



## Beautiful detached house in the prestigious Urbanization of Montealina



### Informazioni sull'Agente

Nome:	Grupo Marsapi Real Estate
Nome della ditta:	
Nazione:	Spain
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English, Spanish
Sito web:	<a href="https://www.grupomarsapi.com">https://www.grupomarsapi.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,897,114.78

### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Madrid
Città:	Madrid
Indirizzo:	Pozuelo de Alarcón
Pubblicato:	30/05/2022

### Descrizione:

Grupo Marsapi sells magnificent French-style detached house in Montealina urbanization.

The house is distributed over 2 main floors with very large spaces.

It is located in a privileged enclave with maximum privacy and a consolidated garden with saltwater pool, illuminated artificial grass paddle tennis court and 18 centennial oaks.

The house has an area of 800 m2. on a plot of 2,863 m2.

Located in a gated community and with maximum security, 24 hour surveillance. It is located in one of the most exclusive areas of Pozuelo de Alarcón. Good communications with the M-40.

The house is distributed as

follows: GROUND FLOOR: Large hall with double height ceiling; Living room in 4 pieces 160 m2.



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(billiards area, living room, office, living room); guest toilet; large kitchen with office; service bedroom with bathroom en suite and porch with barbecue of 75 m2.

**FIRST FLOOR:** open distributor on the staircase and entrance; master suite with its bathroom with a mini-pool, sauna and shower, dressing room, another 3 bedrooms all with bathroom en suite and dressing room.

**SEMI-BASEMENT,** storage room; laundry clothesline; bathroom; cellar; games room; closed garage for 4 cars.

The house was built with quality materials, has been maintained but requires updating and offers multiple possibilities to the future buyer.

The Monte Alina Urbanization has a series of spaces for common use (green areas, tennis and paddle tennis) as well as services for co-owners and neighbors. The Community manages these spaces and services through its own staff or external contractors.

The Community is governed by a Governing Board elected by the Assembly of co-owners, which delegates the execution of its budgets and guidelines for action to a Manager, who is also Administrator of the Community.

The Community has its headquarters and offices at the entrance of the same from the M-513 road.

## SERVICES:

### a)WATER:

The Community has a service of supply and distribution of drinking water, managed by it, using water from its own wells and also from the Canal de Isabel II.

From here we call on all our neighbors to increase our collective awareness that water is a scarce commodity, which we must take care of if we want to maintain our environment in the most natural and green way possible, protecting our environment.

### (b)MAINTENANCE:

The Community has its own maintenance team for water services and their corresponding networks.



## c) GARDENING:

The Monte Alina Urbanization has large green areas, some landscaped, and others of scrubland, typical of our natural environment.

The Community takes care, with its own team of gardeners, of taking care of and maintaining the landscaped green areas. The common non-landscaped green areas are cleaned regularly and, to minimize the risk of fire, they are mowed in spring, building the necessary firewalls.

## d) SECURITY AND SURVEILLANCE:

The Monte Alina urbanization has its own Surveillance and Security service contracted, as is legally mandatory with a security company authorized by the General Directorate of State Security. Our Surveillance and Security service also has the mandatory authorization of the Government Delegation in Madrid.

Our Surveillance and Security service uses state-of-the-art systems (recording cameras and electronic barriers among others) that allow us to control both the perimeter and different interior areas of the Urbanization.

To reinforce the security of our Urbanization, the Community recommends to all co-owners the installation of private security in their homes.

The Community has concierge staff for auxiliary services of the Community Administration and assistance to security guards.

## e) TENNIS AND PADDLE COURTS

The Monte Alina Urbanization offers the neighbors two tennis courts and one paddle tennis court located at the roundabout of the main avenue with Transversal 8 street. To make the mandatory reservations you must use the system included in this website (access only for owners)

- REF: 0043

Nuovo:	No
Costruito:	1983

### **Comune**

Camere da letto:	5
Bagni:	7
Finito piedi quadrati:	800 mq
Dimensione del lotto:	2863 mq



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<https://www.imlix.com/it/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

0043

