

\$745,000 - G17 Granada, CAROLINA

MLS® #PR9114492

\$745,000

Bedroom, Bathroom,
Land on 0.23 Acres

N/A, CAROLINA, PR

Tucked along a shimmering network of canals that lead directly to the Atlantic Ocean, Vistamar Marina East is one of Puerto Rico's most exclusive waterfront communities, and among the rarest finds in the San Juan Metro Area. Developed in the late 1960s with boaters in mind, this gated enclave in Carolina was the first of its kind on the island: a residential marina neighborhood where homeowners could build custom estates with private docks just steps from their front doors. Today, Vistamar Marina East remains a coveted address for those who appreciate the luxury of direct ocean access, the tranquility of a secure, low-density setting, and the ease of being less than 10 minutes from the international airport and just 20 minutes from San Juan's most vibrant districts.

Now, one of the only five remaining undeveloped waterfront lots in Vistamar Marina East is being offered for sale; a rare opportunity to build your dream home in a prestigious community defined by privacy, elegance, and nautical ease. With direct frontage on the canal, this lot offers immediate access to Laguna La Torrecilla and Boca de Cangrejos, and from there, the open waters of the Atlantic. Whether you're a sportsfisherman or a nautical lifestyle enthusiast, this location is unmatched.

This particular property stands out not only for its direct canal frontage but also for its



thoughtfully improved infrastructure. Approximately 20 years ago, additional fill (âœœsobrecargaâœ•) was added to the lot, allowing the terrain to naturally compact over time, a major advantage when preparing for new construction. The private dock has also been remodeled and spans an impressive 77 feet in width, with reinforcements in place to accommodate the future installation of up to two boat cranes for small vessels of around 20 feet in length. While the cranes are not currently installed, the setup is ready for that configuration, making this lot ideal for boating enthusiasts looking to build a custom waterfront retreat with convenience and functionality already built in.

Vistamar Marina East is especially prized for its sense of privacy, tranquility, and consistency in architectural quality. With custom-built residences on generously sized lots and a strong sense of community, it offers a deeply serene environment that feels both secluded and connected. Residents enjoy 24/7 guard-gated security, a private entrance, and shared amenities including a tennis court, basketball court, and park areas, ideal for both quiet enjoyment and relaxed outdoor gatherings. For those seeking the rare combination of waterfront living, central convenience, and the ability to build something truly personal, this is one of the last opportunities of its kind.

Essential Information

MLS® #	PR9114492
Price	\$745,000
Sold Price	\$725,000
Sold Date	August 5th, 2025
Acres	0.23
Type	Land

Sub-Type	Land
Status	Sold

Community Information

Address	G17 Granada
Area	Carolina
Subdivision	N/A
City	CAROLINA
County	Carolina
State	PR
Zip Code	00983

Amenities

Amenities	Basketball Court, Clubhouse, Gated, Park, Playground, Security, Tennis Court(s)
View	Water
Waterfront	Canal Front, Waterfront

Exterior

Lot Description	Near Marina
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Additional Information

Date Listed	June 26th, 2025
Days on Market	70
Zoning	R1

Listing Details

Listing Office	BOURET REAL ESTATE
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