



Ensenada del Pacifico, San Clemente, MANABÍ, Ecuador

****SALE PENDING****This furnished, 2 Bedroom/2 Bath condo has gorgeous beachfront and garden views and is only steps to the large oceanfront swimming pool, jacuzzi and the beautiful sandy beach. **READY FOR MOVE-IN** or as an income-producing property. Previously listed at \$219,000

SALE PENDING Now is your opportunity to own a gorgeous beachfront condo located right on one of the best beaches in the country. Ensenada del Pacifico is an 18-unit condo development located in the beautiful and tranquil fishing village of San Clemente. Unlike most homes and condos on the coast of Ecuador, there is no road in front of Ensenada del Pacifico. Just a few steps down and you're on the sand or in the 66 foot oceanfront swimming pool and jacuzzi. The Ensenada del Pacifico property boasts plentiful green-space and common areas right on the sandy and swimming-friendly beach. Enjoy the tropical landscaping teeming with birds and butterflies, a 66-ft beachfront swimming pool and heated jacuzzi, ramp down to the sand, even a bocce ball court. This stunning ground floor condo has beautiful views, an expansive beachfront patio providing direct access to the pool and beach. The 2 bedroom/2 bath condo has a spacious, open floor plan and is outfitted with furnishings and decor shipped in from the owner's native Canada. The kitchen is equipped with stainless appliances including a large, double door refrigerator with bottom freezer. The kitchen opens to a dining area and a gorgeous oceanview living room, outfitted with comfortable furnishings, AC, a 42" TV, and bonus study with desk space. The master suite features a queen bed with a divinely comfortable pillow top mattress, AC, overhead fan, and a double vanity and large walk-in shower in the ensuite bath. The second bedroom has a queen bed and twin bunks with sliding doors that may be opened out to the living area for ocean views and breezes. The living area opens to an expansive covered patio with colorful garden and ocean views. A small wooden gate opens to provide direct access to the pool and the ramp down to the sand. This exceptional unit is being offered for sale fully furnished including kitchen utensils, pots, pans, cutlery, crockery, bed linens, towels and decorations. Other features of this beautiful and relaxing condo are: Wifi internet Washer and dryer Able to flush your toilet paper instead of having to throw it in the trash (...a rarity still in Ecuador and most of Latin America!) Spacious covered beachfront porch with comfortable outdoor dining set Ready to move in or to rent! This property is fully equipped and

BASE INFORMATION:

Bed : 2
Bath : 2

LAND INFORMATION:

Square feet : 1400

BUILDING INFORMATION:

Roof : Clay Tile
Flooring : Ground
Built on : 2017
Number of Floors : 4
Floor area (Total) : 1400

CONVENIENCE:

General Amenities: Wifi Internet, Security Walls, Road Access, Pet Friendly, Oceanview Balcony, Furnished, Cable TV,
Appliance Amenities: Washing machine, Refrigerator, Range/Oven, Microwave, Electric Hot Water, Dryer, Air conditioning (split unit),
Community Amenities: Swimming Pool, Jacuzzi, Direct Beach Access, Bocce Ball Court,
Exterior Amenities: Wall/Fence, Tropical Gardens, Swimming Pool, Outdoor shower, Open Balcony, Fence, Exterior

ready to be your new home on the beach or an income-producing property. Annual property taxes for 2020 were less than \$115. We provide on-site property and rental management. Please contact us with your questions about our full-service property and rental management. San Clemente was currently listed as one of the top 10 places to live in Ecuador by an online community called Expat Exchange. Because San Clemente is located between three cities Manta (45 min), Portoviejo (40 min), and Bahia (30 min), it provides the perfect option for someone who doesn't want to live right in the city but still wants relatively easy access to cities for their shopping, medical, and transportation needs. The Ensenada del Pacifico condos are within walking distance to restaurants, bars, coffee shop, and small stores for basic supplies and groceries. Please reach out to schedule a showing or to ask us questions. We look forward to hearing from you!

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2020	\$ 115.00	0.00 %	\$ 0.00	0.00 %

Lighting,Direct Beach Access,
Interior Amenities: Window Coverings,Walk-In Closet,Tile Floors,Overhead fans,Open Concept Floorplan,Laundry Room,Jacuzzi Tub,Granite Countertops,Furnishings,Air Conditioning,
Landscape Amenities: Tropical Gardens,Lawn,Landscaping,Fruit Trees,
Security Amenities: Motion Lights,