# House for Sale in Cedros de Montes de Oca with Independent Apartment

## Galería de Imágenes

## Detalles Generales

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|---|---|
| **Código:** | 148932 |
| **Tipo de Propiedad:** | For Sale |
| **Provincia:** | San José |
| **Cantón:** | Sabanilla, Montes de Oca |
| **Precio:** | C= 105,000,000.00 / $ 231,146.25 |

## Características

| | |
|---|---|
| **Habitaciones:** | 5 |
| **Baños:** | 3 |
| **Estacionamientos:** | 3 |
| **Niveles/Pisos:** | 1 |
| **Área de Terreno:** | 275 m2 |
| **Área Construida:** | 242 m2 |

## Descripción

Finding a property that combines family living and investment potential is not common. This excellent property located in Cedros de Montes de Oca, within a secure and established residential area, offers an ideal opportunity for those seeking spaciousness, privacy, and the possibility of generating additional income.
Its privileged location provides quick access to universities, educational centers, supermarkets, and various services, making it a very attractive option for both families and investors. The proximity to university centers such as UCR, Universidad Fidélitas, and Universidad Latina significantly increases the rental demand in the area.
The property features a main house and an independent apartment, offering multiple possibilities: living in one unit and renting out the other, accommodating family members, or generating income from the start.

Main House (170 m²):

- 3 bedrooms
- 2 full bathrooms
- Spacious living room

- Dining room
- Kitchen
- Shared central patio
- Shared laundry room
- Garage for 3 vehicles

Independent Apartment (72 m²):
First floor:

- Living room
- Dining room
- Kitchen
- 1 bedroom

Second floor:

- 1 full bathroom
- Spacious master bedroom with potential to be divided into 2 bedrooms

Key Features:

- Separate entrance for the apartment
- Electric gates
- Security cameras
- Excellent option for large families
- Potential for rental income
- CAP RATE over 8%
- Concealed wiring
- Connected to sanitary sewer system
- Very well-maintained

Location Benefits:

- Near UCR
- Near Universidad Fidélitas
- Near Universidad Latina
- Close to public and private schools
- Supermarkets and services just minutes away
- Residential area with a secure environment

Price: C=115,000,000
We assist you in the financing process by connecting you with executives from various banks in the country

to facilitate your mortgage loan application.
Schedule your visit and discover a property with an excellent location and great residential and investment potential.
We work 7 days a week.

## Otras Amenidades

- High profitability
- High profitability
- Near the park
- Internal Laundry
- Social Area
- Social Area
- ```html Near the park ```
- ```html Near the park ```
- Near school
- Near school
- Safe Community
- Safe Community
- ```html Internal Laundry Spacious internal laundry room with pl
- ```html Internal Laundry Spacious internal laundry room with pl
- Covered Garage
- Covered Garage
- Living and dining room
- Living and dining room
- Walk-in Closet
- Walk-in Closet