



Las Ágatas 175

The Ultimate Family Refuge inside
Condominio Golf Los Inkas, Surco.



The Privacy of a House within a Boutique Condo



208 m² footprint designed for family growth



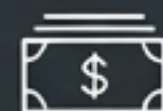
3 Bedrooms +
Dedicated Home Office



2 FULL BATHROOMS +
GUEST BATHROOM



2 Underground SUV
Spaces + Private Storage



USD 350,000

Space Designed for Living



142 m² Built Area

Generous social spaces, private family wings, and independent service areas.

66 m² Terraces & Exterior

Nearly a third of the property dedicated exclusively to fresh air, sunlight, and outdoor recreation.

The difference between 208 m² total and 142 m² built is an entirely elevated way of life.

A photograph of a modern outdoor terrace. The space is covered by a custom wooden pergola with a warm, natural finish. Underneath, there is a comfortable seating area with wicker armchairs and a sofa, all with light-colored cushions. A wooden coffee table sits in front of the seating. The terrace is surrounded by lush greenery, including a large potted palm tree, various other plants in pots, and a wall covered in dense ivy. The lighting is warm and inviting, suggesting a cozy atmosphere. The overall design is clean and contemporary, blending indoor and outdoor living.

Your New Favorite Space

An expansive open terrace featuring a custom wooden sun-and-shade pergola. This is not a balcony; it is an outdoor living room built for Sunday family barbecues and quiet morning coffees.

Seamless Flow and Abundant Natural Light

3

Integrated Entertaining:

A layout designed to merge the main dining room with the summer porch for large family gatherings.

1

Floor-to-Ceiling Glass:

Sliding glass walls dissolve the barrier between indoor comfort and outdoor fresh air.

2

Solid Wood Floors: Acoustic warmth flowing through the main living, dining, and corridor areas.



Gastronomy and Connection

- **Absolute Black Granite:** Premium natural stone countertops offering high-density resistance to heat, stains, and scratches.
- **High-Capacity Storage:** Custom premium cabinetry (upper and lower) designed for active family use.
- **Independent Layout:** A closed kitchen design featuring excellent natural ventilation and direct connection to the service areas.

A Private Restorative Retreat



Master Suite:

Expansive footprint designed to comfortably accommodate a King Size bed, augmented by warm recessed spot lighting.

Walk-In Storage:

Complete with a dedicated walk-in closet for effortless organization.



En-Suite Luxury:

Private bathroom featuring high-density quartz countertops, custom cabinetry, and premium single-lever fixtures.



Elevated Remote Work

A dedicated professional workspace seamlessly integrated into the master suite wing. Work efficiently without invading family common areas.

This home office features direct access to a private, open-air patio with ornamental plants, ensuring your workday is grounded by natural light and fresh air.

Comfort for the Whole Family



Bright Secondary Bedrooms:

Two spacious rooms featuring built-in closets and large windows overlooking the internal patios.



