

# Semi-detached house for sale in Puerta de Hierro - Madrid

Puerta de Hierro, Madrid

Reference: 209887



2,950,000 €

3,986 €/m²



740 m²



6 (6+0)



6 (6+0)



No

## Description

GILMAR MIRASIERRA & PUERTA DE HIERRO presents this exceptional brand-new semi-detached villa in Puerta de Hierro, a privileged enclave in Madrid where tranquility and exclusivity blend seamlessly with an incomparable natural environment. With a built area of 430 m² set on a generous 800 m² plot, this residence has been designed to provide a unique living experience, where architectural elegance meets absolute comfort and a firm commitment to sustainability. The property is distributed in three luminous floors with open spaces, as well as an additional office on the flat rooftop. The main floor welcomes you with an elegant entrance hall leading into a majestic living

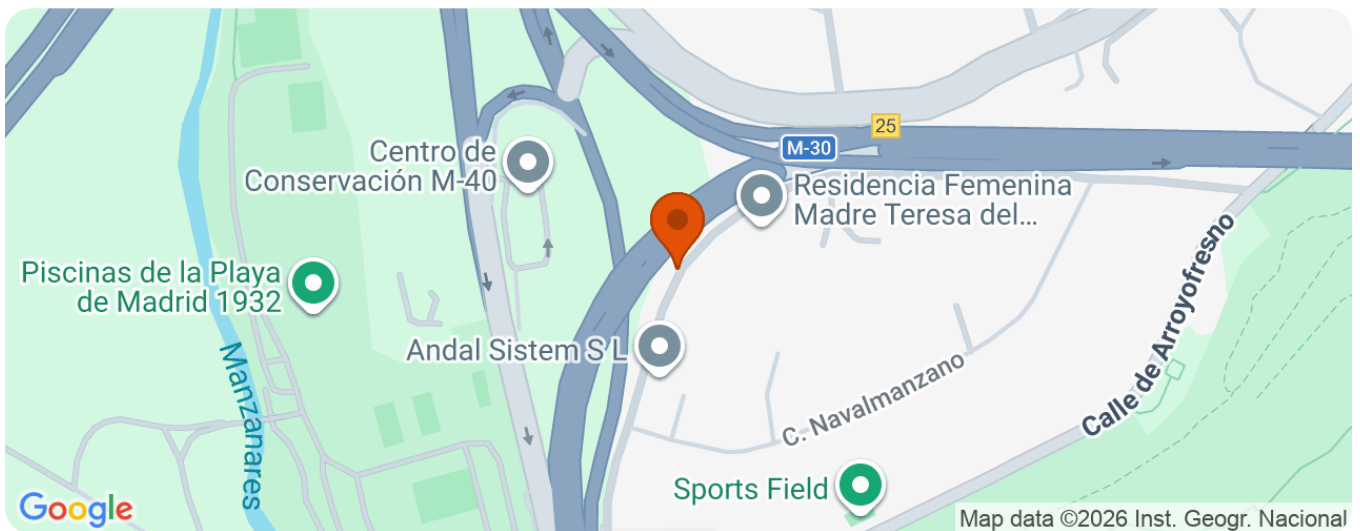
room with double-height ceilings and a fireplace, where a central patio bathes every corner in natural light. The modern kitchen, equipped with a central island, opens onto the living room and connects directly with the porch, the garden, and the pool, creating a perfect setting for both family life and entertaining guests. On this floor there is also a study with en-suite bathroom, a guest bedroom with en-suite bathroom, and a refined guest powder room. An elevator can be installed to connect all levels of the home. On the first floor, natural light once again takes center stage thanks to the central patio illuminating the landing. This level offers the option of four bedrooms, each with its own en-suite

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bathroom, including a spectacular master suite with a walk-in closet and a designer bathroom. An additional room can be adapted into a fifth bedroom or transformed into a cozy private lounge. The basement features a versatile summer lounge that can also serve as a gym or playroom, complete with a guest toilet and a separate service area with bedroom and en-suite bathroom. From here, there is access to a bright English patio that provides ventilation and daylight even to the garage, which accommodates up to four vehicles. Every detail has been carefully conceived to ensure maximum well-being and comfort with minimal environmental impact. The villa is equipped with an advanced aerothermal climate-control system, an efficient

energy solution that harnesses air power to reduce both consumption and emissions. High-quality exterior joinery with double glazing and premium thermal bridge break guarantees optimal insulation, while lacquered wood finishes enhance the home's elegant and timeless character. The private swimming pool, surrounded by a landscaped garden designed for relaxation and enjoyment, completes this exclusive project that unites luxury, design, and respect for the environment. A home where modernity and sophistication coexist with warmth and well-being, conceived for those who seek to live in harmony with nature without renouncing exclusivity, in one of Madrid's most distinguished neighborhoods.

## Location and points of interest



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