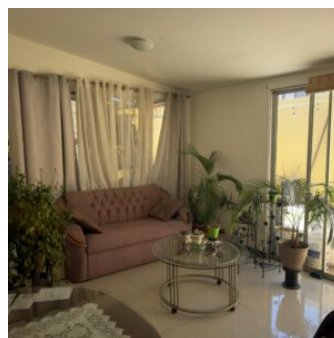
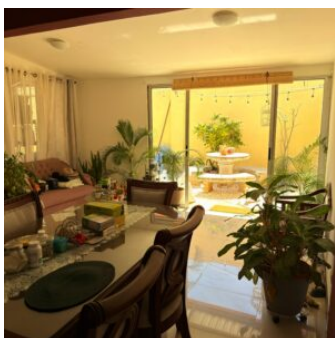
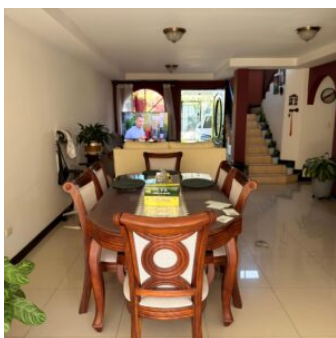
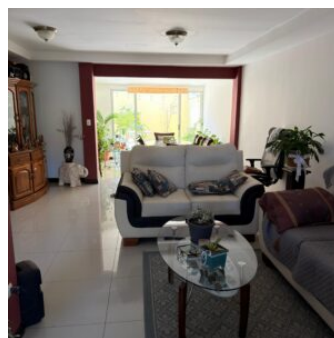
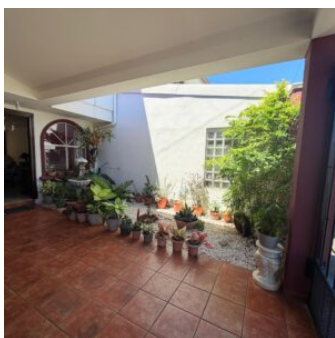
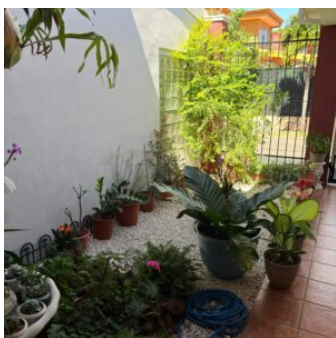
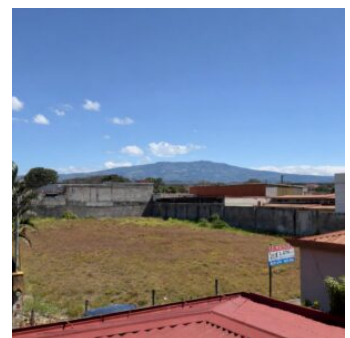
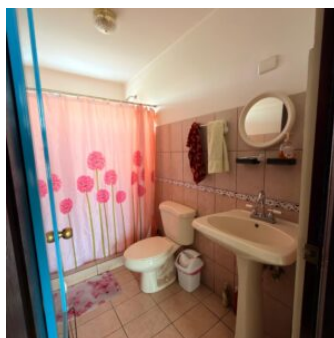
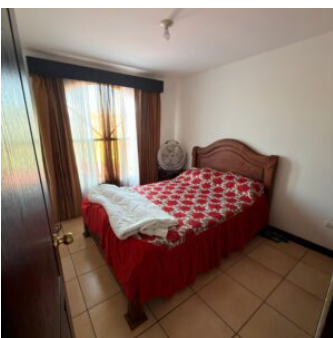
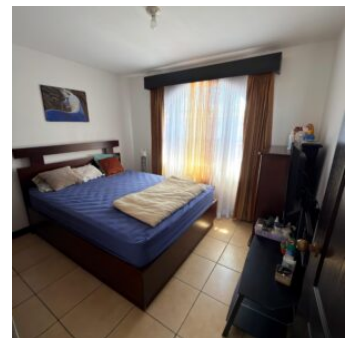
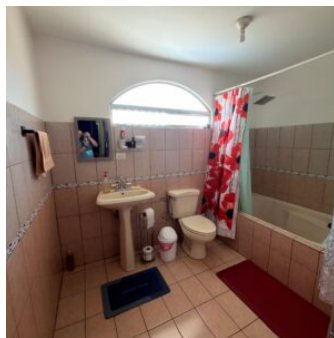
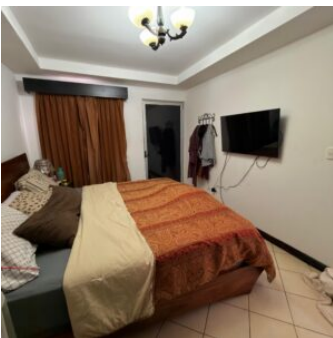
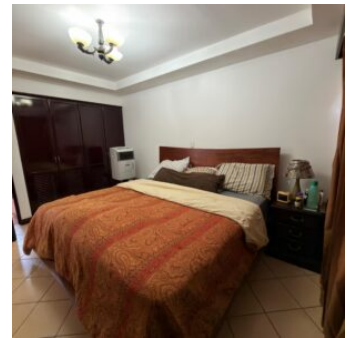
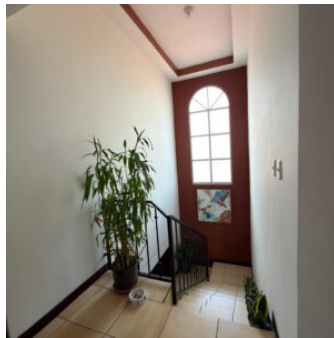
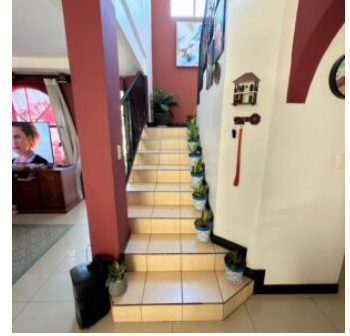
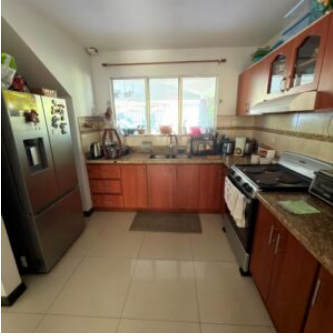


