

# Unique 5,062 SF Penthouse at Villa Gabriela with 2 Parking Spaces



## DETAILS

**PH A & B GABRIELA'S HOUSE  
PLUS 2 PARKING SPACES AT  
LA COCHERA, OLD SAN JUAN**

**ASKING PRICE:** \$2,600,000

**UNIT DESCRIPTION:** 3-bedroom, 2.5-baths penthouse unit with lots of outdoor space and natural light. It occupies the entire floor and has two separate entrances. The unit has a private elevator.

**LOCATION:** Northeast corner of De La Cruz and Luna Streets. Easy access to the major attractions of the Historic Old San Juan and across the street from La Cochera Parking. The building is also known as Villa Gabriela.

**GPS COORDINATES:** 18.4662 / -66.1164

**GROSS LIVING AREA:** 5,062 square feet combined.

**HOA:** \$749.20 (for PH A & B) + \$93.92 (for both parking spaces at La Cochera).

**CONDITION:** Requires some repairs.

**PARKING:** 2 covered deeded parking spaces at La Cochera.

**REAL ESTATE TAXES:** \$5,285 per year (approx.) Tax exemptions may apply.

**BUILDING DESCRIPTION:** Gabriela's House (Villa Gabriela) Condominium is a 3-story Spanish Colonial Style building comprising 12 residential units. The building was recently renovated and is in excellent physical condition.

