COLOMBA



Discover your new house

Hortaleza, Parque Conde de Orgaz - Piovera

Ref: MA20794

Prix: 1.795.000

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Take a first look

Useful surface: 346 m2
Number of bedrooms: 4
Number of bathrooms: 5
Plot area: N/A m2
Energy consumption: B
CO2 emissions: N/A

Description

Colomba Boutique Real Estate offers FOR INVESTMENT, Spectacular property in a building from 2018, constructed with the finest quality and design.

Currently leased to tenants with proven maximum solvency, it offers a 4% yield.

Southwest orientation, it stands out for its brightness, avant-garde design, and spaciousness.

The property has a surface area of 268m2 (including common areas) and a 24m2 terrace.

It features 4 en-suite bedrooms (with attached bathrooms).
The master bedroom includes a dressing room and access to a pleasant terrace.
All bedrooms have built-in closets.

One of the bedrooms is smaller and can be used as an office, game room, or service room.

Guest toilet.

The property has ample storage space, a fully equipped kitchen, and a laundry room with high-end appliances.
Furniture designed by BIR executed in oak wood, thermolacquered glass, and stainless steel, Carian countertops.

ALL appliances are from GAGGENAU.

It includes a very spacious storage room (about 8m2) and 2 parking spaces, along with an electric car charger.
24-hour concierge service and is equipped with a large gym and a swimming pool.
Full home automation.

Underfloor heating with water circulation for both heating and cooling, with MITSUBISHI units connected to photovoltaic panels for hot water production and completed on facades with JAGA Low-H2O heat exchanger system.

VOLA polished chrome steel towel radiators in bathrooms.
Large oak wood carpentry with matte varnish, VIELER hardware, and hidden stainless steel BASYS hinges, custom-made from floor to ceiling. Closets with interior lining in wood, custom-designed drawers, shelves, and oak wood elements.

Terrace railings in stadip glass 10+10 and 20mm secured glass parapets with stainless steel caps on facade fronts.
Double-layer Knauf enclosures, double insulation with polyurethane and ultra-acoustic mineral wool; and aquapanel outdoor board.

Minimalist PANORAMAH carpentry with double thermal break, stainless steel embedded bearings in hidden frame. Double glazing with 38mm structural glass secured externally with solar control and low emissivity; and stadip glass internally.

Flooring: White SIVEC marble in living areas, kitchens, bedrooms, and bathrooms. Oak wood flooring in circulation areas and rough granite flooring outside.
The apartment is located near the Arturo Soria Plaza shopping center, sports facilities, and schools such as the Lycée Français. Dallington, Brains, Newmont, etc.

Nearby supermarkets: Mercadona, Sanchez Romero, Carrefour, Dia, etc...
Transportation: Esperanza Metro, Arturo Soria, taxis nearby, buses.

Colomba Real Estate
French and Spanish Real Estate Agents (full-service)
We speak English
Falamos português

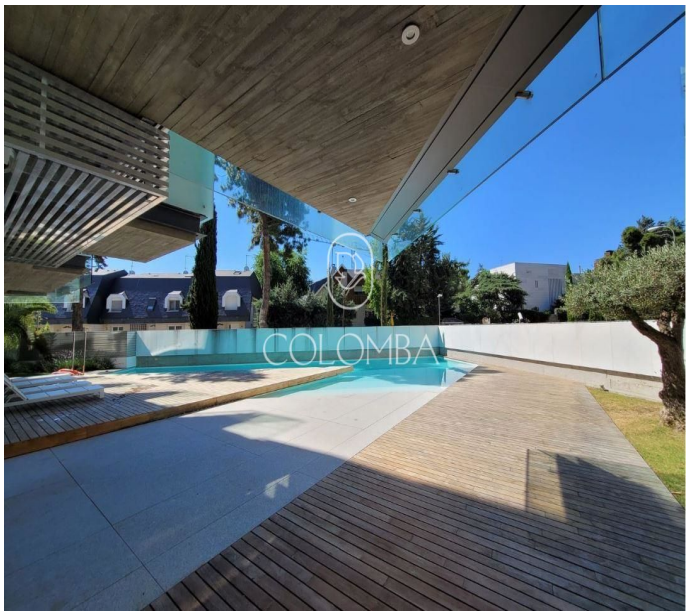
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COLOMBA COLLABORATES WITH THE BEST AGENCIES IN THE MARKET.

