



# ALERO

\$315,301.00 USD

| 26 # Units in Develop | 5 de Diciembre  
Centro North, Puerto Vallarta  
MLS ID: 39366

## General Information

|                    |              |                  |                    |
|--------------------|--------------|------------------|--------------------|
| Total m2:          | 70           | Total M2 const:  | 70.44              |
| Total SqFt:        | 757.93       | Decks/Patios M2: | 5.67               |
| Decks/Patios SqFt: | 61.08        | Walls:           | Concrete,Sheetrock |
| Price/Sq Meter:    | 4,476.16     | Total Rooms:     | 1                  |
| Total Bedrooms:    | 1            | Total Baths:     | 2                  |
| Full baths:        | 2            | Floor Number:    | 4                  |
| Primary View:      | Street       | Secondary View:  | Street             |
| Furnished:         | Unfurnished  | Pet Friendly:    | Yes                |
| Parking:           | Garage Stall | Location:        | City               |

## Features & Amenities

### Common Amenities

|                     |            |                       |          |
|---------------------|------------|-----------------------|----------|
| Elevator:           |            | Entry Gate System:    |          |
| Garden:             |            | Gym:                  |          |
| Pool:               |            |                       |          |
| <b>Appliances</b>   |            |                       |          |
| Hood/Vent:          |            | Washer/Dryer Hookups: |          |
| Range:              | Gas        |                       |          |
| <b>Devices</b>      |            |                       |          |
| Air Conditioning:   | Mini-Split | Water Heater:         | Electric |
| <b>Connectivity</b> |            |                       |          |
| Internet:           | Cable      | TV:                   | Cable    |

## Hoa Info

|                          |  |                        |          |
|--------------------------|--|------------------------|----------|
| Hoa Name:                |  | Dues per month (\$MX): | 4,578.00 |
| Common Area Electric:    |  | Common Area Laundry:   |          |
| Common Area Maintenance: |  | Common Area WiFi:      |          |
| Electricity:             |  | Garbage Pickup:        |          |
| Garden Maintenance:      |  | Gym:                   |          |
| Pool Maintenance:        |  |                        |          |

## Especifications

|                     |                    |                       |            |
|---------------------|--------------------|-----------------------|------------|
| Days On Market      | 297                | Year Built            | 2027       |
| Pre-Construction    | Yes                | Est. Delivery Date    | 2027-01-10 |
| Mstr Plan Community | No                 | Construction Manifest | No         |
| Title               | Fideicomiso        | Electricity           | CFE        |
| Water               | City               | Sewage                | City       |
| Road Type           | Cobblestone Street |                       |            |