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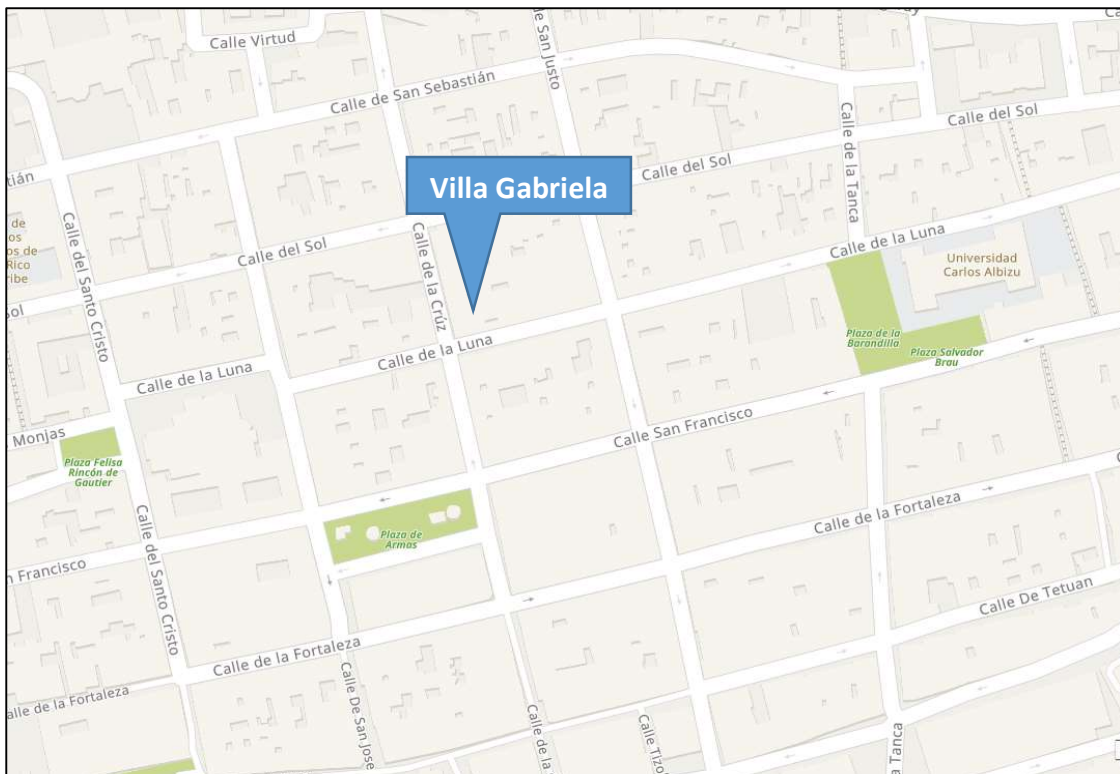
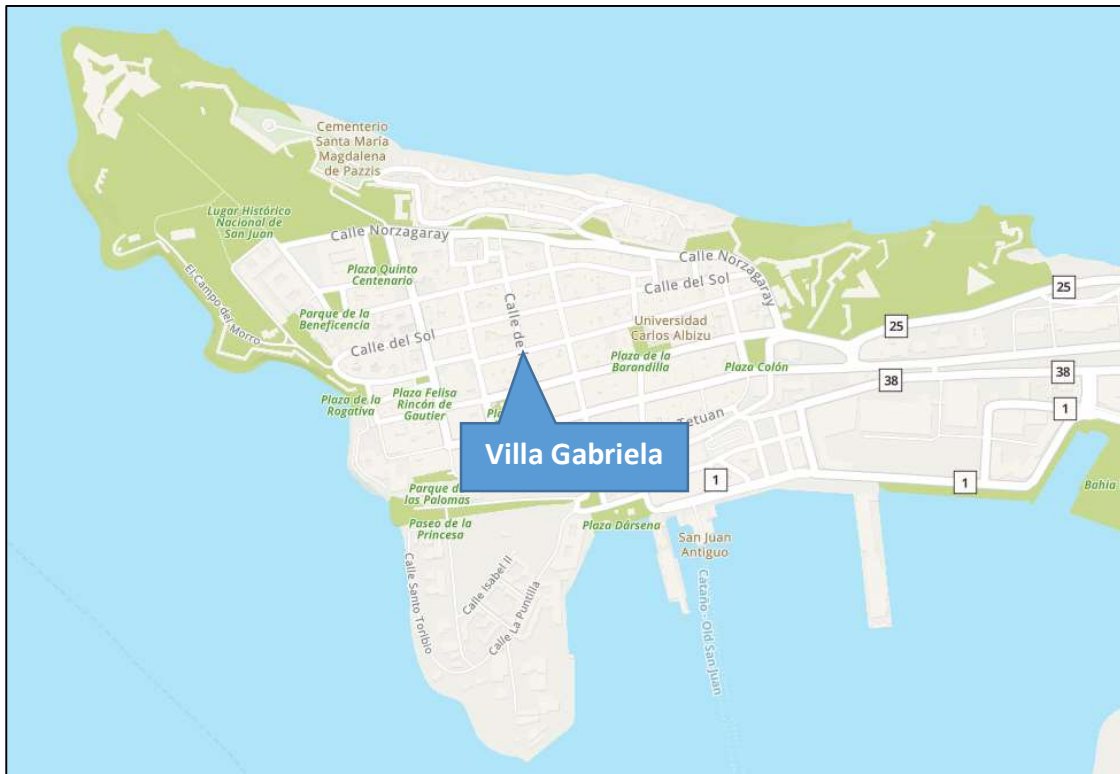


## Description

Unique Penthouse at Gabriela's House (Villa Gabriela) Condominium comprising 5,062 square feet formed by two adjacent but individually recorded units of 3,019 and 2,043 square feet, respectively. The sales price includes two covered deeded parking spaces at La Cochera Parking, located across the street from the building. The unit occupies the entire upper floor and has an interior layout that includes 3 bedrooms and 2.5 baths, and lots of outdoor space.