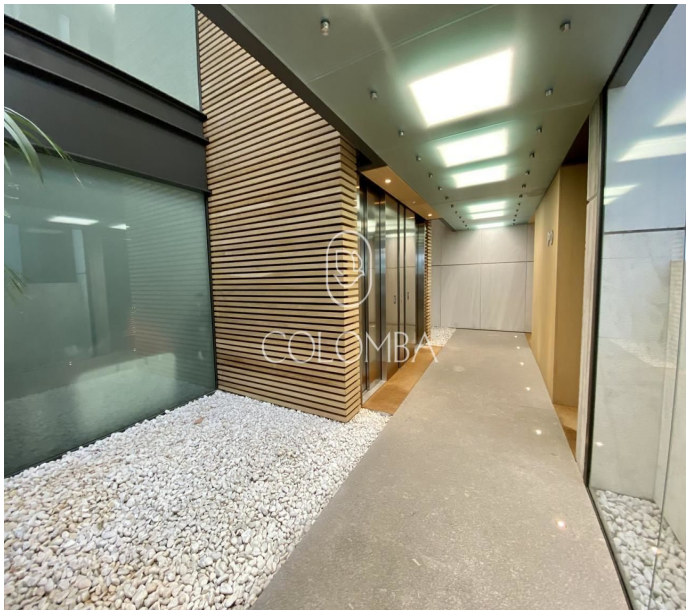

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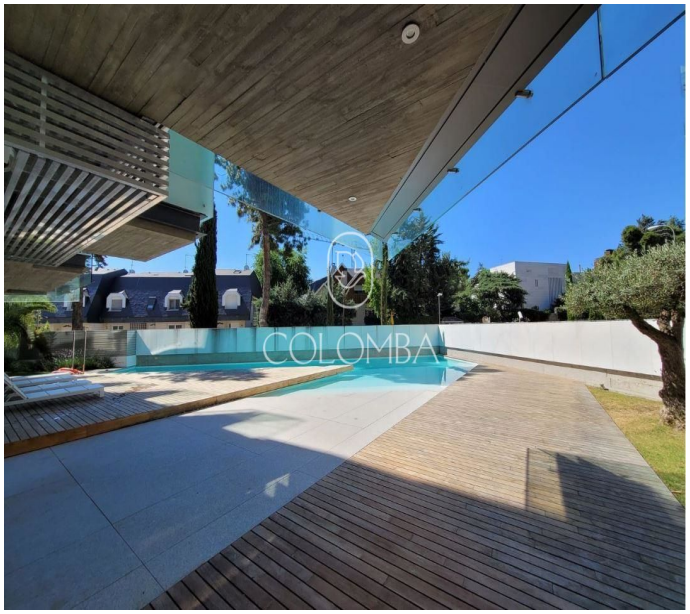

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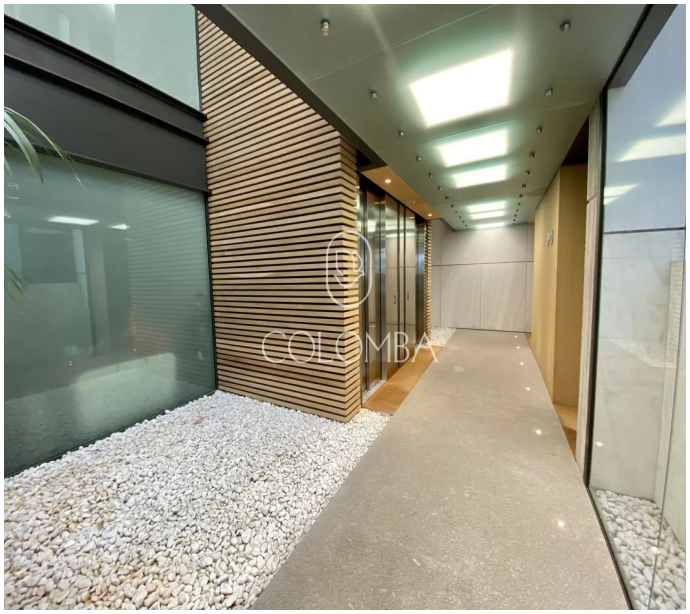

