, is equipped with top brand furniture and appliances (Bosch) and is connected visually with the large living space but has a separated entrance.

The living room has been extended with a glazed porch that leads to a beautiful garden, which is actually the largest on the complex. It is also equipped with a bioclimatic pergola, very useful to create an extra playing room or to build an extra indoor swimming pool.

This spacious home offers personal space as well as large rooms where everyone can enjoy time together. On the first floor we can find 3 bedrooms. One secondary bathroom with an en-suite bathroom, one separate bedroom with a dedicated bathroom outside the room, walk-in wardrobe and the main bedroom, spacious, bright, with full en-suite bathroom and a private terrace. All of them have high-quality finishes and combines the most exclusive design with great functionality.



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Garden, Wooden flooring, Natural light, High ceilings, Underfloor heating, Transport nearby, Security, Playroom, Playground, Pet-friendly, Open kitchen, New build, Near international schools, Horse-riding facilities, Heating, Gated Community, Equipped Kitchen, Double glazing, Domotic system, Alarm, Air conditioning

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On the ground floor, we find plenty of spaces as well. One main area allocated now as a gym and office space, one large storage room, one laundry room and an extra bedroom with en-suite bathroom. On this level we access to the communal garage where you will find 2 parking spots.

Regarding installations, the house has an aerothermal system, underfloor heating and cooling, sound integrated into the ceilings, the entire house is automated, and it is one of the safest residential developments in the area.

Other features include energy efficiency and therefore savings on utility bills, excellent acoustic and thermal insulation, lacquered aluminium joinery by the brand Cortizo with thermal bridge break, Climalit double glazing and motorised blinds, among many others.

There is also the option to install a private pool.

Without a doubt, it is an ideal home for families with children, thanks to its safe location and its outdoor spaces, which offer endless areas for the little ones to enjoy. Available to move as soon as possible.

Contact Lucas Fox by email or phone to arrange a viewing and see the villa with your own eyes. We are available 7 days a week to adapt to the needs of our clients.

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

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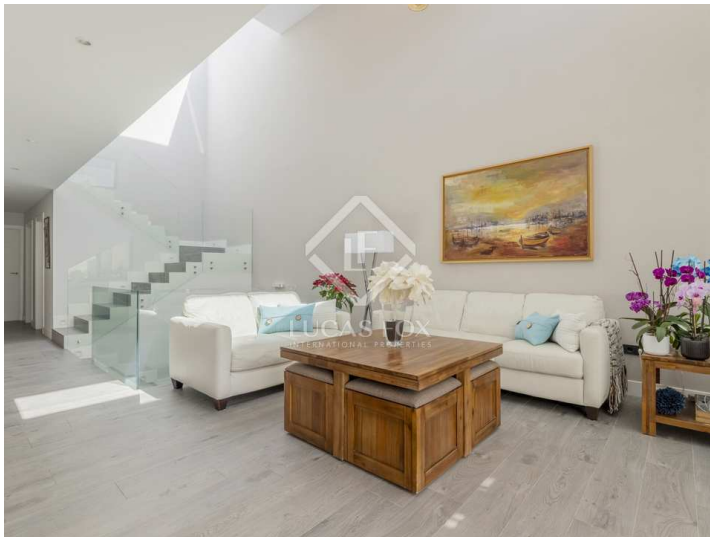
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