



## COMPLEX GENERAL DESCRIPTION:

Apartment building to be developed in Lot 01, Square 396 (1,829 SQM) Corner Insurgentes Street and Francisco Madero Street. Emiliano Zapata Neighborhood, City of Puerto Vallarta, Jalisco.

## AMENITIES AND COMMON AREAS:

- LEED for Homes Projected Building
- ADA Compliant Building throughout common areas. Some units ADA compliant.
- Smart Building Features
- Smart Home Features in Units
- Secured Access to the building
- Security Cameras throughout
- Underground Parking
- 16,000+ sqft Gourmet Market with Famous Town Restaurants
- Building Lobby with Central Patio
- Roof Top Semi-Olympic Lap & Infinity Pool
- Shaded Jacuzzi
- Outdoor Showers
- Roof Top BAR
- Roof Top BBQ
- A/C Multipurpose Room for parties, Karaoke or Meetings
- Two-Story breathtaking View Gym
- Fire pit
- Sun Exposed Areas
- Huge Lush Landscape
- Two Schindler Brand Name 10 persons elevators
- Multiple Separate entertainment areas throughout :
- Business Center
- Reading Room
- Games Room
- TV Room

## BUILDING LEVELS

- General Basement (Parking & Storage and Building Services)
- Entrance (Street Level) (Main Entrance, 12,000+ sqft Gourmet Market, Administration)
- Level 1 (Departments & Central Patio)
- Level 2 (Departments & Business Center)
- Level 3 (Departments, 1st Gym Level & Reading Room)
- Level 4 (Departments, 2nd Gym Level & Games Room)
- Level 5 (Departments & TV Room)
- Level 6 (Departments)
- Level 7 (Departments, Semi-Olympic Pool / Jacuzzi, MultiPurpose Theater, BBQ, Bar, Fire Pit & Hammocks, Water Feature.



## THE UNITS

- 94 Departaments total
- 44 Super Studios (6 ADA Compliant Super Studios, more available upon request)
- 38 Super One Bedroom & Two Bath Units
- 8 Two Bedroom Units
- 4 Loft Units

## THE UNIT TYPES

### THE 2 BED/2 Bath UNIT (8 Units)

- Size from 1,260 to 1,985 sqft
- 2 Bedrooms / 2 Full Bathrooms
- Top two floors of the building (5<sup>th</sup> and 6<sup>th</sup> floor).
- Units facing West or SouthWest (Corner Units).

### THE SUPER 1 BED/2 Bath UNIT (38 Units)

- Size from 850 to 1,450 sqft
- 2 Full Bathrooms
- Integrated BookShelf- Murphy Bed Standard in all units, in the living room. (4 people capacity)

### THE SUPER-STUDIO UNIT (38 Units)

- Size from 700 to 810 sqft
- Perfect Square, the most efficient shape for a Unit
- Integrated BookShelf- King Murphy Bed Standard in Studios, in the living room (4 people capacity)
- The following units are Super-Studios: All Studios except stack x02

### THE SUPER-STUDIO ADA UNIT (6 Units)

- Size from 750 to 840 sqft
- Perfect Square, the most efficient shape for a Unit
- Integrated BookShelf- King Murphy Bed Standard , in the living room (4 people capacity)
- ADA Compliant Bathrooms
- The following units are Super-Studios ADA: Stack x02

### THE LOFT UNIT (4 Units)

- Size from 990 to 1,015 sqft
- Perfect Square, the most efficient shape for a Unit
- Two Story Unit
- Integrated BookShelf- King Murphy Bed Standard , in the living room (4 people capacity)
- Units in 7<sup>th</sup> floor.

## FINISHES FOR ALL UNITS:

### KITCHEN:

- CeaserStone Quartz or Similar Countertops
- Melaminic Waterproof 16mm Kitchen Cabinetry
- GE Gas Range or Similar Brand Name.
- TEKA Dishwasher or Similar
- ECLIPSE Sink or similar



- GE Cook Top or similar brand name.
- GE Microwave/Hood or similar
- Built In Washer/Dryer.

#### BATHROOMS:

- 36"x 18" Castel Brand Name Porcelain in Showers
- Sommerlane Chromed Bath Fixtures
- Ceramic Sinks White
- 9 mm Tempered Glass on showers
- White Resin Flooring on Bathrooms Showers
- Porcelain Tile in Showers
- CaesarStone Quartz Countertop or Similar.
- Melaminic Waterproof 16mm Bathroom Cabinetry

#### OTHER FEATURES:

- Home Automation System throughout the unit
- Mini-Split A/C Trane or Similar (Inverter Technology)
- Iron welded railing in hallways and some units
- 12 mm Glass Railing in Units Balconies facing Outside and Roof Top.
- White PVC Double Pane 6mm Windows throughout the building
- Wood laminated doors (Gray Color)
- 6 mm Glass on Unit Showers
- 9mm Glass doors on all entertainment rooms
- Caesarstone Quartz Countertops in all common areas
- 36"x 18" Castel Brand Name Porcelain in Units
- Wood Flooring (Or Similar) on Central Patio & Lobby
- 25" x 25" Porcelain in Lobby

#### THE PARKING

- 36 Parking Spots
- 56 Storage Rooms