



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 Super 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 (5th and 6th 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 to 700 to 810 sqft
- Perfect Square, the most efficient shape for a Unit
- Integrated BookShelf- Queen Murphy Bed Standard in Studios, in the living room (4 people capacity)
- All Studios are Super-Studios: Stack x02 are SuperStudios ADA

THE SUPER-STUDIO ADA UNIT (6 Units)

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

THE SUPER-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- Queen Murphy Bed Standard , in the living room (4 people capacity)
- Units in 7th 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

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- 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