

Urban plot for sale in Ciudalcampo - Madrid

Ciudalcampo, Madrid

Reference: 224503



675,000 €

252 €/m²



2680 m²

Description

At GILMAR Zona Norte, we are pleased to present a spectacular urban lot located in the prestigious Ciudalcampo neighborhood, one of the most exclusive residential areas in northern Madrid. This lot has a total area of 2,680 m², is completely flat and fenced, which greatly facilitates the development of any residential construction project. Zoning regulations allow for a 10% floor area ratio and a 20% above-ground buildable area, and the basement area is not included in these calculations. Setbacks are 10 meters from the street and 7 meters from other property lines, offering exceptional privacy for any construction project.

The Ciudalcampo residential community is a unique

enclave that stands out for its exceptional natural surroundings, bordering the Cuenca Alta del Manzanares Regional Park. From here, you can enjoy unparalleled views of Madrid's Sierra Norte. This exclusive enclave offers every amenity you could imagine: the prestigious SEK International School, the RACE sports club with facilities for golf, padel, tennis, a gym, equestrian activities, and a swimming pool, as well as an internal bus service and direct routes to Madrid. Noteworthy are the 41 kilometers of low-traffic roads and the 6.5-kilometer circuit for outdoor activities, ideal for enjoying sports and nature.

In terms of transportation, the lot is strategically located on the A-1 highway, just 15 minutes from

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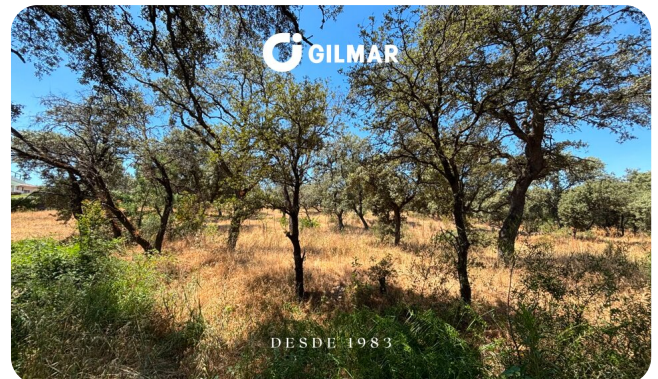
downtown Madrid and close to Adolfo Suárez Madrid-Barajas Airport. In terms of education, in addition to the SEK School, notable options include Trinity College, while for shopping, you can enjoy the Santo Domingo Shopping Center, which offers a wide range of services: supermarkets, pharmacies, restaurants, a gym, and recreational areas.

For public transportation, the nearest metro stations are Baunatal and Reyes Católicos (Line 10), providing quick access to other areas of Madrid. The C-4 commuter train is a short distance away at the Alcobendas-San Sebastián de los Reyes station, and city bus lines such as the 171 and 191 further enhance the area's connectivity. Additionally, the Infanta Sofía public hospital is just a few minutes away, offering quality healthcare.

At GILMAR, we invite you to discover this unique opportunity that combines luxury, nature, and comfort all in one place. Since 1983, we have been working to offer our clients tailor-made solutions, prioritizing their dreams and needs with the dedication and excellence that set us apart.

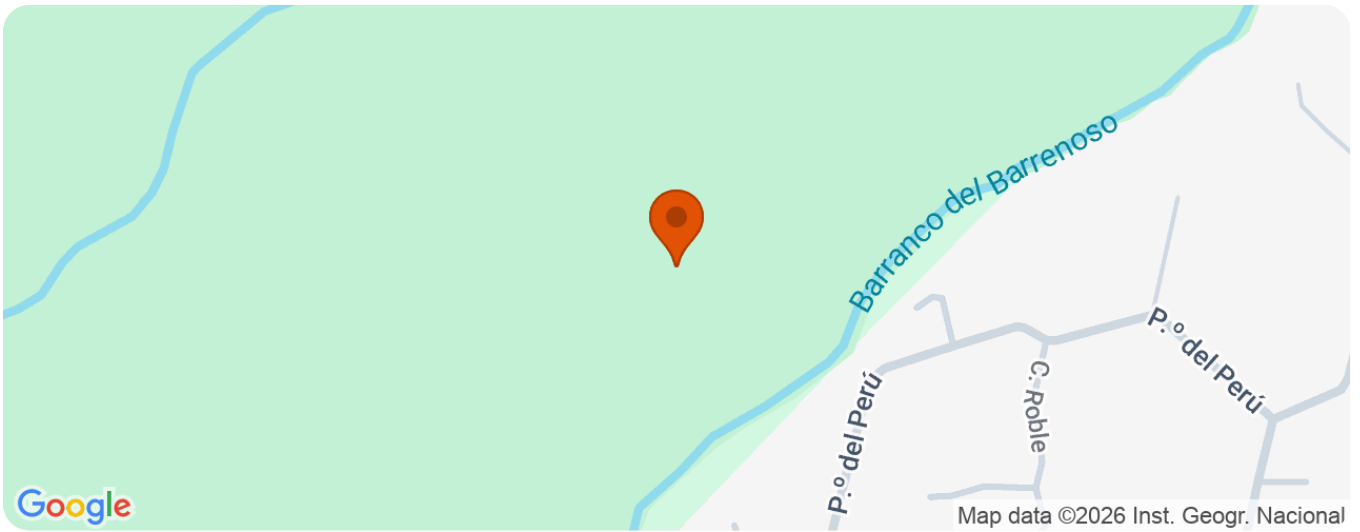
If you would like more information about this property, please feel free to contact our team at the Santo Domingo office. We are located at the Santo Domingo Shopping Center, Unit 11, at 37 Avenida de Guadalix (28120). Our phone number is 91 623 66 50, and our email address is santodomingo@gilmar.es. Please provide us with reference number 224503 so we can assist you more efficiently.

Photographs





Location and points of interest



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