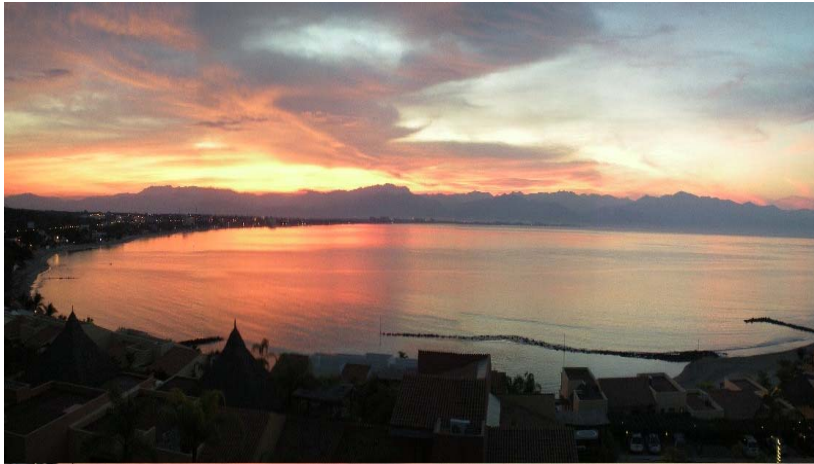


GIRASOL 401

PUNTA ESMERALDA, LA CRUZ, NAYARIT, MEXICO



From its lofty location in the heart of the Punta Esmeralda residential resort, this spacious three bedroom condominium has high sweeping ocean views of Banderas Bay and a secondary view over the northwestern cordillera.

A horizontal floor plan situates the living room, dining room and two master suites on the ocean side of this building while the third bedroom and the media room frame the Sierra Vallejo and Punta de Mita the other direction. The double views are particularly effective in the social area of the condo where one can see the sun setting from the media room, while the city lights come to life on the miles-long stretch of coastline across the adjacent living and dining room.

This condo is well located within the resort for easy access to its extensive recreational amenities and the kilometre-and-a-half beachfront that connects it to La Cruz in the east and Bucerias to the west.



The kitchen has attractive wood cabinets with granite counters and stainless steel appliances.

It's well designed for great cocktail parties and intimate dinner gatherings with cross-breezes from both front and back terraces that keep guests comfortable.



Bathrooms feature marble vanity tops, marble-lined showers with tempered glass doors and Moen faucets.

Premium finishes throughout include marble floors, built-in fine wood closets, individually-controlled air conditioning system and Hunter ceiling fans.



Areas (approximate):
Interior: 180.00 m2 / 1,935 sq. ft.
Terrace: 24.50 m2 / 264 sq. ft.
Total: 204.50 m2 / 2,199 sq. ft.
Parking: one underground

Condo fees: \$TBA pesos/ US\$TBA (approx. monthly HOA fees)



SPECIFICATIONS

> LOCATION	Bucerias/La Cruz
> PRICE	US\$519,000.00
> BEDROOMS	3 + media room
> BATHROOMS	4
> FURNISHED	yes, excludes art
> CONSTRUCTION SIZE	2,199 sq.ft.
> LOT SIZE	n/a

> AMENITIES

In addition to the condo's amenities, the development offers residents a beach club with restaurant, eight pools, two tennis courts and a full spa and gym facility—well-distributed on 21 beautifully manicured acres with 1,500 feet of direct beachfront.

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