

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

ID de Propiedad	APANZ23.2.26.1
Área de Terreno	mt ²
Área de Construcción	176 mt ²
Precio	230,000.00
Precio por Área	1,307.00
Cuartos	3
Baños	4
Estacionamientos	1

Ubicación



Agente



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Fotos





























