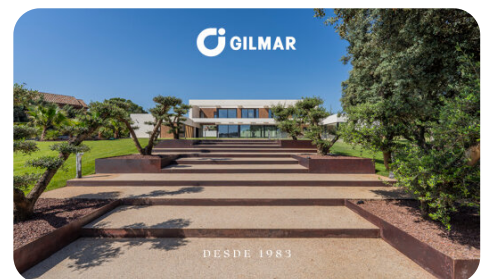


Villa for sale in Ciudadalcampo - Madrid

Ciudadalcampo, Madrid

Reference: 209714



4,595,000 €

7,658 €/m²



600 m²



6 (6+0)



7 (7+0)



Yes

Description

GILMAR Zona Norte presents a new brand villa with both an outdoor and an indoor pool, characterized by its modern design, clean lines, and abundant natural light. The property sits on a 4,000 m² plot boasting impressive landscaping that provides the villa with complete privacy and offers multiple areas for enjoying time with family and friends, as well as a beautiful lawn for outdoor activities.

Furthermore, its location within the development is excellent, near the entrance on a very quiet street. The villa features a meticulously planned layout. From the double-height entrance hall, you access the social area of the home, which includes a splendid living-dining room with direct access to the outside from both sides, and a modern, fully

equipped kitchen seamlessly integrated into the space by sliding doors. Also located on this floor are a guest toilet and two bedrooms that share a bathroom. The upper floor is dedicated to the private area of the villa, featuring the master suite with a dressing room and bathroom, and two additional en-suite bedrooms, also with dressing rooms and bathrooms. The rooftop terrace, with its railing, offers spectacular 360° views. The villa boasts two outdoor swimming pools for adults and a children's pool, as well as a heated indoor pool located next to the gym area. The service area is adjacent to the main house and comprises an en-suite bedroom with a bathroom, a laundry room, and a storage area. There is also a toilet for the outdoor pool area.

Description

The villa's high-quality construction incorporates the latest technology and energy efficiency features, including aerothermal heating and cooling with radiant floor heating and cooling, exterior joinery with security glass and self-locking shutters in all rooms, floor-to-ceiling interior joinery, and an internal security system with cameras installed within the walls.

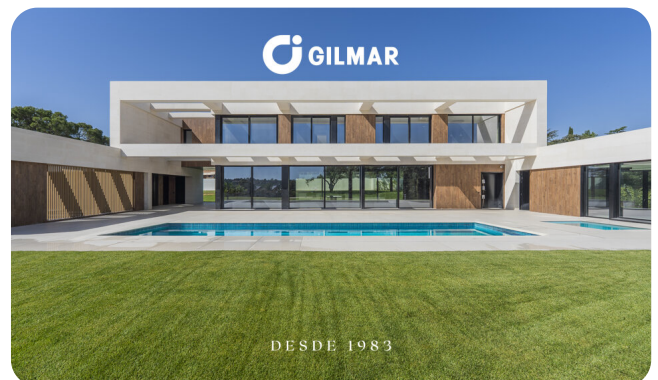
The Ciudadcampo residential development is considered one of the finest residential areas in Madrid, situated next to the Upper Manzanares River Basin Regional Park, in the municipalities of San Sebastián de los Reyes and Colmenar Viejo, in a privileged setting with breathtaking views of the northern mountains of Madrid. It boasts exceptional amenities and services within the development itself: an international school, the RACE Sports Club (golf, padel, tennis, swimming pool, gym, horse riding, and football), regular bus service to Madrid and within the development, a post office, and the Santo Domingo Shopping Center. Not to be forgotten are the 6.5 km of walking and jogging trails for outdoor exercise and 41 km of roads with limited traffic within the development, ideal for those who enjoy walks in nature. It also features a camera system and perimeter fencing with 24-hour security, patrols, and barrier control at the entrance. Furthermore, the location boasts

