

Urban plot for sale in Guadarrama - Madrid

Guadarrama, Madrid

Reference: 226592



330,000 €

264 €/m²



1248 m²

Description

Discover this unique investment opportunity in the heart of Guadarrama, in the northwest area of the Community of Madrid. This exclusive 1,248 m² urban plot is ideal for building a detached single-family home in an established residential setting, featuring a 49-metre frontage and planning permissions for up to two storeys. Under Planning Ordinance No. 4 for Single-Family Dwellings (Grade 2), it represents an exceptional opportunity to develop a bespoke architectural project or secure a sound real estate investment. The plot permits a maximum ground coverage of 30%, leaving generous room for open spaces, gardens, and landscaping designed to embrace Guadarrama's distinctive natural environment. Its regular, rectangular shape streamlines architectural planning, allowing you to

optimize its buildability to the fullest. Furthermore, the plot is fully serviced and urbanized, ensuring a smooth, hassle-free start to your project. Surroundings and Nearby Amenities Set in the charming town of Guadarrama, this plot brings together the peace and beauty of a unique natural setting with everyday convenience and excellent connectivity. Less than 10 kilometres away is the renowned Colegio Público Villa de Guadarrama, well regarded for its academic standards. For shopping and leisure, the Planetocio Shopping Centre is just a 15-minute drive away, offering an extensive selection of retail stores, restaurants, and entertainment venues. Public transport links are outstanding. The C-8 Cercanías commuter train line at Los Molinos-Guadarrama station, alongside

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multiple bus lines (such as 682 and 684), connect the area directly with central Madrid and surrounding towns. In addition, prompt access to the A-6 motorway ensures a smooth and straightforward commute to the capital in approximately 45 minutes. Quality of Life in Guadarrama Living in Guadarrama means enjoying the serenity of living close to nature without compromising on modern conveniences. Renowned as one of the standout destinations in the Sierra de Madrid, Guadarrama is celebrated for its stunning natural parklands and scenic hiking trails, as well as a vibrant local dining and cultural scene. The municipality offers an ideal balance between modern living and the appeal of an outdoor-oriented

lifestyle. About GILMAR Since 1983, GILMAR has been dedicated to turning its clients' real estate plans into reality through tailored, professional service. With decades of market expertise in connecting buyers with distinctive properties, our commitment to quality has established us as a benchmark in the Spanish real estate sector. For further details on this plot, please contact our team at the Villalba office, located at C/ Rincón de las Heras 3 (Los Valles Shopping Centre). Call us at +34 91 849 90 99 or email us at villalba@gilmar.es, quoting reference 226592. It will be our pleasure to assist you in exploring the full potential of this exceptional property.

Photographs





Location and points of interest



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