

€865,000 House / Villa - For sale

**Magnificent newly built townhouse with 4 bedrooms for sale in a private residential complex with two swimming pools, paddle tennis court, putting green, green areas, and children's playground for sale in Boadilla del Monte.**

Spain » Madrid » Boadilla del Monte » 28660

**4** Bedrooms    **3** Bathrooms    **235m<sup>2</sup>** Floorplan    **30m<sup>2</sup>** Terrace    **80m<sup>2</sup>** Garden



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

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### OVERVIEW

## Exceptional semi-detached house of 235 m<sup>2</sup> with magnificent qualities and tranquillity for sale in one of the most exclusive and newest areas of Boadilla de Monte, only 18 minutes from Madrid.

Lucas Fox is pleased to present this magnificent 235 m<sup>2</sup> townhouse located northwest of Madrid, in the municipality of Boadilla del Monte. The house is located in one of Boadilla's most sought-after new developments, with unbeatable access to main roads and the M-50.

This is a quality property, perfectly oriented and surrounded by green areas for enjoying the outdoors. The house is located in the best area within the development: a quiet, well-connected area close to schools, supermarkets, and amenities. The property is ideal for a family, thanks to its spaciousness and distinct areas. It boasts a very cozy exterior area with an 80 m<sup>2</sup> garden. Built in 2017, the property is in perfect condition and ready to move into. The house has dual orientation, as well as large windows and unobstructed views, making it very bright.

The house is spread over three floors.

Upon entering the property, we find an entrance hall that leads to the rest of the rooms. First, there is a spacious kitchen, fully equipped with designer furniture and quality appliances. It is well designed for everyday use, as it has a dining area. To the left, there is a bedroom with a built-in wardrobe, which can be used as a study or game living room. Next, there is a full bathroom to serve the bedroom and provide greater comfort for residents and visitors. From the living room, there is access to a pleasant porch and a beautiful garden with direct access to the communal areas of the development. The living room is designed to create several distinct spaces, making it easier and more convenient to decorate.

The first floor houses the majority of the bedroom area, comprised of three bedrooms, including the main bedroom with a spacious private bathroom, dressing room, and access to a small terrace with unobstructed views and green areas. The other two spacious bedrooms are located on the other side of the floor and share a modern and functional full bathroom.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Concierge service, Padel court, Natural light, Parking, Well, Walk-in wardrobe, Views, Transport nearby, Solar panels, Playroom, Panoramic view, Near international schools, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Built-in wardrobes, Barbecue, Balcony, Air conditioning

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The second floor consists of a cozy attic with custom-made wardrobes and access to a large 30-meter terrace with unobstructed views of the development.

The property has mains gas heating and cooling with radiators and ducted air conditioning, motorized blinds, a home automation system (blind control, Wi-Fi, and heating), a security entrance door, and solar panels for hot water production. There is also an above-ground garage for two cars and a motorcycle with remote-controlled motorized doors.

The development has fifty homes and offers communal areas such as a garden area, two saltwater pools, a paddle tennis court, a picnic area, a putting green, and a children's playground. A move-in house in one of the newest areas of Boadilla del Monte with all amenities nearby.

In short, this three-story townhouse offers a smart layout and well-designed spaces for comfortable living: from its spacious bedrooms, to the comfortable and spacious main floor, the service area in the floor, to the garden with direct access to the communal pool. All in all, this house combines functionality and comfort to meet the needs of a modern family.

Contact Lucas Fox by email or phone to arrange a viewing and see the villa 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 discuss your needs in more detail and help you find your perfect home or investment.

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