

*Serenity in the city*





EXCEPTIONAL NEWLY BUILT HOUSE IN EXCLUSIVE LA MORALEJA, MADRID.



## KEY DETAILS

---

### YEAR BUILT

2024

### BUILT INTERIOR AREA

2903 Sqm | 8.620€/Sqm

31,258 Sq.ft | 799€/Sq.ft

### BUILT EXTERIOR AREA

1818 Sqm

19,577.Sq.ft

### PLOT

10.318 Sqm

2.55 Acres

### FLOORS

3

### BEDROOMS

6

### STAFF ROOMS

3

### BATHROOMS

12

### GARAGE

8 CARS

### ENERGY EFFICIENCY

A

### COMPLETION DATE

JULY 2024

### SELLING PRICE

€25.000.000

## FEATURES & AMENITIES

---

BUILT TO THE HIGHEST STANDARDS

IDEAL FAMILY HOME

UNDERFLOOR HEATING

GEOHERMAL HEATING/COOLING

AUTOMATED SMART HOME

EXTERIOR POOL WITH WATERFALL

SPA WITH INDOOR POOL, SAUNA, HAMMAM

SPACIOUS FITNESS ROOM

HOME THEATER

LIBRARY

LANDSCAPE ARCHITECTURE

CHEF KITCHEN

FAMILY KITCHEN

HIGH CEILINGS

GRAN HALL

SECURITY SYSTEM

SECURITY CABIN

PANORAMIC ELEVATOR

AIR REMOVAL

FIREPLACE



ATTIC WITH 600 Sqm AND 360° VIEWS OF THE GREENERY AND THE CITY OF MADRID



## LA MORALEJA

---

- THE MOST EXCLUSIVE RESIDENTIAL AREA IN MADRID
- 24-HOUR SECURITY DEPARTMENT WITH PATROL CARS AND CHECKPOINTS
- A LARGE NUMBER OF TOP-TIER INTERNATIONAL SCHOOLS
- LARGE SPACES OF NATURE. TRANQUILITY AND PRIVACY
- 4 GOLF COURSES (18 HOLES) DESIGNED BY JACK NICKLAUS
- MANY OPTIONS OF RESTAURANTS AND TERRACES
- FITNESS CENTERS, TENNIS AND PADDLE CLUBS, EQUESTRIAN CENTER...
- SHOPPING CENTERS, LEISURE SPACES FOR ALL AGES (CINEMAS, BOWLING...)
- VERY CLOSE TO ALL KIND OF SERVICES INCLUDING INTERNATIONAL AIRPORT, CLINICS AND HOSPITALS:

