

Prices from €1,895,000 New development

## TRIBECA POZUELO Houses / Villas, Pozuelo, Madrid

A new development of Houses / Villas for sale in Pozuelo, Madrid with a starting price of €1,895,000 and rental yield of 4%, 4 Houses / Villas available

<b>Q3 2024</b>	<b>4</b>	<b>6.0</b>	<b>463m<sup>2</sup></b>	<b>3.80%</b>	<b>Granted</b>
Completion	Units available	Bedrooms	Sizes from	Rental yield up to	Building licence



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## A new development of Houses / Villas for sale in Pozuelo, Madrid with a starting price of €1,895,000 and rental yield of 4%

Lucas Fox is proud to present Tribeca Pozuelo, a gated boutique development of 10 luxury semi-detached villas, with a single access and security checkpoint at the entrance, in La Pinada, one of the best new areas of Pozuelo. The development brings together all the advantages of living in a residential area near the centre, but with the greatest tranquility and security.

60% sold, construction has started

Tribeca Pozuelo offers exclusive villas of 480 m<sup>2</sup> built with garage included and with an exceptional design. They are equipped with exclusive private gardens with swimming pools on 520 m<sup>2</sup> plots. The homes are distributed over three floors and have six bedrooms and five bathrooms, although it is possible to customize the layout, according to the personal needs of each client.

On the main floor, there is a magnificent entrance hall that leads to the rest of the rooms on the floor. It offers a large living-dining room with large floor-to-ceiling windows that allow in abundant natural light and give access to the exterior area, with a porch, terrace and pool. Likewise, it offers a fully equipped kitchen with the best appliances, a ensuite bedroom that can be used as an study and a guest toilet.

The first floor houses the night area, with the main bedroom with dressing room, bathroom and private terrace, as well as three secondary bedrooms with two complete bathrooms.

The lower ground floor offers a service area with a bedroom with a full bathroom, storage room, utility room and garage for two cars.

Exterior, there is a garden area, with grass and various plants and trees, as well as a porch, perfect as a chill-out area to relax and enjoy, and a wonderful pool.

In addition to presenting a modern and avant-garde design, all the villas are equipped to the highest standards, with complete kitchens and high-quality finishes that guarantee optimal energy efficiency.



[lucasfox.com/go/tribeca-pozuelo](https://lucasfox.com/go/tribeca-pozuelo)

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La Pinada stands out for the large number of new, high-quality villas that have been built in the last five years.

The license has already been granted and construction begins now, so the delivery date is estimated for Q3 2024.

These wonderful villas will impress the most demanding clients. Get in touch today for more information or to arrange a viewing of the plots.

Highlights:

- Villas with 6 bedrooms and 5 bathrooms
- Modern design
- Exterior space with porch, garden and pool
- Excellent qualities
- Privileged location
- Private garage

### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
House / Villa	€1,895,000	Floor 0	6 Bedrooms 5 Bathrooms	482m <sup>2</sup>	3.80%
House / Villa	€1,895,000	Floor 0	6 Bedrooms 5 Bathrooms	463m <sup>2</sup>	3.80%
House / Villa	€1,895,000	Floor 0	6 Bedrooms 5 Bathrooms	496m <sup>2</sup>	3.80%
House / Villa	€1,945,000	Floor 0	6 Bedrooms 5 Bathrooms	496m <sup>2</sup>	3.70%

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