



## LUXURY CONDOMINIUM FOR SALE

OCEANFRONT VIEW, PENTHOUSE  
PLAYA ALMIRANTE III  
STREET 115, AÑASCO, PR 00610

BOASTING A UNIQUE LOCATION  
IN ALMIRANTE BEACH, AND WITHIN THE COMPLEX OF  
AWARD WINING RINCÓN BEACH RESORT.

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## LUXURY CONDOMINIUM FOR SALE

### GENERAL DESCRIPTION

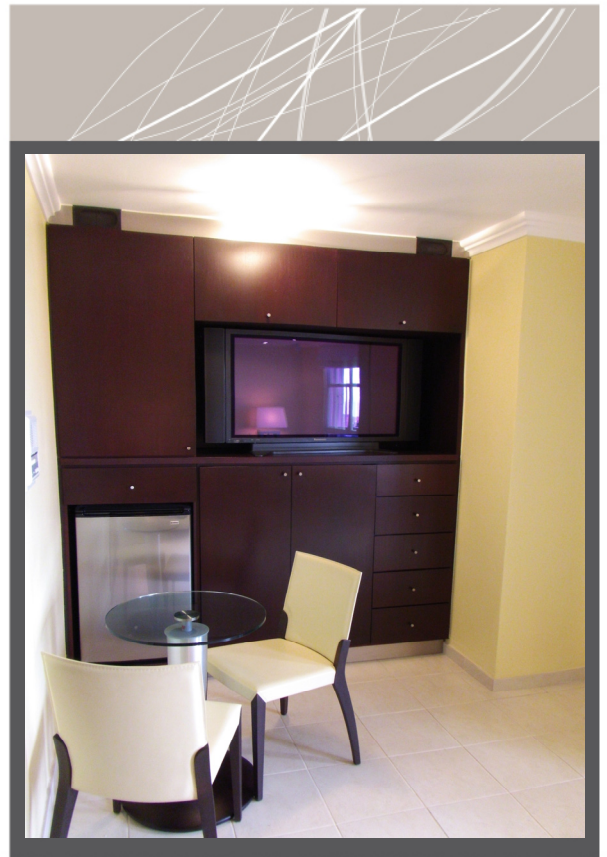
A completely re-built and professionally decorated 3-story luxury Penthouse condominium with a total floor area of 2,352.37 sq. ft.

- The **first floor** holds the bedroom area to avoid noises from the outside. Based on the decoration style, rooms are identified as the “**yellow room**”, the “**blue room**”, the master room, deluxe master full bathroom, hallway closet and an artistically decorated full bathroom.
- The **second floor** holds the main entrance to the apartment with a deluxe ½ bathroom, the living and dining areas, deluxe Neff® kitchen, a separate laundry with washer/dryer area and a balcony with oceanfront view. The balcony contains a granite countertop bar area held in place by an original stainless steel art design. The granite countertop bar has direct access to the kitchen area.
- The **third floor**, the Penthouse room, has been designed and re-built from the ground-up just for entertainment. Consists of a deluxe full bathroom, deluxe utility room area, deluxe Neff® Kitchen luxury bar station, and 60” Pioneer® Plasma HDTV with a Bose® Lifestyle® V-class® home entertainment surround sound interfaced to a pair of hidden Bose Free Space® 51 environmental speakers in the upper terrace area. The magnificent oceanfront view terrace holds a deluxe BBQ and bar station Coral Stone Island with ceramic countertop. Ample space for cooking with a FireMagic® gas built-in barbecue grill, stainless steel double stove gas unit, kitchen sink, stainless steel cabinet doors, U-Line® stainless steel refrigerator and U-Line® stainless steel ice maker units all surrounded with stylized three-color ceramic floor. The back terrace balcony shows a lovely view to the mountains continuing the stylized three-color ceramic floor from the front terrace.

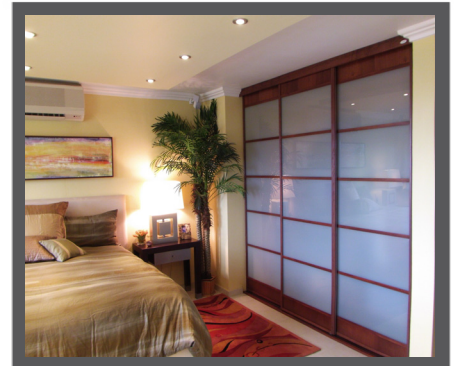


## THE LUXURY PENTHOUSE INCORPORATES MAJOR STRUCTURAL CHANGES SUCH AS:

- Removal and replacement of all floors with stylized ceramic tiles.
- Complete popcorn ceiling removal followed by the application of matt paint putty.
- Major electrical, plumbing and concrete structural enhancements including:
  - Electrical and plumbing relocation in the design and installation of the Penthouse Neff® Kitchen luxury bar station.
  - Electrical relocation and extractor installation of the Jenn-Air® downdraft ventilation cooktop ending outside the kitchen area.
  - Electrical and plumbing relocation in the design and concrete construction of a BBQ and bar station in the upper front terrace floor, penthouse room.
  - Electrical and plumbing relocation in the installation of the Penthouse walk-in utility closet with luxury interior doors and hidden sink.



