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LAS PALMAS VILLA 4 - LA TRANQUILA

PUNTA MITA



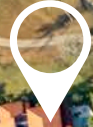
La Tranquila occupies the premier **location** within Punta Mita resort's exclusive Las Palmas gated residential community. This single-level 2,700 sq ft villa offers privacy, ocean, and golf course views and is within easy walking distance to the sandy beaches of the warm Pacific Ocean and the nearby Pacifico Beach Club. As the result of recent major renovations and upgrades throughout, the villa has been transformed to embody 'Mexican Modern' indoor/outdoor living.

- 3 Bedrooms
- 3 Full Bathrooms
- Plunge Pool & Jacuzzi
- Total Construction Area: 3,888 sq ft or 360 m²
- AC Area: 2,671 sq ft or 248 m²
- Furnished
- Ocean & Golf Course views

USD \$4,395,000



LAS PALMAS VILLA 4
LA TRANQUILA



Pacifico Golf Course

Tail of the Whale

Pacifico Beach Club

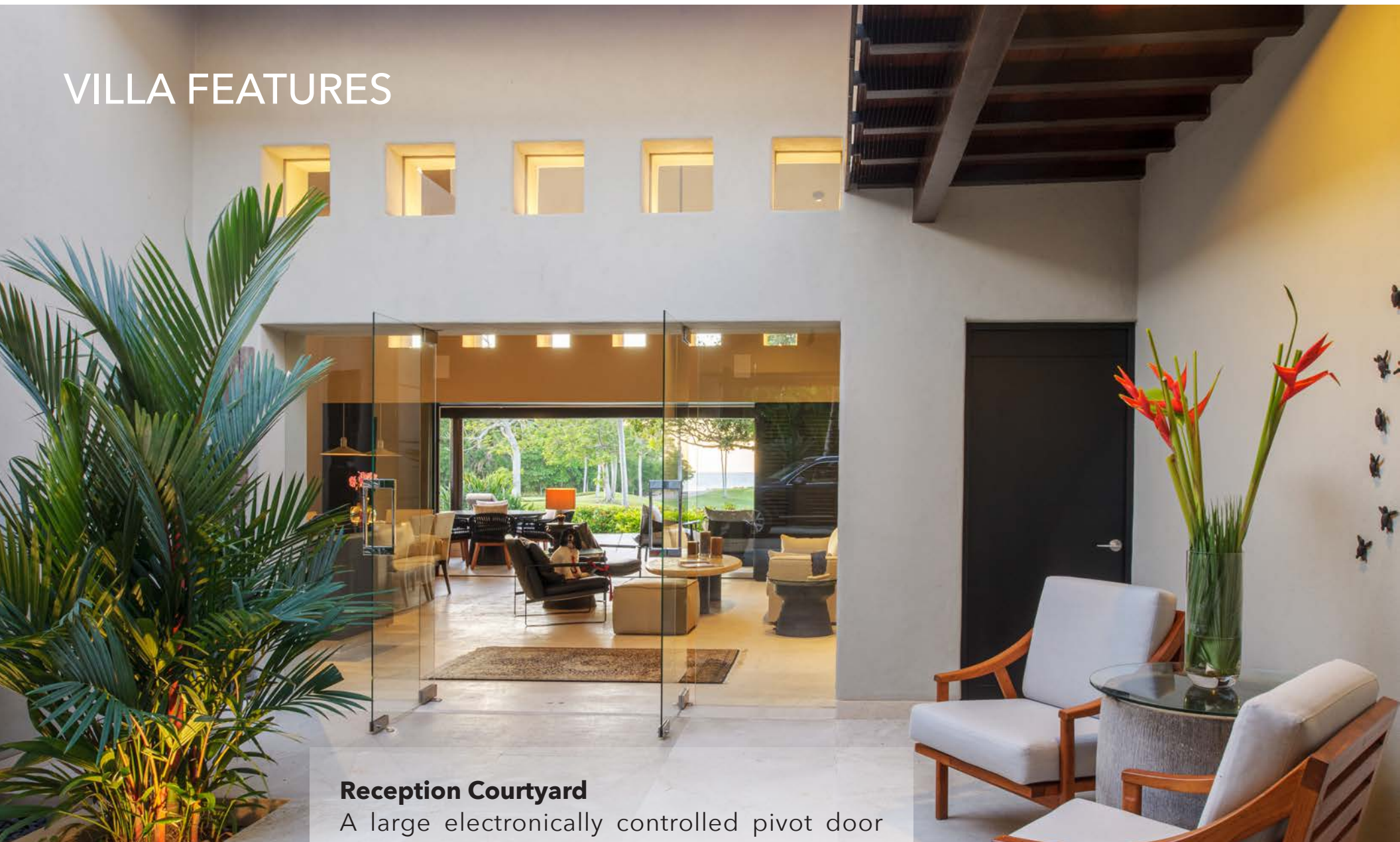




LA
TRANQUILA

VILLA
4

VILLA FEATURES



Reception Courtyard

A large electronically controlled pivot door at the villa entry accesses a welcoming inner courtyard with pergolas, a feature marble wall, lipstick palm, sitting area, antique Balinese wood sculpture and ambient lighting.



Swimming Pool Terrace

- Heated plunge pool, stand-alone jacuzzi and hand-held shower
- Chaise lounges and sun umbrella
- Upgraded landscaping with aesthetic landscape lighting

Dining Terrace

- The expanded terrace includes dining and lounge areas under a shade pergola (30 m² / 325 sq ft)
- Custom-made black granite dining table with turntable table, 6 Veracruz teak and rope dining chairs, sofa seating, coffee table with arm chair seating, new ceiling fans with lighting, a new Coyote barbecue and service counter with storage cabinetry.





Living Room

- Expansive living room with seamless direct access from the entry courtyard and to the pool terrace and outdoor dining / lounge areas
- New leather lounge chairs, three-seater custom made sofa, rain drum end tables , ceramic table lamps and coffee table
- 65-inch Smart Samsung TV with sound bar, Sonos sound system and wall speakers







Indoor Dining

