

# PV REALTY

*The Right Choice...* ® Since 1981

## *Ventana del Mar, Residences & Spa*

8 Luxurious Custom Residences with Panoramic Ocean, City and Mountain Views

Prices starting at \$ 735,000.00 USD to \$1,200,000.00 USD

Ventana del Mar exclusively offers custom luxury designed residences, all encompassing each entire level ranging from approximately 421 m<sup>2</sup>. (4,531.15 sq ft) up to 466 m<sup>2</sup> (5,015.93 sq ft).

The building has one designated parking space per residence and five guest parking areas.

Private Intercom security system and easy access from the highway level and from the secondary rear entrance.

The freestanding building consists of 10 levels, including the parking level and the private reception, gym, pool, sauna and Jacuzzi pavilion.

Each residence has three bedrooms with 3 1/2 and /or 4 1/2 bath option. Interior design variations are available through the developer in some residences. The Elevator can be boarded from the garage or reception area and are individually keyed for each private residence.

## **Building Features**

- The building consists of ten levels
- Ground Floor: Secure covered parking
- Second floor : Gym, Pool, Sauna, Jacuzzi, reception
- Floors 3-10: One Private Residence per floor.
- Majestic 360 degrees view, common Rooftop terrace with BBQ area, Jacuzzi /Pool and 2 bathrooms. ( approx.459 m2- 4,947 sq ft)

## **Luxury Features**

- One luxury residence per floor.
- 3 Bedrooms - 3 1/2 and/or 4 1/2 bathrooms.
- Living, dining, master bedroom, all with ocean views.
- Large terraces with private Jacuzzi option in each condo.
- 60 X 60 cm floor tiles
- European style kitchens and custom cabinets (Color options).
- Top of the line kitchen appliances.
- Walk-in pantry.
- Laundry room.
- Extra bedroom option and /or Service quarters
- Individual meters for gas & water.
- State of the art air conditioning system.
- Secured designated covered parking spaces.
- Intercom security system.
- Direct elevator access to the residence with a private security entrance key.
- Spa, Pool/Fitness center (second floor).
- 360 degrees Rooftop terrace with large Jacuzzi, BBQ area, 2 Bathrooms (Wheelchair accessible)

## **Luxurious Master Bedroom**

- Ample walk-in closet.
- Attached master bathroom with Jacuzzi tub, two-person sinks, bidet, pressure surround shower w/ template glass.
- Large balconies.

## 2nd and 3rd Bedroom

- Individual bathrooms: Showers / vanity sink.
- Custom closets.
- Private and independent balconies.



## Kitchen Features

- Top-of-the-line appliances.
- Full-size gas stoves.
- Samsung wine captain.
- Wolf Microwaves.
- Granite counter tops.
- Franke double sink.
- Custom design available in some units.
- Sub Zero refrigerators
- Moen fixtures.



## Price List:

Residence	Price	M2	Sq. Ft.
1	<b>\$ 735,000.00 USD</b>	<b>421.15 M2</b>	<b>4533.22</b>
2	<b>SOLD</b>		
3	<b>SOLD</b>		
4	<b>\$ 1,025,000.00 USD</b>	<b>443.01 M2</b>	<b>4768.51</b>
5	<b>\$ 1,055,000.00 USD</b>	<b>451.19 M2</b>	<b>4856.56</b>
6	<b>SOLD</b>		
7	<b>\$ 1,085,000.00 USD</b>	<b>456.03 M2</b>	<b>4908.66</b>
PH	<b>\$ 1,200,000.00 USD</b>	<b>466.34 M2</b>	<b>5019.64</b>

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