

\$20,100,000 - 185 Saxony Rd, Encinitas

MLS® #260010705

\$20,100,000

45 Bedroom, 45.00 Bathroom, 18,690 sqft
Residential Income

N/A, Encinitas, CA

Kidder Mathews is proud to exclusively offer for sale this fully renovated, 32-unit luxury apartment community in the heart of coastal Encinitas. Nestled in one of North San Diego County's most coveted beachside enclaves—just 0.8 miles from Moonlight State Beach and under 1 mile from Downtown Encinitas—The Gemma delivers an irreplaceable walk-to-everything lifestyle in a market with virtually no new supply. This turn-key trophy asset has undergone a complete 2025 renovation to institutional standards, featuring all-new quartz countertops, fully renovated kitchens and bathrooms, luxury vinyl plank flooring, new AC units, a brand-new roof, and full re-plumbing with new water supply lines in every unit. The freshly painted exterior enhances curb appeal, while 13 spacious two-bedroom, two-bath townhomes and 19 one bedroom, one-bath flats (32 units total) deliver a highly desirable, family-friendly mix commanding premium coastal rents. With quality post renovation systems installed, minimal near-term CapEx, and Encinitas vacancy below 2.5%, The Gemma offers immediate stabilized cash flow, organic rent growth, and long-term appreciation in a submarket where median home prices exceed \$2.1M. This rare offering combines 2025-renovated luxury, proven coastal demand, and embedded upside—a true core-plus investment in the crown jewel of North County.



Essential Information

MLS® #	260010705
Price	\$20,100,000
Bedrooms	45
Bathrooms	45.00
Full Baths	45
Square Footage	18,690
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	185 Saxony Rd
Area	ENCINITAS (92024)
Subdivision	N/A
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Amenities	Other/Remarks
Has Pool	Yes

Interior

Fireplace	Yes
# of Stories	2

Additional Information

Date Listed	May 4th, 2026
Days on Market	93
Listing Office	Ray Adams Investment Real Estate Inc

Listing Details

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