



## Canoa, MANABÍ

SALE PENDING --- This Top Floor 2 bed/2 bath furnished beachfront condo is being sold by the original owners. They are even open to renting for up to one year while you make your plans to move down! This is a great chance to buy a beautiful furnished condo at a great price and have tenants in the unit on your first day of ownership.

This 970 square foot condo with a 150 square foot balcony is located on the Southern side of the building has unobstructed ocean views from the living room, master bedroom, and of course the beachfront balcony. The beachfront balcony provides views down to the common area with its large infinity pool, covered barbecue and dining area, wood-fired pizza oven, and poolside lounge chairs. There is no road between the condos and the beach so you can walk right from the condos down a sandy path to the beach. This location is definitely toes-in-the-sand! The property has mature and well cared for vegetation including tropical fruit trees like papaya and bananas. The interior of the condo has been well maintained by the owners and is in excellent condition. All appliances including fridge, stove, oven, water cooler, water heater and 3 split-unit air conditioners are included in the sale as well and everything you need for the kitchen and dining room. The living room features excellent light and ocean views and is a great place to socialize or curl up with your tablet or book. The master bedroom has its own sliding door that leads onto the balcony. It is a wonderful place to drink your morning coffee as the sun lights up the ocean from the east. All windows and doors are vinyl and are resistant to wear in this beachfront environment. The master bath is spacious, well lit and comfortable. The residents of Playa Azul have arranged for weekly deliveries of beer, BBQ charcoal, drinking water, and propane... you just need to put in your order and it will be delivered. This condo complex is for adult-living only. Kids and grandkids of owners can visit but renters have a minimum one week stay and no kids are allowed with rental families. No pets are allowed. The HOA is organized, the buildings are fully insured as required by law, and the rules are straightforward and clearly defined in English and Spanish. All HOA fees (\$2100/year), internet(\$300/year) and insurance payments (\$336/year/owner) are made one time on an annual basis. This particular condo also comes with a gated covered storage unit on the ground floor which is spacious enough to park a car or your beach toys, bikes, ATV, surfboards, and surf-

### BASE INFORMATION:

Bed : 2  
Bath : 2

### LAND INFORMATION:

Square feet : 970

### BUILDING INFORMATION:

House Construction : Steel reinforced concrete with block and brick infill  
Roof : Concrete  
Built on : 2013

### CONVENIENCE:

**General Amenities:** Wifi Internet, Separate Workshop/Storage, Road Access, Parking Garage, Oceanview Balcony, Furnished, Dedicated Transformer, Connected to City Water, Below-Ground Cistern, Back up generator, Access to Electricity,  
**Appliance Amenities:** Washer/Dryer, Refrigerator, Range/Oven, Microwave, Gas Hot Water Heater, Air conditioning (split unit),  
**Community Amenities:** Tiki Bar/Wet Bar, Swimming Pool, Direct Beach Access, Common Rooftop Terrace,

fishing gear. Please get in touch soon to start the purchase process. You can purchase via a Power of Attorney from the US or Canada and we can help you arrange legal representation for a property inspection and signing of rental agreements with the current owners from afar. Be ready to hit the beach from your own beachfront condo in Ecuador when travel kicks back into high gear. Fiber optic internet is available for all those mobile workers looking for an Eden to call their office! This beach is known for its reliable surf perfect for beginner and intermediate surfers. You'll probably never beat this deal on a beautiful, furnished beachfront condo overlooking the Pacific Ocean with long term renters already in place.

**Exterior Amenities:** Wall/Fence,Tropical Gardens,Swimming Pool,Rooftop Terrace,Outdoor shower,Open Balcony,Garage,Fence,Direct Beach Access,  
**Interior Amenities:** Window Coverings,Tile Floors,Furnishings,Air Conditioning,  
**Landscape Amenities:** Tropical Gardens,Landscaping,Fruit Trees,