



MAGDALENA

1163

Boutique Hotel & Executive Retreat
Condado, San Juan

Offerings & Experiences

Ten rooms. One block from the water. Every detail decided.

www.magdalena1163.com



An Elevated Stay, Thoughtfully Designed

Hospitality designed for people who value privacy, intentional design, and experiences that feel personal rather than programmed. Every detail at Magdalena 1163 is considered to create a stay that feels effortless – from the moment you arrive until the moment you leave. Located in the heart of Condado, guests are minutes from the city's business hubs, dining, and coastline – a natural base for executives and professionals traveling from across the island or from abroad. Local artwork, contemporary Puerto Rican design, and a deep connection to the Condado neighborhood create an experience distinctly rooted in Condado – ten thoughtfully designed rooms, and a level of personal attention a larger property simply can not offer.

AT THE CENTER OF CONDADO


MAGDALENA
1163



The Neighborhood

Magdalena 1163 is surrounded by distinguished dining and cultural destinations. Guests are steps from the beach, moments from the island's premier entertainment district, and a short drive or scenic walk from Old San Juan.





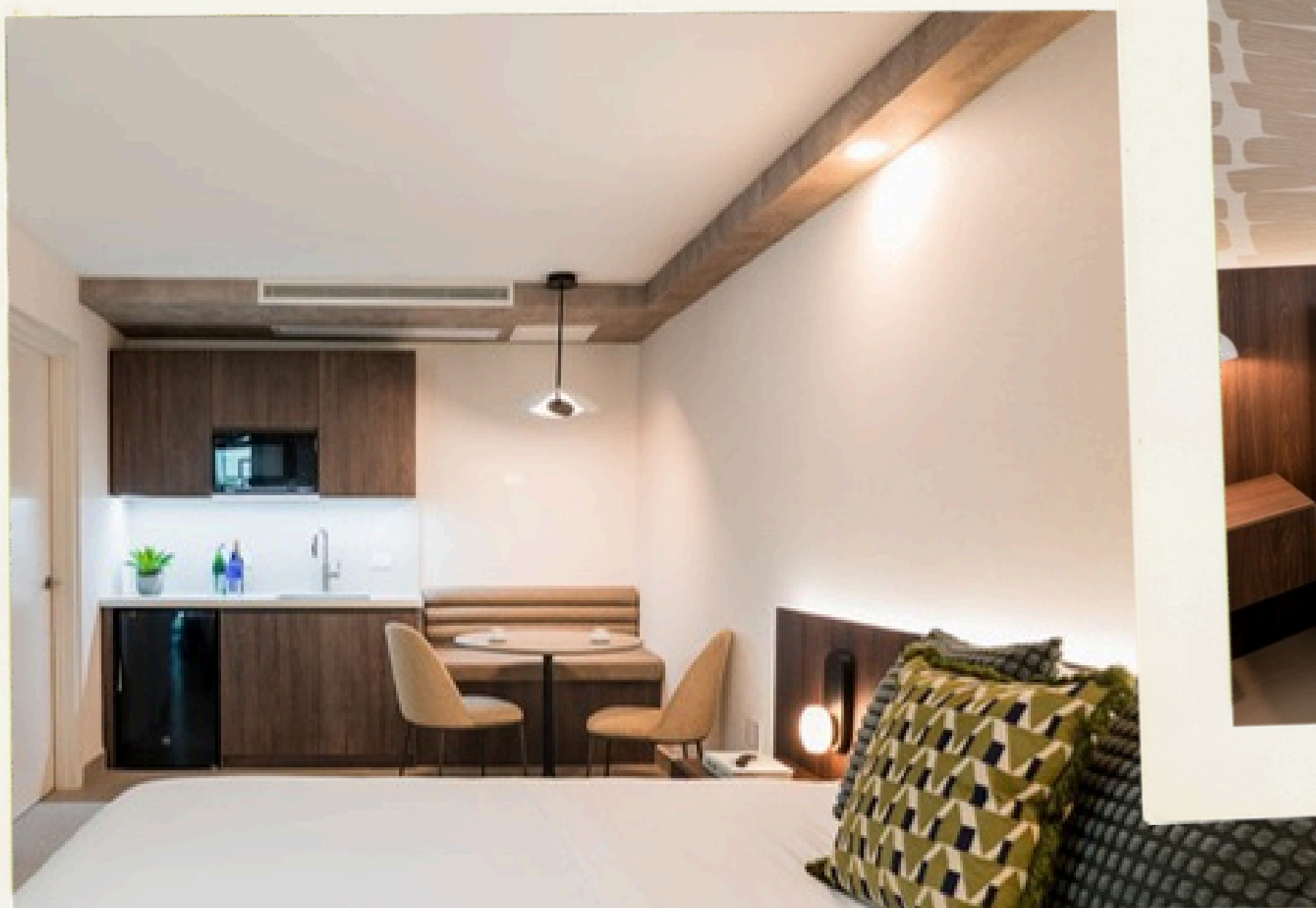
EXCEPTIONAL CONNECTIVITY

For travelers who measure a hotel partly by how quickly they can leave it and return, Magdalena 1163 sits seven minutes from Isla Grande Executive Airport and twelve minutes from Luis Muñoz Marín International Airport. Meetings across the island are a short drive; the beach is a short walk. The day compresses in the right places.

ROOMS & SUITES

TEN ROOMS, FOUR WAYS TO STAY

Every room shares the same foundation: premier mattresses, fine linens and oversized pillows, selected for restorative sleep, Byredo amenities, a modern kitchen with Nespresso machines, High-Speed Wi-Fi, 55" Smart TV, and evening turndown service. Each room features curated artwork by Puerto Rican artists and views of the surrounding neighborhood. What changes between them is the space, the layout, and who you are traveling with.



Every room includes: Premier Mattresses • Fine Linens • Byredo amenities • Walk-in Shower • Bathrobe • Nespresso Machine • Microwave & Refrigerator • 55" Smart TV • Access to the Rooftop Lounge & Fitness Studio.

