



## Villas Agua Azul - Salamandra

Beautiful View of City and Bay. Villa Salamandra is a 3 bedroom condo located in the 3 condo, gated, complex of Villas Agua Azul. Looking down from the foothills of the Agua Azul neighborhood Villa Salamandra has a spectacular panoramic view of the city and Banderas Bay. Villa Salamandra is in easy driving distance of great restaurants, galleries and shopping. The first level living area has a double high ceiling which adds a spacious feeling for entertaining, a professional appointed kitchen and access to the poolside terrace. The terrace has the infinity pool with platform beach, exterior bar and bathroom. Level one has 2 bedrooms each with bath, closet and terrace, the laundry room with washer/dryer and a garden area. Level two is the master bedroom with terrace and a marble bathroom with shower. The upper level is a large terrace, exercise area, and is a potential bedroom. Villas Agua Azul has a gated garage with remote access (2 spaces for Villa Salamandra) and a funicular to the villas.

Maintenance fees: water and electric for common area, maintenance of the funicular and stairs, and common landscaping, handyman salary. Infinity Pool with Platform Beach!

### Features

<b>Type:</b>	Condominiums	<b>Price:</b>	Asking: \$415,000 USD
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	4.5
<b>Construction Sq. Feet:</b>	4,000 approx.	<b>Land Sq. Feet:</b>	6,000 approx.
<b>Style:</b>	Modern	<b>Furnished:</b>	No
<b>Pool:</b>	No	<b>View:</b>	Ocean, City and Mountains
<b>Parking:</b>	Garage, 2 Spaces	<b>Age:</b>	1996
<b>Cooling:</b>	Air Conditioned & Fans	<b>Features:</b>	

### Notes

Condo fees estimated at \$250 usd month. Maintenance fees: water and electric for common area, maintenance of the funicular and stairs, and common landscaping, handyman salary.

## Map Location

Villas Agua Azul is located on the hillside with panoramic view of city and bay.