

Villa for sale in Pozuelo de Alarcón - Madrid

Pozuelo de Alarcón, Madrid

Reference: 227751



2,500,000 €

4,798 €/m²



521 m²



4 (3+1)



7 (5+1)



Yes

Description

GILMAR presents this detached single-family residence, designed in accordance with Passivhaus principles, offering approximately **346 M² OF USABLE FLOOR SPACE DISTRIBUTED OVER THREE LEVELS**, set on a plot of more than 500 m².

The property stands out for its contemporary architecture, expansive glazing, energy efficiency, and seamless integration of indoor and outdoor living spaces.

LAYOUT

MAIN FLOOR | LIVING AREAS

- Entrance hall with a separate home office

overlooking the garden. - Guest bedroom with a full bathroom and an additional guest toilet. - Spacious double-height living and dining area featuring floor-to-ceiling windows and garden views. - Separate kitchen with a central island, breakfast area, and direct access to the covered terrace with barbecue facilities.

FIRST FLOOR | SLEEPING QUARTERS

- Principal suite with a walk-in dressing room, two separate bathrooms, and a private terrace. - Two additional generously sized bedrooms. - Two separate full bathrooms.

LOWER GROUND FLOOR | ANCILLARY AREAS AND

Description

GARAGE

- Laundry facilities and an independent staff area, including a versatile multipurpose room and a full bathroom. - Private office benefiting from natural light through an English courtyard. - Private gym with an additional bathroom. - Garage exceeding 80 m², accommodating several vehicles and offering storage space, a motorised entrance door, and a security system.

OUTDOOR AREAS AND ENERGY EFFICIENCY

Landscaped grounds featuring a professionally

designed garden, private swimming pool, and covered terrace with a dedicated barbecue area.

The property incorporates Passivhaus construction principles, designed to optimise thermal insulation, energy efficiency, acoustic comfort, and consistent indoor temperatures throughout the year.

A RESIDENCE THAT COMBINES CONTEMPORARY ARCHITECTURE, FUNCTIONALITY, AND HIGH-PERFORMANCE CONSTRUCTION STANDARDS, WITH A CAREFULLY PLANNED LAYOUT ENSURING PRIVACY AND INDEPENDENCE BETWEEN ITS DIFFERENT LIVING AREAS.

Location and points of interest



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