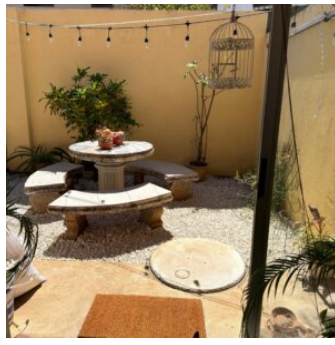
# Beautiful 2-Story House Just 3 Mins from Práktico Square with Great Price Opportunity.



## Galería de Imágenes







## Detalles Generales

<b>Código:</b>	148894
<b>Tipo de Propiedad:</b>	For Sale
<b>Provincia:</b>	Alajuela
<b>Cantón:</b>	Alajuela Downtown
<b>Precio:</b>	C= 95,000,000.00 / \$ 207,558.62

## Características

<b>Habitaciones:</b>	3
<b>Baños:</b>	2.5
<b>Estacionamientos:</b>	2
<b>Niveles/Pisos:</b>	2
<b>Área de Terreno:</b>	160 m2 / 1722 ft2
<b>Área Construida:</b>	165 m2 / 1776 ft2

## Descripción

Discover the perfect balance between comfort, strategic location, and spaciousness in this beautiful property located in Residencial Esteban, a safe and family-friendly residential area that has become an excellent choice for those who want to live close to everything without sacrificing tranquility, as it is a private residential with 24/7 security and privacy.

Its privileged location will allow you to be less than 3 minutes away from Plaza Práctico, Pricemart, and Plaza Ferias, where you will find businesses and services such as Starbucks, Spoon, Smart Fit, supermarkets,

restaurants, and convenience stores. Additionally, it is located less than 10 minutes from City Mall and Juan Santamaría Airport, with quick access to General Cañas highway and different strategic points in the GAM.

This 2-story property stands out for its spacious areas, excellent distribution, and very bright and ventilated spaces, ideal for families seeking comfort and functionality.

With 160 m<sup>2</sup> of land and 165 m<sup>2</sup> of construction, this house offers a versatile layout that adapts perfectly to the current needs of a modern family.

#### Property Distribution

##### First Floor

Covered garage for 2 vehicles with smart electric gate, controlled from your phone

Front garden

Storage room

TV room or office

With the possibility of becoming a fourth bedroom

Spacious living and dining room

Spacious kitchen

Half guest bathroom

Laundry room

Back terrace with thermal insulation

Spacious backyard, ideal for pets, BBQ area, or future improvements

##### Second Floor

Master bedroom:

Space for a King bed

Closet

Full bathroom with bathtub

Private balcony

2 secondary bedrooms with closets

1 shared full bathroom

#### Key Features

Hot water throughout the house

Excellent natural lighting and ventilation

Spacious and functional spaces

Possibility of a fourth bedroom or independent office

Gated community with 24/7 security / Optional monthly fee of C=50,000.

This property is ideal for families looking for a modern, safe, and well-located home, with immediate proximity to shopping centers, restaurants, gyms, supermarkets, and educational centers.

Living here means enjoying excellent connectivity and a high-value location, perfect for living in or investing.

Great opportunity price of only C=95,000,000, an excellent combination of location, size, security, and layout in one of the fastest-growing and most demanded areas of Alajuela.

We offer banking advice with all institutions in the country to facilitate your financing process.

Contact us today to schedule a visit and discover your next home in Residencial Esteban.

## Otras Amenidades

- Social Area
- Warehouse
- Balcony or Terrace Enjoy the outdoors with a beautiful balcony or terrace in your new home. Perfect for relaxing, entertaining, or dining.
- Electric water heater
- Dead End Street
- Central
- Near the park
- Near school
- Safe Community
- Covered Garage
- Garden or park Enjoy the outdoors in the beautiful garden or park.
- Pet Friendly
- Living and dining room