



## Sierra del Mar Los Arcos

Ocean Front Homes and Condominiums Within view of Los Arcos landmark sits one of the last significant sites on Puerto Vallarta's scenic South Shore. Carlos Osuna Sr. and Jr., developers of award-winning Sierra del Mar on the hillside above Playas Gemelas, are now building an exclusive ocean front community minutes down the road toward Mismaloya. With Sierra del Mar's trademark distinction and planning by architect Miguel Ángel López, this spectacular property is conserved in its natural state featuring mature tropical trees, granite boulders and exotic coastal terrain. The low-density development offers nine waterfront residences, ten villas and 34 luxury condominiums in four exclusive mid-rise buildings with only one or two units per floor. \$975,000 to \$2,695,000 USD Wade from a white sandy beach into gentle surf created between two manmade jettys. After a leisurely swim in emerald waters, relax at the Beach Club with its palapa covered lounge area. Enjoy casual dining, a sunning terrace, swimming pool and Jacuzzi or work out in the exercise room. The choice is yours. It's just another day in paradise.

**General specifications** Six story buildings with one or two 3,200 square foot unit per floor. Each unit will enjoy 14 meters (46ft.) of ocean view frontage, with over 450 square feet of covered terrace. The unit will contain 3 bedrooms, 3.5 baths, dining and living rooms, kitchen, laundry, utility room (\*), and private elevator access. (Upgrade option with additional staff quarters or office, and bathroom available\*). Ceiling heights are 8 ft. 7 in. with exception of kitchen, dining room, living room and master bedroom, that all have 10 ft. 7 in. ceilings. Garage-level owners' closets and storage areas, covered assigned garage-level parking (one per unit), w/elevator access. Interior owners' closets, storage & utility rooms. Common areas (shared between 6 unit building 3 "Arco Menor" and 11 unit building 4 "Arco Mayor"): gardens, terraces, covered picnic area ("palapa"), infinity pool with beach-style entry, jacuzzi, pool baths and sand deck. (\*) Arco Menor Building

**Construction specifications** Rock foundations with reinforced concrete structure. Solid block walls with mortar stucco finish 24 in. x 24 in. cross-cut travertine marble floors. Marble bath and granite kitchen counter tops. Custom tropical wood carpentry, with solid 8ft. 7 in. doors. German PVC windows and sliding doors, w/2 pane laminated glass & screens. Custom kitchen cabinets with European hardware. Hand crafted stone accents. Appliance and equipment specifications GE Profile Kitchen appliances, including: stainless steel double door refrigerator/freezer, dishwasher, range, oven and microwave, Whirlpool washer and dryer. (Appliance upgrades available, including wine cooler.) Recessed lighting and ceiling fans High-efficiency zoned air

conditioning. Wiring for telephone, high speed internet, interphone and TV. Copper plumbing Grounded electrical outlets throughout. Emergency back-up generator and power failure system. 60,000 liter water cistern.

## Features

<b>Type:</b>	Condominiums	<b>Price:</b>	
<b>Bedrooms:</b>		<b>Bathrooms:</b>	
<b>Construction Sq. Feet:</b>		<b>Land Sq. Feet:</b>	
<b>Style:</b>		<b>Furnished:</b>	No
<b>Pool:</b>	No	<b>View:</b>	
<b>Parking:</b>		<b>Age:</b>	0
<b>Cooling:</b>		<b>Features:</b>	

## Notes

### Map Location

Sierra del Mar Los Arcos is located 15 minutes south of downtown Puerto Vallarta.