## Location Maps





## Photos – Exterior



**Front view**



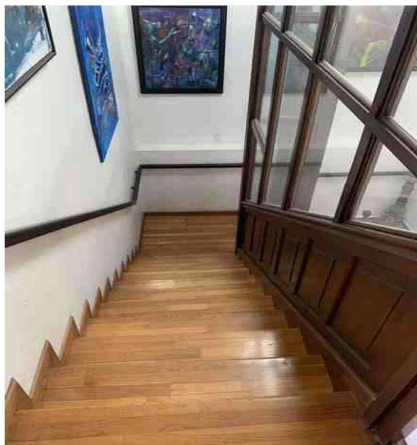
**Lateral view**



**Western entrance**



**Street view**



**Interior stairs**



**Living**

## Photos - Interior



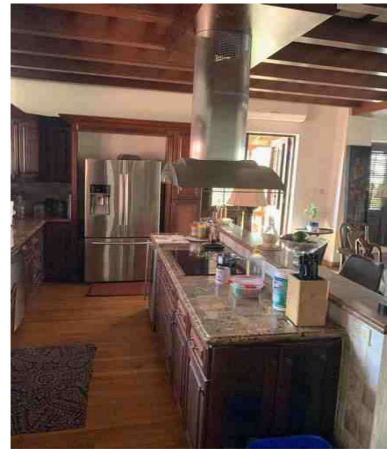
**Living**



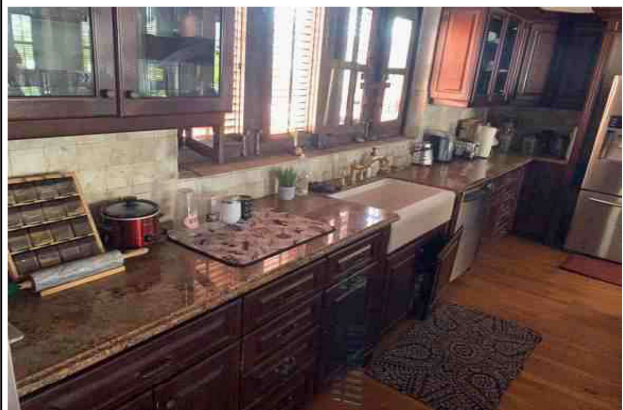
**Dining**



**Kitchen**



**Kitchen**



**Kitchen**



**Den**



## Photos – Interior



**Bedroom (2)**



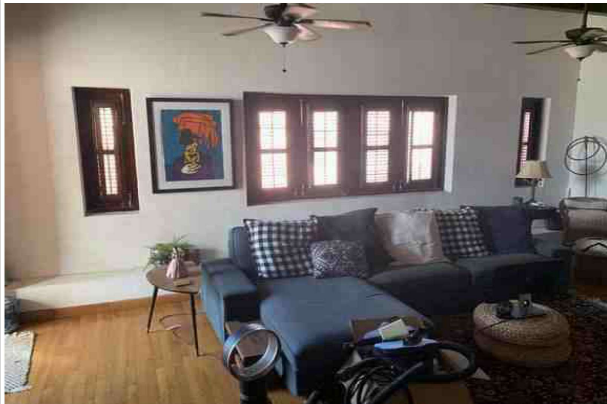
**Master bedroom**



**Master bedroom**



**Master bedroom**



**Master bedroom**



**Master bath**

## Photos – Interior



**Terrace**



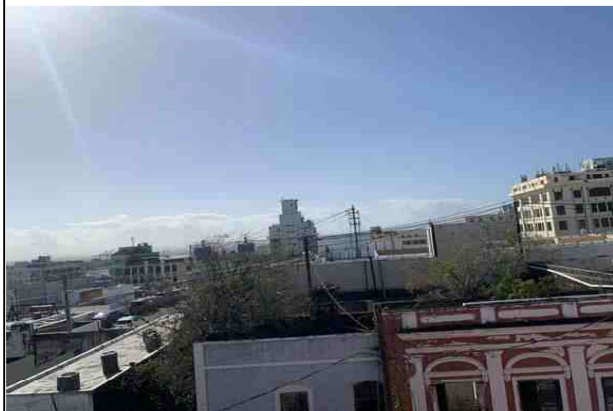
**Terrace**



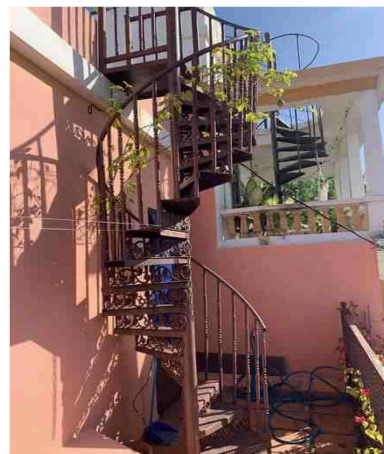
**Terrace**



**Terrace**



**View from upper level area**



**Stairs to upper level area**