

EXECUTIVE INVESTMENT DOSSIER: LA CEIBA STRATEGIC ESTATE

Location: El Naranjal, La Ceiba, Atlántida, Honduras.

Listing Type: Direct Sale by Owner (FSBO).

1. OVERVIEW & STRATEGIC VALUE

Situated at the highest topographical point of the exclusive **Colonia El Naranjal**, this executive residence represents a rare intersection of scientific legacy and Caribbean luxury. Designed and supervised in 1971 by the owner's father—a Professional Chemical Engineer—the property was built with a "generational legacy" mindset. The current owner, an **Industrial Engineer**, was a direct witness to this rigorous construction process, ensuring the preservation of its structural excellence.

2. STRATEGIC LOCATION & GLOBAL CONNECTIVITY

La Ceiba is the eco-tourism capital of Honduras and the primary logistics hub for the Bay Islands (Roatan and Utila).

- **International Access:** 15 minutes from **Golosón International Airport (LCE)**.
- **Maritime Hub:** 15 minutes from the Ferry Terminal (the primary gateway to the Bay Islands).
- **Environmental Value:** Immediate proximity to **Pico Bonito National Park** and the **Cangrejal River** corridor.

3. ASSET SPECIFICATIONS & FINANCIAL DATA

- **Total Lot Size:** 14,350 Sq. Ft. (1,912.82 Varas²).
- **Total Construction:** 5,751 Sq. Ft. (534.30 Meters²).
- **Official Appraised Value (EMSERVA):** **\$356,000 USD**.
- **Offer Price:** **\$330,000 USD** (Direct Sale | Instant Equity).

Interior Distribution:

- 4 Spacious Bedrooms (High-end Mahogany closets).
- 3 Full Bathrooms.
- 2 Expansive Living Areas (Social and Family rooms).
- 1 Private Studio / Executive Office.
- Large Kitchen with custom precious wood cabinetry.
- Two Oversized Terraces (Designed for cross-ventilation).
- Maid's Quarters, Laundry Room, Storage, and Workshop.
- Double Covered Garage.

4. THE ENGINEERING EDGE (Structural Resilience)

This property exceeds standard residential building codes, featuring a "Fortress-Grade" construction executed by a Chemical Engineer and a Master Builder (Maestro de Obra):

- **Expansion-Ready Infrastructure:** Engineered with **deep-set foundations** and **"hidden" (embedded) reinforced columns** specifically designed to support the vertical addition of a full second floor without compromising structural integrity.
- **Custom Concrete Formulation:** High-resistance concrete based on a specialized chemical formula to maximize density. Result: **Zero structural cracks or fissures** after 50+ years.
- **Seismic & Structural Reinforcement:** Concrete walls reinforced with structural steel bars integrated both vertically and horizontally, combined with **Railroad Steel Rails** over every window and structural opening.
- **Topographical Superiority:** Located at the neighborhood's peak elevation. 100% dry record during Hurricanes Fifi, Mitch, Eta, and Iota.
- **Premium Hardwoods:** 100% Export-grade **Mahogany (Caoba)** woodwork and **San Juan wood** roof structures (naturally pest-resistant).
- **Infrastructure Protection:** PVC systems laid on sand beds to neutralize soil settlements or seismic vibrations.

5. SECURITY & AUTONOMY PROTOCOLS

- **Controlled Access:** Gated community with **24/7 private security patrol**.
- **Resource Sovereignty:** Private deep-well system with high-pressure pumps and a **dedicated backup generator** exclusively for the water system, ensuring 100% autonomy.

6. INVESTMENT LOGIC (Equity & ROI)

- **Instant Equity:** Offered at **\$26,000 USD below certified appraisal**.
- **Land-Backed Security:** ~85% of the asset value is in the premium land.
- **Climate Intelligence:** Optimized for sea and mountain breezes, reducing HVAC costs.

CONTACT & INQUIRIES

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