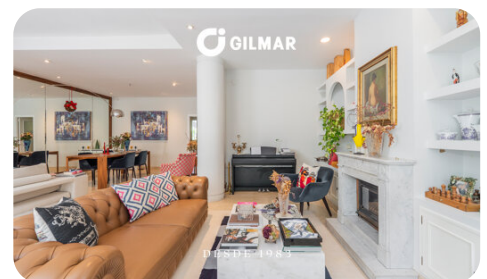


Townhouse for sale in Canillas - Madrid

Canillas, Madrid

Reference: 223622



2,450,000 €

5,961 €/m²



411 m²



5 (5+0)



5 (4+0)



Yes

Description

We are delighted to present this magnificent property, situated in one of the most sought-after areas of Arturo Soria, opposite the Lycée Français. This 411 m² villa is situated in a gated community with a communal swimming pool and immaculately maintained gardens, ensuring privacy, security and a unique setting for the whole family to enjoy. Its location is unbeatable, right next to one of the capital's most renowned international schools, ideal for those seeking the best education for their children.

The property combines elegance, functionality and spaciousness. Upon entering, you are greeted by an elegant entrance hall leading to a large living-dining room with a fireplace, large windows and direct

access to a private garden that connects to the development's swimming pool. It stands out for its extraordinary brightness, thanks to its excellent orientation, which allows abundant natural light to flood in throughout the day. On this floor, you will also find a guest toilet and a fantastic kitchen, equipped with a practical breakfast area.

On the first floor, there is a spacious hallway leading to four fantastic bedrooms and three bathrooms, offering a comfortable and functional layout for the whole family. Among them, the master suite stands out, featuring an en-suite bathroom and a dressing room.

The first floor features a spacious open-plan area,

Description

ideal as a workspace, study or living room, with access to two magnificent terraces, one of which measures approximately 50 m², perfect for enjoying unobstructed views, outdoor gatherings or moments of relaxation.

Finally, the lower floor offers a comprehensive service and leisure area, with a garage for two cars, a spacious games room, a full bathroom, an ironing room, a wine cellar and a storage room, providing excellent storage space and a wide range of potential uses.

The Arturo Soria neighbourhood is one of the most prestigious and luxurious in Madrid, with a superb location close to the city centre and all amenities, making it perfect for enjoying peace and quiet without sacrificing the convenience of a major city.

This privileged setting is home to numerous embassies and some of the finest national and international schools, both private and state-funded, offering a wide range of options (Arturo Soria School, Lycée Français [Lycee Francais], Nuestra Señora del Buen Consejo Bilingual State-Subsidised School, San José del Parque School (Marist), Ramón y Cajal School, Nuestra Señora de Santa María School, Parque

Conde Orgaz School, International School of Madrid, ESIC Business School, Stella Maris School, Mater Inmaculada School, Brains School, etc.).

Hospital facilities are another key feature of the area (Nuestra Señora de América, Clínica Belén, Ramón y Cajal Hospital, Hospital de la Paz and MD Anderson).

Nearby, you'll find the IFEMA exhibition centre, the Arturo Soria Plaza shopping centre, the Palacio de Hielo ice rink, Hipercor, El Corte Inglés, and the Gran Vía de Hortaleza shopping centre. We also have sports facilities such as a swimming club, the Chamartín Tennis Club, golf clubs such as 'Golf Olivar de la Hinojosa', and beautiful parks, notably Juan Carlos I and Juan Pablo II.

The proximity to the Arturo Soria metro station (Line 4) and various bus routes such as 9, 11, 70, 122 and N3 ensures quick access to the city centre. Access to the M30, M40, M11 and N11 motorways is immediate. The proximity to Adolfo Suárez Madrid-Barajas International Airport and Chamartín Station is an added bonus.

A unique opportunity to live in one of Madrid's most exclusive residential areas.

Photographs





Location and points of interest



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