



**Charming townhouse, recently renovated and with a privileged location in S...**

*Spain, Madrid*

<b>Price:</b>	<b>€ 1 060 000</b>
<b>Object type</b>	Twin Houses
<b>Market</b>	Resale
<b>Bedrooms</b>	4
<b>Land area</b>	200 m2
<b>Category</b>	For sale



Charming townhouse, recently renovated and with a privileged location in Soto de la Moraleja (Moraleja area / Madrid). With its 200m<sup>2</sup>, this property offers a spacious and bright space distributed over three floors. On the ground floor you will find a cosy entrance hall, a guest toilet, a spacious living room with fireplace, a covered terrace ideal for enjoying moments outdoors, a perfectly maintained garden and an equipped kitchen with an office area and storage room. Upstairs there is the master bedroom with en-suite bathroom, air conditioning and two further bedrooms sharing a full bathroom. There is also a bright attic with a bedroom and en-suite bathroom, which could be adapted to suit your needs. This property also has individual air conditioning, natural gas heating and hot water to ensure maximum comfort at all times. You can also enjoy the large communal areas of the urbanisation, which include a games area, tennis court, two swimming pools and a gym. Security will not be a problem as there is 24 hour surveillance. You will also have the convenience of underground parking with one 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,



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according 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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