



\$18,000,000

175-176 CALLE RUISEÑOR, SAN JUAN, PR, US, 00926

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Classic Mediterranean-Style Mansion An imposing Mediterranean-style mansion, conceived under the highest standards of ultra-luxury and located in the exclusive Montehiedra community in San Juan. This residence satisfies the most discerning tastes, combining scale, privacy, and resort-style amenities while integrating the best of countryside and city living. With over 16,000 square feet of construction on nearly [...]

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



Lo esencial



Tipo: Residential

Ciudad: SAN JUAN

Categoría: Single Family Residence

Baños : 10 baños

Crear tour virtual automático (Sí o No): true

ID MLS: 776857729

Total de baños (entero): 13

Fuente del área del edificio: Public Records

Unidades del área del edificio: Square Feet

Comentarios públicos del agente: Classic Mediterranean-Style Mansion An imposing Mediterranean-style mansion, conceived under the highest standards of ultra-luxury and located in the exclusive Montehiedra community in San Juan. This residence satisfies the most discerning tastes, combining scale, privacy, and resort-style amenities while integrating the best of countryside and city living. With over 16,000 square feet of construction on nearly two acres, it offers a residential experience without precedent, designed for elevated daily living and large-scale entertaining. Interiors The layout is designed for absolute comfort. The property features five primary suites and thirteen bathrooms; all finished with premium materials. The master suite, spanning approximately 2,200 square feet, serves as a private retreat with its own kitchen, spa-style bathroom with steam shower and jacuzzi, and expansive walk-in closets. Social spaces are articulated with elegance: a double-height living room, a formal dining room for 16 guests, service bar, and both formal and informal salons for distinguished entertaining. The private cinema, with seating for 15, delivers a first-class audiovisual experience. All spaces are enriched with fine mahogany furnishings. Second Level Includes a sound area and a prayer room with full bath and terrace, convertible into an additional bedroom or multipurpose room. Third Level Conceived as a cultural and professional space, with capacity for up to 2,500 booksâ€ideal for a private library, archive, or research study. It also includes an office/library and bathroom, reinforcing its representative character. Exteriors The exterior is a true recreational complex. Two heated saltwater poolsâ€one of 30,000 gallons and another of 20,000â€are complemented by jacuzzis, heaters, waterfalls, and slides reminiscent of an aquatic park. Pergolas, terraces, and landscaped areas with farm-style planting zones and fruit trees integrate leisure with domestic production. For wellness and activity, the property offers a 15 x 30 ft gym, dry and steam saunas, basketball and volleyball courts with bleachers for 100 spectators, plus playful features such as an equipped treehouse and dollhouse. Infrastructure & Security The residence includes four garages, an 8,000-gallon water tank, a 100 kW three-phase generator, a full-house sprinkler system, and anti-fungal treatment on all exterior stone. The exterior also offers more than 30,000 square feet of versatile pavement for events, parking, or recreational use, expanding possibilities for grand receptions or private gatherings. Privileged Location Just one minute from Expressway #52, with alternate access via Teodoro Moscoso and Avenida Baldorioty de Castro to Luis MuÃ±oz MarÃ¡n International Airport. The property is only 10 minutes from Puerto Ricoâ€™s Medical Center, steps from Montehiedra Mall Outlet, 15 minutes from Plaza Las AmÃ©ricas, and 25 minutes from The Mall of San Juan, home to ultra-luxury boutiques. Montehiedra is a respected enclave, with 24/7-armed surveillance and amenities including pools, tennis, pickleball, volleyball, and basketball courts, as well as a clubhouse. Unique Opportunity This mansion represents a singular opportunity in Puerto Ricoâ€™s luxury market: a home conceived as a private sanctuary and the perfect stage for large-scale entertaining and distinguished representation.

Fecha de cambio de estado del contrato: 2025-12-11

Refrigeraci3n (SÍ o No): true

País: US

Espacios cubiertos: 4

Días en el mercado: 21

Tipo de propiedad: Residential

Direcciones: Montehiedra stands out for its strategic location in San Juan, offering a balance between privacy and access to Puerto Rico's urban centers. Just one minute from Highway 52, with alternative routes via the Teodoro Moscoso Bridge and Baldorioty de Castro Avenue to Luis MuÃ±oz MarÃ¡n International Airport, the community guarantees seamless connectivity for both local and international travel. Just a short walk away is The Outlets at Montehiedra, a luxury shopping destination, IMAX theater, and restaurants. In 10 minutes, residents can reach the Puerto Rico Medical Center, the island's most important healthcare complex, while Plaza Las AmÃ©ricas, the largest shopping mall in the Caribbean, is only 15 minutes away and 25 minutes from The Mall of San Juan, home to ultra-luxury boutiques. Condado and Old San Juan are less than 20 minutes away. Montehiedra also enjoys proximity to El Yunque, the only tropical rainforest in the United States National Forest System, and beaches such as El EscambrÃ³n and Isla Verde.

Fecha Agregada : Agregado hace 3 meses

Dormitorios: 5 camas

Medios baÃ±os: 3 medios baÃ±os

Clave del sistema fuente: 776857729

Total de baÃ±os (decimal): 11.5

Marca de tiempo de modificaci3n del puente: 2026-01-02T13:32:34.587Z

Área total del edificio: 16000

Contacto preferido de la oficina de listado: 787-967-1849

Precio de lista calculado por pies cuadrados calculados: 1125

Refrigeraci3n: Central Air

Coordenadas: -66.06214581, 18.33845851

Condado o parroquia: San Juan

Días acumulativos en el mercado: 21

Fuente de listado: MATRIX

Subtipo de propiedad: Single Family Residence

