

## Office house for sale in El Cangrejo, 1,043 m2

### Descripción



Location: Erick Del Valle Street, El Cangrejo

Land Size: 1,043 m<sup>2</sup>

Total Construction: 600 m<sup>2</sup>

Zoning: RM3C2 – Allows for the development of high-density multi-family residential projects and mid-scale commercial spaces. Ideal for mixed-use, such as apartment buildings and commercial spaces.

#### Key Features of the Residence:

Elegant single-story home (4,402 ft<sup>2</sup> / 409 m<sup>2</sup>) designed with high standards of quality and attention to detail. It features luxurious finishes, a functional layout, and premium materials.

- 3 comfortable bedrooms with private bathrooms, built-in closets, dressing rooms, and storage units.
- Spacious and modern kitchen with custom Italian cabinetry, granite countertops, a large center island equipped with a DCS double oven, a six-burner stove, a range hood, a disposal, and space for three refrigerators. Direct access from the parking lot.
- Covered entry with a spacious foyer clad in Italian tiles, harmoniously connecting to the living, dining, and separate family rooms.
- Covered rear patio with tile countertops, ceiling fan, outdoor speakers, lush landscaping, and access from the laundry/pantry.
- Staff quarters and full bath.

#### Annex Features:

Detached two-story structure (2,034 sq ft / 189 sq m):

- Ground floor: Two air-conditioned offices, large storage space, and access to an outdoor storage room.
- Second level: Climate-controlled gym with full bath.
- Additional outdoor bath.

#### Other notable features:

- Covered parking for four vehicles.
- Electric gates and security system.
- Water tanks with a total capacity of 1,500 gallons, with filtration system.
- 35 kW Kohler generator.
- Eleven split-type air conditioning units.

About the location:

El Cangrejo is one of the city's most walkable and vibrant areas, known for its artistic atmosphere, picturesque streets, well-maintained parks, and wide range of dining, shopping, and cultural offerings. It's just one mile from the ocean.

Sale price: \$1,275,000

Price per m2 (Land): \$1,222

<b>ID de Propiedad</b>	<a href="#">CPANJ9.2.23.2</a>
<b>Área de Terreno</b>	1043 mt <sup>2</sup>
<b>Área de Construcción</b>	600 mt <sup>2</sup>
<b>Precio</b>	1,275,000.00
<b>Precio por Área</b>	1,222.00
<b>Cuartos</b>	3
<b>Baños</b>	3
<b>Estacionamientos</b>	4

### Ubicación



### Agente



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## Fotos





























































































