



## VDM Estate Villa 495

### Juxtaposing Luxury and Casual

Bedrooms • Dormitorios • Schlafzimmer	5
Baths • Baños • Badezimmer	5
Half Baths • Medios Baños •	1
A/C sq. ft. • Superficie Construída • Wohnzimmer	4,886
View • Vista •	Ocean
Furnished • Construcción •	Fully
Year built • Año de construcción •	2003
Price • Precio • Preis	5,390,000

More information about this property at [snellrealestate.com](http://snellrealestate.com)

**Julie Swanzy**

[j.swanzy@snellrealestate.com](mailto:j.swanzy@snellrealestate.com)

US Cell: (832) 579-8944

MX Cell: (011-521) 624-122-3148

**Troy Swanzy**

[t.swanzy@snellrealestate.com](mailto:t.swanzy@snellrealestate.com)

US Cell: (832) 729-7232

MX Cell: (011-521) 624-122-5571

# VDM Estate Villa 495

## Palmilla • Villas del Mar • Ocean



**ENGEL & VÖLKERS**  
Snell Real Estate

# Fact Sheet

## Palmilla • Villas del Mar • Ocean

The pulse of Cabo has always been connected to its perfect weather and beautiful beaches. Whether you arrive for a mellow, relaxing visit or ready for an adventure, its all about where you call home.

Estate Villa 495 was designed with an understanding of how a family lives. It has the right mix that hinges on the right push-pull of casual, laid back living and blends in the luxury aspect. Different textiles, patterns and prints are used throughout that doesn't flinch with vibrant hues, yet offers a soft and serene feeling. Each room reflects the beauty of its view. Canterra columns and archways further frame the beautiful azul water that transitions into one-of-a-kind art.

As you gaze at the amazing view, you'll quickly realize this home provides a sense of ultimate living infused with charm, style and sophistication, juxtaposing luxury and casual.

### About this listing

- **Unit Type:** Single Family Home
- **Community:** Palmilla
- **Area:** Villas del Mar
- **Property Status:** Re-Sale
- **Property View:** Ocean
- **Bedrooms:** 5
- **Baths:** 5 full, 1 half
- **A/C sq. ft.:** 4,886
- **Year Built:** 2003
- **Furnished:** Fully
- **Furnishings included in Sales Price:** yes

### Financial/Utilities

- **Monthly HOA:** 3155
- **Monthly Property Management:** 825
- **Annual Property Taxes:** 413
- **Annual Trust Fee:** 359
- **Avg. Monthly Electric:** 450
- **Avg. Monthly Gas:** 250
- **Pool/Fountain Maintenance:** 1
- **Landscape Maintenance:** yes
- **Avg. Monthly Internet:** 250
- **Avg. Monthly Phone:** 55

### Features

- **Other Features:** Water Fountain Infinity edge pool with spitter fountains and cascading spa  
Open air firepit BBQ Club Ninety-Six Membership Downstairs/Upstairs Master
- **Appliances:** Dishwasher; Gas Range; Electric Refrigerator; Gas oven; Microwave oven;  
Washing machine; Built in wine refrigerator; Disposal; Dryer - Gas; Built-in Icemaker
- **Exterior:** Covered Patio; BBQ Facilities; Balcony; Deck; Fenced yard; Heated Pool; Pool;  
Irrigation System; Fire Pit; Landscaped; Outdoor Dining Area; Hurricane Shutters; Exterior Fire  
Features; Fountain; Fenced; Outdoor Lighting
- **Interior:** Jacuzzi; Recessed lighting; Window Treatments; Ceiling fans; Jetted tub; Extra Storage  
Area; TV (LCD/PDP/DLP); Cable TV; High Speed Internet; Telephone; VOIP Telephone; Wired  
for TV, Internet, etc.; Kitchen Bar; Bar; Wet Bar
- **Cooling System:** Central Air
- **Flooring Type:** Travertine
- **Community Features and Amenities:** Basketball Court; Bike paths; Clubhouse; Community  
Swimming pool; Emergency Generator; Gated Community; Golf Course; Inside Playing Area for  
Children; Sports / Fitness facilities; Street Lightning; Swimming Pool for Children; Tennis Court;  
Chef Services; Child Care; Children's Activities; Concierge Services; Gym Access; Beach  
Access; Business Center; House-Keeping Services; Spa Services; Beach Club; Catamaran;  
Golf; Golf Clubhouse; Fitness Club; Casual Dining; Fine Dining; Spinning; Yoga; Walking Paths;  
Pilates; Surf Break; Boating; Yachting; Fishing; Stand Up Paddling; Kite Surfing; Dog Friendly;  
Chapel; Kayaking; Recycling; Worship Center; Spa; Lap Pool; Sport Court; Snorkeling; Scuba  
Diving; Surfing; Organic Market; Swimmable Beach

- **Parking:** One Car and Golf Cart
- **Road Type:** Asphalt
- **Security:** Surveillance Camera; Gated Community; Guard Gate; Patrolling Guard; 24 Hour Security; Community Surveillance Cameras

# Home Location

## Palmilla · Villas del Mar · Ocean

