

# Villa for sale in Ciudadalcampo - Madrid

Ciudadalcampo, Madrid

Reference: 224647



4,250,000 €

6,538 €/m<sup>2</sup>



650 m<sup>2</sup>



5 (5+0)



6 (6+0)



Yes

## Description

GILMAR Zona Norte presents, EXCLUSIVELY, a brand-new, south-facing villa with a swimming pool, characterized by its clean lines and architectural design, synonymous with good taste and excellent layout.

The property sits on a flat plot of over 2,600 m<sup>2</sup> in a very quiet location close to the entrance of the residential development.

The villa boasts exceptional construction quality with finishes designed down to the smallest detail. The house's facade is exceptionally beautiful, crafted from concrete. Climate control is provided by a state-of-the-art aerothermal system with underfloor heating and cooling, complemented by

photovoltaic panels, achieving the highest energy rating (AA). It also features ducted air conditioning.

The Cortizo exterior joinery offers superior thermal and acoustic insulation. The interior joinery is floor-to-ceiling, and the flooring is large-format porcelain tile.

The property is spread over three floors with spaces designed to maximize enjoyment of the meticulously crafted interior in perfect harmony with the exterior. The main floor welcomes you with a beautiful pivot door that opens into a magnificent open-plan living and dining area with an island and a kitchen equipped with state-of-the-art appliances. This floor also houses three generously sized

## Description

bedrooms, all en suite with their own bathrooms, as well as a lovely office, a guest toilet, and a staff bedroom with an en suite bathroom.

The upper floor, with its double-height ceiling, features a library and the master suite with two dressing rooms and a bathroom. The lower level is dedicated to a closed garage for approximately fifteen cars.

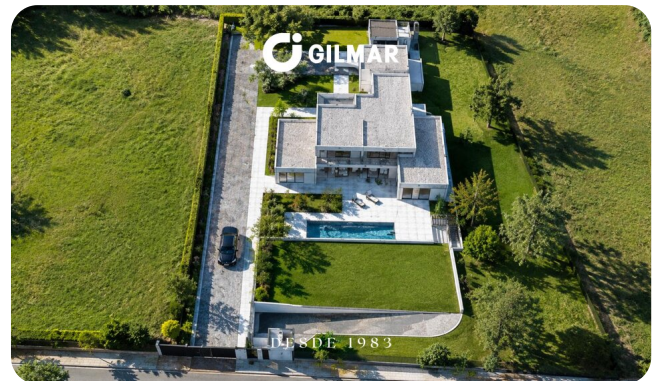
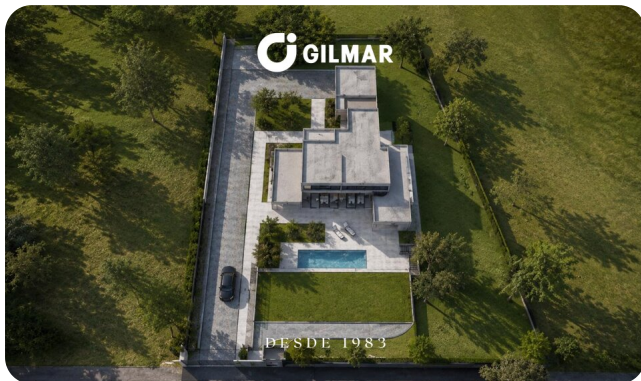
The Ciudadcampo residential development is one of the finest residential areas in Madrid. It boasts an exceptional location within the Upper Manzanares River Basin Regional Park, situated in the municipalities of San Sebastián de los Reyes and Colmenar Viejo. A privileged setting with breathtaking views of the northern mountains of Madrid, this area maintains a balance between urban development and the conservation of the natural environment. Convenient and quick access

is available at Km 28 of the N-1 highway. Located near Madrid-Barajas Airport, IFEMA (Madrid's trade fair center), and a business park with numerous multinational companies, and just 10 minutes from one of the best hospitals in the North, the Infanta Sofía Hospital.

At GILMAR, we work to offer our clients the best properties, with specialized teams in each area to provide the best option to meet their housing or investment needs, with the highest standards and meticulous attention to detail. 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 purchase. Furthermore, Gilmar North Zone - Santo Domingo does not charge the buyer any fees.

## Photographs





## Location and points of interest



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