MADRID- BARAJAS AIRPORT: **7 KM**

MADRID CITY: **8 KM**

HM LA MORALEJA CLINIC: **0 KM**

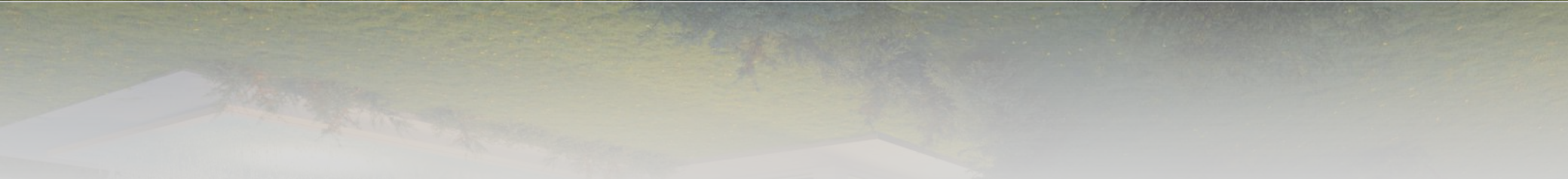
SANITAS-LA MORALEJA HOSPITAL: **5 KM**

HM SANCHINARRO HOSPITAL: **5 KM**



































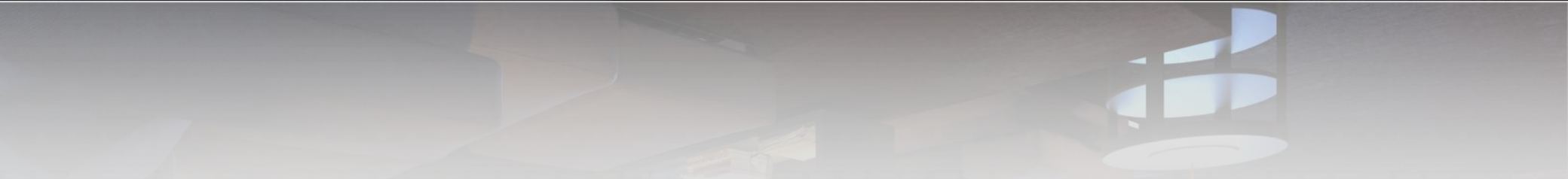












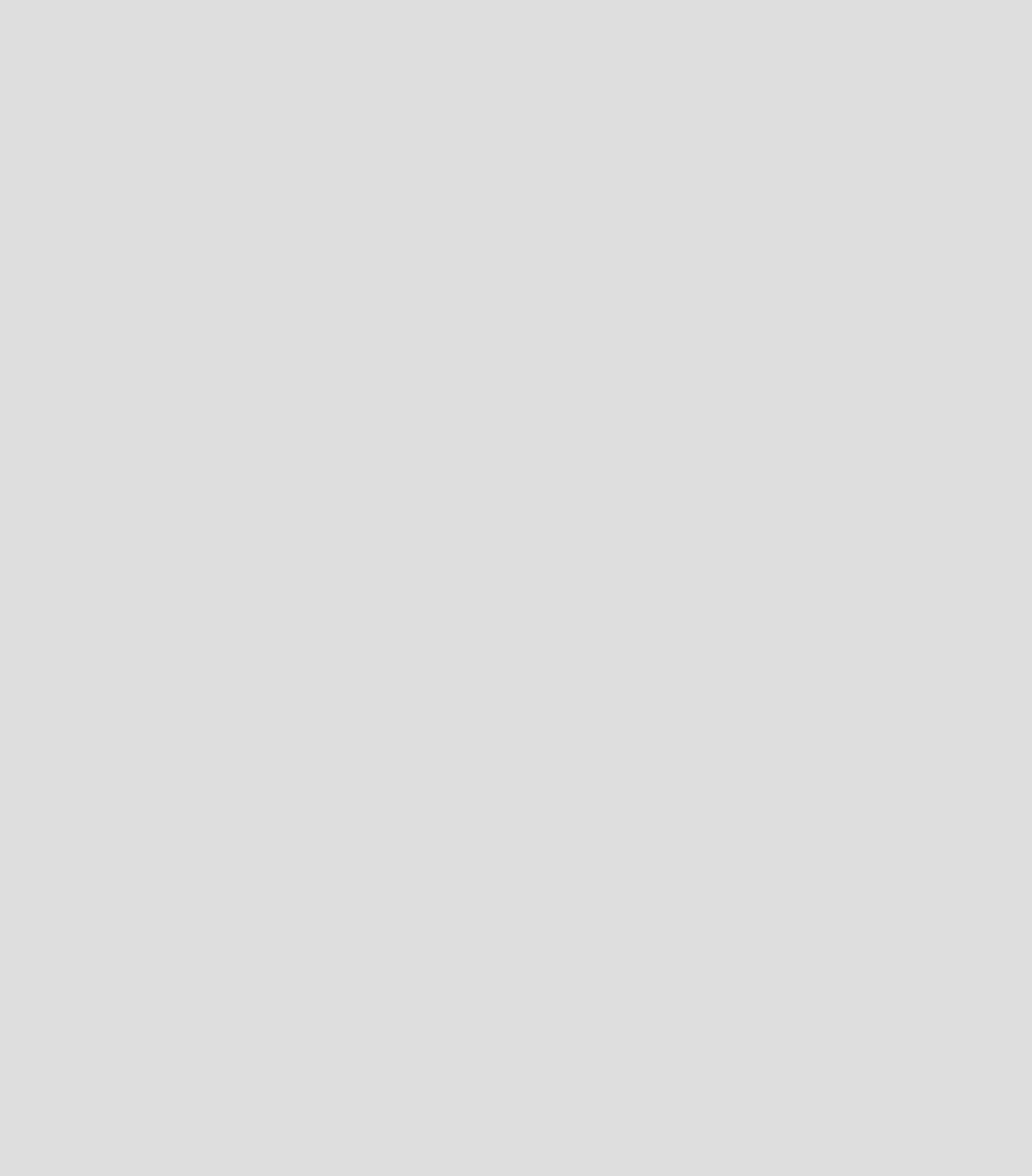














MoodBoard





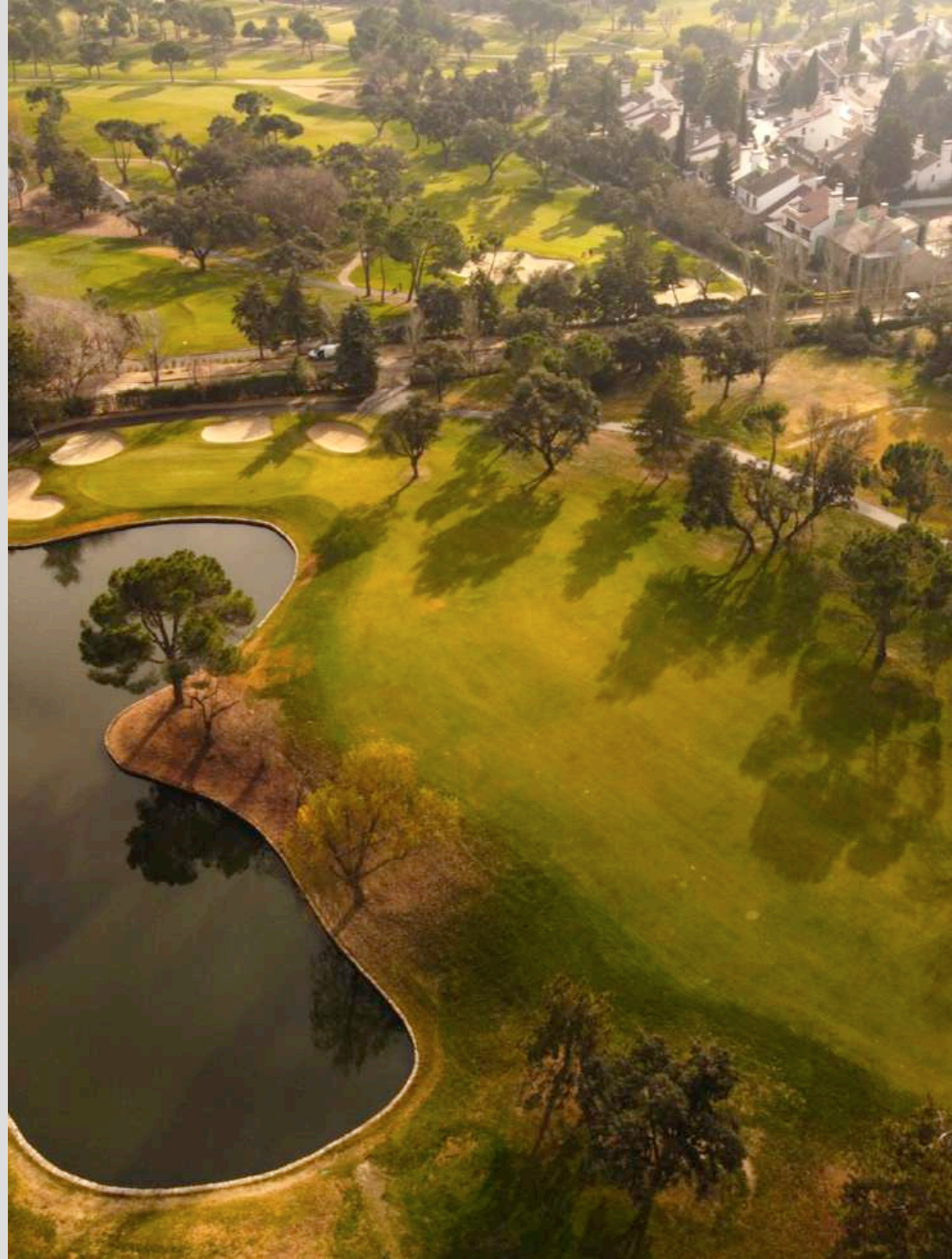




