



**Beautiful ground floor duplex,
 located in Soto de la Moraleja
 (Moraleja Ar...**

Spain, Madrid

Price:	€ 995 000
Object type	Twin Houses
Market	Resale
Bedrooms	4
Land area	65 m2
Area	179 m2
Category	For sale



Beautiful ground floor duplex, located in Soto de la Moraleja (Moraleja Area / Madrid), walking distance to everything: shopping area, schools and public transport. The property is located within a gated community with a swimming pool, paddle tennis, green area, children's area and concierge. It has approximately 172m2 built with a garden, and has three bedrooms plus a bedroom for staff. The house is in a very good state of conservation, its distribution is divided into two floors and is described below: entrance hall, living room with access to the porch, kitchen with top quality appliances and a terrace with laundry room. On this same floor is the master bedroom suite with built-in wardrobes and large storage capacity and another bedroom with a bathroom. On the lower floor we find another bedroom with a closet area, a living room and the staff area with a bedroom and bathroom. The private garden has artificial grass and direct access to the common areas of the urbanization. Air conditioning by ducts. Natural gas heating by radiators. A garage space. The area of La Moraleja, composed of La Moraleja, El Soto de la Moraleja and El Encinar de los Reyes, is the luxury residential area of Madrid and the best known in Spain, located in the North of Madrid (12 km from the center), it is well-known by both its vegetation and its historical concentration of celebrities. It has a fantastic location, located 10 minutes from the city center and 5 minutes from the Airport, and it is perfectly connected by road, Metro and Bus. La Moraleja belongs to the Municipality of Alcobendas. In the District Urbanizations (composed of La Moraleja, El Soto de la Moraleja and El Encinar de los Reyes) live 24.698 people (21% of the population of Alcobendas) on 4.526 hectares, half of the Alcobendas municipality's extension. We find houses of several different typologies: Apartments, penthouses, ground floor apartments with garden, semi-detached villas, Detached Villas, mostly within enclosed urbanizations, with common garden areas that include, active security, swimming pools and Sport areas. Also, Private Mansions. La Moraleja has the largest number of national and international private schools in the whole Spain (among others: the International College Spain, King's College, San Patricio, Runnymede College, Brains, European Lyceum, Los Sauces, Santa Helena, Saint George, Highlands, Irlandesas, French Lyceum, Aldovea-Aldeafuente, Base College, etc ...). It also hosts one of the two campuses that the European University of Madrid has in the Community of Madrid. It also has several shopping and medical centers, two 18-hole golf courses, tennis club, paddle club, Riding School, Rugby Club and one of the most attractive gastronomic offers in Madrid. We must highlight La Moraleja Square, where the main and most prestigious restaurants in Madrid are located (La Maquina, Aspen, A'Kangas, El Barril de la Moraleja Seafood restaurant, La Penela, A`Brasa), Cafeterias (Pino, Embassy), pharmacy, banks, etc ... According to some prestigious publications, it is the best urbanization in the world, taking into account its qualities. Also, according



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to the latest report from the Spanish Tax Agency, La Moraleja is the neighborhood with the highest disposable income in Spain, 113.642 euros, almost double that the second in the list the Vallvidrera-Tibidado i Les Planes (Barcelona), with 65.700 euros, and Somosaguas-Humera (Pozuelo de Alarcón, Madrid), with 62.390 euros, followed by the Salamanca-Goya district (Madrid), with 61.562 euros. This area is also one of the safest and quietest in Madrid due to the surveillance service present 24 hours a day. On the other hand, Alcobendas (the municipality to which the Moraleja belongs), is a business giant, has more than 15.000 installed companies and more than 500 multinationals based in the town (such as Mercedes, Toyota, Ford, Pfizer, Indra, Acciona, Porcelanosa or Bankinter, among many others), Which places it in second place in the national 'ranking', behind Madrid and ahead of Barcelona. Multinationals based in Alcobendas:- Car Industry: Mercedes, Toyota, Ford, Renault, Kia, Volkswagen. - Rent-a-cars: Avis, Europcar. - Pharmaceutical laboratories: Pfizer, Lilly. - Technology industry: VASS, Indra, Emerson, Telvent. - Consulting: Acciona. - Sport Industry: Decathlon, Rox Sport. - Appliances Industry: Miele. - Others: Porcelanosa, Bankinter.

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