



**\$3,525,000**

## **1106 AVENIDA MAGDALENA, SAN JUAN, PR, US, 00907**

<https://pomahome.com>

Pre-Construction. To be built. The Nautilus experience begins with a luminous entrance, where manicured landscaping highlights a carefully preserved original banyan tree. The Nautilus is an exclusive collection of 13 condominium residences, where innovative design, craftsmanship, and artistic expression blend seamlessly with natural beauty. Designed for those who love to entertain, the living room seamlessly [...]

- 3 camas
- 3 baños
- Residential
- Condominium



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### **Lo esencial**



**Tipo:** Residential

**Ciudad:** SAN JUAN

**Categoría:** Condominium

**Baños :** 3 baños

**Crear tour virtual automático (Sí o No):** true

**ID MLS:** 750040231

**Total de baños (entero):** 4

**Fuente del área del edificio:** Builder

**Unidades del área del edificio:** Square Feet

**Comentarios públicos del agente:** The Nautilus experience begins with a luminous entrance, where manicured landscaping highlights a carefully preserved original banyan tree. The Nautilus is an exclusive collection of 13 condominium residences, where innovative design, craftsmanship, and artistic expression blend seamlessly with natural beauty. Designed for those who love to entertain, the living room seamlessly extends to the expansive terrace, forging a connection between the refined interiors and the surrounding cityscape. Located on the 13th floor of the building provides for city and water views. An abundance of natural light floods the room through floor-to-ceiling Miami-Dade hurricane proof windows, accentuating the exquisite finishes chosen for their elegance and durability. The windowed kitchen and butler's pantry feature custom-designed cabinetry, adding warmth and refinement while providing ample functional storage. Outfitted with premium Miele appliances and a Sub-Zero refrigerator, the kitchen effortlessly transitions into the dining room via an extra-wide floating island bar—ideal for entertaining guests in a luxurious yet practical setting. With generous proportions and a flexible layout, the study seamlessly balances style and functionality. The expansive primary room easily accommodates a king-sized bed, an oversized custom walk-in closet, and a lavish bathroom. The spacious walk-in closet, complete with bespoke shelving and integrated lighting, ensures your wardrobe is impeccably organized. Double doors lead into the opulent bathroom, featuring bespoke finishes, top-of-the-line Kohler fixtures, and a smart Kohler toilet, delivering a spa-like, high-tech experience within the privacy of your home. The thoughtfully designed second and third bedrooms welcome abundant southern light through floor-to-ceiling windows, each with en-suite bathrooms. The spa-inspired bathrooms are adorned with a curated selection of marble and tile, custom wooden cabinetry, and ambient lighting. Blending Condado's vibrant energy with tranquil lagoon views, an exquisitely designed tropical resort crowns the Nautilus. The sun terrace features shaded outdoor loungers, manicured greenery, and a classic striped-tile wading pool—inviting residents to relax in the perfect fusion of urban and natural beauty. The jewel-box rooftop lounge offers an intimate, zen-inspired setting, complete with a full kitchen, bar, and island, softly illuminated beneath a sculpted ceiling. This distinctive space is ideal for peaceful remote work during the day or hosting unforgettable gatherings with friends and family. The serene, state-of-the-art wellness center integrates both strength and cardio equipment, while the tranquil terrace off the gym provides soothing sea views. Morning yoga in the crisp ocean air can be perfectly complemented by a relaxed coffee or tea. The sunlit, travertine-clad lobby features a mailroom and a discreet package room with cold storage for groceries. An elegant custom concierge desk, adorned with carefully curated artwork and a bespoke sculpted-glass chandelier, creates a refined yet welcoming ambiance. Two parking levels include a porte-cochere for effortless drop-offs with direct lobby access. Each residence comes with two parking spaces, an electric vehicle charging port, and a generously sized storage unit. Full Backup Power Generator. Additional parking spaces are also available for purchase. Breaking Ground 2025 Estimated Year Completion: Late 2027/Early 2028

**Fecha de cambio de estado del contrato:** 2025-03-09

**Refrigeración (Sí o No):** true

**País:** US

**Espacios cubiertos:** 2

**Días en el mercado:** 239

**Tipo de propiedad:** Residential

**Direcciones:** Take PR 26 towards Ave. RHTodd, Merge onto Calle Marigal Baldorioty de Castro, Turn Right onto Avenida Condado, Turn left on Ashford Avenue

**Fecha Agregada :** Agregado hace 1 año

**Dormitorios:** 3 camas

**Medios baños:** 1 Medio baño

**Clave del sistema fuente:** 750040231

**Total de baños (decimal):** 3.5

**Marca de tiempo de modificación del puente:** 2025-12-07T14:35:45.032Z

**Área total del edificio:** 3141

**Contacto preferido de la oficina de listado:** 787-354-2327

**Precio de lista calculado por pies cuadrados calculados:** 1122.25

**Refrigeración:** Zoned

**Coordenadas:** -66.07442855, 18.45621944

**Condado o parroquia:** San Juan

**Días acumulativos en el mercado:** 239

**Fuente de listado:** MATRIX

**Subtipo de propiedad:** Condominium

