

# NAUTILUS 5

PUNTA ESMERALDA, LA CRUZ, NAYARIT, MEXICO



Equidistant between Bucerias and La Cruz, this townhouse has a prime ocean-front location within the reputed Punta Esmeralda gated community. It was built in phase II which means the architects amplified an already-desirable floor plan for additional luxury of living.

It's comprised of three-bedrooms each with ensuite, all on one level with living, dining and kitchen areas that span a 40-foot main terrace with its own plunge pool overlooking the bay.

Both master and junior master bedrooms have grand ocean views. A soaker tub with a stunning ocean view gives additional luxury to the master while the junior master has its own private terrace ample for very loungy outdoor furnishings. The third bedroom has a great ensuite bathroom with tons of built-in closet space. A convenient workstation was added to the floor plan.

This home is complete with a two-vehicle carport.



The floor plan integrates living/dining and kitchen areas, fronted by the terrace, allowing all rooms a spectacular bay view—great for entertaining. The kitchen has modern integrated cabinets with exotic Brazilian granite counters, pantry and laundry area and a full stainless steel appliance package.



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.



The home is being sold complete with modern-style furnishings of a neutral palate and décor enhanced by the saturated colours of tropical Mexico.

As well as a great residence, this home and the resort's amenities make it an inviting vacation rental home with good revenue potential.



## SPECIFICATIONS

> LOCATION	Bucerias/La Cruz
> PRICE	US\$698,000.00
> BEDROOMS	3
> BATHROOMS	3
> FURNISHED	yes, excludes art
> CONSTRUCTION SIZE	2,930 sq.ft.
> LOT SIZE	n/a

### > AMENITIES

In addition to the home's amenities, a masterful plan offers residents a beach club with restaurant, nine pools, two tennis courts and full spa and gym facility, well-distributed on 21 beautifully-manicured acres, fronted by its own 1,500 feet of beach.

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