

# Beachfront Residence Apartment For Sale

## Puerto Rico, Dorado Municipality, Dorado, PR 00646

5,300,000 €

### QUICK SPEC

Year of Construction	2015
Bedrooms	3
Half Bathrooms	1
Full Bathrooms	3
Interior Surface approx	283 m2 - 3,056 Sq.Ft.
Exterior Surface approx	78 m2 - 844 Sq.Ft
Parking	N/A Cars
Property Type	Apartment

### TECHNICAL SPECIFICATIONS

Direct ocean frontage with over 3,900 sq. ft. of gracious interior and exterior living space. An open contemporary design, the living room, dining, kitchen and master bedroom with bath boast inspiring blue ocean scenery as far as the eye can see. The home incorporates a large terrace complete with dining and lounging in front of the beach and ocean; 9' high ceilings inside and out. Corner living and dining room facing north and east, master suite with indoor and outdoor bathing, 2 additional bedrooms plus an oversized media room with separate lockout for those special guests. The Master bedroom suite looks towards the resort coast, creating an intimate atmosphere with the indoor soak tub and outdoor oasis shower. Floor to ceiling galvanized sliding glass doors maximize the awesomeness of this next level backdrop. Built to capture the sound of the water and the beauty only Dorado Beach can provide, this Ritz Carlton Reserve residence highlights the sophistication of modern beachfront living. Sweeping waterfront landscapes paint each corner of this impeccably designed space, serving homage to this exclusive location. The West Beach Residences have exclusive access to the Residences Concierge, as well as with membership, the Hotel facilities including multiple pools, dining venues, fitness, tennis and Acclaimed Spa Botanical.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 3

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 4

- Full Bathrooms - 3
- Half Bathrooms - 1

## OTHER ROOMS

- Corner Living And Dining Room Facing North And East
- Oversized Media Room With Separate Lockout For Those Special Guests.
- Kitchen

## INTERIOR FEATURES

- Open Contemporary Design
- 9' High Ceilings Inside And Out
- Floor To Ceiling Galvanized Sliding Glass
- 

## EXTERIOR AND LOT FEATURES

- Large Terrace Complete With Dining And Lounging In Front Of The Beach And Ocean
- Sweeping Waterfront Landscapes
- 

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Forced air Gas

## POOL AND SPA

- Outside Edge Pool

- Hot tub
- 

## LAND INFO

- Lot Size: 78 m2 - 844 Sq.Ft

## GARAGE AND PARKING

- Garage Spaces: N/A Cars
- Parking Spaces: N/A Cars

## BUILDING AND CONSTRUCTION

- Living : 283 m2 - 3,056 Sq.Ft.
- Year Built: 2015
- Location :
- Topography : Waterfront

- Levels or Stories: 2
- Structure Type: Contemporany
- House Style: Apartment
- Furnishing : Furnished

## SCHOOL INFORMATION

Education in Puerto Rico is compulsory between five and 18, which comprises the elementary and high school grades. Students in Puerto Rico may attend either public or private schools.

- Dorado Academy
- TASIS Dorado
- Montessori Dorado
- Caribbean Christian Academy
- El Shaddai Christian Academy

## AMENITIES AND COMMUNITY FEATURES

- Foreigners can buy property in Puerto Rico and the Government of Puerto Rico welcomes investment from overseas buyers. There are no restrictions on foreign buyers acquiring real estate in Puerto Rico

## OTHERS

- |                           |                          |
|---------------------------|--------------------------|
| • Gated Community         | • Waterfront             |
| • Security System         | • Guard Gated            |
| • Spa / Hot Tub           | • Ocean Front            |
| • Tennis Court            | • Ocean View             |
| • Hardwood Flooring       | • Country Club Community |
| • Terrace / Outdoor Space | • Golf Community         |
| • Marble Flooring         |                          |
| • Concierge Services      |                          |
| • Recreational Area       |                          |

## ABOUT THE AREA

Puerto Rico is a Caribbean island and unincorporated U.S. territory with a landscape of mountains, waterfalls and the El Yunque tropical rainforest. In San Juan, the capital and largest city, the Isla Verde area is known for its hotel strip, beach bars and casinos. Its Old San Juan neighborhood features colorful Spanish colonial buildings and El Morro and La Fortaleza, massive, centuries-old fortresses.

Dorado is a town and municipality in the northern coast of Puerto Rico, 15 miles west of San Juan and is located in the northern region of the island, bordering the Atlantic Ocean, north of Toa Alta, east of Vega Alta, and west of Toa Baja. Dorado is subdivided into five barrios and Dorado Pueblo