

Los Pelicanos #206

FEATURE SHEET

Condo Segundo #206 is unique in several ways: the living room includes extra sq. footage over the hallway below, has three bathrooms, providing convenience for residents and guests; your guests don't have to go through the bedrooms. Also, the best location in the complex - unlike other condos, the bedroom windows and patios do not face directly into neighboring condos/bedrooms. The view of the ground level pool is stunning, and the gardens are cooling and pleasing to the eyes - they stop the glare. This unit is the only one with a green space under the front balcony!

The condo is naturally cool-due to the constant ocean breeze- you can leave front/back patios windows open for a rush of wind. The **hurricane shutters provide wind and rain protection, shade, privacy/security**. Your rear balcony feels very private, while the front balcony is "box seats" for the soccer games. You will note that across 20th ave is the InterPlaya soccer field, not a building to stare at. Fantastic games to watch and the fitness park is **free** for everyone to use.

FOR REFERENCE: my Airbnb link <https://airbnb.com/h/condosegundoplaya>

- 1102 sq ft, (102 m2) 2nd floor stunning condo built by Grupo Kaua – one of the original construction companies in the area.
- 2 BED 2.5 BATH
- AMAZING Location Location Location in "Little Italy/Hollywood" with those "box seats" for soccer games and festivals/parades 😊
- Highly rentable, the beach and 5th only a couple of blocks away – 18-year rental history
- 1 block to the spectacular NEW Chedraui Selecto!!
- 3 blocks to Mega, 5 to Walmart and laundromat right behind the complex
- Large ground level pool with loungers, outdoor shower, and bathrooms - garden courtyard
- Gated complex, only 36 units, 24 hr security – camera monitored.
- FULL HURRICANE SHUTTERS – serviced in 2023.
- Strong HOA with high compliance, professionally managed
- Parking stall
- Pet friendly
- Condo fees: 2768 Pesos (\$154 USD)
- Property Taxes 2024: \$1548 Pesos (\$86.08)
- Telmex Fiber Optic Wifi
- Power currently 1B - very efficient

- **2 BEDROOM** – with ensuite, each with private balcony
- **2.5 BATH**, ensuites and ½ center bath (rare in Playa) privacy layout- guests don't pass through bedrooms.
- **Carrier Minisplit AC x 3** -older but strong. I have NEVER had to repair them, only maintain.
- **Schlage Keyless entry**
- **Full-size fridge, s/s glass top stove, and microwave**
- **Granite countertops** – Kitchen, **Marble-** bathrooms
- **Separate pantry/laundry room** with **Samsung fuzzy logic washer 14kg** and shelves
- **Double balconies**, front and back, enjoy a picturesque view of the ground-level pool.
- **Faces windward/ocean side** condo benefits from constant ocean breezes, allowing you to leave windows open for fresh air.
- **Tinted/UV protective glass** (not film) throughout the condo
- **Vertical blinds**
- **Power currently 1B** - very efficient
- **NEW(er) Rheem hot water tank** – ~5 years old
- **Security safe** in Master bedroom
- Take advantage of the adjacent **fitness park**

***I can provide you the **phone numbers/contact** for my **service providers and technicians** (plumber/electrician, A/C guy etc.), that I have worked with for many years. They know the condo. I can also refer/ **promote the condo** IF you will be renting it out- I have a loyal following for almost 2 decades. If you treat them well, they will come back year after year! I currently rent to condo for \$3100 CAD/month and only to repeat guest.

Select furnishings, household goods/decorations/linens towels (turnkey) can be purchased separately. This will reduce your acquisitions tax 😊 Full list available upon request.

