



Located in the lush residential resort of Punta Esmeralda, this condo has everything one would want in a vacation property with a total of almost 2,500 square feet of indoor-outdoor living space complemented by the resort's extensive recreational amenities and beachfront location between La Cruz and Bucerias.

For those who like the idea of a garden level unit but don't want to give up ocean view or privacy, this has been built with an elevation of almost one floor above ground with stair access to gardens and a beautiful common-area pool. Its hugely amplified terrace of almost 1,000 square feet grabs tons of view and has its own enticing infinity-edge plunge pool.

An L-shaped full-height living room opens to seamlessly connect the terrace. The master and junior master bedrooms face the ocean and have en-suite bathrooms. A third "flex" room serves as a bedroom, den or office and has an adjacent full bathroom.

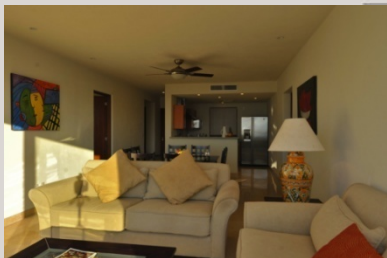


The kitchen with an ocean view has modern integrated cabinets with granite counters and stainless steel appliances.

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



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



Areas:
Interior: 139.49 m2 / 1,501.47 sq. ft.
Terrace: 90.06 m2 / 969.41 sq. ft.
Total: 229.55 m2 / 2,470.88 sq. ft.

Parking: one underground
one exterior
Condo fees: \$4,709 pesos/month
(approx. US\$375)



SPECIFICATIONS

> LOCATION	Bucerias/La Cruz
> PRICE	US\$399,000.00
> BEDROOMS	3
> BATHROOMS	3
> FURNISHED	yes, excludes art
> CONSTRUCTION SIZE	2,538.04 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 a full spa and gym facility, well-distributed on 21 beautifully manicured acres, directly fronted by 1,500 feet of beach.

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