



\$2,950,000

1223 LUCHETTI, SAN JUAN, PR, US, 00907

<https://pomahome.com>

Located on the 8th floor of Roman Mansions on Luchetti Street, this exceptional full-floor residence offers approximately 4,987 total square feet, including 3,207 square feet of interior living space and 1,780 square feet of expansive terraces. Designed to maximize privacy, natural light, and seamless indoor-outdoor flow, the home captures the essence of elevated tropical living [...]

- 4 camas
- 4 baños
- Residential
- Condominium



Lo esencial



Tipo: Residential

Ciudad: SAN JUAN

Categoría: Condominium

Baños : 4 baños

Crear tour virtual automático (Sí o No): true

ID MLS: 782413151

Total de baños (entero): 5

Fuente del área del edificio: Appraiser

Unidades del área del edificio: Square Feet

Comentarios públicos del agente: Located on the 8th floor of Roman Mansions on Luchetti Street, this exceptional full-floor residence offers approximately 4,987 total square feet, including 3,207 square feet of interior living space and 1,780 square feet of expansive terraces. Designed to maximize privacy, natural light, and seamless indoor-outdoor flow, the home captures the essence of elevated tropical living in the heart of Condado. With one residence per floor and two private elevators providing direct access, exclusivity is built into the design. The architectural character is defined by premium hardwoods, including teak and Flor Morada, and Colombian stone used extensively throughout the flooring as well as wall cladding and select bathroom features. Solid wood cabinetry is found throughout the residence, reflecting a level of craftsmanship and permanence that speaks to quality, intention, and lasting value. The result is a warm, modern tropical aesthetic that feels refined yet organic. The true highlight of the residence is its connection to the outdoors and the views. Two front terraces overlook Placita Antonia Quiñones with open park and city views, while the rear west-facing terrace captures natural light and sunset exposure. Lush greenery surrounds the terraces, creating a private canopy of plants that enhances cross-ventilation and allows the ocean breeze to flow naturally through the home. Custom wood shades filter light beautifully, softening the interiors and reinforcing the tropical architectural concept. The residence includes four bedrooms, three with ensuite bathrooms, plus an additional full bath and powder room. The primary suite is a private retreat with direct access to its own terrace, outdoor shower, and dedicated gym space. Adjacent to the living area is an expansive library/office, while a separate den on the rear terrace offers flexibility as a guest suite, music room, or private studio. The kitchen and outdoor entertaining areas are well-appointed with a barbecue, ice maker, wine coolers, and multiple ovens. Additional in-residence features include split-unit air conditioning systems throughout, hurricane shutters, and a private. Building amenities and infrastructure include a full power generator, water cisterns, two assigned parking spaces, and a private storage unit, providing reliability and operational continuity year-round. Situated just two blocks from Condado Beach and steps from Placita Antonia Quiñones, this residence offers the rare combination of coastal breeze, natural light, lush outdoor living, and architectural distinction—a private tropical sanctuary elevated above the city. HOA \$1,250, Annual Property insurance: \$3,371 Annual Property tax with exemption: \$3,396.10 Annual Property tax without exemption: approx. \$5,323.04

Fecha de cambio de estado del contrato: 2026-02-19

Refrigeración (Sí o No): true

País: US

Espacios cubiertos: 2

Días en el mercado: 1

Tipo de propiedad: Residential

Direcciones: Driving Directions from Luis Muñoz Maran International Airport (SJU) to 1223 Calle Luchetti, San Juan, PR 00907 Exit Luis Muan Maran International Airport (SJU) and follow signs for PR-26 West toward San Juan. Continue on PR-26 West for approximately 5 miles. Take the exit toward PR-1 / Miramar / Centro de Convenciones. Merge onto PR-1 (Avenida Juan Ponce de Lean) heading toward Miramar. Continue straight and turn left onto Calle Hoare. Turn right onto Calle Luchetti. Continue to 1223 Calle Luchetti, San Juan, PR 00907.

Fecha Agregada : Agregado hace 3 meses

Dormitorios: 4 camas

Medios baos: 1 Medio bao

Clave del sistema fuente: 782413151

Total de baos (decimal): 4.5

Marca de tiempo de modificacion del puente: 2026-02-20T12:26:19.097Z

rea total del edificio: 4987

Contacto preferido de la oficina de listado: 787-627-7478

Precio de lista calculado por pies cuadrados calculados: 919.86

Refrigeracion: Mini-Split Unit(s)

Coordenadas: -66.070763, 18.453887

Condado o parroquia: San Juan

Das acumulativos en el mercado: 1

Fuente de listado: MATRIX

Subtipo de propiedad: Condominium

