

# FOR SALE

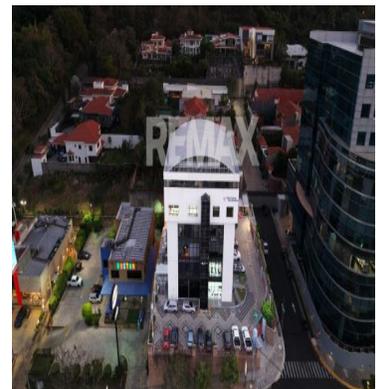
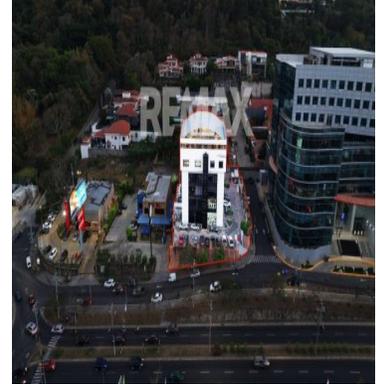
\$ 6,000,000.00 USD

El Salvador - La Libertad

Nuevo Cuscatlan

Listing ID: 003093352048

Investment opportunity in one of the most exclusive and fastest-growing areas of Santa Elena. The Valencia Building is located in Madre Selva, a strategic area surrounded by middle- and upper-class residential neighborhoods, with easy access to supermarkets, the U.S. Embassy, hotels, restaurants, gyms, gas stations, pharmacies, apartments, and corporate buildings. Furthermore, the area is characterized by its pleasant climate and 360° panoramic views, thanks to its proximity to the Balsam Mountain Range. Property Features Land Area: 1,817.27 m<sup>2</sup> (2,600.15 sq. yd.) Built Area: 2,568.00 m<sup>2</sup> Layout and Spaces \* Reception Lobby \* Private Offices \* Meeting Rooms \* Event Room \* Restrooms for Men and Women on Each Level \* Security Booth \* Storage Rooms \* Cistern \* Central Air Conditioning System \* Electrical Substation Building Details \* Earthquake-resistant building constructed in 2004 \* 6 levels built with the possibility of an additional level \* Approximate area per level: \* First 4 levels: 400 m<sup>2</sup> each \* 5th and 6th levels: 465 m<sup>2</sup> each \* Elevator with a capacity for 6 peo



[SEE PROPERTY ON GOOGLE MAPS](#)



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**RE/MAX TERRA 503**

Centro de Negocios edificio KINETIKA, Santa Tecla

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