

Binswanger Puerto Rico LLC

MOTIVATED SELLER

FORMER LUXURY EQUESTRIAN ESTATE

# Lake View Estates

Caguas, Puerto Rico

BO Rio Cañas, Carr 796, Caguas, PR 00725

**\$750,000**

Or Best Offer



4  
Bed

2  
Bath

2.17  
Cuerdas

Gated  
Community

Former Celebrity Estate

# A Legendary Puerto Rican Estate

**This exceptional property was formerly the estate of one of Puerto Rico's most celebrated singers and icons of tropical music.**

Now available for a new owner to create their own legacy, this 2.17-cuerda estate offers the rare opportunity to own a piece of Puerto Rican musical history while enjoying the privacy and prestige of Lake View Estates.

## **EQUESTRIAN PARADISE**

Train your horses right at home! The expansive grounds provide ample space for stables, training areas, and riding trails within the security of a gated community.

## **MOTIVATED SELLER**

**Quick sale opportunity - Seller ready to negotiate!**



# Estate Highlights

## RESIDENCE

- 4 Spacious Bedrooms
- 4 Bath (3 full + 1 half)
- Open Floor Plan
- Modern Kitchen
- All Utilities Connected

## OUTDOOR AMENITIES

- Swimming Pool
- Covered Terrace
- Mature Landscaping
- Private Driveway
- Ample Parking
- Water Cistern

## EQUESTRIAN FEATURES

- 2.17 Cuerdas of Land (8,528 m2)
- 4 Horse Stables
- Professional Training Area Potential
- Had a Horse Riding Trail
- Largest Lot in Lake View Estates

## COMMUNITY

- Gated Community
- 24/7 Security
- Prestigious Neighborhood
- Easy Access to PR-52
- Minutes from Caguas Center

# EQUESTRIAN HERITAGE & RESTORATION OPPORTUNITY

This property served as a professional equestrian training facility for the celebrated Puerto Rican entertainer Ismael Miranda.

## ⚠️ EQUESTRIAN FACILITIES DISCLOSURE:

The horse stables, training track, and riding areas are NOT currently in operating condition and require restoration. This presents an exceptional opportunity for equestrian enthusiasts to restore these facilities to their former glory, or for other buyers to reimagine the space for alternative uses.

Estimated restoration investment: \$30,000-\$50,000 for basic equestrian functionality.



# Property Photos



Binswanger Puerto Rico LLC



Lake View Estates | Caguas, PR

# Property Photos



# Property Photos



LOCATION

# Prime Caguas Location

**ADDRESS**

BO Rio Cañas, Carr 796  
Lake View Estates  
Caguas, PR 00725

**NEARBY**

- Caguas Town Center
- Las Catalinas Mall
- PR-52 Highway
- San Juan Metro

**COMMUNITY**

Lake View Estates offers security, privacy, and easy access to all Caguas amenities.



SCHEDULE A PRIVATE SHOWING

# Contact Your Broker

Edwin Hernandez, SIOR CCIM

Managing Director

787.525.4435

[edhernandez27@ccim.net](mailto:edhernandez27@ccim.net)

**\$750,000 or Best Offer**

## MOTIVATED SELLER

This property is being sold "AS-IS" by court-appointed Receiver. Equestrian facilities require restoration. Some marketing photos have been digitally enhanced to illustrate the property's full potential. Professional inspection recommended. Pre-qualification or proof of funds required for showings. For detailed property condition report, restoration estimates, and current photos of equestrian areas, please contact listing broker.

Binswanger Puerto Rico LLC

199 Margarita St. La Serrania, Caguas, PR 00725