



## Due T2

\$281,421.00 USD

| 201 # Units in Develop | Gran Venetian - Icon Area  
Hotel Zone, Puerto Vallarta  
MLS ID: 40013

### General Information

|                 |             |                 |                    |
|-----------------|-------------|-----------------|--------------------|
| Total m2:       | 64          | Total M2 const: | 64.24              |
| Total SqFt:     | 691.22      | Walls:          | Concrete,Sheetrock |
| Price/Sq Meter: | 4,380.78    | Total Rooms:    | 1                  |
| Total Bedrooms: | 1           | Total Baths:    | 1                  |
| Full baths:     | 1           | Floor Number:   | 1                  |
| Primary View:   | Mountain    | Secondary View: | Jungle             |
| Furnished:      | Unfurnished | Pet Friendly:   | Yes                |
| Location:       | City        |                 |                    |

### Features & Amenities

#### Common Amenities

|                    |                                     |           |                                     |
|--------------------|-------------------------------------|-----------|-------------------------------------|
| 24 Hours Security: | <input checked="" type="checkbox"/> | Elevator: | <input checked="" type="checkbox"/> |
| Garbage Chute:     | <input checked="" type="checkbox"/> | Gym:      | <input checked="" type="checkbox"/> |
| Jacuzzi:           | <input checked="" type="checkbox"/> | Pool:     | <input checked="" type="checkbox"/> |

#### Appliances

|           |          |
|-----------|----------|
| Cook Top: | Electric |
|-----------|----------|

#### Devices

|                   |            |               |          |
|-------------------|------------|---------------|----------|
| Air Conditioning: | Mini-Split | Water Heater: | Electric |
|-------------------|------------|---------------|----------|

#### Connectivity

|           |           |     |       |
|-----------|-----------|-----|-------|
| Internet: | Infinitum | TV: | Cable |
|-----------|-----------|-----|-------|

### Hoa Info

|                       |                                     |                          |                                     |
|-----------------------|-------------------------------------|--------------------------|-------------------------------------|
| Hoa Name:             | YES                                 | Dues per month (\$MX):   | 3,530.00                            |
| 24-hr Security:       | <input checked="" type="checkbox"/> | Building Insurance:      | <input checked="" type="checkbox"/> |
| Common Area Electric: | <input checked="" type="checkbox"/> | Common Area Maintenance: | <input checked="" type="checkbox"/> |
| Common Area WiFi:     | <input checked="" type="checkbox"/> | Garbage Pickup:          | <input checked="" type="checkbox"/> |
| Garden Maintenance:   | <input checked="" type="checkbox"/> | Gym:                     | <input checked="" type="checkbox"/> |
| On-Site Admin:        | <input checked="" type="checkbox"/> | Road Maintenance:        | <input checked="" type="checkbox"/> |

### Especifications

|                     |      |                    |             |
|---------------------|------|--------------------|-------------|
| Days On Market      | 98   | Year Built         | 2025        |
| Pre-Construction    | Yes  | Est. Delivery Date | 2027-09-30  |
| Mstr Plan Community | No   | Title              | Fideicomiso |
| Electricity         | CFE  | Water              | City        |
| Sewage              | City | Road Type          | Paved       |

#### MARINA VALLARTA

 Paseo de la Marina 161 Las Palmas 1, local 2.

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#### DOWNTOWN PUERTO VALLARTA

 Pino Suarez 203, Colonia Emiliano Zapata.

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