## LOCATION

Located in the exclusive residential area of La Moraleja, the villa has everything for those who are looking to live surrounded by nature and, at the same time, just a stone's throw from Madrid. It is also perfect for those who are looking for a modern and contemporary house that is adapted to the new technologies and environmentally friendly.

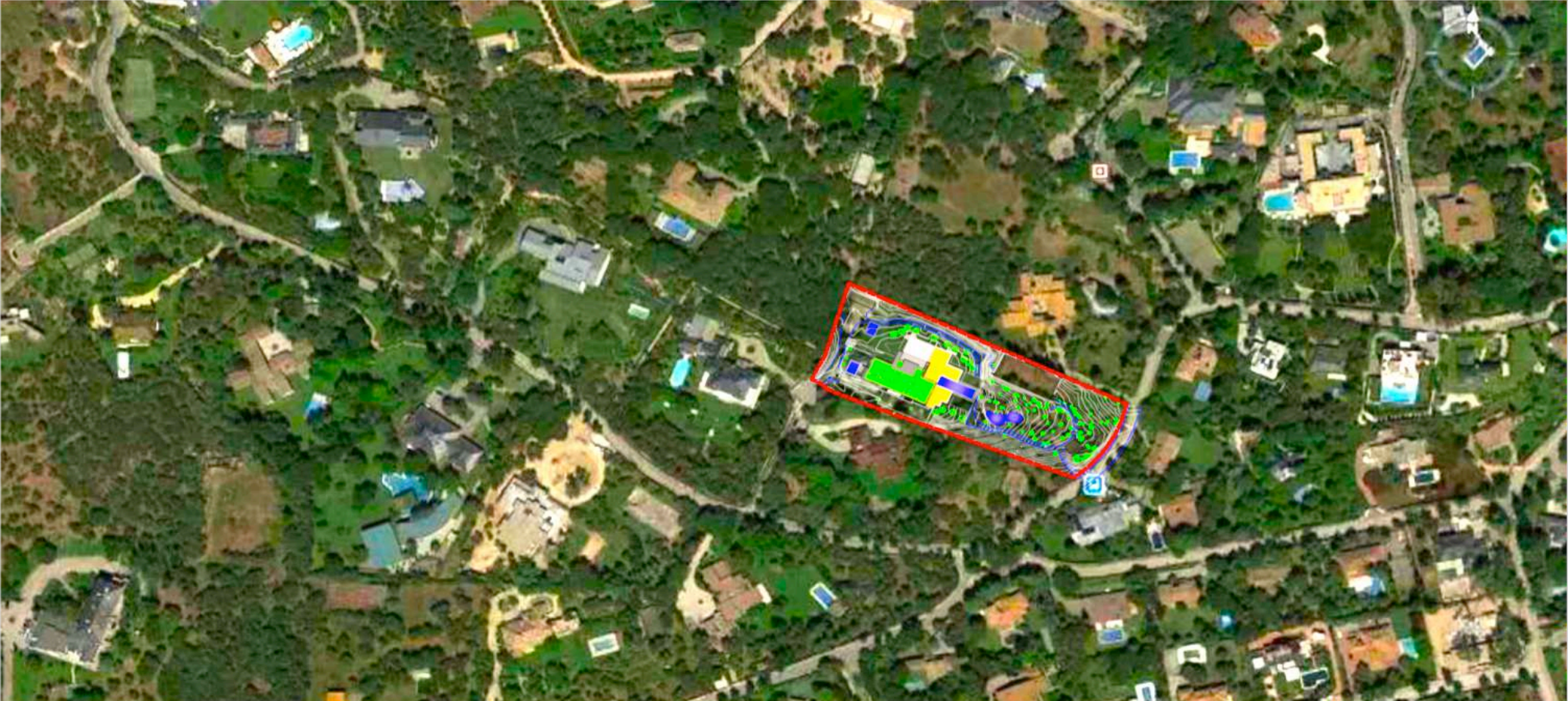
Therefore, this house is ideal for those looking for the balance between living in a natural setting where relaxation, peace and privacy abound and access to the wide range of services offered by its location, such as a good number of international schools, shopping and leisure centres, sports clubs, golf courses, restaurants and more. Moreover, La Moraleja has the added bonus of being just at 10 minutes of the International Airport Adolfo Suarez Madrid Barajas.











