

\$2,700,000 - 135 Villa Perez, ADJUNTAS

MLS® #PR9114426

\$2,700,000

19 Bedroom, 22.00 Bathroom,
Residential on 23.00 Acres

YAHUECAS, ADJUNTAS, PR

Discover an exceptional opportunity to own a one-of-a-kind mountain estate in the heart of Puerto Rico's lush central highlands. Nestled within 23 acres of rolling terrain, this expansive property offers unmatched privacy, panoramic mountain views, and an atmosphere of pure tranquility, making it the ideal setting for a boutique wellness retreat, nature-inspired hospitality project, healing sanctuary, or an exclusive private estate.

Strategically located just 40 minutes from Ponce, one hour from Arecibo, and 90 minutes from San Juan, the estate provides the perfect balance of seclusion and accessibility. Guests and visitors will enjoy a peaceful escape without sacrificing proximity to major cities, airports, and coastal destinations.

Whether you envision a sanctuary for healing and reconnection, a private luxury compound, or an income-producing tourism venture, this property is uniquely positioned to support a visionary project that honors the natural surroundings and meets the growing demand for experiential travel.

The estate comprises five buildings, three of which are dedicated residential structures. At the heart of the property is a stunning two-story main house, beautifully crafted in wood and featuring multiple bedrooms, bathrooms, and a private kitchen. Two additional guest residences complement the



main home, bringing the total to 19 fully furnished bedrooms thoughtfully distributed across the property. Collectively, the residential buildings offer approximately 12,440 square feet of interior living space, providing ample accommodations ideal for retreats, family gatherings, or group getaways.

At the heart of the outdoor amenities lies a striking 35 ft. x 55 ft. swimming pool, with a capacity of roughly 100,000 gallons, perfectly positioned to capture breathtaking mountain views and the nearby river. Enhancing the poolside experience is a dedicated kitchen building designed for seamless outdoor dining and entertaining. Above, an open-concept balcony serves as a picturesque venue for events, offering elevated panoramic vistas of the surrounding landscape.

Recreation and wellness amenities include a separate building with a game room and a fully equipped gym, featuring 18 workout machines. An efficient commercial-grade kitchen is also on-site, ideal for hosting meals or catering events. In total, the square footage of all buildings—including residential, recreational, and amenity structures—exceeds 20,000 square feet.

The grounds are dotted with charming walking paths and footbridges that cross the river running through the estate. Nearby attractions include Lago Garzas, Bosque Estatal de Guilarte, and Cascada Las Garzas, placing you in close proximity to some of the island's most scenic natural areas.

Additional property features include a 30KW backup generator, a 5K water cistern, and the inclusion of all furnishings, appliances, and fixtures, making this an expansive and well-equipped estate ready for immediate use.

Built in 2015

Essential Information

MLS® #	PR9114426
Price	\$2,700,000
Bedrooms	19
Bathrooms	22.00
Full Baths	22
Acres	23.00
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	135 Villa Perez
Area	Adjuntas
Subdivision	YAHUECAS
City	ADJUNTAS
County	Adjuntas
State	PR
Zip Code	00601

Amenities

Has Pool	Yes
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Interior

Interior Features	Ceiling Fans(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	None
Cooling	Ductless

Exterior

Exterior Features	Balcony, Garden
Roof	Concrete, Other
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 21st, 2025
Days on Market	128

Zoning

AG

Listing Details

Listing Office

CORCORAN PUERTO RICO

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Listing information last updated on October 27th, 2025 at 2:20am EDT