

€5,300,000 House / Villa - For sale - Exclusive listing

## Luxury villa with an exceptional design for sale in the new construction development Livae, in Valdecabañas, Boadilla del Monte

Spain » Madrid » Boadilla del Monte » 28699

**5** Bedrooms    **6** Bathrooms    **1,062m<sup>2</sup>** Floorplan    **1,850m<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

€5,300,000 House / Villa - For sale - Exclusive listing

## Luxury villa with an exceptional design for sale in the new construction development Livae, in Valdecabañas, Boadilla del Monte

Spain » Madrid » Boadilla del Monte » 28699

**5** Bedrooms      **6** Bathrooms      **1,062m<sup>2</sup>** Floorplan      **1,850m<sup>2</sup>** Plot size

### OVERVIEW

## Luxury villa with an exceptional design for sale in the new build development Livae, in Valdecabañas, Boadilla del Monte.

Lucas Fox is proud to present, exclusively, Livae, the new project by the developer Horizns consisting of four luxury villas with an exceptional design by the Haus Arquitectura studio in the best area of the Valdecabañas development, Boadilla del Monte.

This villa has 1062 m<sup>2</sup> of constructed space, on an independent plot of 1850 m<sup>2</sup>, with more than 200 m<sup>2</sup> of covered outdoor porches.

The architectural project for these homes is designed to show the beauty that lies in the honest use of materials, creating spaces that convey warmth, authenticity and connection with nature.

In this sense, concrete, wood, zinc and porcelain stoneware become the protagonists of the work. Each of these materials contributes its own characteristics and textures, creating a rich visual and sensorial composition. Beyond aesthetics, the choice of these materials responds to a commitment to sustainability. All of them are durable, recyclable and have a low environmental impact.

These materials are complemented by high-end finishes from companies such as Porcelanosa, Rimadesio and Panoramah with their incredible minimalist exterior carpentry of the highest quality. All villas are equipped with a lift and an iconic Gyrofocus fireplace that presides over the living room.

It features a large covered porch at the entrance, adorned with a delicate water pond with a filtration system.



[lucasfox.com/go/poz50446](https://lucasfox.com/go/poz50446)

Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Gym, Lift, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Walk-in wardrobe, Views, Storage room, Solar panels, Outdoor kitchen, Open kitchen, New build, Home cinema, Heating, Fireplace, Exterior, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Balcony, Air conditioning

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

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

€5,300,000 House / Villa - For sale - Exclusive listing

## Luxury villa with an exceptional design for sale in the new construction development Livae, in Valdecabañas, Boadilla del Monte

Spain » Madrid » Boadilla del Monte » 28699

<b>5</b>	<b>6</b>	<b>1,062m<sup>2</sup></b>	<b>1,850m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

The property offers an impressive living space on the main ground floor, with more than 560 m<sup>2</sup>. The 100 m<sup>2</sup> living room enjoys 3.30 metre-high ceilings that offer an unparalleled feeling of spaciousness. In addition, it has uninterrupted views of the lush garden. On this floor, there is also a wonderful central kitchen with a large island that can be completely opened onto the covered porch, thanks to the triple-track enclosure flush with the pavement. It is equipped with high-end appliances and offers a large space for cooking and family dining with beautiful views of the garden and the infinity pool.

The main floor is completed with three family bedrooms with their respective private bathrooms and direct access to the garden, a living room and a garage with space to comfortably house three large vehicles.

The bright first floor has a usable area of 290 m<sup>2</sup>. This area houses a beautiful main bedroom with two large individual dressing rooms, each with its own bathroom, one of them with a dressing table and bathtub. Exterior on this floor, we find a lounge terrace with a bathtub-watersuite, fireplace, exterior kitchen and toilet, designed to enjoy the calm and the magnificent views that the property has.

Finally, in the floor, which has a useful area of almost 200 m<sup>2</sup>, we can find a large gym connected to an courtyard, a cinema, a toilet, a laundry area, a bedroom with a bathroom, a storage room and the facilities room.

The garden features a 20 x 4.5 metre infinity pool and an exterior kitchen equipped with a barbecue, perfect for enjoying evenings with family and friends.

This villa features state-of-the-art equipment, with a geothermal energy capture system and highly efficient photovoltaic solar panels, which achieves very low energy consumption.

The villa is located in a quiet enclave with all amenities, just 20 minutes by car from the centre of Madrid. You can enjoy a fantastic outdoor lifestyle, as the area is surrounded by large forests that offer great air quality.

Thanks to the recent construction of high-quality modern villas in Valdecabañas by Horizns, this development is undergoing a rapid transformation and becoming one of the most prestigious and sought-after areas of Boadilla del Monte. An area that will soon also house Boadilla Hills, a specialized shopping centre with the best restaurants and amenities such as a pharmacy, hairdresser and a spa and wellness centre.

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

+34 699 095 185 • pozuelo@lucasfox.es • lucasfox.com • Avda. de Europa 38, Pozuelo de Alarcón, Spain

€5,300,000 House / Villa - For sale - Exclusive listing

## Luxury villa with an exceptional design for sale in the new construction development Livae, in Valdecabañas, Boadilla del Monte

Spain » Madrid » Boadilla del Monte » 28699

<b>5</b>	<b>6</b>	<b>1,062m<sup>2</sup></b>	<b>1,850m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

It is also close to excellent amenities, including top international schools, shops, sports clubs and hospitals. Puerta de Hierro Hospital and Majadahonda's Carralero shopping centre are 3 minutes away by car.

The most important schools in the area are just a few minutes away by car: Aquinas American School, the American School of Madrid, Saint Michael's, Trinity College, the private Highlands School or the British Council School.

In short, this wonderful villa with top quality finishes is perfect to meet the needs of a modern family and offer an excellent lifestyle close to the centre of Madrid.

Contact Lucas Fox by email or phone today to arrange a plot visit and discuss your customisation options. We work 7 days a week to accommodate our clients' needs.

**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



€5,300,000 House / Villa - For sale - Exclusive listing

## Luxury villa with an exceptional design for sale in the new construction development Livea, in Valdecabañas, Boadilla del Monte

Spain » Madrid » Boadilla del Monte » 28699

**5** Bedrooms      **6** Bathrooms      **1,062m<sup>2</sup>** Floorplan      **1,850m<sup>2</sup>** Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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