

# Urban plot for sale in Galapagar - Madrid

Galapagar, Madrid

Reference: 219839



1,750,000 €

68 €/m<sup>2</sup>



25856 m<sup>2</sup>

## Description

Gilmar presents an exceptional investment opportunity in the municipality of Galapagar, specifically in the Colada Charco de la Hoya area. We are talking about a magnificent estate covering an approximate total area of 28,000 square meters.

This is an asset with immense potential for industry professionals seeking an exclusive project in the Sierra de Madrid. It is positioned as a highly significant residential development, featuring a technical zoning proposal for the creation of eleven residential plots intended for detached single-family homes. Each of these future residences would enjoy plots of approximately 1,000 square meters, set within a developable area of about 13,000 square meters. Furthermore, the

property is perfectly complemented by an extensive remaining tract of rustic land of approximately 15,000 square meters. This is ideal for adding value to the complex through recreational use or acting as an absolute protective buffer to guarantee the privacy of future homebuyers.

For the local developer specializing in single-family homes, the builder wishing to develop in phases, or the investor specializing in land development, the great competitive advantage of this operation lies in its complete technical documentation for networks and infrastructures. The asset includes a drafted technical project with detailed measurements covering everything from earthworks and interior road paving to the complete layouts for sanitation,

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water supply, exterior lighting, and medium and low-voltage electrical networks.

While it is important to note that this infrastructure is projected but not yet executed—and there is currently no material execution of the urbanization or administrative handover—having this advanced groundwork represents a major qualitative leap. Naturally, the buyer will assume the full execution of the urbanization works and will need to carry out an

administrative update, but they will be starting from an unbeatable foundation.

Ultimately, we are looking at a true driver for the residential business—an asset whose potential is backed by solid technical value.

At Gilmar Consulting Inmobiliario, we invite real estate visionaries to discover the true viability of this enclave.

## Photographs



## Location and points of interest



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