

# Ground floor apartment for sale in Valdemarín - Madrid

Valdemarín, Madrid

Reference: 177618



1,385,000 €

10,736 €/m²



129 m²



3 (3+0)



2 (2+0)



Yes



Yes

## Description

### EXCLUSIVE GROUND FLOOR APARTMENT WITH GARDEN IN VALDEMARÍN, MONCLOA-ARAVACA

We present to you this spectacular home located in the prestigious area of Valdemarín, within the Moncloa-Aravaca district of Madrid. Boasting 129 m² of built space, this elegant property is sure to meet all your expectations. The layout includes 3 bedrooms, 2 full bathrooms, a bright and independent 28 m² living-dining room, and a fully equipped kitchen. Its east-facing orientation ensures abundant natural light, adding warmth and comfort to the living spaces.

One of the standout features of this property is its impressive private garden of 300 m²—an ideal space to create your personal outdoor retreat for enjoying with family and friends. Additionally, the property is part of an exclusive gated community offering 24-hour security, communal gardens, a swimming pool, a paddle tennis court, and common areas designed for a premium lifestyle.

This home also offers a unique added value: the potential to customize and expand spaces to suit your personal needs and tastes. Equipped with individual natural gas heating, wooden flooring, an alarm system, an intercom, and practical features

## Description

like a laundry drying area, every detail has been thoughtfully designed to ensure your comfort.

### LOCATION AND SURROUNDINGS: LIVING IN VALDEMARÍN

Valdemarín is one of Madrid's most exclusive neighborhoods, recognized for its tranquility, extensive green spaces, and exceptional connectivity. Its proximity to the A-6 and M-40 highways ensures excellent access to Madrid's city center and other key areas of the capital.

In terms of services, the renowned international school Mater Salvatoris, known for its academic excellence, is just 8 km away. For shopping and leisure, the Sexta Avenida Shopping Center, located less than 7 kilometers away, offers a comprehensive shopping experience with a variety of stores, restaurants, and more.

For those who rely on public transportation, bus lines such as 161 and 162 provide convenient

connections between Valdemarín, Moncloa, and other parts of Madrid. Furthermore, the Pozuelo commuter train station, located approximately 4 kilometers away, expands mobility options even further.

### ABOUT GILMAR

Since 1983, GILMAR has been dedicated to helping our clients find the home of their dreams. With over 40 years of experience in the real estate market, we specialize in offering a comprehensive service that includes personalized advice, management, and support through each stage of buying or selling your property.

If you'd like more information about this property, reference number 177618, don't hesitate to contact us. Our team at the Pozuelo-Aravaca office will be delighted to assist you. You can find us at Avenida de Europa 14, call us at +34 91 771 09 99, or email us at [pozuelo@gilmar.es](mailto:pozuelo@gilmar.es). We look forward to helping you take the next step toward your new home!

## Photographs





## Location and points of interest



The property location is approximate. Contact us for more information.