Urban plot for sale in Conde Orgaz - Madrid

Conde Orgaz, Madrid

Reference: 229549







3,650,000 €

2,112 €/m²

1728 m²

Description

EXCLUSIVE URBAN PLOT IN THE HEART OF CONDE ORGAZ

We present an exceptionally located urban plot in the prestigious neighborhood of Conde Orgaz, within the Hortaleza district of Madrid. This 1,728 m² parcel comes with an already designed architectural project that maximizes its features while complying with the **NZ 8.2** ordinance. It offers a buildability of **50%**, a maximum footprint of **30%**, and allows the construction of **THREE AUTHORIZED FLOORS**. Without a doubt, this is an unparalleled setting to develop your real estate project with confidence.

The land is fully urbanized, making it easy to begin any construction, whether for an exclusive single-family home or a luxury residential development. The location couldn't be better: Conde Orgaz is renowned for its peaceful and exclusive environment, with landscaped areas, high-quality services, and excellent connections to the rest of the city. This enclave is one of Madrid's most sought-after neighborhoods, combining privacy and convenience just minutes from the city center.

SPECTACULAR SURROUNDINGS AND ACCESSIBILITY

Conde Orgaz is a residential neighborhood known for its family-friendly and safe atmosphere. It is

Description

home to prestigious private and international schools, such as the **LYCÉE FRANÇAIS DE MADRID**, located less than 2 kilometers from the plot—an optimal choice for top-tier education. For shopping and leisure, **PALACIO DE HIELO SHOPPING CENTER** , just a 5-minute drive away, provides a wide variety of shops, restaurants, and services.

In terms of transportation, the area is exceptionally well-connected. The nearest metro stations are **CANILLAS (LINE 4)** and **ESPERANZA (LINE 4)**, both less than 20 minutes on foot. You can also access bus lines **120 AND 122**, ensuring efficient connections to other parts of Madrid. For longer commutes, Chamartín Train Station is just a 15-minute drive away.

THE LUXURY OF CONDE ORGAZ

The neighborhood of Conde Orgaz is synonymous with exclusivity. Surrounded by green areas and tree-lined avenues, this neighborhood is ideal for those who value tranquility without sacrificing proximity to services and key city spots. Furthermore, its cosmopolitan atmosphere—thanks to a mix of local and international families—makes it a culturally enriching place to live. The area's sports offerings are also spectacular, with private clubs like the Club de Tenis y Pádel Parque Conde Orgaz and nearby golf courses.

ABOUT GILMAR: EXPERTS IN MAKING YOUR DREAMS COME TRUE

Since 1983, **GILMAR** has been helping clients find their dream homes and develop their best real estate projects. With over 40 years of experience, we offer expert advice, professionalism, and unwavering commitment to our clients, making us an industry benchmark.

Interested? Don't miss out on this unique opportunity in Conde Orgaz. Our team, located at **AVDA. MACHUPICHU, 35**, is here for you. Call us at **91 771 77 11** or email us at **ORGAZNACIONES@GILMAR.ES**. Please reference **229549** to receive detailed information and schedule a personalized visit. Your new life project begins with GILMAR!

Photographs

