

## villa for sale Villanueva De La Cañada, Cuenca Del Guadarrama



ABA Expertos Inmobiliarios presents a property designed for those who prioritize space, privacy, and a prime location in the heart of Villanueva de la Cañada.~~If you are looking for a detached villa in an established area, within walking distance of all amenities and with excellent connections to Madrid, this home offers the key features that truly make a difference: space, natural light, and a layout designed for everyday comfort.~~ A WELLDESIGNED OUTDOOR SPACE TO ENJOY YEARROUND~~The plot features a contemporary landscaped garden, meticulously maintained to ensure both privacy and a modern aesthetic.~~Private Swimming Pool: A perfect space for relaxation and leisure, seamlessly integrated into the outdoor area.~Bioclimatic Pergola: A standout feature that allows you to enjoy the exterior space in any season, adapting to different times of the day.~Terraces and Porches: The property offers two spacious terraces, a welcoming entrance porch, and another porch directly connected to the living room and garden, creating multiple outdoor living areas.~ SPACIOUS, BRIGHT AND FUNCTIONAL LAYOUT~~The house has been designed to provide generous, wellconnected spaces:~~Day Area (Open and Elegant): A doubleheight livingdining room with a fireplace, filled with natural light and acting as the heart of the home. Direct access to the porch and garden enhances the indooroutdoor flow.~Independent Kitchen: Spacious, bright, and well laid out, designed for comfortable everyday use.~Sleeping Area: A large family room, 4 double bedrooms, including a master bedroom with ensuite bathroom, along with 3 full bathrooms and a guest toilet, offering a flexible layout for families or additional space needs.~MultiPurpose Basement: A key added value. A large versatile area directly connected to the garage, ideal as a leisure room, gym, office, or storage space.~ FEATURES THAT MAKE THE DIFFERENCE~~The property includes several elements that enhance comfort and functionality:~~Large garage with capacity for more than two vehicles~Individual oil heating system~Excellent natural light throughout~Layout designed to maximize usable space~ PRIME LOCATION AND QUALITY OF LIFE~~Living in Villanueva de la Cañada means enjoying a highquality residential environment, valued for its tranquility and proximity to Madrid.~~The area offers a full range of services: schools, universities, shops, restaurants, and healthcare facilities, all within close reach.~~Transport connections provide easy access to central Madrid in approximately 35–45 minutes, and to Adolfo Suárez MadridBarajas Airport in under one hour. The surroundings also offer a wide range of leisure options, including sports facilities, golf courses, natural trails, and easy getaways to the Sierra de Guadarrama or San Lorenzo de El Escorial.~~ KEY FEATURES:

~Property type: Detached villa~Bedrooms: 4 double bedrooms~Bathrooms: 3 full bathrooms + 1 guest toilet~Outdoor area: Designer garden, swimming pool, bioclimatic pergola, terraces and porches~Extras: Multipurpose basement connected to the garage and a large family room~Garage: Capacity for more than two vehicles~~ A complete home, rarely found in the town center. Contact ABA Expertos Inmobiliarios for more information or to arrange a viewing.

## property details

Spanishstate id:	<b>6373638</b>
reference::	<b>VILLANUEVA-CANADA</b>
close to/ located:	<b>Villanueva De La Cañada</b>
region:	<b>Cuenca Del Guadarrama</b>
property type:	<b>villa</b>
rooms:	<b>5</b>
property surface:	<b>406 m2</b>
surface plot:	<b>504 m2</b>
price:	<b>€ 875.000</b>

## contact

real estate agent:	<b>Aba Expertos Inmobiliarios</b>
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