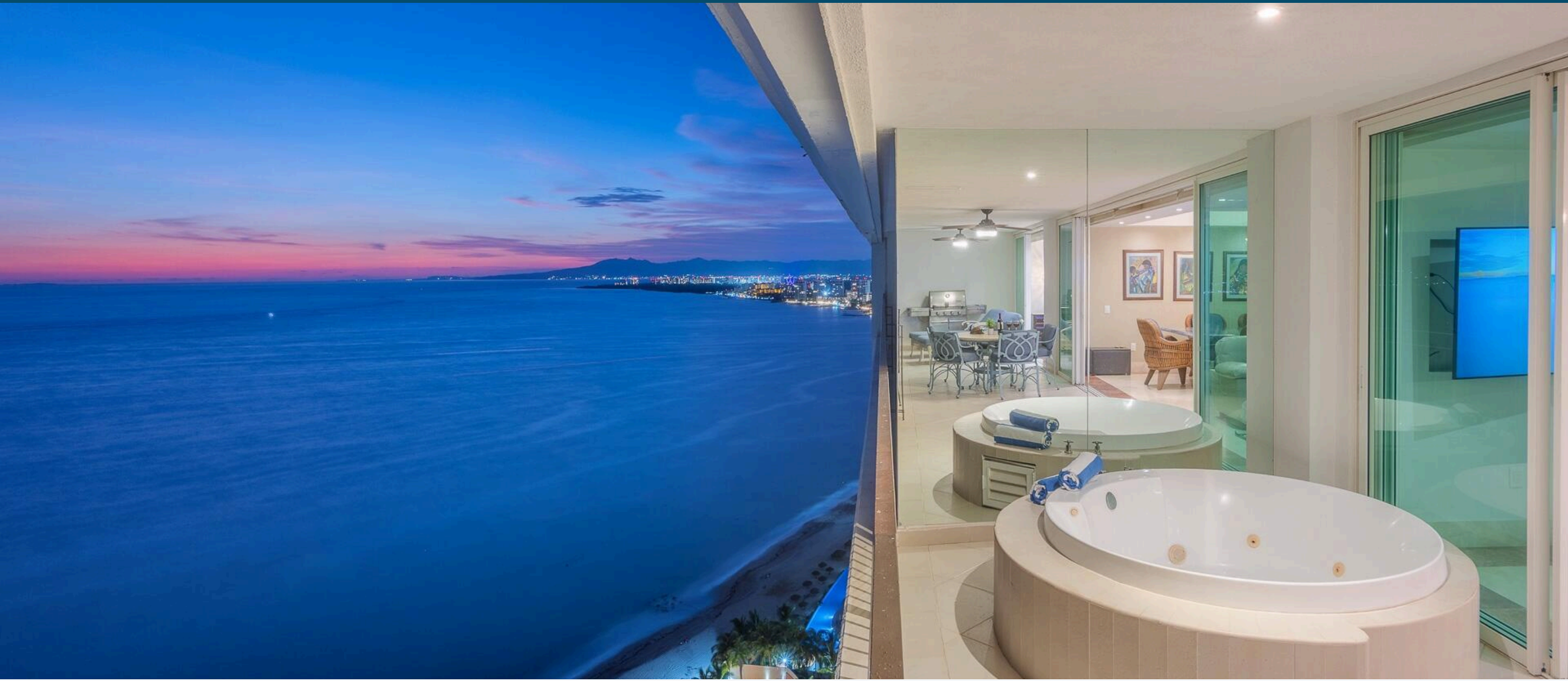




GRAND VENETIAN PH Top 2 Floors

\$2,400,000.00 USD

Grand Venetian | 162 # Units in Develop | Gran Venetian - Icon Area  
Hotel Zone, Puerto Vallarta  
MLS ID: 44747

General Information

|                    |                                                          |                  |                    |
|--------------------|----------------------------------------------------------|------------------|--------------------|
| Total m2:          | 344                                                      | Total M2 const:  | 346.99             |
| Total SqFt:        | 3,733.61                                                 | Decks/Patios M2: | 65.17              |
| Decks/Patios SqFt: | 701.48                                                   | Walls:           | Concrete,Sheetrock |
| Price/Sq Meter:    | 6,916.63                                                 | Total Bedrooms:  | 5                  |
| Total Baths:       | 5                                                        | Full baths:      | 5                  |
| Floor Number:      | 26                                                       | Primary View:    | Ocean              |
| Secondary View:    | Mountain                                                 | Furnished:       | Furnished          |
| Pet Friendly:      | Yes                                                      | Parking:         | Garage Stall       |
| Location:          | Beachfront,City,Gated<br>Community,Oceanfront,Riverfront |                  |                    |

Features & Amenities

Common Amenities

|                       |                          |        |     |
|-----------------------|--------------------------|--------|-----|
| 24 Hours Security:    | Beach Access:            |        |     |
| Beach Club:           | Elevator:                |        |     |
| Entry Gate System:    | Fence:                   |        |     |
| Fountain:             | Garbage Chute:           |        |     |
| Garden:               | Gym:                     |        |     |
| Jacuzzi:              | Kid's Area:              |        |     |
| Picnic Area:          | Pool:                    |        |     |
| Pool Heater:          | Security Guard:          |        |     |
| Spa:                  | Tennis/Basketball Court: |        |     |
| Appliances            |                          |        |     |
| BBQ:                  | Dishwasher:              |        |     |
| Hood/Vent:            | Microwave:               |        |     |
| Refrigerator/Freezer: | Stackable Laundry Ce:    |        |     |
| Washer:               | Washer/Dryer Hookups:    |        |     |
| Oven:                 | Electric                 | Range: | Gas |
| Dryer:                | Electric                 |        |     |

Devices

|               |                                 |                   |         |
|---------------|---------------------------------|-------------------|---------|
| Devices:      | Ceiling Fans,Water Purification | Air Conditioning: | Central |
| Water Heater: | Direct supply                   |                   |         |

Connectivity

|           |           |
|-----------|-----------|
| Internet: | Infinitum |
|-----------|-----------|

Hoa Info

|                       |     |                          |           |
|-----------------------|-----|--------------------------|-----------|
| Hoa Name:             | YES | Dues per month (\$MX):   | 18,539.00 |
| 24-hr Security:       |     | Building Insurance:      |           |
| Common Area Electric: |     | Common Area Maintenance: |           |
| Common Area WiFi:     |     | Garbage Pickup:          |           |
| Garden Maintenance:   |     | Gym:                     |           |
| On-Site Admin:        |     | Pool Maintenance:        |           |
| Water Heater:         |     |                          |           |

Especifications

|                  |                       |                       |      |
|------------------|-----------------------|-----------------------|------|
| Days On Market   | 2                     | Year Built            | 2011 |
| Pre-Construction | No                    | Construction Manifest | Yes  |
| Title            | Escritura,Fideicomiso | Electricity           | CFE  |
| Water            | City                  | Sewage                | City |
| Road Type        | Paved                 |                       |      |