

# passport



## Condo With All The features Of A Penthouse

**\$ 285900 None**

**Condos to Buy in Gran Colombia, Cuenca, Azuay**

**Beds # 2 Baths # 3 Living Size 175**



This condo is a one-of-a-kind architect designed showplace. Every room has designer upgrades that far exceed the average Cuenca condo. This condo is designed for the buyer with an eye for detail with features that delight the senses. The condo is close to Cuenca El Centro; 5 minutes on the Tranvia (stop 1/2 block from condo). The Tranvia goes directly to the bus station and airport. It is not necessary to have general-public amenities with a unit like this. Rarely do residents use community outdoor swimming pools because of the relatively cool weather year round. River Palace door staff are high quality dedicated individuals ready to be of service. Master Bathroom The master bathroom shower is designed to make use of the existing space with the bathroom door closed and the shower door opening inward. A floor door-stopper keeps the master bath entry door from swinging past parallel with the side wall. The shower is sloped down and away to a slot-drain at the rear of the shower stall. The shower is lit by a separate light switch. Unlike most Ecuadorian condos, all bathrooms have designer Moen hardware to include bath-towel bar, robe hook, hand-towel bar, and toilet paper holder. In addition, The master bath has floor to ceiling mirrors on the far wall and two contemporary mirrors that were wired special to operate independently. The master bath floor is heated by wall controls that can be operated manually by temperature or set by

timer to come-on and shut-off at designated times. The toilet is a contemporary design with stylish low back, two flush water settings, and a large elongated bowl. The bathroom cabinets were extended from the standard single bowl to custom specifications designed by an outside architect and unlike any standard issue. The granite is upgraded in quality and color to match the gray cabinetry and wall tile for a harmonious experience in a luxurious modern functionality. The condo has three full bathrooms, all with ample amenities for owners and guests. Both on-suite bathrooms have heated tile floors and sealed tile grout in showers and floors. Living Dining The floor to ceiling sliding glass walls extend 10 feet high and transform the large atrium living area into an inside/outside paradise. The glass walls stack all in a row to create a true indoor outdoor showplace. The architect-designed glass wall panels are so large, they had to be hoisted individually 5 stories outside the building. Upgraded tile extends from interior to the full length of the large outdoor terrace. Programmable heated floors warm the living room sitting area and gourmet kitchen. Three light grids were designed into the ceiling lighting that showcase living, dining and bar areas with warm canister lights. Pergola track lighting extends the size and diversity of the atrium-extended living and dining areas. A modern double-chandelier showcases the dining table for entertaining or an intimate dining experience. An intercom and front-desk com system is at your finger tips. Hard-wired internet is installed to the living room TV and kitchen bar areas. Ceiling sun shades calm the rays of the mid-day sun. Terrace The large terrace wraps around two sides of the the condo with window walls or siding glass doors on all sides. The terrace is accessible from all living areas and bedrooms. This penthouse-like view of the river and mountains is both tranquil and dramatic. Hot and cold water for an out-door shower and watering plants, electricity, and gas for a BBQ were extended out onto the terrace. In addition, the terrace was upgraded to carry the increased weight of a Jacuzzi. Terrace plants are lit at night on a timer and an automatic drip system has been installed. A gutter was installed to carry away high volume rainfall water from the pergola directly to a terrace floor drain keeping water splatter away from the glass walls and doors. Master Bedroom The river master has a see-through fire place slot, heated floors, tv wiring, sitting area, window/door shades, and custom king bed. The side master features a queen Tempur-Pedic mattress, sitting area, and block-out shades. The side master includes extended bath size with heated floors, rain-bath shower heads, Moen fixtures, and upgraded granite and tile. Both have upgraded custom cabinets and drawers. No builder grade options remain. All upgraded. Kitchen Kitchen cabinets are upgraded shinny white. The cabinets and drawers were extended 3 times original capacity. The bar was designed and upgraded to accommodate 5-6 persons. Gourmet kitchen includes Viking 6 burner gas cook top, dish washer, oven, refrigerator/freezer with water and ice maker. Heated floors, TV and internet hookups. Increased electric outlets. Under cabinet lighting. Take a look at this 2 bedroom condo with an amazing open area and inspired views to the exterior. It comes full furnished, ready to move in, internet service already connected, HOA dues are around \$120 per month. Electric average \$25 per month and internet \$30 per month. Contact us today and don't miss this unique Condo in Cuenca, Ecuador.

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