



# House Six-bedroom (7+1)

€ 4 000 796 | CZK 100 500 000

1200 m<sup>2</sup>, Las Rozas, Madrid





## House Six-bedroom (7+1)

€ 4 000 796 | CZK 100 500 000

1 200 m<sup>2</sup>, Las Rozas, Madrid

Plot	3 400 m <sup>2</sup>
Parking	7 Garage Spaces
Garage	Yes
Cellar	-
PENB	A
Reference number	107246

A magnificent three-storey villa with panoramic views of the surroundings is located in the exclusive Las Rozas area on the outskirts of Madrid. It stands out for its modern design, high comfort and energy efficiency, and its equipment in the form of a home cinema, heated pool, elevator and garage for 7 cars will meet the demands of the most demanding users.

The layout creates a spacious living room with dining area, a fully equipped separate kitchen, a multipurpose room, two bedrooms with en-suite bathrooms and an **indoor pool** suitable for year-round enjoyment. The private part of the house includes a master bedroom with **en-suite bathroom** and **walk-in closet**, and 3 other bedrooms with en-suite bathrooms. The property also includes an outdoor heated pool, a large **garage for up to 7 cars**, a **home cinema**, extensive storage spaces, a laundry room and a separate staff area.

The fully glazed walls maximize the access of natural light and offer impressive views of the surroundings. The aluminum window system with modified glass allows **solar control**, while in winter the heat is distributed by **underfloor heating**. In addition to the staircase, the villa also has an **elevator**.

The residence is located in the prestigious town of **Las Rozas**, which forms the northwestern suburbs of Madrid. It is surrounded by extensive greenery and provides a wide range of services, cultural activities and sports activities, including the **Las Rozas Golf Club**. It is also close to the **Cuenca Alta del Manzanares** Regional Park. Madrid is accessible by direct flight from Prague, the journey takes about 3 hours.

Total area 1,200 m<sup>2</sup>, plot 3,400 m<sup>2</sup>.

