



## Luxury 8 Bed Villa For Sale in Ciudadgolf Madrid Spain



### Info Agente

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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 2,112,278.57

### Ubicación

País:	España
Estado/Región/Provincia:	Madrid
Ciudad:	Madrid
Dirección:	C. Monte Umbrío,
Código postal:	28770
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Exclusive Luxury Villa in Ciudadgolf, Madrid: A Sanctuary of Elegance and Convenience

Nestled within the highly sought-after and exceptionally private compound of Ciudadgolf, this magnificent independent villa represents the pinnacle of luxury living just a mere 15-minute drive from



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the vibrant heart of Madrid. Ciudadgolf itself is a testament to exclusive residential design, a sprawling private community comprising 2,500 meticulously planned villas, each enjoying its own secluded haven. This particular property, however, resides within an even more exclusive enclave—a private compound of just 75 independent villas, ensuring unparalleled privacy and a serene atmosphere. For those seeking a harmonious blend of sophisticated design, robust security, and immediate access to both nature and urban dynamism, this villa offers an extraordinary opportunity to embrace an elevated lifestyle in one of Spain's most desirable locations.

## The Ciudadgolf Lifestyle: Unrivaled Amenities and Security

Living in Ciudadgolf is an experience defined by exclusivity and convenience. The compound's expansive nature, with its 2,500 private villas, creates a sense of spaciousness and tranquility rarely found so close to a major European capital. Paramount to this luxurious environment is the 24/7 security, providing residents with absolute peace of mind and ensuring a safe and protected living space for families and individuals alike. Beyond the immediate confines of this private villa, the Ciudadgolf community offers an impressive array of amenities designed to cater to every aspect of modern life and leisure.

Families will appreciate the dedicated kids' playground, offering a safe and engaging space for children to play and socialize. For those who enjoy an active lifestyle, the compound boasts extensive walking paths that wind through beautifully maintained green spaces, perfect for leisurely strolls or invigorating jogs. Sports enthusiasts are well-catered for with two paddle courts, providing opportunities for friendly matches and active recreation. The commitment to well-being extends indoors with a fully equipped gym, a relaxing sauna, and a rejuvenating hammam, offering residents a private spa-like experience without ever leaving the community. Aquatic pursuits are equally well-provided for, with a large external swimming pool for sunny days and an indoor swimming pool with a counter-current system, perfect for year-round fitness and relaxation. Furthermore, golf aficionados will be delighted by the presence of an 18-hole golf course within Ciudadcampo, offering a world-class golfing experience right on their doorstep. For families with educational needs, the presence of top 3 Spanish kindergartens, colleges, and high schools in Ciudadcampo underscores the area's commitment to providing excellent educational opportunities within a secure and convenient setting.

## Exquisite Exterior and Lush Landscaped Grounds

The villa's exterior is a masterpiece of design, seamlessly blending architectural elegance with natural beauty. The 700sqm garden, meticulously created by a professional landscaper, is a verdant oasis of calm. It features a thoughtful selection of plants, vibrant flowers, and mature trees that provide both aesthetic appeal and a sense of privacy. This outdoor sanctuary is perfect for entertaining, quiet contemplation, or simply enjoying Madrid's abundant sunshine.

Central to the outdoor living experience is the private heated and covered pool. This exceptional feature allows for year-round enjoyment, regardless of the weather, providing a luxurious escape for swimming and relaxation. Adjacent to the pool, a terrace extension offers an expansive area for al fresco dining, lounging, and entertaining guests. The villa's south orientation is a significant advantage, ensuring optimal sunlight throughout the day, bathing the living spaces and outdoor areas in natural warmth and light, enhancing the overall ambiance and comfort of the home. Terraces and balconies extend from various



points of the villa, providing multiple vantage points to enjoy the garden views and the surrounding serene environment.

## A Masterpiece of Interior Design and Modern Living

Stepping inside this magnificent villa, one is immediately struck by the meticulous attention to detail and the seamless integration of modern luxury with timeless comfort. The property boasts an expansive 600+sqm of interior living space, thoughtfully distributed across ground floor, two upper floors, a basement, and a garage. This generous layout provides ample room for both family living and sophisticated entertaining. The villa offers a flexible configuration of 5 to 6 bedrooms and 6 bathrooms, ensuring comfort and privacy for all residents and guests.