DINING & DAILY LIFE

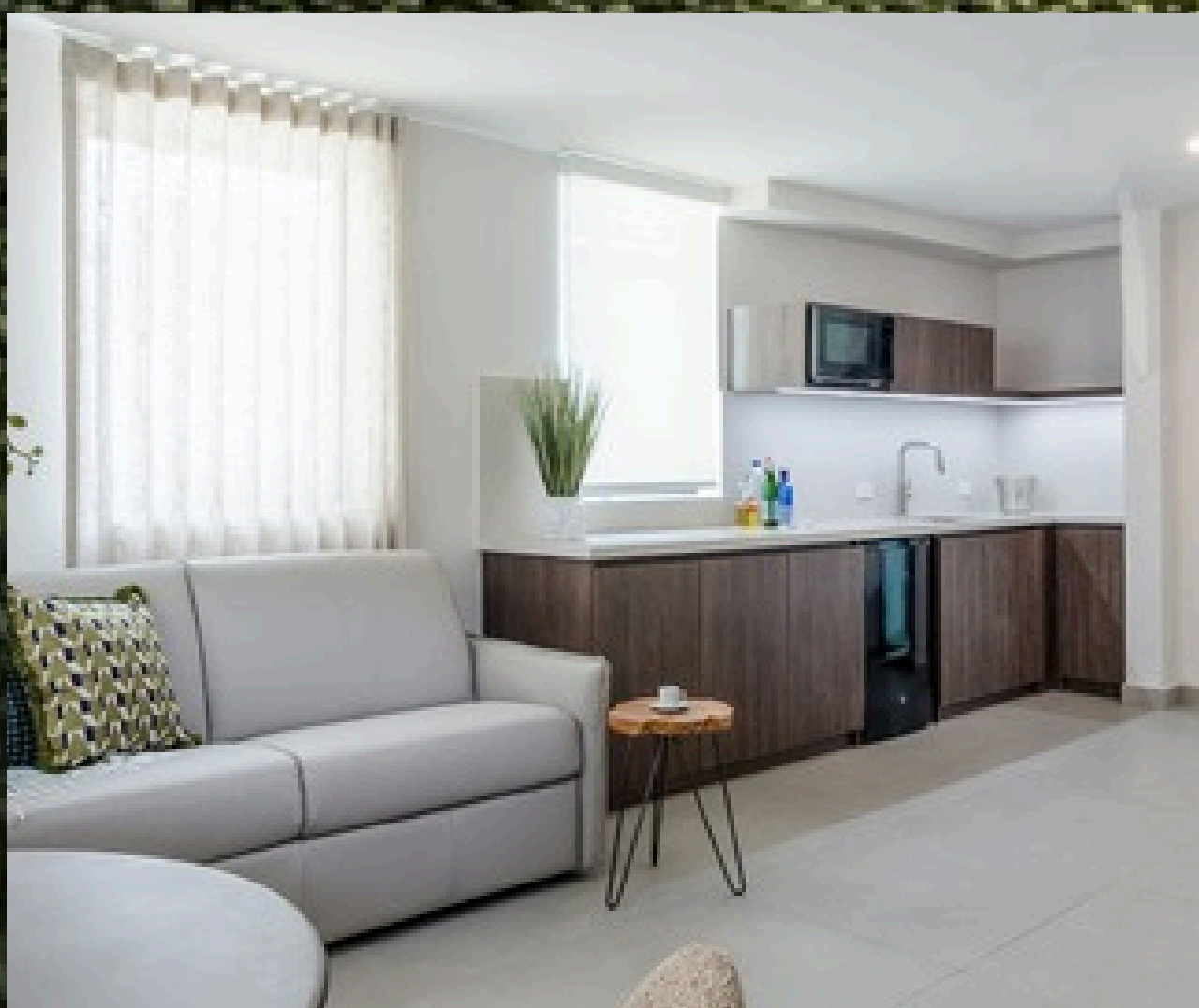
Where the Day Begins, and Where It Ends

Magdalena 1163 is built around how a day actually unfolds – coffee before a call, a working lunch that stays informal, a dinner that turns into an evening on the Rooftop Lounge. Three distinct spaces support the rhythm of day, each tailored for a different moment.



The Rooftop Lounge

From morning coffee to sunset cocktails, the Rooftop Lounge becomes the gathering place of Magdalena 1163. A full bar, tables, and views that blend enclosed and open-air areas – with a pizza oven and grill, it is ideal for informal team meetings, gatherings, or intimate events.



In-Room Kitchenettes

Every room and suite includes a modern kitchenette with a Nespresso coffee machine, and the larger layouts add dining areas and full counters. For extended stays and early departures, it means the day starts when you decide it does – not when a dining room opens.



The Conference Room

Ideal for up to eight guests, the Conference Room provides an intimate space for focused meetings and strategy sessions. It features refined finishes and technology to enhance collaboration. Ideal for executive meetings, client presentations, strategy sessions, and board discussions.



DESIGNED FOR YOUR ROUTINE

CONSISTENCY IS A FORM
OF LUXURY

For executives, entrepreneurs, and professionals who travel frequently, consistency matters. Magdalena 1163 is designed to preserve the routines that make every trip productive – from morning workouts to quiet evenings and restorative sleep.

The Fitness Studio

The fitness studio is created for executives and professionals who value consistency and attention to detail. Equipped with premium Bala accessories and advanced training equipment, the space supports focused workouts and efficient routines, fitting naturally into the day before or after meetings.

Premium Equipment: Premium Bala accessories.

Recovery: A cold plunge tub and massage gun available on-site for targeted way to reset after travel, training, or a full day of meetings.

Steps Away: In a ten-room property, nothing requires a plan to reach.



The Sleeping Experience

Premier mattresses, fine linens, and oversized pillows, selected for restorative sleep, in a property small enough to be genuinely quiet. Ten rooms mean fewer doors, fewer corridors, and fewer reasons to wake up before you intended to.