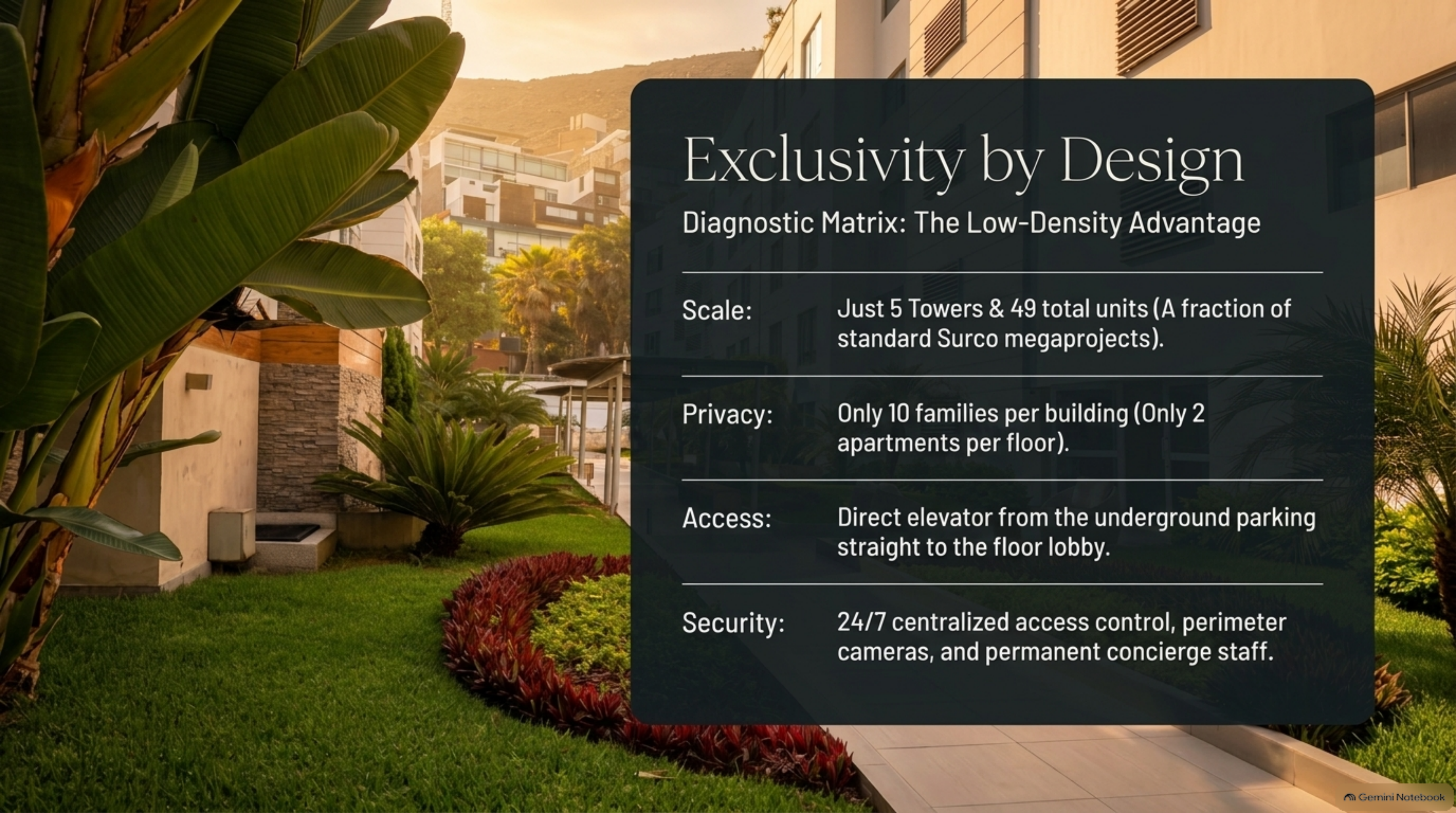
Shared Full Bath:

A complete exterior bathroom serving the children's wing with premium finishes.



Guest Accommodations:

An elegant independent half-bath located off the main social area to ensure complete privacy for the family wings.



Exclusivity by Design

Diagnostic Matrix: The Low-Density Advantage

Scale:	Just 5 Towers & 49 total units (A fraction of standard Surco megaprojects).
Privacy:	Only 10 families per building (Only 2 apartments per floor).
Access:	Direct elevator from the underground parking straight to the floor lobby.
Security:	24/7 centralized access control, perimeter cameras, and permanent concierge staff.

Spaces to Grow and Play



The Solarium Pool: A private community swimming pool surrounded by mature vegetation and a sun deck.