- Electrical and plumbing relocation in the design, installation and concrete re-construction of the master room, under stairs closet (converted to a master room closet) and master bathroom with deluxe shower station.
- Electrical and plumbing relocation of the mini-split A/C unit in the Master Room.
- Electrical design and installation of tubing and cabling for audio/video (A/V) connections in the dining, yellow, blue, master and penthouse rooms, including front terrace floor.
- Hidden conduits of audio, video and cable-TV connections behind specially designed decorative wall fascia allowing direct connectivity between audio and video equipment in the dining, yellow, blue and penthouse rooms.
- Electrical design and installation of lighting with dimmer control switches in decorative fascia in the living, dining, master and penthouse rooms.
- Electrical design and installation of security burglar wired alarm system, including phone dialer module and remote access control.
- Electrical design and installation of a full wired intercom system.
- Electrical design and installation of telephone connections in all rooms, including the 2<sup>nd</sup> floor balcony and upper terrace.

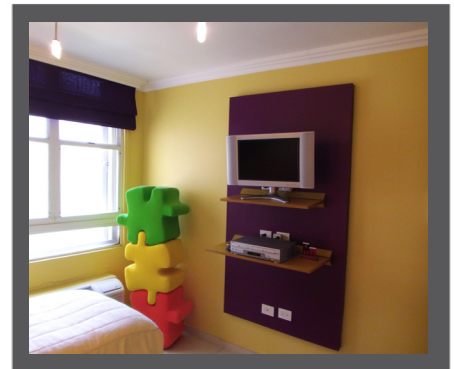
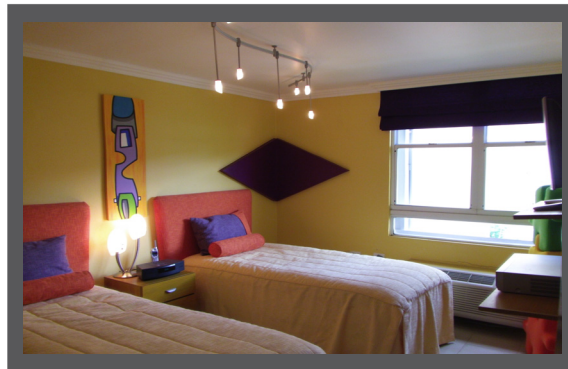


## DESCRIPTION OF DECORATIONS, DESIGNS, ADDITIONS AND CHANGES:

- Design and installation of decorative fascia with lighting, dimmer light controls in the living, dining, master and penthouse rooms.
- Decorative and artistic design fascia in the penthouse hallway and yellow room.
- Custom design central air conditioning 4-ton Trane® unit in the 2<sup>nd</sup> floor for the living room, dining room, kitchen and laundry.
- Installation of deluxe outlet and wall plates for all receptacles, switches and audio/video connections.
- Mini split Trane® air conditioning units, 2 ½ and 3 tons in the Master and Penthouse rooms respectively.
- GE® wall case packaged air conditioning unit in the blue room.
- Trane® wall case packaged air conditioning unit in the yellow room.
- Security burglar wired alarm system with phone dialer and remote access control.

## DESCRIPTION OF DECORATIONS, DESIGNS, ADDITIONS AND CHANGES:

- Full intercom wired system located in the dining room, penthouse, yellow room, blue room and master room. Intercom bell ring in the main entrance door.
- Cable-TV and hidden A/V RCA connections in all rooms including dining and penthouse rooms.
- Storm shutters in all windows, balconies and storm resistant glass slide door in penthouse room.
- Roman shade curtains in all windows and glass doors.
- Luxury ceiling moldings in all rooms on the first floor.
- Luxury closet organizers with luxury hue glass sliding doors in the yellow and blue rooms.
- Modern, artistic and luxury lighting ceiling lamps designs in the living, dining, kitchen yellow, blue and penthouse rooms.
- Modern ceiling lamps design in other rooms.



