

# HUANACAXTLE 101 PUNTA ESMERALDA

LA CRUZ DE HUANACAXTLE, NAYARIT, MEXICO



This condominium has a sprawling floor plan on one level with three ocean-view bedrooms, each with private en-suite bathroom. Set on the highest point within the reputed Punta Esmeralda beachfront development, it has nearly 1,200 square feet of terrace and a gorgeous private infinity pool over which the open plan kitchen, living room and dining room catch tons of ocean view. The kitchen features a large garden-view window for lovely cross breeze. An extra flex room is designed with a wall of pocket doors in fine carpentry to serve as a den, separate dining room or guest room.

Being sold unfurnished, this has many valuable upgrades such as wooden kitchen cabinets and custom granite to two large storage areas (one in and one outside the unit). Easy to move in and add your style of furniture and art to make a very complete home. Excellent value.



Valuable upgrades include:

- High quality shades (powered in LR)
- Numerous kitchen and bathroom enhancements
- Mirage roll-away screens
- Star Choice Satellite
- Additional carpentry/built-ins
- Water purification system (kitchen)
- New pergola and railings



The large gourmet kitchen has upgraded wooden cabinets and special granite, stainless-steel appliances, a large walk-in pantry and a laundry area.

Premium general finishes include marble flooring; fine millwork; marble and granite counters; Moen faucets.



Areas:

Interior: 235.74 m2 // 2537.51 ft2  
Terrace: 110.63 m2 // 1190.82 ft2  
Total: 346.37 m2 // 3,728.33 ft2  
Parking – One underground  
Storage locker: 7.5 m2 // 80.73 ft2

Condo fees: \$7,500 pesos  
(approx. US\$600)



## SPECIFICATIONS

> LOCATION	Bucerias/La Cruz
> PRICE	Reduced to <b>US\$659,000</b> <del>US\$675,000.00</del>
> BEDROOMS	3 + flex room
> BATHROOMS	3
> FURNISHED	Appliances and many upgrades
> CONSTRUCTION SIZE	3,728 sq.ft./346 m2
> LOT SIZE	
> AMENITIES	

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

**Victoria L. Pratt**

Mobile: +521 322 779 9283

vp@pacificboutiqueproperties.com