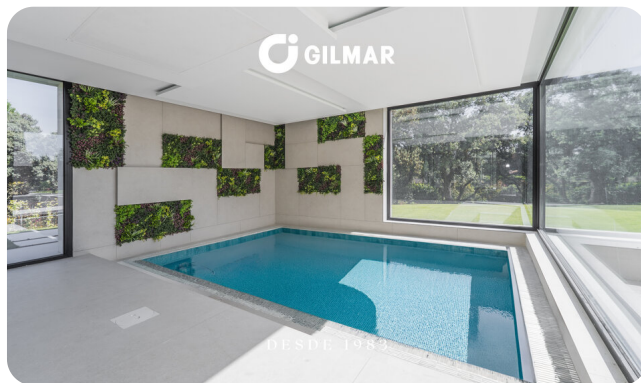
unbeatable transport links. This luxurious development, situated on the A-1 motorway at kilometer 28 towards Burgos, is near Madrid Airport (Adolfo Suárez) and just 15 minutes from the city center. It offers the finest and most comprehensive amenities, including a shopping center with a medical clinic (both public and private), post office, banks, pharmacy, a variety of restaurants, a veterinary clinic, a gym, and more. There is also a social club with a golf driving range, swimming pool, tennis academy, and leisure areas for children and adults. The area also features public (CEIPS) and private and international schools (SEK, Trinity College, etc.), a retirement home, and a church, and is just minutes from the Infanta Sofía Public Hospital.

At Gilmar, we strive to offer our clients the finest properties, with specialized teams in each area to provide the best option to meet their housing or investment needs, with meticulous attention to detail and the highest standards. At GILMAR, we take care of everything so our clients don't have to worry about a thing.

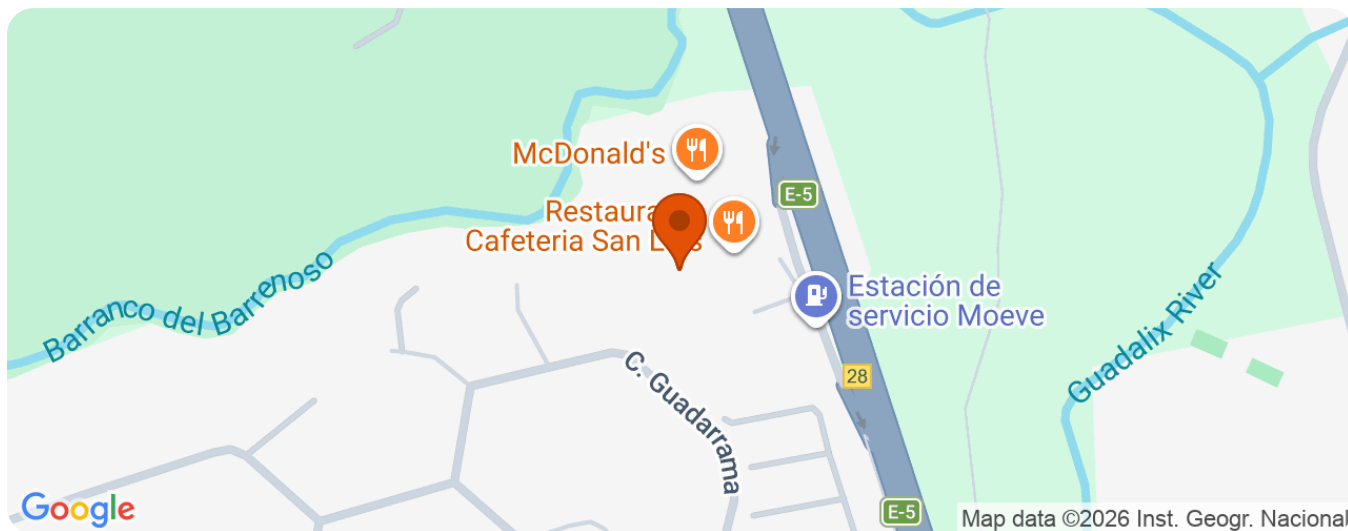
In accordance with Law 10/2025, please note that the sale price does not include taxes associated with the transaction. Furthermore, Gilmar does not charge the buyer any fees.

Photographs





Location and points of interest



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