The Beach

Just steps from the property, the beach is easy to enjoy on your own schedule. On select packages, guests are provided with beach essentials– towels, umbrellas, and drinks – so they can set up and enjoy the shore at their own pace.



Designed for Productivity

High-speed Wi-Fi, 55” Smart TVs, ergonomic seating, and desk nooks with focus lighting. For business travelers, each room supports focus, comfort, and a seamless workday.



THE SERVICE

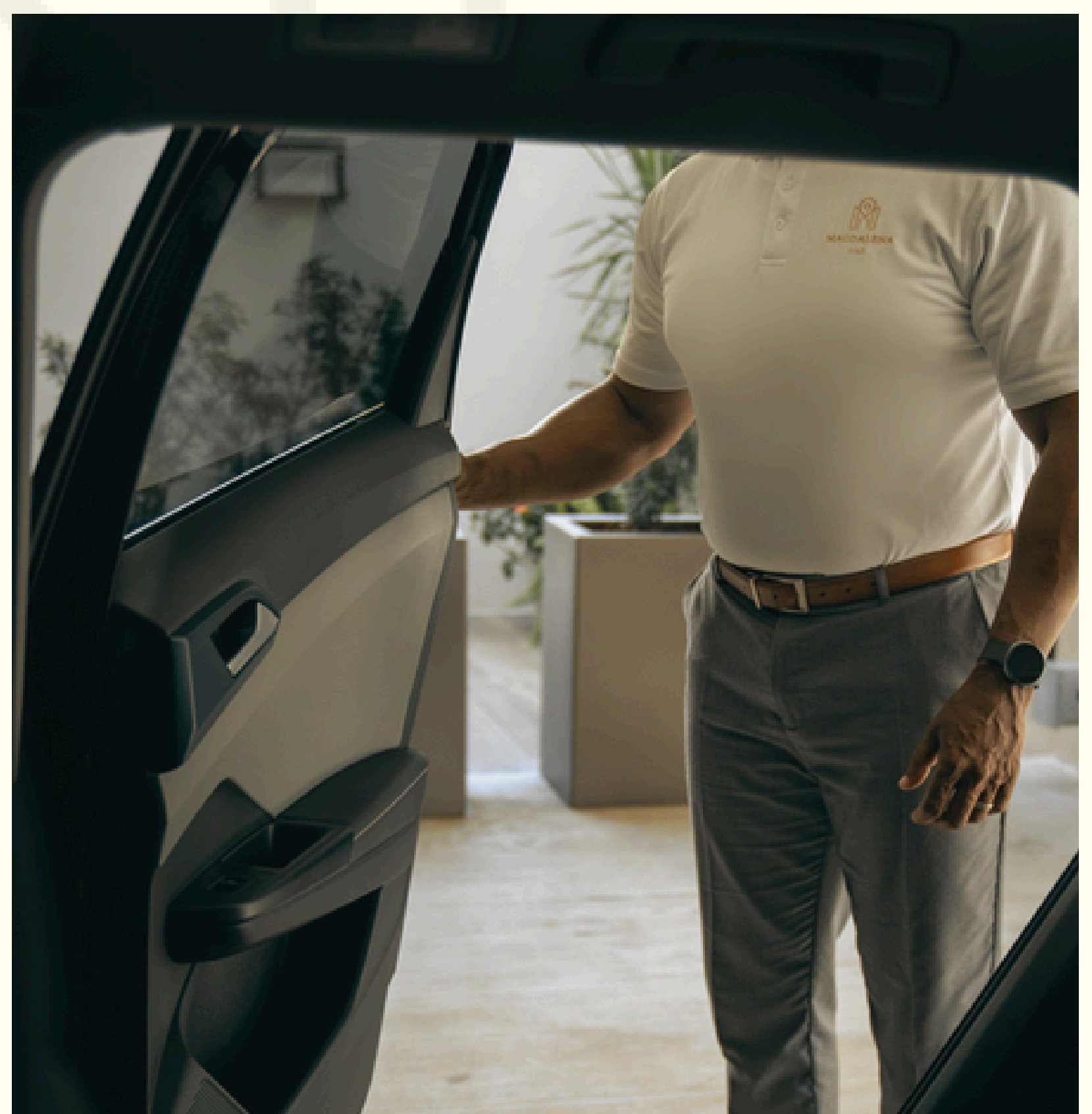
The Defining Element of the Experience

At Magdalena 1163, service is the defining element of the stay. Guests are met with attentive hospitality shaped by precision, consistency, and care.



