



## Condominio Arena Sol y Mar, Crucita, MANABÍ

--- SOLD --- Beach lovers looking for the simple life will revel in the unstoppable ocean views from this 5th floor, 2 bedroom/2 bath condo.

--- SOLD --- This 5th floor condo features 1,006 sq ft of oceanfront living space with unrivaled ocean views. Located in an 8-story building on the quiet, southern end of the popular beach town of Crucita, this condo is situated only 40 minutes from the Manta airport and 30 minutes to the capital city of Portoviejo for all your major shopping and transportation needs. Local shops and restaurants are located within a close, 5 to 10 minute walk. And of course, the beach is right out your front door. This spot is the perfect location for the beach lover who desires easy access to city amenities, but without being too close. Features of the condo building include: swimming pool; elevator; 24 hour on-site caretaker; a shared rooftop terrace; assigned parking; immediate beach access HOA dues are \$82 per month and cover the costs of the caretaker and common areas including pool and elevator maintenance. Annual property taxes are less than \$100. The condo is sold with all furnishings and appliances. From your 5th floor balcony, you will have a front row seat to endless beachfront diversions ranging from watching fishermen bring in their daily catch, colorful sunsets over the ocean, streams of pelicans gliding past, even humpbacks breaching during Ecuador's whale watching season. From the hill located behind the condos colorful paragliders take to the sky and soar along Crucita's southern coastline. As soon as you enter this condo you are greeted with ocean views in every direction. The kitchen has an oceanview dining area, granite countertops and social bar, and plenty of storage. The kitchen opens to a living room with a large picture window and double sliding doors that lead to the oceanfront balcony. The master bedroom is outfitted with a king bed, AC, TV, closets, and an ensuite bath with walk-in shower.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2016	\$ 65.00	0.00 %	\$ 0.00	0.00 %

### BASE INFORMATION:

Bed	: 2
Bath	: 2

### LAND INFORMATION:

Square feet	: 1006
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### BUILDING INFORMATION:

Built on	: 2011
Floor area (Main Level)	: 1006
Floor area (Total)	: 1006

### CONVENIENCE:

**General Amenities:** Wifi Internet,Storage area,Security Walls,Satellite Dish,Road Access,Pet Friendly,Oceanview Balcony,Furnished,Connected to City Water,Cable TV,Below-Ground Cistern,Access to Electricity,  
**Appliance Amenities:** Washer/Dryer,Refrigerator,Microwave,Gas Range/Oven,Electric Hot Water,Air conditioning (split unit),220V outlets,  
**Community Amenities:** Swimming Pool,Shared Rooftop Terrace,  
**Interior Amenities:** Window Coverings,Tile Floors,Overhead

