



Villas del Mar 432

Bedrooms • Dormitorios • Schlafzimmer	5
Baths • Baños • Badezimmer	5
A/C sq. ft. • Superficie Construída • Wohnzimmer	5,455
View • Vista •	Oceanfront
Furnished • Construcción •	Partially
Year built • Año de construcción •	1998
Price • Precio • Preis	6,495,000

More information about this property at snellrealestate.com

Chuck Lohrman

c.lohrman@snellrealestate.com

MX Cell: +52 (624) 141-6533

Office: +52 (624) 105-8100

Emily Lohrman Rice

Real Estate Advisor

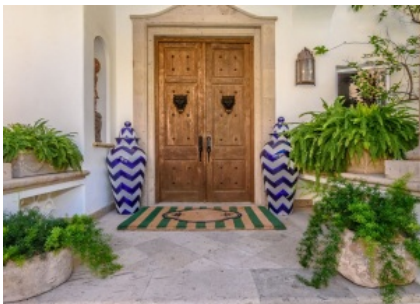
e.rice@snellrealestate.com

US Cell: (646) 708-1153

Office: +52 (624) 105-8100

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Villas Del Mar • Oceanfront



ENGEL & VÖLKERS
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Fact Sheet

Villas Del Mar • Oceanfront

Located in one of Palmilla's most sought after neighborhoods, this rare home lends itself perfectly to the imagination of the most discerning architect, designer or artist. Upon entering, you are greeted with open views of the Sea of Cortez and a bright, colorful interior. In this two-story beachfront traditional Mexican masterpiece, you will find a true indoor/outdoor feel as soon as you walk in. The home features four beds/baths, office, living and dining room with an expanded kitchen. The terrace and upstairs balcony provide outside space for dining and relaxing, while overlooking the lap pool, fire pit and expansive deck stretching down to the beach. The property also features a separate apartment and additional room located next to the large garage that can be used as office space, man cave, play room, maids quarters or additional bedrooms. The VDM gym is located across the road from this home with hills behind it that offer beautiful hikes. Be a spectator from the patio as mother whales teach breaching techniques to their newborns and watch sea turtles nest/hatch every season.

About this listing

- **Unit Type:** Single Family Home
- **Community:** Villas Del Mar
- **Property Status:** Re-Sale
- **Property View:** Oceanfront
- **Bedrooms:** 5
- **Baths:** 5
- **A/C sq. ft.:** 5,455
- **Year Built:** 1998
- **Furnished:** Partially

Financial/Utilities

- **Monthly HOA:** \$2,789
- **Monthly Property Management:** \$950
- **Annual Property Taxes:** \$1,850
- **Annual Trust Fee:** \$580
- **Avg. Monthly Electric:** \$830
- **Avg. Monthly Gas:** \$200
- **Pool/Fountain Maintenance:** 1
- **Avg. Monthly Phone:** \$25
- **Avg. Monthly TV:** \$260

Features

- **Other Features:** Renovated/expanded kitchen Separate garage, additional room and studio apartment Office Open-air fire pit Lap pool Sauna Direct access to the beach VDM Gym directly across the street Club Ninety-Six Membership available
- **Appliances:** Dishwasher; Electric Refrigerator; Gas oven; Dryer - Electric; Microwave oven; Washing machine; Disposal; Dryer - Gas
- **Exterior:** Covered Patio; Balcony; Deck; Garden; Heated Pool; Beach Access; Fire Pit; Landscaped; Outdoor Dining Area; Fountain; Fans; Beach Bodega Storage; Beach Shower; Lap Pool; Fenced; Outdoor Lighting; Hurricane Protection System
- **Interior:** Ceiling fans; Double pane/storm windows; Extra Storage Area; Cable TV; High Speed Internet; Breakfast Bar
- **Flooring Type:** Cantera
- **Community Features and Amenities:** Gated Community; Tennis Court; Children's Activities; Beach Access; Beach Club; Golf; Fitness Club; Casual Dining; Yachting; Stand Up Paddling; Chapel; Spa; Organic Market; Swimmable Beach
- **Security:** Gated Community; Guard Gate; Patrolling Guard; 24 Hour Security

Home Location

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