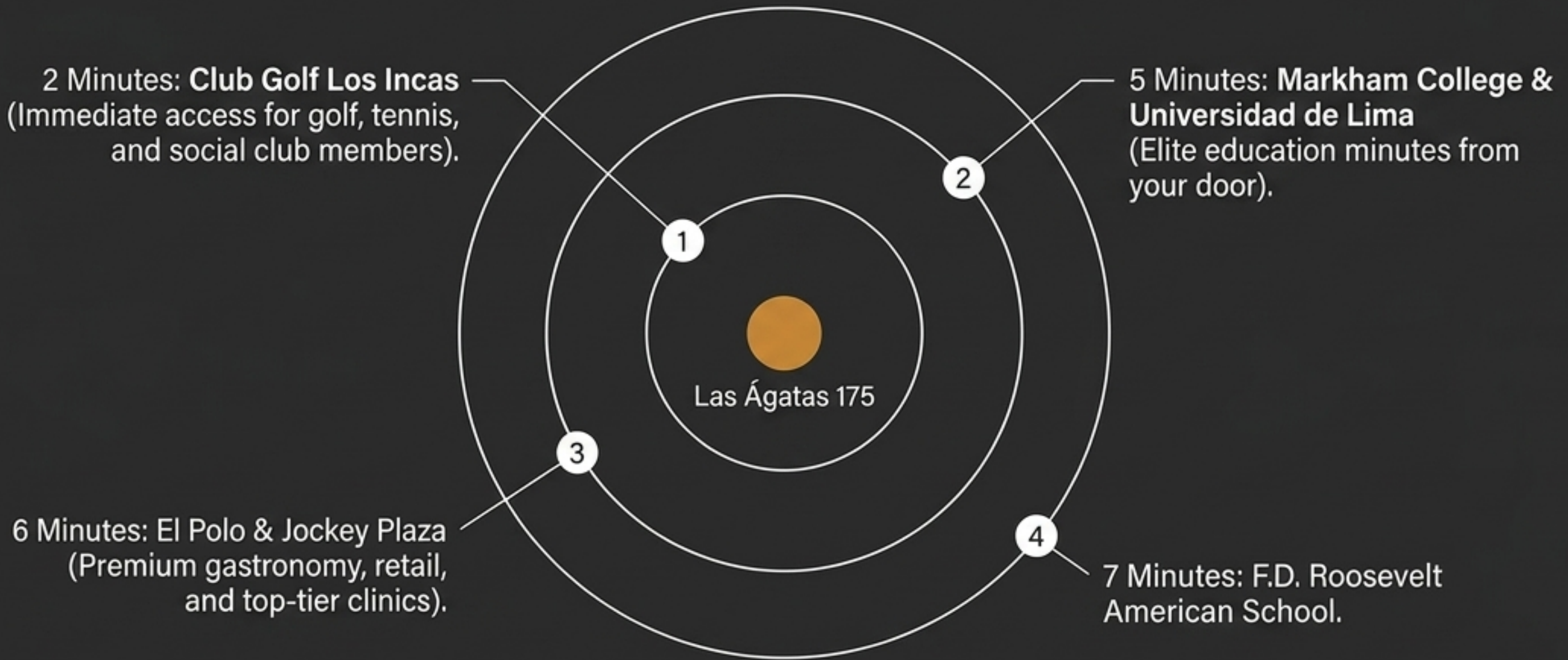


Secure Playgrounds: Expansive, walled-in play areas with artificial turf where children can play in total safety.



Pedestrian Gardens: Peaceful internal pathways perfect for evening walks, entirely separated from vehicular traffic.