From personalized arrivals to curated recommendations, event coordination, private gatherings, and full property buyouts, every detail is handled with intention. The result is a seamless, elevated stay designed for travelers who value thoughtful service and a hotel that adapts effortlessly to their needs.

Ten rooms make this possible. A larger property may rely on scale; here, thoughtful protocols are paired with a team that remembers the details.



Contemporary architecture, carefully selected materials, and artwork by Puerto Rican artists create a setting that feels rooted in the Caribbean while remaining distinctly modern.



Magdalena 1163 was created for gatherings that value focus, connection, and privacy. Whether hosting an executive retreat, a leadership meeting, or a private celebration, the intimacy of a ten-room boutique hotel creates an experience that feels purposeful, seamless, and distinctly personal. Here, intimacy isn't a compromise. It's our signature.



Exclusive Experience

With only ten guest rooms, Magdalena 1163 can be reserved in its entirety. For corporate retreats, leadership offsites, private gatherings, or any occasion that calls for complete discretion, the entire property, every room and every space can be exclusively yours. Throughout your stay, the property feels less like a hotel and more like a private residence, with the service and amenities of a boutique hotel.



Private Celebrations

As the day transitions into evening, the Rooftop Lounge becomes the setting for receptions, celebrations, and memorable gatherings. A full bar, dining tables, a pizza oven and grill, and open-air spaces overlooking Condado, create a relaxed yet refined atmosphere. Ideal for team meetings that extend beyond the conference room, cocktail receptions, and intimate events where every guest is part of the conversation.

CORPORATE PARTNERSHIPS

Built for the Companies That Travel Like Their Executives Do

Magdalena 1163 works with a select group of companies whose teams travel to San Juan regularly – for meetings, offsites, client hosting, or simply because the island is where the work happens. A corporate partnership formalizes what a first stay usually starts: preferred access, consistent rates, and a team that already knows how your company travels.