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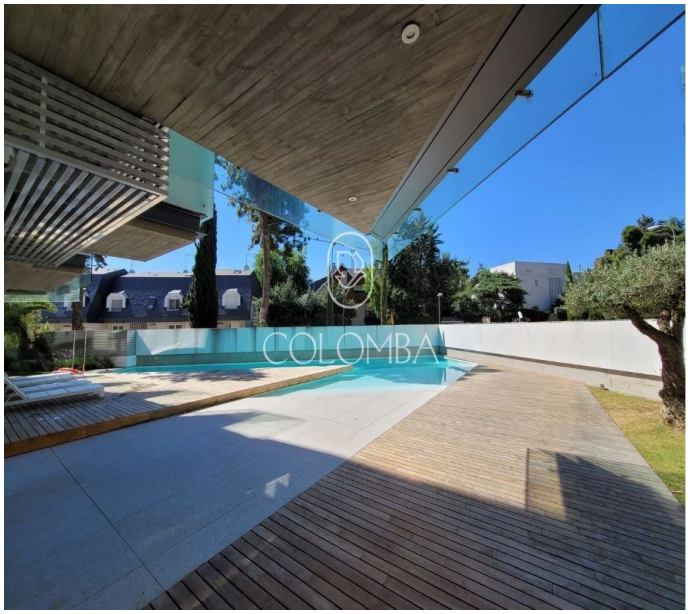

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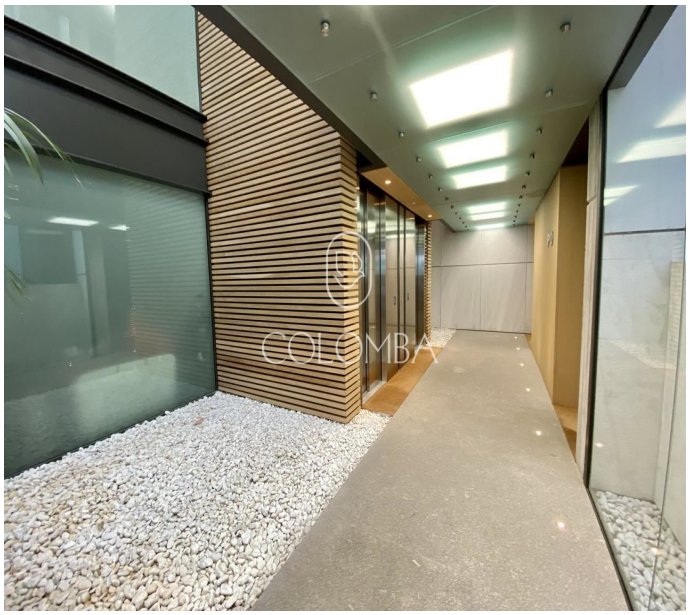

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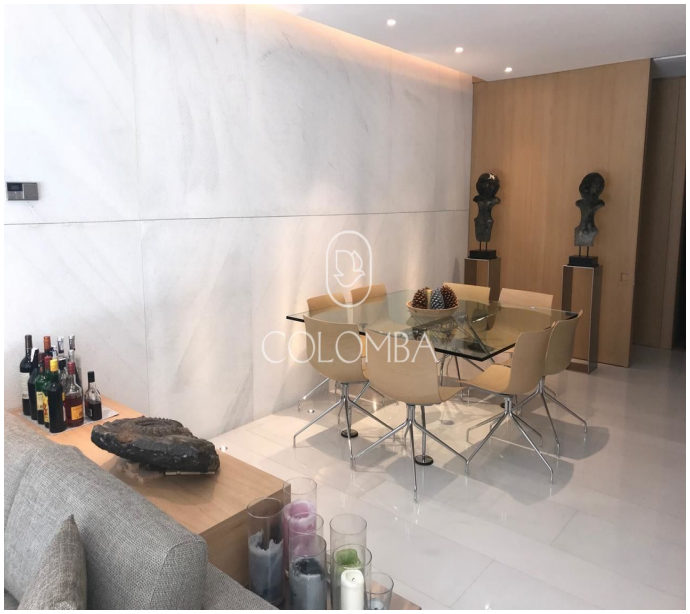

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