

# GIRASOL 103

PUNTA ESMERALDA, LA CRUZ, NAYARIT, MEXICO



From its prime location in the heart of the Punta Esmeralda residential resort, this comfortable two-bedroom condominium delivers maximum views over Banderas Bay and has all the elements of the perfect tropical vacation retreat. Its appealing horizontal interior layout is united with a huge terrace, half again the size of the interior, and has its own private dipping pool.

Large glass doors slide open to the terrace, showcasing a lush landscape and two blue infinity pools that are within a stone's throw. While this condo is located on the first floor of its five-level building, it remains very private and has an expansive ocean view thanks to its elevation almost one floor above garden level. It has the convenience of its own private stair access to the garden—perfect for pet owners.

Located between the two typical towns of Bucerias and La Cruz, it is also appealing for renters should the owners desire additional revenue.



The kitchen has double views to the ocean and mountains, affording it sunrise and sunset. It is equipped with modern integrated cabinets with granite counters and stainless steel appliances.

The dining room table easily seats eight people.



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: 109.25 m2 / 1,175.97 sq. ft.  
Terrace: 61.76 m2 / 664.78 sq. ft.  
Total: 171.01 m2 / 1,840.75 sq. ft.  
Parking: one underground

Condo fees: \$4,000 pesos/ US\$325  
(approx. monthly fees)



## SPECIFICATIONS

> LOCATION	Bucerias/La Cruz
> PRICE	US\$415,000.00
> BEDROOMS	2
> BATHROOMS	2
> FURNISHED	yes, excludes art
> CONSTRUCTION SIZE	1,840.75 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, directly fronted by 1,500 feet of beach.

**Victoria L. Pratt**

Mobile: +521 322 779 9283

vp@pacificboutiqueproperties.com

