



## Grand Venetian

\$484,898.00 USD

| 162 # Units in Develop | Gran Venetian - Icon Area  
Hotel Zone, Puerto Vallarta  
MLS ID: 40947

### General Information

|                 |            |                 |                     |
|-----------------|------------|-----------------|---------------------|
| Total m2:       | 96         | Total M2 const: | 96.85               |
| Total SqFt:     | 1,042.10   | Price/Sq Meter: | 5,006.69            |
| Total Bedrooms: | 1          | Total Baths:    | 1                   |
| Full baths:     | 1          | Primary View:   | Beach               |
| Secondary View: | Mountain   | Furnished:      | Furnished           |
| Pet Friendly:   | Yes        | Parking:        | Parking on Property |
| Location:       | Beachfront |                 |                     |

### Features & Amenities

#### Common Amenities

|                    |  |                          |  |
|--------------------|--|--------------------------|--|
| 24 Hours Security: |  | Beach Access:            |  |
| Elevator:          |  | Fence:                   |  |
| Garbage Chute:     |  | Garden:                  |  |
| Gym:               |  | Jacuzzi:                 |  |
| Picnic Area:       |  | Pool:                    |  |
| Pool Heater:       |  | Security Guard:          |  |
| Spa:               |  | Tennis/Basketball Court: |  |

#### Appliances

|                       |          |                       |          |
|-----------------------|----------|-----------------------|----------|
| Dishwasher:           |          | Hood/Vent:            |          |
| Ice Maker:            |          | Microwave:            |          |
| Refrigerator/Freezer: |          | Stackable Laundry Ce: |          |
| Washer:               |          | Washer/Dryer Hookups: |          |
| Oven:                 | Electric | Range:                | Gas      |
| Dryer:                | Electric | Cook Top:             | Electric |

#### Devices

|                   |            |  |  |
|-------------------|------------|--|--|
| Air Conditioning: | Mini-Split |  |  |
|-------------------|------------|--|--|

#### Connectivity

|           |         |     |         |
|-----------|---------|-----|---------|
| Internet: | Dial-Up | TV: | Antenna |
|-----------|---------|-----|---------|

### Hoa Info

|                       |                |                          |          |
|-----------------------|----------------|--------------------------|----------|
| Hoa Name:             | Grand Venetian | Dues per month (\$MX):   | 5,949.00 |
| 24-hr Security:       |                | Building Insurance:      |          |
| Common Area Electric: |                | Common Area Maintenance: |          |
| Garbage Pickup:       |                | Garden Maintenance:      |          |
| Gas:                  |                | Gym:                     |          |
| On-Site Admin:        |                | Pool Maintenance:        |          |
| Road Maintenance:     |                | Water:                   |          |

### Especifications

|                       |      |                  |      |
|-----------------------|------|------------------|------|
| Days On Market        | 141  | Pre-Construction | No   |
| Construction Manifest | Yes  | Electricity      | CFE  |
| Water                 | City | Sewage           | City |