The Most Exclusive Enclave of Surco



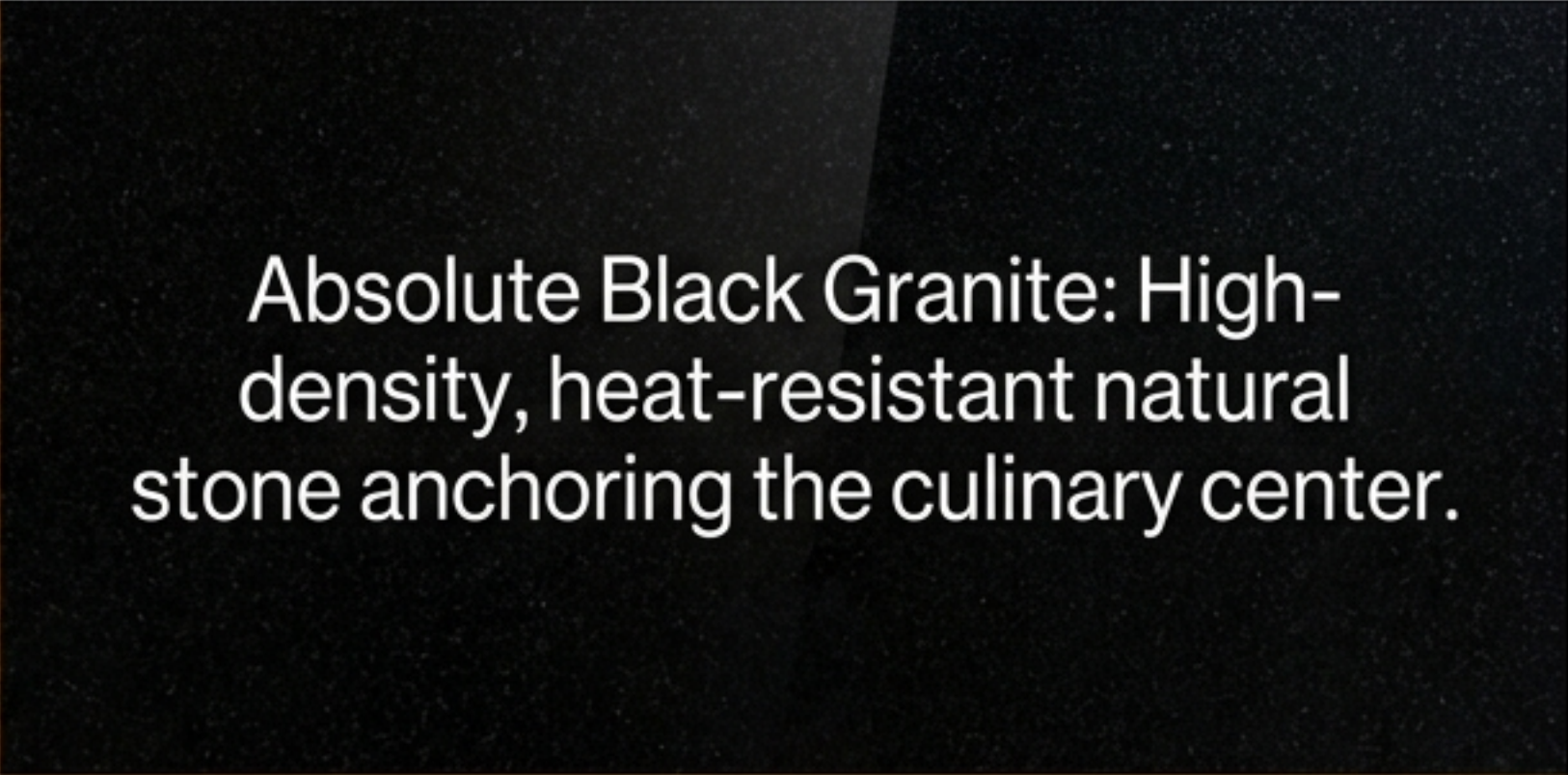
Insight Note:

Positioned on a protected residential street, delivering maximum connectivity with zero transit noise.