- Sculptural Crema Marfil dining table with seating for 6 and modern ambient lighting fixtures.
- Service bar with bar stool seating.

Kitchen

- Expansive Quetzal gourmet kitchen with pantry and Antolini Tech 'Sierra Negra' counter tops
- New Subzero and Wolf appliances including 48" refrigerator / freezer, wine fridge, oven, gas cooktop with overhead lighted exhaust vent, microwave and dishwasher
- Large quartzite sink with KWC extendable faucet and garburator
- Complete cooking / dining accessories and cutlery







Master Bedroom

- King size bed on Cedro platform with built in night tables and reading lights
- 50-inch Smart Samsung TV
- Desk with Herman Miller desk chair, drawers and hanging storage
- Library shelving with Antolini Tech countertop and storage below
- Private patio with pergola, ceiling fan with lighting and chaise lounge





Master Bathroom

- Antolini black quartzite vanity with full vanity mirror with soft fluorescent lighting
- Double Kaldewei under-mount sinks with Hansgrohe fixtures.
- Wall mounted Catalano toilet
- Expansive indoor and outdoor hand-tiled shower areas with skylight, soaking tub, Hansgrohe rainhead shower, handheld shower and accessories including towel bars and robe hooks
- Outdoor shower with Hansgrohe rainhead shower and accessories
- Walk-in closet with double hanging, drawer and shelf storage and safe for valuables





Second Master Bedroom

- Two full beds on cedar platforms with built in night table and reading lights
- Two bunk beds with reading lights
- 50-inch Hitense Smart TV
- Direct access to the pool terrace





Second Master Bathroom

- Antolini black quartzite vanity with full mirror, onyx light fixtures and skylight
- Double Kaldewei under-mount sinks with Hansgrohe fixtures
- Wall mounted Catalano toilet
- Shower with Hansgrohe ceiling mount rainhead shower
- Walk-in closet with hanging storage, storage cabinetry and owners lock - off storage





Guest Bedroom

- King size bed on cedar platform with built- in night tables and reading lights
- Ceiling fan with lighting and art lighting
- Niche in wall with internet booster and wired for installation of a TV
- Pedestal mounted storage cabinet
- Closet with hanging storage and shelving



