



Casa Vista Panorámica

Bedrooms • Dormitorios • Schlafzimmer	3
Baths • Baños • Badezimmer	3
A/C sq. ft. • Superficie Construída • Wohnzimmer	2,111
View • Vista •	Ocean
Furnished • Construcción •	Fully
Price • Precio • Preis	549,000

More information about this property at snellrealestate.com

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Casa Vista Panoramica

Alegranza • Ocean



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Fact Sheet

Alegranza • Ocean

Casa Vista Panoramica IS one of A few uniquely situated units with Alegranza & San Jose's most privileged panoramic views. OPTIMALLY SITUATED LOOKING OUT TO THE LUSH QUIET ESTUARY AND HEAR THE SOUND OF CRASHING SURF AT THE BEACH, IT UNIQUELY CAPTURES THE FIRST RAYS OF MORNING SUNSHINE YET IS SHADED FROM HOT MID AFTERNOON SUN. LUXURIOUSLY PRIVATE MAXIMIZING TOTAL INDOOR OUTDOOR LIVING. IT WAS COMPLETELY REFURBISHED IN 2019 INCLUDING PRIVATE OFFICE WIFI, ENTERTAINMENT & TECHNOLOGY UPGRADES. THE SECOND MOST SPACIOUS LAY OUT OF ALEGRANZA FLOOR PLANS, IT'S 2110 SQ FT INCLUDES TWO OCEAN VIEW MASTER SUITES, THE MAIN WITH OCEAN VIEW SOAKER TUB, BOTH WITH WALK IN SHOWERS. Guest bedroom has stunning desert & mountain views. Unit wide walk out terrace. Great room with wall to wall retractable...

About this listing

- **Unit Type:** Condominium
- **Community:** Alegranza
- **Property Status:** Re-Sale
- **Property View:** Ocean
- **Bedrooms:** 3
- **Baths:** 3
- **Total floors:** 6
- **A/C sq. ft.:** 2,111
- **Furnished:** Fully
- **Furnishings included in Sales Price:** yes

Financial/Utilities

- **Monthly HOA:** 539
- **Annual Property Taxes:** 120
- **Annual Trust Fee:** 651
- **Avg. Monthly Electric:** 50
- **Pool/Fountain Maintenance:** 1
- **Landscape Maintenance:** yes

Features

- **Other Features:** glass doors. Gourmet kitchen with granite countertops Stainless appliances Enjoy luxury living set on 4 acres Private prime real estate with sea to sky, desert, mountain & city lights views. Multiple heated pools Jacuzzi Fire pits. Steam sauna and gym. 2 restaurants with room service Lighted tennis courts, BBQ area. Top notch amenities including on site rental and property management. Included with the purchase of Casa Vista Panoramica is underground parking and private storage bodega valued at \$25,000 USD Join a mix of international owners and families in one of the longest running and most successful real estate developments in the Baja. From its hilltop location, Alegranza dominates the entire San Jose del Cabo Bay from Punta Gorda to Palmilla, offering magnificent 180° unobstructed views to the Sea of Cortez, green golf fairways, the estuary natural fresh water reservoir, the Puerto Los Cabos Marina and the magnificent Baja desert. Incomparable comfort, practical open spaces, quality features and high-end finishes, perfectly harmonized with class, elegance and Mexican charm. Walk to the beach and to downtown Very private 5th floor location LOWEST GUEST - PUBLIC AMENITIES RATIO Construction designed for complete privacy You do not see your neighbors LUXURY Resort style amenities set on 4 acres Concierge service Property management with discounts on car rentals & activities Basic TV package & internet included in HOA dues Walking distance to the freshwater estuary, shopping & dining HOA dues include water CFE electricity separately metered Low Property taxes INCLUDES PRIVATE 14F underground parking and storage bodega \$25,000 value Completely refurbished condominium 2019 E503: re touched wood work, painted interior & exterior, new patio covers, all new linens and bedding covers, polished marble floors, newly refurbished living room furnishings, new decor package. Prepared to be move in ready for the extra special buyer who decides to make this

property home away from home. Metal Folding Hurricane Shutters ordered for installation Spring 2019 \$8000 value All wood work refurbished Summer 2019 Rental opportunities: Can be rented as a short term vacation rental or for long term tenants. Short term rates based on season. Long Term rate \$2800 (includes IVA tax) per month plus utilities

- **Appliances:** Dishwasher; Electric Range; Electric Refrigerator; Microwave oven; Washing machine; Built-in Icemaker
- **Layout:** Living/Dining Room; Laundry Room; Pantry; Kitchen; Great Room; Master Suite
- **Exterior:** BBQ Facilities; Deck; Heated Pool; Lawn; Pool; Irrigation System; Fire Pit; Landscaped; Outdoor Dining Area; Patio; Jacuzzi; Fountain; Outdoor Shower; Zero-entry Pool; Fenced; Outdoor Lighting; Tennis Court; Putting Green; Outdoor Bathroom; Hurricane Protection System
- **Interior:** Recessed lighting; Window Treatments; Ceiling fans; Jetted tub; Extra Storage Area; High Speed Internet; Satellite TV; Wired for TV, Internet, etc.; Breakfast Bar; Kitchen Bar; Indirect Lighting
- **Cooling System:** Central Air; Zoned Air
- **Flooring Type:** Marble
- **Community Features and Amenities:** Community Swimming pool; Gated Community; Outside Playing Area for Children; Sports / Fitness facilities; Street Lightning; Tennis Court; Common BBQ; Gym Access; House-Keeping Services; Golf; Fitness Club; Casual Dining; Fine Dining; Dog Friendly; Lap Pool
- **Parking:** Covered Parking; Street Parking; Underground Parking; Carport
- **Road Type:** Asphalt
- **Security:** Gated Community; Guard Gate; Patrolling Guard; 24 Hour Security

Home Location

Alegranza · Ocean

