



Thanks to the trademark cascading style of architecture in the reputed oceanfront Punta Esmeralda residential resort, this building sits high on a plateau making its second floor location, in reality, over six stories above sea level. The result is a sweeping view of tons of coastline along the Bucerias and Nuevo Vallarta beaches and the Bay of Banderas at large with Puerto Vallarta on the horizon.

The architects made sure that, as well as the main living areas, the kitchen and all three bedrooms also have generous ocean views. Each bedroom has ample built-in closets and oversized bathrooms. A large flex room for use as office, media or guest room makes this very comfortable for full-time or vacation living with over 2,300 square feet of interior space.

Plenty of local diversion is just a short beach walk away to the typical pueblos of Bucerias and La Cruz.



All brand new, high-quality indoor and outdoor furniture and several upgrades include:

- Water softener
- Mirage roll-away screens
- Star Choice Satellite
- Additional carpentry/built-ins
- Large storage bodega
- 4<sup>th</sup> bathroom ready for finishing.



Premium finishes include marble flooring; fine millwork; marble and granite counters; Moen faucets.

The large gourmet kitchen has stainless-steel appliances, a large walk-in pantry and a laundry area.



Areas:  
Interior: 218.72 m2 // 2,354.30 ft<sup>2</sup>  
Terrace: 31.97 m2 // 344.12 ft<sup>2</sup>  
Total: 250.69 m2 // 2,698.42 ft<sup>2</sup>  
Parking – One underground  
Storage: Large bodega

Condo fees: \$5,434 pesos  
(approx. US\$435)



## SPECIFICATIONS

› LOCATION	Bucerias/La Cruz
› PRICE	US\$595,000.00
› BEDROOMS	3 + media room
› BATHROOMS	3 (+ 4 <sup>th</sup> ready to finish)
› FURNISHED	Yes (excluded dishes and linens)
› CONSTRUCTION SIZE	2,698 sq.ft.
› LOT SIZE	
› AMENITIES	

In addition to the condo's amenities, this master-planned community offers residents a beach club with restaurant, eight pools, two tennis courts and full spa and gym facility, distributed on 21 beautifully-manicured acres, fronted by its own 1,500 feet of beach.

Victoria L. Pratt

Mobile: +521 322 779 9283

vp@pacificboutiqueproperties.com