A standout feature is the 3rd floor, which has been ingeniously transformed into an additional 90sqm private apartment. This versatile space, complete with its own bathroom, offers endless possibilities—whether as a secluded guest suite, a private home office, a creative studio, or a dedicated sanctuary for a family member. The heart of any home, the kitchen, has been completely revitalized with a brand new, modern, and brightly lit design. This contemporary space is equipped with high-end fixtures and finishes, making it a joy for both everyday cooking and gourmet culinary endeavors. The villa also boasts a huge wine cave, a connoisseur's dream, providing the perfect environment for storing and showcasing an extensive collection. Further enhancing the outdoor living experience, a big terrace extension above the garage entrance provides another inviting space for relaxation and social gatherings.

## Comfort, Connectivity, and Investment Potential

The villa is equipped with state-of-the-art systems to ensure year-round comfort. A gas boilers independent central system provides efficient heating throughout the property, complemented by a charming gas chimney that adds warmth and ambiance to the main living areas. A comprehensive AC system ensures cool comfort during Madrid's warmer months. These integrated systems offer precise climate control, adapting to the needs of the residents with ease.

The strategic location of Ciudadgolf is one of its most compelling attributes. While offering the tranquility and security of a private compound, it remains remarkably well-connected. A mere 15-minute driving distance from Madrid city center means that residents can effortlessly access the capital's world-class dining, cultural attractions, business districts, and luxury shopping. For daily conveniences, local shops, bars, and restaurants are just a 3-minute drive away, providing immediate access to essential services and vibrant local life without compromising the peaceful residential environment.

Beyond its immediate lifestyle benefits, this villa presents an exceptional investment opportunity. Foreign investors may apply for Spanish Permanent Residence thanks to this significant investment, making it an attractive option for those seeking a foothold in Europe. The property offers flexibility in its sale, with the possibility to sell fully furnished, including exquisite pieces from renowned brands like Roche & Bobois, or unfurnished, allowing the buyer to personalize the space to their taste. For those considering the property as an investment vehicle, there is an immediate and attractive proposition: very good tenants are already ready to rent the house from day one at approximately €4,500 per month, ensuring immediate rental income and a strong return on investment. This turnkey rental potential, combined with



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the villa's luxurious features, prime location, and recent comprehensive renovation in 2024, makes it an incredibly appealing asset in the competitive Madrid real estate market.

This Ciudadgolf villa is more than just a house; it is a meticulously crafted home within an exclusive community, offering a lifestyle of unparalleled comfort, security, and convenience. Its blend of luxurious features, strategic location, and strong investment potential makes it a truly unique offering for the discerning buyer.

## ABOUT THE AREA

The Ciudadgolf area offers a truly unique blend of serene suburban living and unparalleled access to one of Europe's most vibrant capitals. This exclusive private compound, home to 2,500 meticulously planned villas, provides a spacious and tranquil environment that is a rare find so close to a bustling city. The particular villa highlighted resides within an even more secluded enclave of just 75 independent properties, ensuring a heightened sense of privacy and a peaceful atmosphere. This strategic location allows residents to enjoy the best of both worlds: the quiet luxury of a secure, green community and the dynamic energy of Madrid.

The immediate surroundings of Ciudadgolf further enhance its appeal, providing residents with everyday conveniences just a stone's throw away. Local shops, charming bars, and inviting restaurants are merely a 3-minute driving distance from the compound. This proximity means that daily errands, a casual coffee, or an evening meal out are effortlessly accessible, allowing residents to enjoy a vibrant local life without having to venture far from their peaceful residential haven. This balance of seclusion and convenience is a key factor in the desirability of the Ciudadgolf lifestyle.

The connectivity of Ciudadgolf to Madrid city center is a significant advantage. A swift 15-minute driving distance transports residents directly into the heart of the Spanish capital. This means that world-class dining, renowned cultural attractions such as the Prado Museum and the Royal Palace, bustling business districts, and high-end shopping on Gran Vía are all within effortless reach. This easy access to Madrid's urban offerings makes Ciudadgolf an ideal location for professionals, families, and anyone who desires the cultural richness and opportunities of a major city while residing in a tranquil and secure environment.

For international travelers and those who frequently commute, the proximity to a major international airport is crucial. The nearest and primary airport serving Madrid is Adolfo Suárez Madrid-Barajas Airport (MAD). Located northeast of the city center, it is highly accessible from Ciudadgolf, typically within a 20-30 minute drive, depending on traffic conditions. This excellent connectivity ensures seamless international travel, making it incredibly convenient for residents to connect with family and friends globally, or for business travel, further solidifying Ciudadgolf's appeal as a prime residential and investment location.

## MAiN FEATURES:

- \* 600m<sup>2</sup> of living space
- \* 700m<sup>2</sup> plot



- \* 8 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Común

Dormitorios:	8
Baños:	6
Pies cuadrados terminados:	600 m2
Tamaño del lote:	700 m2

## Utility details

Heating:	Sí
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## Rental details

Furnished:	Sí
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.429.958

