

## Apartment for Sale on Balboa Avenue, La Gaviota Building, 176 m2

### Descripción



Location: Balboa Avenue, Bella Vista

Building: La Gaviota

Size: 176 m2

Description:

- 3 bedrooms
- 4 full bathrooms
- Living/dining room
- Kitchen
- Laundry room
- Maid's quarters with bathroom
- Terraces
- 1 exclusive parking space
- Maintenance fee: \$259.60
- Free of encumbrances: PROFESSIONAL APPRAISAL (February 2026):
- MARKET VALUE: B/.230,000.00 (full professional appraisal)
- INVESTMENT POTENTIAL:
- Estimated monthly rent: B/.1,500 - B/.1,800 (current Bella Vista market)
- Estimated annual return: 6.5% net on investment
- Guaranteed demand due to location Premium

Building and Amenities:

- Built in 1985 with substantial subsequent improvements that reduce depreciation
- Masonry building with 15 typical floors + ground floor and mezzanine
- 3 apartments per floor
- Amenities: Swimming pool, terrace bar, 24/7 security, two elevators, fire suppression system, generator, water reserve tank, concierge
- Bella Vista district, the financial and commercial heart of the city
- Zone 1ZM9 High-density area with all public services: paved roads, sewer system, street lighting, sidewalks, and electrical wiring

IDEAL FOR:

- Families seeking security, comfort, and a central location
- Professionals who value urban lifestyle and connectivity
- Investors seeking assets with proven appreciation and high rental potential

Sale Price: \$230,000.00

Price per m2: \$1,307.00

NOTE: Currently rented for \$1,500.00 until December 2026

<b>ID de Propiedad</b>	<a href="#">APANZ23.2.26.1</a>
<b>Área de Terreno</b>	mt <sup>2</sup>
<b>Área de Construcción</b>	176 mt <sup>2</sup>
<b>Precio</b>	230,000.00
<b>Precio por Área</b>	1,307.00
<b>Cuartos</b>	3
<b>Baños</b>	4
<b>Estacionamientos</b>	1

## Ubicación



## Agente



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## Fotos





























