



SALE

LAS GRUTAS SPA BUILDING

- Maquinchao esquina Villa Regina, A metros Primera bajada, Balneario Las Grutas -

u\$s 300



Description

Property for Sale ? Las Grutas

Located in the traditional historic district of Las Grutas, on the corner of Maquinchao and Villa Regina streets?just steps away from Bariloche Street and Río Negro Avenue, two of the seaside resort's main thoroughfares.

Its excellent location allows for easy walking access to key points of interest:

2 blocks from the seafront promenade.

3 blocks from the "Primera Bajada" beach access and the commercial center.

Built area: 151 m²

Layout

Ground Floor

Studio apartment.

Residence featuring 2 bedrooms, 2 bathrooms, kitchen, living-dining area, and dual entrances.

Parking space for one vehicle.

First Floor (independent access via staircase)

Residence featuring 3 bedrooms, 3 bathrooms, kitchen, living-dining area, laundry room, *quincho* (barbecue/entertainment area), balcony, and internal patio.

Construction status: Kitchen cabinetry, one bathroom, and one bedroom remain to be completed.

Second Floor (access via staircase)

Open-plan area with a spacious terrace.

Utilities

The property is equipped with mains water, natural gas, and electricity; all utility connections are already installed.



Features

151.00m2 Covered



