



Punta Esmeralda

Ocean Front Gated Community Beachfront Mexico, prime coastal real estate, world-class amenities, vacation ambience-this is the essence of the full-ownership, luxury residences of Punta Esmeralda. In a privileged resort location on the Costa Vallarta, equidistant between Puerto Vallarta and Punta de Mita, this ocean-front gated community is a 20 acre oasis of townhouses, villas and luxury condominiums. Integrated into architecturally landscaped jungle terrain, all homes feature an ocean view. A half-mile off direct beach frontage extends to over 10 miles of walking beach. Set between two charming Mexican towns. Bucerias and La Cruz, abundant golf, marina services, fishing, outdoor activities, essential services and the attractions of Puerto Vallarta are within five to 20 minutes. Extensive resident amenities include pools, tennis, spa and beach clubs. Within easy flight access of all major North American cities, Punta Esmeralda is a distinct residential community in a zone of high appreciation, worthy of a lifetime realty investment. The talent of renowned architect Gerardo Ulate and Grupo Gómez Vázquez Aldana through Casas de México, has resulted in a singular and enviably beautiful residential community perfect for vacation or full-time living. General Project Composition: 230 ocean-view and ocean-front residences comprised of: Townhouses Villas Luxury Condominiums 20 acres of architecturally landscaped property Half-mile of direct beach frontage Recreational amenities Townhouses With a direct oceanfront location, each townhouse has excellent views of Banderas Bay and is steps from the pool, beach and one of two beach clubs. In modules of six or eight, each single level home is terraced up the hillside and ranges from two to four bedrooms. Balconies of over 30 linear feet, with a refreshing plunge pool, offer breathtaking views from the living and dining area, galley kitchen and two bedrooms-a floor plan that truly focuses on the view. Some models feature additional garden space, rooftop terraces and thatch palapa rooftops. Villas The villas of Punta Esmeralda are distributed in clusters in different areas of the property, featuring floor plans from 3,500 square feet to 5,500 square feet. The most recent and ambitious villa plans are on the drawing boards and open for reservation on a first-come, first-option basis. The master plan for these exclusive villas takes Punta Esmeralda to another level. Located on the easternmost knoll with full-on Vallarta views over the sparkling bay, these will be Real del Mar-styled homes terraced from the beach up the hillside. These will be delivered turnkey. Finishing details will include inlaid stones, marble, exotic hardwood millwork, palapa thatch and many luxurious touches in a contemporary Pacific Mexican style. Condominiums Luxury condominiums are on the highest point of

the development with expansive views of the Banderas Bay that endure from sunrise over the Sierra Madre to the night lights of Puerto Vallarta. A total of six low-rise buildings of only five floors will fringe the property. Each has no more than two or three units of two- three or four-bedroom floor plans and exclusive penthouses crown each building. The architecture and design incorporates Pacific coastal materials such as palapa thatch and exotic woods. All units have ample terraces and main level and penthouse units have their own outdoor Jacuzzi-style plunge pool.

Features

Type:	Developments	Price:	
Bedrooms:		Bathrooms:	
Construction Sq. Feet:		Land Sq. Feet:	
Style:		Furnished:	No
Pool:	No	View:	
Parking:		Age:	0
Cooling:		Features:	

Notes

Map Location

Punta Esmeralda is located 30 minutes North of the Puerto Vallarta International Airport.