



BALCONES LOT

Spectacular views. Purchased in 1988, these are arguably the best remaining lots in Balcones. The lots are located in the lowest part of Balcones, closest to Centro, with straight-on, unobstructed views to the historic center including: the Parroquia, San Francisco church, las Monjas dome and San Antonio church.

A real 10-minute walk to Centro; these properties are debatably comparable to lots in Centro. And, they are low enough in Balcones to be able to walk from Centro back to your house!

Both lots have prestigious Balcones addresses. Entrances located at end of quiet cul-de-sac. The two lots are on an incline, so the lower lot will not block the upper lot views. And, the lower lot will have unobstructed views as it sits 3+ meters above Cuesta de San Jose street at its lowest point.

Flexible sellers: Will sell two lots separately with lower lot provided an easement for entrance from the upper Balcones cul-de-sac.

Upper lot will be approximately 325 square meters (\$325,000 USD). Lower lot approximately square 420 meters (\$357,000 USD). Both lots together including easement ~810 sq. meters (\$650,000 USD). Consider these lots for your clients that want spectacular views and a 10-minute walk to Centro in the \$800,00 + range after constructing their dream homes.

Or, for your clients that want an estate property (810 square meter lot) with spectacular views and a 10-minute walk to Centro in the \$1,100,000 + price range to constructing a remarkable home or compound.

US\$325,000

Area: Balcones

Lote / Lot: 3,498 sf (325 m2)

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