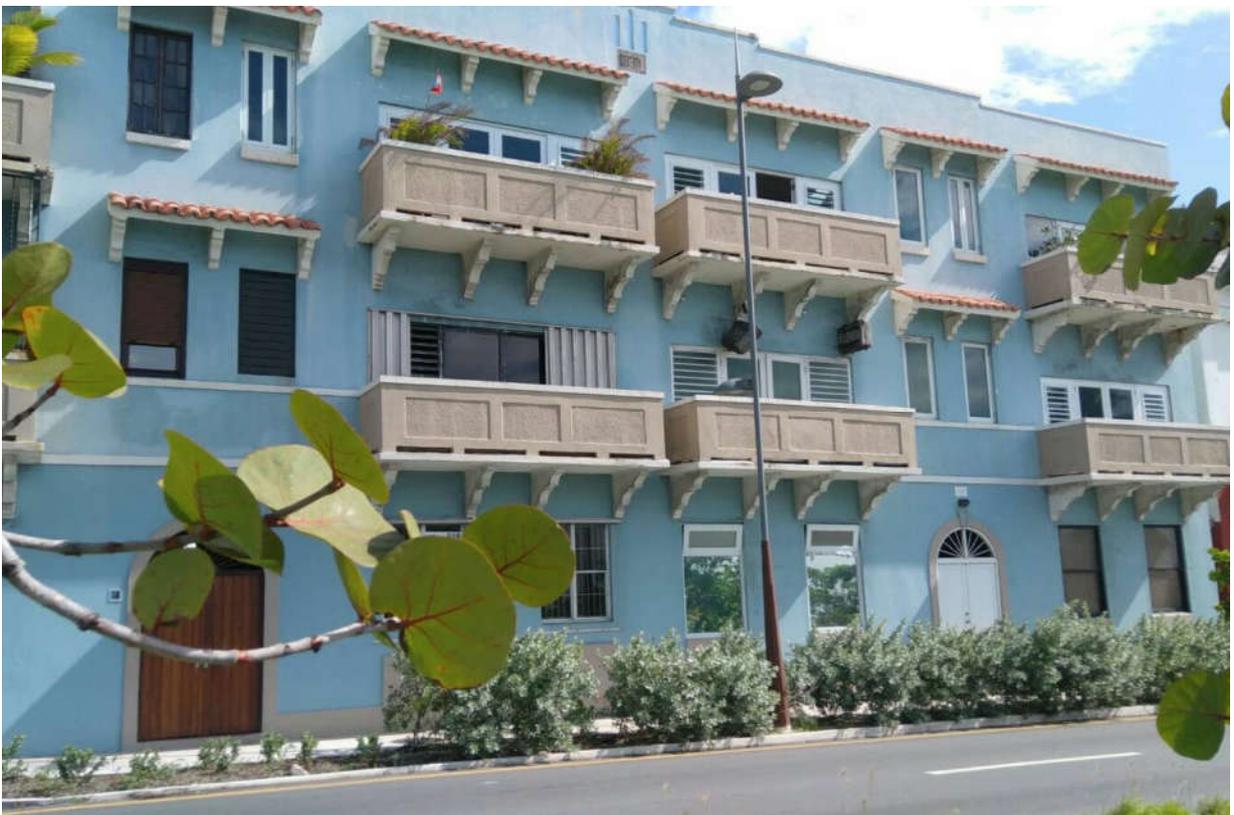


Historic San Juan Ocean View Apartment for Sale by Owner



Condo Crescent Beach | 302 Ave. Muñoz Rivera, Apt # 3 | San Juan, Puerto Rico 00901 (Puerta de Tierra)



The building originally consisted of 12 apartments. The bottom left one (not visible in the photo) was opened for common usage. There are two entrances (304 brown wooden door and 302 white aluminum door on Ave. Muñoz Rivera), two internal patios, and one shared roof top with view of the Ocean and the Bay.

There is no official parking in the building. We'll gladly inform you about the parking options in the neighborhood (street parking), and about the limited option of using the space behind the garage door.

Remodeled and painted several times in the past years, roof sealed in December 2019, but needs continuous Tender, Love & Care due to salt exposure from the Atlantic Ocean.

There are 11 home owners of which some live in the building, some use their apartment as a second home, and some rent out short or long term. I'm currently renting it out short and mid-term via Airbnb, see <https://airbnb.com/rooms/show/4819306>

All balconies face the Muñoz Rivera Avenue and the Atlantic Ocean. The Condo is located in Puerta de Tierra, a historic part of San Juan, between Condado/Miramar and Old San Juan. Traffic on Muñoz Rivera Avenue goes into Old San Juan, traffic on Ponce de León/Constitución Avenue, which runs in the back of the building, brings people out of Old San Juan. Both avenues count with two car lanes, a bike lane and sidewalks for pedestrians.

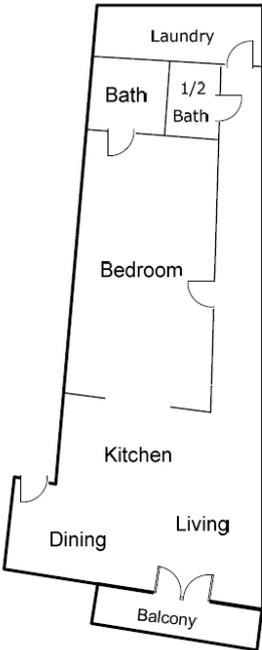
The busses run mainly on Calle del Tren (between Fernández Juncos Avenue and Calle San Agustín), a short walk down into the neighborhood, where some restaurants, bars and convenience stores can be found, as well as doctors, gas stations, and other businesses. Next to the Condo is the San Pablo Lutheran Church (corner Calle Matias Ledesma). From the condo it's a short walk to the Muñoz Rivera Park, and the Escambrón Beach and "La 8", great for surfing and swimming. Old San Juan can be reached by foot (20 min.).







Open living and dining room space with equipped kitchen, office corner and balcony. Ceiling fan.



Approx. 85 m2 of living space.



Large bedroom with master bathroom (sink, toilet, shower). Two ceiling fans. Access through arch from the living room or via hallway door. Originally this room was divided into two small bedrooms. The second access from the hallway could be re-opened.







Utility room with sink, washer, dryer and storage racks in the back. Even an additional guest or kid's bed fits in there! Ceiling fan. Window has been replaced (only old photo in this document).



Hallway (perfect storage space) that connects the living room with the utility room, and from which one door leads to the master bedroom, and one to the separate guest toilet with sink.



Extra toilet with sink, access via hallway.

Available fully furnished with equipped kitchen, washer and dryer or completely empty. Fully booked via Airbnb until March 2020.

Sales price: \$ 220,000

Apartment is 100% debt-free (no mortgage)!

Monthly maintenance fee (condo administration, staircase cleaning etc.) is currently \$ 81.70.



Playa Escambrón with Capital Building in the distance. The condo is prior to the big church tower.



Rainy day view towards Old San Juan.



Check the waves from the balcony and walk with your surf board to “La 8” (surf spot at Playa Escambrón). Or take your bike and ride into Old San Juan, Condado or Miramar.



Walk one flight up the stairs: Enjoy the view!

**If you are interested in buying this apartment please write to the owner
Lisa Ladner, info@lisaladner.com or call +1 787 667 9792**

Jan 5, 2020