



**\$42,500,000**

## **12 LAS ESTANCIAS, RIO GRANDE, PR, US, 00745**

<https://pomahome.com>

One or more photo(s) has been virtually staged. Set amidst lush tropical vegetation on just under 2 acres of mature landscaped terrain by the ocean. Within the prestigious Four Seasons Resort and Residences Puerto Rico in Rio Grande, an extraordinary retreat with state of the art security features. Experience the allure of a truly unique [...]

- 9 camas
- 10 baños
- Residential
- Single Family Residence



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### **Lo esencial**



**Tipo:** Residential

**Ciudad:** RIO GRANDE

**Categoría:** Single Family Residence

**Baños :** 10 baños

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

**ID MLS:** 777294592

**Total de baños (entero):** 13

**Fuente del área del edificio:** Owner

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

**Comentarios públicos del agente:** Set amidst lush tropical vegetation on just under 2 acres of mature landscaped terrain by the ocean. Within the prestigious Four Seasons Resort and Residences Puerto Rico in Rio Grande, an extraordinary retreat with state of the art security features. Experience the allure of a truly unique resort lifestyle within one of the most expansive beachfront estates in Puerto Rico, where your feet are nestled in the sand, bringing the beauty of the outdoors in. 12 Las Estancias is the largest lot on this exclusive street. Enjoying a prime location at the end of a quiet cul-de-sac flanked by a serene, secluded beach on one side and the 17th hole of the highly acclaimed Trent Jones Jr.-designed golf course with the magnificent Audubon International Nature Reserve beyond. This awe-inspiring compound consists of a main residence and 4 casitas. The main residence promises unparalleled luxury with every amenity a discerning homeowner could desire. Encompassing throughout the entire compound 11,000 interior Sq. Ft., 9 bedrooms, 10 full baths and 3 powder rooms, this oasis is shielded from view by lush landscaping; including a graceful archway of Hong Kong orchids. The estate was built by the owner to provide the best privacy and luxurious living a lifestyle can offer. The additional 4 properties include a wellness casita, and 3 well appointed casitas that provide for the utmost comfort and convenience for guests. Upon entry, you are greeted by a winding driveway framed by blooming flora and manicured landscaping revealing the main residence's grand double-height atrium with water features, leading to a great room bathed in natural light. The main residence's beautifully appointed primary suite encompasses the entirety of the second floor for the utmost privacy, showcasing breathtaking vistas from its expansive terrace overlooking the impressive 65-foot swimming pool and Atlantic Ocean. The suite is equipped with dual bathrooms, custom-built walk-in closets and private sitting room. Additionally, the main residence boasts two independent en-suite bedrooms on the first floor, along with an office, library and a media room. Outside, immerse yourself in the remarkable scenery from large terraces seamlessly connecting the interior spaces to the outdoor paradise. The expansive lawn stretches effortlessly towards a pristine two-mile beach haven, evoking the feeling of your own secluded oasis. The alfresco space is perfect for hosting and large scale entertaining. The compound's 3 guest casitas, each with two en-suite bedrooms, living room, and kitchen, ensure all needs are catered to. The wellness casita was designed for serenity and rejuvenation in mind. Featuring a fitness center with ballet barre, sauna, massage room, bathroom, and a steam shower. Ready to move in, welcome to your dream retreat within the Four Seasons Resort and Residences Puerto Rico, a Five-Star, Five Diamond Resort and only Certified Gold Audubon Signature Sanctuary in the entire Caribbean. Access to tennis and pickleball courts, beach club with oceanfront pool, two miles of picturesque beaches, 70 acres of lakes and an 18-hole golf course designed by Trent Jones Jr. is enjoyed by residents. Near the Yunque National Rainforest, one of the island's most celebrated natural wonders. Photos 6 through 10, and 13 through 19 are virtually staged and do not reflect the current state of the property.

**Fecha de cambio de estado del contrato:** 2025-12-15

**Refrigeración (Sí o No):** true

**País:** US

**Espacios cubiertos:** 3

**Días en el mercado:** 29

**Tipo de propiedad:** Residential

**Direcciones:** Head east on PR-187. Turn left to stay on PR-187. Turn right onto C. San Patricio/PR-187. Continue to follow PR-187 to arrive to destination.

**Fecha Agregada :** Agregado hace 2 semanas

**Dormitorios:** 9 camas

**Medios baños:** 3 medios baños

**Clave del sistema fuente:** 777294592

**Total de baños (decimal):** 11.5

**Marca de tiempo de modificación del puente:** 2026-01-13T14:21:25.571Z

**Área total del edificio:** 10967

**Contacto preferido de la oficina de listado:** 787-523-6500

**Precio de lista calculado por pies cuadrados calculados:** 3875.26

**Refrigeración:** Central Air

**Coordenadas:** -65.8102252, 18.40857013

**Condado o parroquia:** RÑo Grande

**Días acumulativos en el mercado:** 29

**Fuente de listado:** RETSUpdate

**Subtipo de propiedad:** Single Family Residence