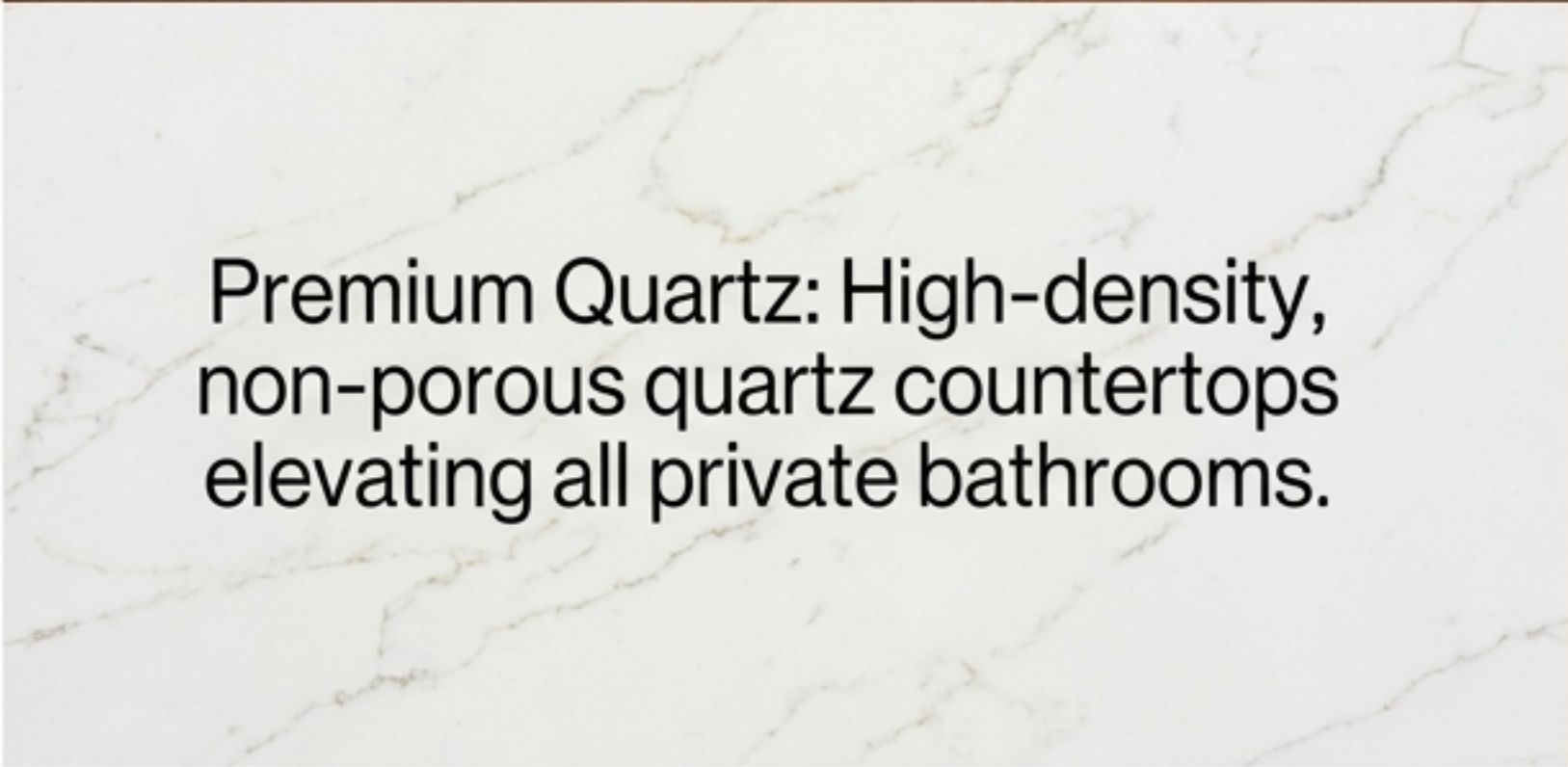
Noble Materials Built to Last



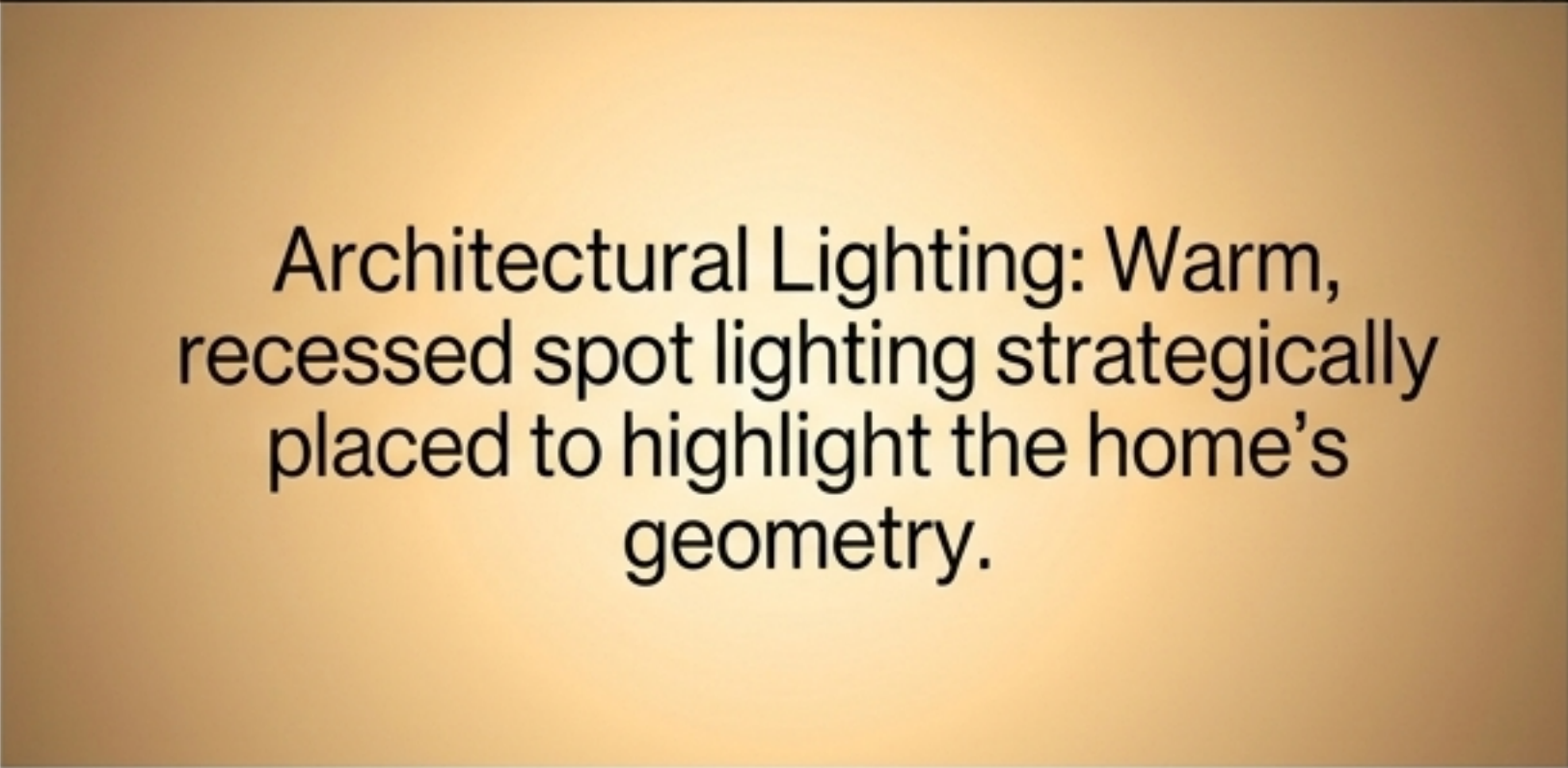
Solid Wood: Acoustic warmth and timeless elegance in all main living areas and corridors.



Absolute Black Granite: High-density, heat-resistant natural stone anchoring the culinary center.



Premium Quartz: High-density, non-porous quartz countertops elevating all private bathrooms.



Architectural Lighting: Warm, recessed spot lighting strategically placed to highlight the home's geometry.

The background image shows a modern, multi-story house with a light-colored facade and large windows. A swimming pool is visible in the foreground, surrounded by a paved patio area with lounge chairs. A glass door is open on the left side of the house, revealing an interior space with a sink. The overall scene is bright and sunny, suggesting a warm climate.