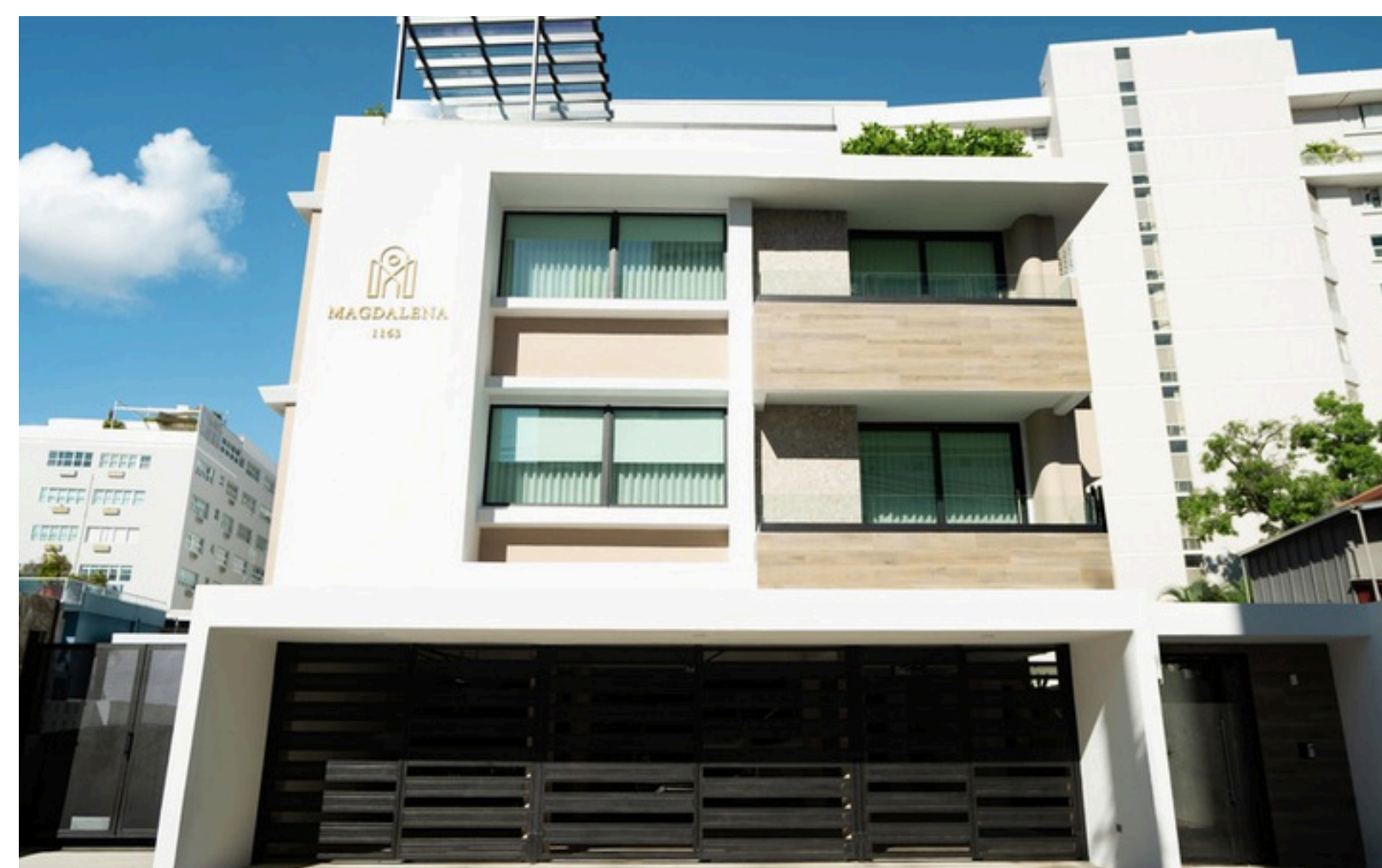
PREFERRED RATES & ACCESS

One negotiated rate for your organization, consistent across dates and room types – no bidding against leisure guests, no seasonal surprises. During peak periods, corporate partners book ahead of the calendar with dedicated reservation support. The room is held before the trip is approved.



EXECUTIVE RETREATS & TEAM OFFSITES

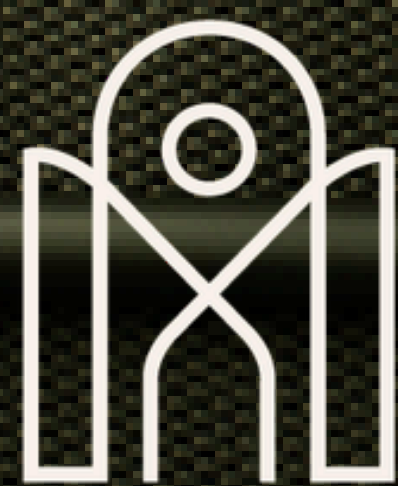
A conference room for up to eight, a rooftop for the evening, and a property small enough that the offsite actually feels like one. Magdalena handles the logistics – rooms, dining, transport, programming – so the only thing on the agenda is the agenda.



FULL-PROPERTY BUYOUTS

Ten rooms, every shared space, and a dedicated team – exclusively yours. For board retreats, leadership summits, or client events where discretion and control matter more than scale. The buyout works because the property was built at that size to begin with.

To request a corporate rate proposal or discuss a full-property buyout, contact Saul Cruz directly at info@magdalena1163.com • +1 787 304 1163.



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Experience a different way to stay in
San Juan...

Connect with us to learn more or plan your
visit.

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