### Location of the plot in La Moraleja

This is one of the finest plots in La Moraleja due to its location, land, height and abundance of trees. It offers views to the amazing greenery created by the surrounding plots.

It lies in a curl-de sac that grants its privacy and distance from any possible traffic noise from the nearby main road, although it is a very peaceful area. The property is very close to a stop for the direct bus to Madrid.





*Up: Gardens of Moraleja Green Shopping and Leisure Mall. Behind, the Business Park of La Moraleja. Down: Inside Moraleja Green Mall.*

Life in La Moraleja means quality of life, comfort and wellbeing in multicultural and international surroundings.

La Moraleja **has four 18-hole courses** (course 3 has been rated by the American Magazine Golf Digest as the second best golf course in Spain). It also has its own tennis club and equestrian school.

Without leaving the residential area, the residents of La Moraleja have two commercial and gastronomic areas: **Plaza de la Moraleja and El Bulevar de la Moraleja**. The Plaza de la Moraleja is a pleasant open area at the entrance of the neighborhood that, among many other services, offers a pharmacy, a supermarket, twelve restaurants, a gourmet shop, five bank offices, a gas station, etc. It is a charismatic and consolidated area where you can enjoy breakfast, lunch or dinner, both in summer and winter on one of its open or glazed terraces.







*Plaza Norte 2: A nearby Shopping Center with the widest commercial offer of national and international fashion in its more than 200 stores*

In addition, La Moraleja has within a radius of 3 km (1,8 miles) six other shopping or leisure centers like **Gran Centro Comercial El Corte Ingles**, which is one of the largest department stores in Europe and to which it is reached directly from La Moraleja by a road inside the residential area or the **Heron Diversa Leisure Center** that has more than twenty restaurants of all types, a cinema, gym bowling alley, etc. Moreover, you can find the **Moraleja Green Mall** with 72 stores, 18 restaurants, cinema and **Plaza Norte 2 Shopping Center** with more than 200 stores, restaurants and cinema. The offer of leisure, gastronomy and services is very wide and varied.





Some of the many restaurants in La Moraleja





*Liceo Europeo: one of many International Schools in La Moraleja.*



*Telefonica Headquarter.*



*Hospital Universitario La Moraleja*

La Moraleja has **several of the best international schools in Madrid** (Kings College, International College of Spain, Runnymede College, etc.) as well as several **sports clubs**.

Very close to the residential area you can find **two large hospitals**: The Hospital Universitario La Moraleja (where the former King of Spain, Juan Carlos I has gone to have his last two surgical operations) and just behind it you can find the Hospital Universitario Sanchinarro.

The continuous growth and development of infrastructures implies the fact that some of the **large multinationals** have moved their headquarters to this area in recent years. BBVA, Indra, Toyota, Pfizer or Telefonica are just some examples of companies that are contributing to the revaluation of properties which makes buying a home in La Moraleja become a very safe bet.





With so many advantages and amenities, it is not surprising that La Moraleja is the chosen place to live for businesspeople, investors, politicians and international athletes. It is also the location of important embassies such as Saudi Arabia, United Arab Emirates , Qatar, Thailand and Monaco among others.

In short, living in La Moraleja means quality of life, comfort and well-being. Some years ago, La Moraleja was already catalogued by the American publication Robb Report´s as the best residential area in the world. **There is no other residential area where you can live with this quality of life, with so many services, so close to a large city and only ten minutes from the International Airport.**