The Offering

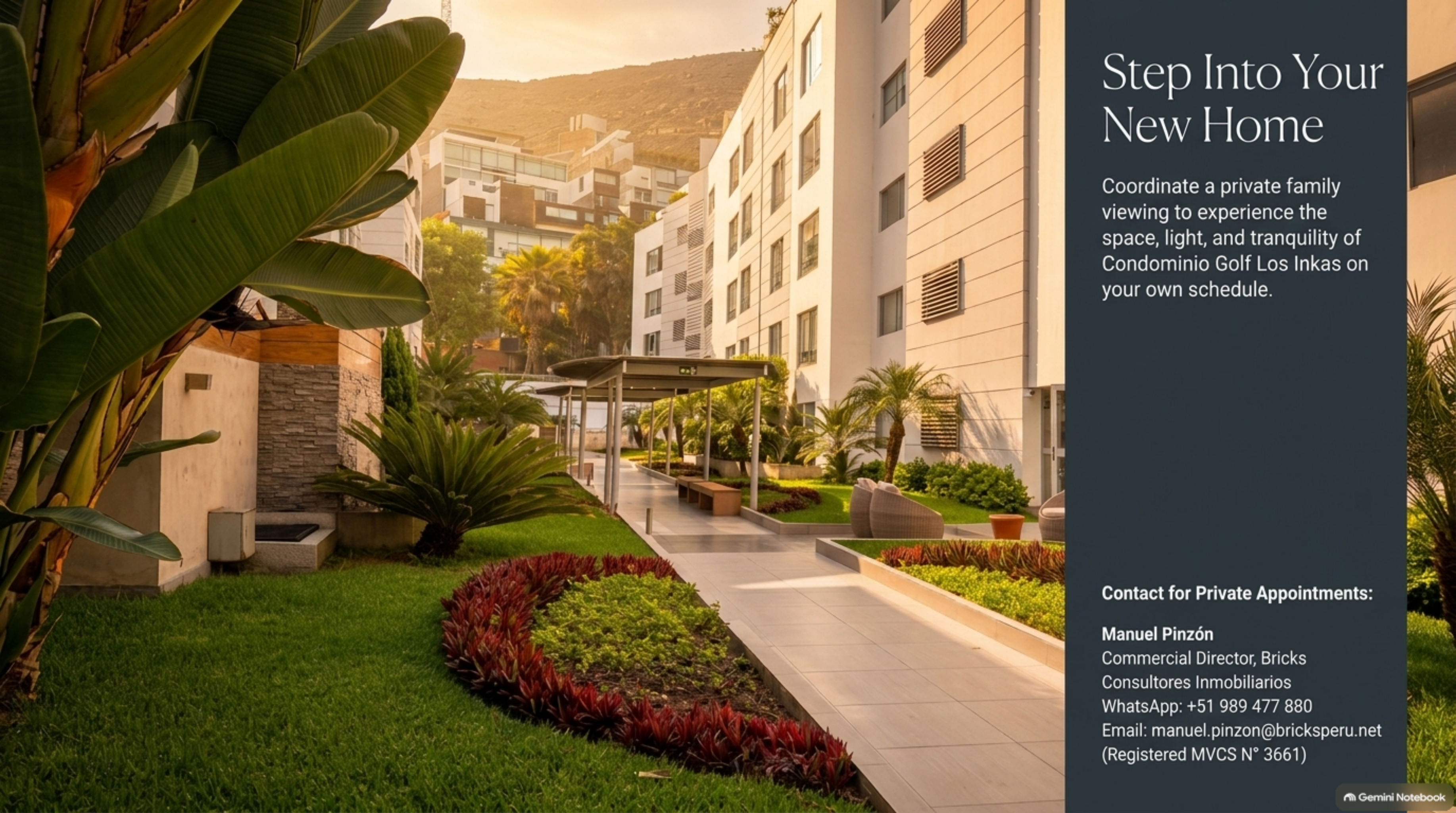
USD 350,000

(Approximately \$1,682 / m² total area)

The Comprehensive Package Includes:

- The 208 m² luxury residence (142 m² indoor + 66 m² terraces).
- Two (2) underground, covered SUV parking spaces.
- One (1) private, closed basement storage unit.
- The custom-built wooden pergola and terrace infrastructure.

Title is perfectly clear, ready for immediate delivery and mortgage financing.



Step Into Your New Home

Coordinate a private family viewing to experience the space, light, and tranquility of Condominio Golf Los Inkas on your own schedule.

Contact for Private Appointments:

Manuel Pinzón

Commercial Director, Bricks

Consultores Inmobiliarios

WhatsApp: +51 989 477 880

Email: manuel.pinzon@bricksperu.net

(Registered MVCS N° 3661)