



Bella Aurora Del Mar Colmenares Yanez

**CENTURY 21.**

Milla De Oro

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**Condominium for Sale**

av mohedano castellana 0910, Chacao, Caracas, Miranda



**Sale: \$7,000,000**

**Maintenance incluido en el precio: 100**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 2,122.1 sqm
- **Building:** 3,494.7 sqm
- **Parking lots:** 27
- **Stories:** 5
- **Land:** regular
- **Condition:** Excellent
- **Land Use:** residencial
- **Building Classification:** AAA
- **Construction Quality:** Luxury
- **Floor Type:** RESIDENCIAL

- Pets Allowed
- Electricity
- Balcony
- Hall
- Courtyard
- Alarm
- Automatic watering
- Tipo de Estacionamiento: 1
- Puestos de Estacionamiento: 27

- Water
- Natural gas
- Maletero
- Yard
- Basement
- Estacionamiento Sotano
- Caminera
- Tipo de Estacionamiento: 1
- Orientacion del Terreno (en caso): 1

- Cable
- Internet
- Dinning Room
- Laundry
- Bathrooms
- Gym
- Security
- Acceso al Estacionamiento: 1

- Sewer
- Vía Pavimentada
- Cuarto de Servicio
- Office
- Dressing room
- Ductería de A/A
- 24 hour security
- Tipo de Padrón del inmueble: 2

## Property status

State: Excellent

Age: 2018

Without Mortgage: Yes

## Description

Spacious and elegant building, with a total construction area of 3,494.66 m2, with a salable area including terraces of 2,092.86 m2, total plot area of 2,122.10 m2, located in a safe area of La Castellana.

The Building is made up of 5 floors, including the basement, distributed with 7 apartments in total, (One (1) PB, Two (2) Floor 1, Two (2) Floor 2, Two (2) PH Floor 3) the which adapt and is aimed at high-class family groups, or executive Diplomats since the finishes of the building are first class and imported.

From the apartments you can see a spectacular view towards Ávila and a large part of La Castellana.

In general, in the common areas it is observed:

\*Floors in social areas are Crema Marfil Marble

\* Surveillance booth with camera monitoring.

\*Closed Circuit Television with 26 cameras monitored from a surveillance booth

\*Automated access control with reader cards and the possibility of incorporating a fingerprint

\*Electric fence.

\*27 parking spaces for covered vehicles for owners.

\*6 Parking spaces for Visitors.

\*6 trunks assigned to the apartments, 93.90 m2.

\*Gym with installations ready for console type Air Conditioning equipment.

\*Party room, with bathrooms for Ladies and Gentlemen, equipped with national bathroom fittings, with German Grohe faucets, cream ivory marble countertops and stainless steel grates

\*Large common gardens planted with 20 plant species with automatic irrigation system

Regarding the construction of the building and its finishes for the apartments, they have:

\* Porcelain tile floors made in Spain.

\* Doors framed in Canadian Oak, Visalock brand knobs.

\*National Windows, Caroní model, made with white painted aluminum profiles, 8 mm laminated glass. Anti-noise pluses and embedded locks, for the PB one.

\* Imported windows in aluminum carpentry, 2000 series, white lacquered finish, 6 mm double tempered glass, with air chamber. 3+3/C/3+3. (FLOORS 1, 2,3,4)

\*German Grohe faucets, Crema Marfil marble countertops and stainless steel grates.

\* Social areas and air-conditioned rooms with 3 and 5-ton air conditioning units, Carrier brand and Honeywell brand digital thermostat with WIFI connection

\*Electrical Accessories Brand VIMAR Model ARKE

\* Two electric heaters Record brand.

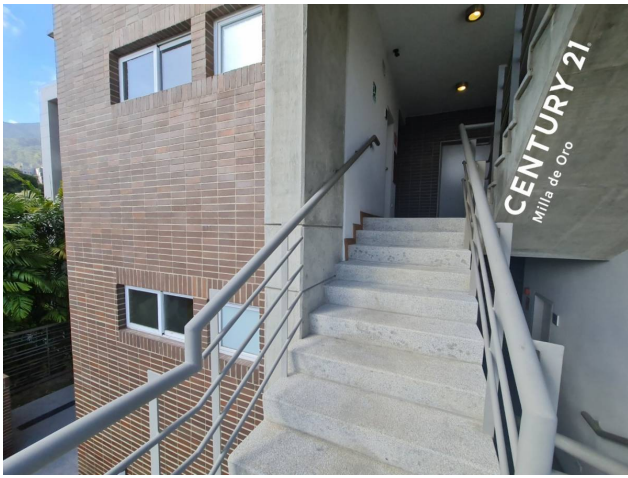
## Location

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## References











**Av. Francisco de Miranda, cruce con Av. Los Cortijos, Torre Europa, Piso 6, Oficina 6B3, Chacao, Caracas, Miranda**

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Property subject to availability.

Price subject to change without notice.

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