



**PRICE REDUCED**

## CASA FRAGATA

VILLA • NUEVO VALLARTA

Casa Fragata is a contemporary modern home, set in approximately one-half acre home site with private water access. The property is located within the most privileged area of Villa 4. Island, an exclusive community within Nuevo Vallarta. Casa Fragata is a spectacular property on the water in Nuevo Vallarta. With modern architectural design and high-end finishes and furnishings this property is unique within the waterways of Nuevo Vallarta and our entire region. Casa Fragata is accessible by land and sea, the private dock can accommodate yachts up to 150 feet long, and is only a few steps away from the home's outside terraces, pool, and garden. The property has 6 spacious luxurious bedrooms, each with its own en-suite bathroom. There are 2 additional full bathrooms and a powder room. The property offers expansive living and entertaining areas, large covered and uncovered terraces, with pool, swim up bar, gardens and majestic canal views.

For the yachting enthusiast, this is THE property for you here in our region.



BEDROOMS: 6 FLEX:1  
BATHROOMS: 8.5  
LOT AREA: 21,549 (SQ FT) OR 2,002 (M2)  
CONSTRUCTION AREA: 12,238 (SQ FT) OR 1,137 (M2)  
POOL WITH WET BAR  
PARTIAL OCEAN VIEW

**SALE PRICE:**  
**USD \$3,500,000**