## DESCRIPTION OF DECORATIONS, DESIGNS, ADDITIONS AND CHANGES:

- Reconfigured layout of the Master Room and closet under stairs:
  - The Master walk-in closet was converted into a multimedia/closet with a built-in refrigerator and snack area.
  - Media/snack bar with built-in space for a 40" Plasma/LCD HDTV, hidden Bose® A/V 5.1 Surround System, refrigerator/snack bar area and closet space.
  - Custom-design desk next to a window.
  - Under stairs closet converted to a Master Room closet. Master room closet with luxury wood set organizers and luxury hue glass sliding doors.
  - Master bathroom extended to include a deluxe massage spa lighted rain shower head and jet panel system. Shower head, hand-spray and massage jet nozzles can be turned on at the same time.
- Decorative ceiling fascia with lighting added on top-centered bedroom.
- Fully remodeled 3 ½ bathrooms (first floor, second floor {1/2 bath}, master and penthouse rooms) with luxury tiles and fixtures, custom made wooden cabinets with granite countertops.

## DESCRIPTION OF DECORATIONS, DESIGNS, ADDITIONS AND CHANGES:

- Artistic natural rock bathroom countertop sink wood cabinets and illuminated hue glass sliding door wall in the bathroom of the second floor.
- Artistic wall and roof painted design in the main bathroom on the first floor.
- Granite countertop bar area with artistic customized stainless steel design wall base in the balcony area, second floor.
- Custom design stainless steel handrail handles in all stairs.
- Fully equipped luxury Neff® kitchen with hidden tall pantry, granite countertops and backsplash. See the Neff difference at [www.neff-of-chicago.com](http://www.neff-of-chicago.com):
  - Deeper cabinets and shelves space to protect dinnerware.
  - Self-closing “soft-close” doors and drawers with hidden lighting.
  - Cabinets designed for the humidity of tropical and coastal climates, unfriendly conditions for wood cabinets. Materials chosen for durability and resistance to humidity and constructed for stability.
  - Exterior grade woods, extra hinges, galvanized steel drawer linings, finished tops on all cabinets, “skin and skeleton” construction, and finishes commonly used in the automotive and aircraft industries.



## DESCRIPTION OF DECORATIONS, DESIGNS, ADDITIONS AND CHANGES:

- Other kitchen items:
  - Customized stainless steel extractor type design with lights on top of cooktop.
  - Jenn-Air® downdraft ventilation cooktop with extractor vent ending outside the kitchen area.
  - Luxury kitchen sink and stainless steel dishwasher.
  - Hidden stainless steel microwave/convection oven.
  - Luxury stainless steel wall-oven range.
  - Luxury stainless steel refrigerator.
- Laundry:
  - High capacity washer and dryer combo.
  - Luxury door.
  - Storage area.
  - In-line water heater.
  - Fascia enclosure to hide the central air conditioning Trane® unit in the 2<sup>nd</sup> floor for the living room, dining room, kitchen and laundry.

## DESCRIPTION OF DECORATIONS, DESIGNS, ADDITIONS AND CHANGES:

- Wooden luxury doors and door handles in bed rooms.
- Wooden hue laminated glass and luxury door handles in the bathroom of the second/penthouse and utility rooms.
- Penthouse ceiling decorative fascia with artwork lighting design.
- Penthouse artistic deluxe ceiling glass lamps hanging from the center of a four-sided rooftop.
- Penthouse Neff® Kitchen luxury bar station:
  - Stylized granite countertop with raised granite backsplash.
  - Bar sink with luxury faucet.
  - Luxury glass lighted wall cabinets.
  - Luxury wooden wine cabinet.
  - Built-in refrigerator.
  - Luxury cabinets.
- Penthouse walk-in utility closet with luxury interior doors and hidden sink.
- Custom made A/V cabinet for CD/DVD and Cable TV units including connectivity for a 5.1 surround system and outside terrace stereo amplifier. Hidden location for a subwoofer unit, DVD/CD storage space and a 180° Plasma/LCD/LED 60" HDTV wall mount, turn and tilt unit.



## DESCRIPTION OF DECORATIONS, DESIGNS, ADDITIONS AND CHANGES:

- Stylized three-color ceramic floor in the front and back upper terrace, penthouse room.
- Retractable awning in the front balcony, second floor.
- Motorized retractable awning in the upper front terrace, penthouse room.
- A BBQ and bar station in the upper front terrace floor, penthouse room.
  - Coral stone BBQ Island with ceramic countertop.
  - FireMagic® gas built-in barbecue grill ([www.firemagicgasgrills.com](http://www.firemagicgasgrills.com)).
  - Stainless steel double stove gas built-in unit.
  - BBQ kitchen sink.
  - Stainless steel cabinet doors.
  - U-Line® refrigerator and ice maker units.
  - Hidden Bose Free Space® 51 environmental speakers ([www.bose.com](http://www.bose.com)) inside two flower pots.



**LUXURY CONDOMINIUM FOR SALE ..... \$649,000.00 USD \***

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**\* It also includes luxury furniture, artwork, original gallery paintings and original gallery art objects.**