Guest Bathroom / Powder Room

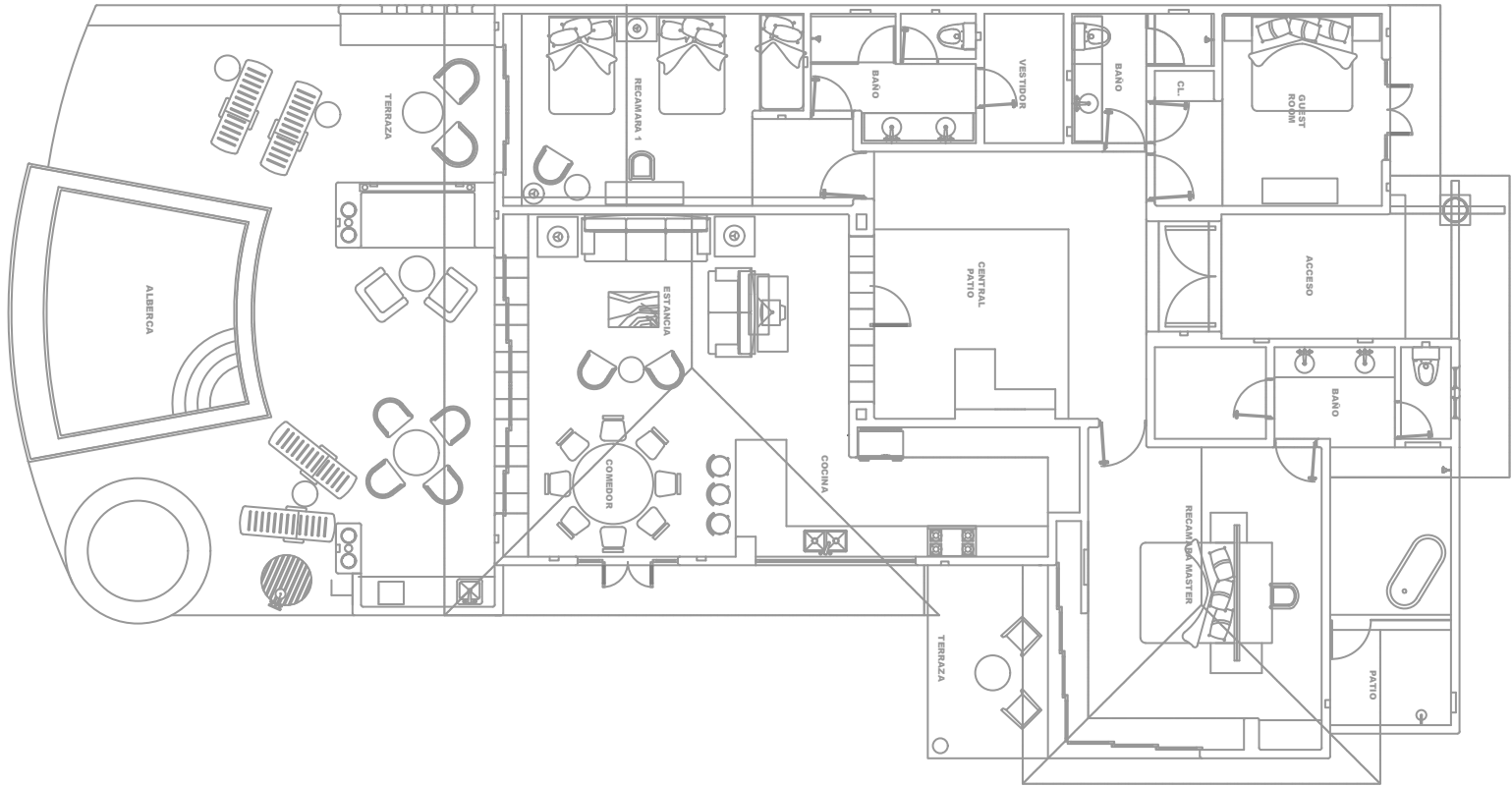
- Antolini black quartzite vanity with drawers, top mount Kaldewei sink, Hansgrohe faucet and accessories and wall mounted Catalano toilet
- Shower with Hansgrohe ceiling mount rainhead shower



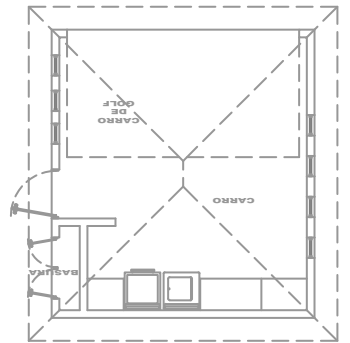
Detached Garage

- Accommodating a passenger vehicle and golf cart
- Storage cabinetry, washer, dryer and sink





UBICACION CUARTO DE MAQUINAS



Club Punta Mita

Homeowners enjoy the privileges conferred by the Punta Mita Premier Membership which provides access to the Pacifico, Kupuri, St Regis, El Surf and Sufi beach clubs, tennis facilities, fitness center, two Jack Nicklaus Signature golf courses and Tail of the Whale clubhouse restaurant.





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