



**SALES**  
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## DEVELOPMENT DETAILS

### Developer

Desarrollos Arquitectónicos Cragga S de RL de CV  
Paseo de la Marina 500-3  
Marina Vallarta, Puerto Vallarta,  
Jalisco, México

### Land

1,193 m2 aprox land size

### Location

Venustiano Carranza 263  
Esq. Ignacio L Vallarta  
Col. Emiliano Zapata  
Puerto Vallarta, Jalisco, México

### Parking

Spaces for sale  
\$16,000 USD with Storage

### Condominios

62 Units on 7 levels

### Maintenance Fees

Approx. \$3.30 USD per m2  
Paid monthly includes water, gas, common areas, lap pool level 5, roof garden level 8 with lounge pool, 2 heated Jacuzzis, fitness room, BBQ area, lounge seating, elevator, 24 hr security, front desk admin

### Amenities

infinity lap pool with south Vallarta views  
Rooftop level 8 relaxation area with lounge pool,  
BBQ area lounge seating  
2 Jacuzzis  
Fitness room.  
Lobby with WIFI.  
Security 24/7.  
Elevator with 8 person capacity  
Garbage Chute

All units have external terraces  
Luxury high end finishes throughout

### Unit Characteristics

#### Interior

60x60cm porcelanato (ceramic tile) flooring  
Doors and Closets of treated Wood  
Interior connections for T.V., telephone and Internet.  
Air conditioning INVERTER mini split units in living area and all bedrooms  
Private laundry facilities with hookup for a stackable washer and dryer  
Ceiling fan with light in bedrooms

#### Kitchen

Modern Italian designed cabinets  
Stainless steel Appliances included: gas oven, gas 5 burner stove, microwave, filter hood and dishwasher (not included in 05, 12)

#### Bathrooms

60 x 60 cm porcelanato tile flooring  
Marble vanity counter tops  
Chrome finished bathroom accessories  
Tempered glass interior doors  
Porcelanato finish on shower interior

#### Windows/Sliding Doors

PVC double 6mm glass pane

#### Start of Construction

September 2016

#### Delivery

November 2017



## **P A V I L I O N**

### **Do the units have individual water heaters?**

Each unit comes equipped with its own water heater, Brand Calorex of either 42 or 72 litre capacity

### **Does each unit have a meter for gas and water?**

No, the cost of running water and gas is included in the HOA maintenance fees

### **Can I have pets in the building?**

Yes, pets are allowed. However, they must abide by the HOA Rules for the condo

### **How thick are the walls between the units?**

20cm solid wall

### **Is the pool heated?**

No, the developer is leaving only the preparations to heat the pool

### **Are the kitchen appliances gas or electric?**

The stove and the oven are gas. The hookup for the washer dryer is also gas

### **How high are the interior ceilings of the units?**

The ceiling height is 2.8m in the bedrooms and bathrooms, hallways 2.4m and it raises to 3m in the living/dining area

### **Can I rent my unit when I am not using it?**

Yes, you can rent your unit. We will have a minimum rental period of 3 nights to prevent overnight parties or nuisance renters.

### **What Wood is being used in the carpentry?**

The main door is a solid wood and interior doors are hollow core with an Ash colour finish

### **What is the water storage capacity of the building?**

We have a water cistern of 75,000 litres capacity

### **Is the water soft or hard?**

To prevent lime scale build up the building has an internal water softener