

Apartment for Sale by Owner

Condominio Crescent Beach – Bajamar, Puerta de Tierra



The white door on the right leads to 302 Ave. Muñoz Rivera, San Juan, Puerto Rico 00901. The available apartment is located on the right, second balcony from top. The photo was taken before the construction of the new boardwalk and sidewalk started.

The historic building originally consisted of 12 apartments. The bottom left one was opened for common usage (white garage door in the photo). There are two entrances (302 and 304 Ave. Muñoz Rivera), two internal patios, and one shared roof top. We'll gladly inform you about the parking options in the neighborhood (street parking). Remodeled and painted in the last few years. 11 owners, some of them use their apartment as a second home. All balconies face the Muñoz Rivera Avenue and the Atlantic Ocean.

The Condo is located in Puerta de Tierra, 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 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, a hardware store and other businesses. Next to us 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/La 8, great for surfing and swimming. Old San Juan can be reached by foot (20 min.).



View from the balcony of the apartment before some of the palm trees were cut down to make space for the new boardwalk/bike lane.



Current view of construction site (boardwalk and bike lane into Old San Juan and to Escambrón/Condado).

302 Ave. Muñoz Rivera, San Juan, PR 00901

Description of Apartment # 3, located on the first floor:

- Large open living and dining room space with equipped kitchen, office corner and balcony access. Ceiling fan.
- 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.
- 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.
- Guest toilet with sink (access from hallway).
- Available fully furnished with equipped kitchen, washer and dryer (additional costs) - or completely empty.
- Remodeled, painted, new windows, electricity in good condition, five working ceiling fans.
- Sales price: min. \$ 180,000.
- Apartment is 100% debt-free (no mortgage)!
- Monthly maintenance fee (condo administration, staircase cleaning etc.) is currently below \$ 82.



Check the waves from the balcony and walk with your surf board to “La 8” (surf spot at Playa Escambrón). From the Playa Escambrón you can see the Capital Building in the distance.

Images of the apartment







Master bathroom



Utility room with washer, dryer and sink.



Below: Guest toilet (access from hallway)





Enter the white door, walk one flight up the stairs: you're home!

If you are interested in

buying apartment # 3

please write to the owner

Lisa Ladner, info@lisaladner.com (or info@el-status.com)