

- 184.7 square meters total space
- 1988.1 square feet
- Built with high end materials and concrete construction/doors windows imported from Spain
- 2 bedrooms with ensuite bathrooms custom shades in bedrooms and sunshade on rooftop terrace
- Built in safe in primary bedroom
- Power hurricane shutters in main living and both bedrooms
- Custom vanities in bathrooms-undermount sinks in bathrooms/showers/large closets
- Custom built designer teak(iroko) furniture and cushions/pillows
- Kitchen upgrades and all utensil/appliances included/washer-dryer combo/Dyson vacuum
- Hogar kitchen
- Blanco sink and faucet
- Quartz countertops
- Custom Tile backsplash
- 65-inch Samsung TV with soundbar and Sony DVD player-fiber optic Claro internet
- Battery back-up inverter for power disruption control with gel battery system
- Viqua Ultra-violet whole house water filtration system
- Instant on hot water heater and three air conditioning units/four overhead fans
- Operating manuals for all appliances
- Front terrace with custom built teak furniture and outdoor cushion/pillow covers
- Exclusive only rooftop large upper terrace with half covered pergola and barbeque grill and outdoor furniture- built in custom cabinets and sink
- Direct ocean 180-degree unobstructed view from lower and upper terrace-swimming beach directly across the avenue
- Secure indoor garage with remote gate opener- parking for car and pasola/ATV and keyed individual storage locker. Security cameras installed in lobby, garage, keypad access to building and garage
- Large private pool behind the building with privacy walls and vegetation for owners only
- Building and units meticulously maintained
- Professional HOA Manager (New Vision Company)
- HOA monthly dues \$225.00 USD (13,500 rds)
- Only 4 total residential units with 2 commercial real estate vendors occupying front units
- 24/7 live- in security/maintenance man and security cameras and security system installed
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- Guzman Ariza -Cesar Calderon- POA-authorized to close contract/disburse funds

4. The owner will pay 50% of the transfer tax at closing. Example:
Closing price of \$475,000.00 plus 3% transfer tax = \$14,250.00. Buyer and seller each pay \$7,125.00 transfer tax.

5. Owner will consider all reasonable offers.