

# passport



## 5 apartment house Meters Away from Tomebamba River

**\$ 699000 None**

**Homes to Buy in Sayausi, Cuenca, Azuay**

**Beds # Baths # Living Size 1000**



Welcome to your ideal property nestled in a serene locale of Cuenca, offering a harmonious blend of tranquility and convenience. Situated along the picturesque route to Cajas, adjacent to the river area, and mere minutes from Ordonez Lasso, this property epitomizes comfort and accessibility. Crafted with the vision of accommodating an extended Ecuadorian family, this newly constructed family house stands as a testament to quality living. Completed in December 2021, the property spans across a generous 1004.99m<sup>2</sup> of land, boasting a meticulously designed construction spread across three floors totaling 1050.80m<sup>2</sup>. Impeccable attention to detail is evident throughout, with each unit showcasing premium finishes. Presently, all apartments are occupied with tenants, presenting a lucrative investment opportunity. The current rental rates hover around \$500 per month per unit, excluding utilities, providing a steady stream of income. However, should the new owner desire a change, the option to renegotiate leases or renew contracts is available. Each apartment exudes comfort and functionality: Apartment 1: 3 bedrooms, 2 bathrooms, 135m<sup>2</sup>, with a designated laundry area. Apartment 2: 2 bedrooms, 2 bathrooms, 133m<sup>2</sup>, featuring a convenient

laundry area. Apartment 3: 3 bedrooms, 2 bathrooms, 144m2, complete with a charming balcony and laundry area. Apartment 4: 2 bedrooms, 2 bathrooms, 154m2, boasting a balcony and laundry area. Apartment 5 (Top floor): 2 bedrooms, 2.5 bathrooms, 169m2, with an expansive balcony and laundry area. The property is enveloped by lush greenery, providing a serene ambiance for residents to enjoy. Accommodating multiple vehicles is a breeze with the exterior parking area capable of housing 6-8 vehicles. Privacy is paramount, ensured by fencing surrounding the property, while a private street connects the neighboring houses. Immerse yourself in the soothing sounds of the Tomebamba River, just a stone's throw away. Please note that access to each floor is solely via stairs, as there is no elevator onsite. If this enchanting property resonates with you and you wish to explore further, we invite you to schedule a viewing appointment. Contact us today to unlock the potential of this remarkable investment opportunity.

Property Address: De la Pimienta, Cuenca, Ecuador Cuenca, Azuay



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