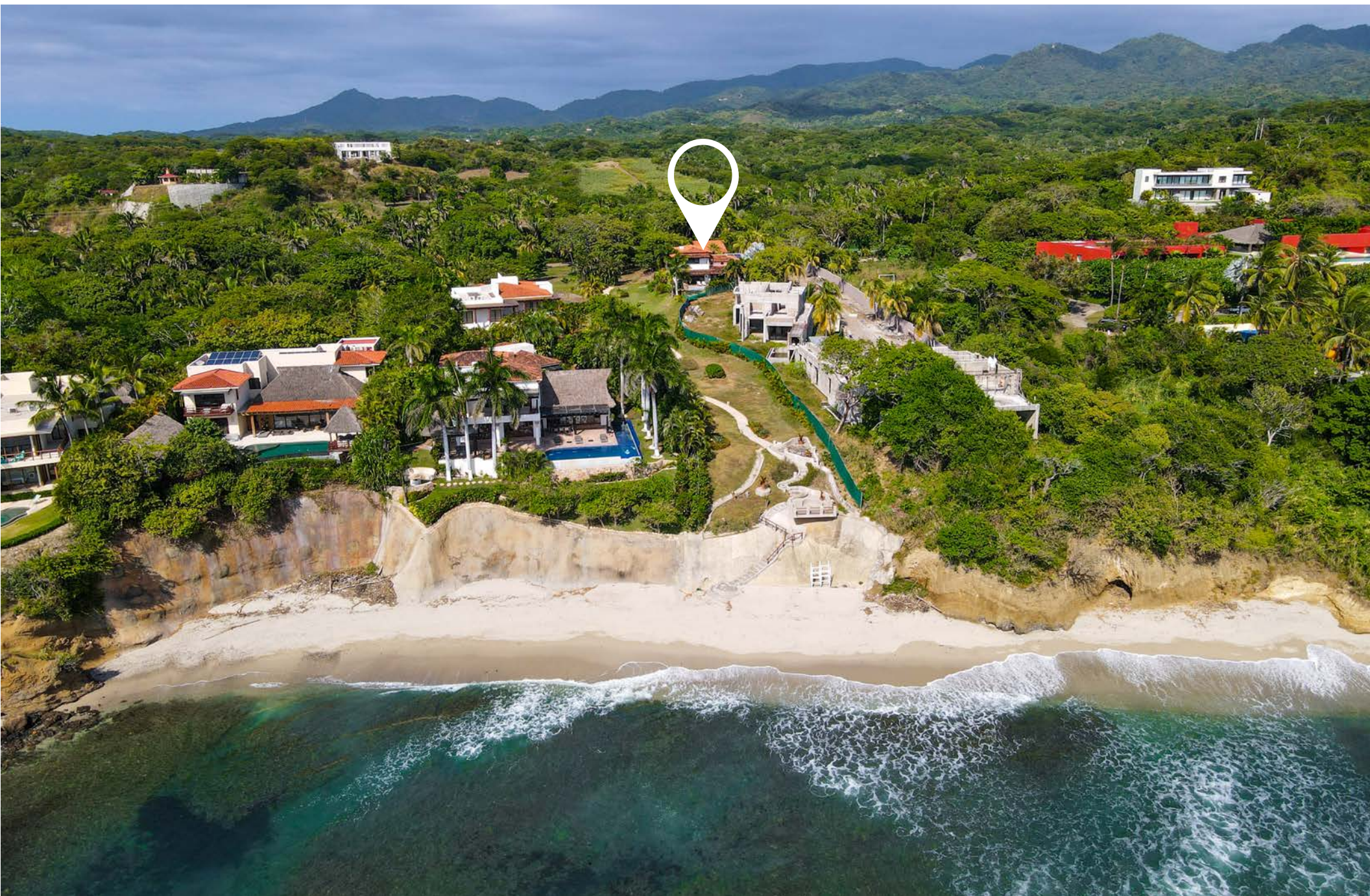


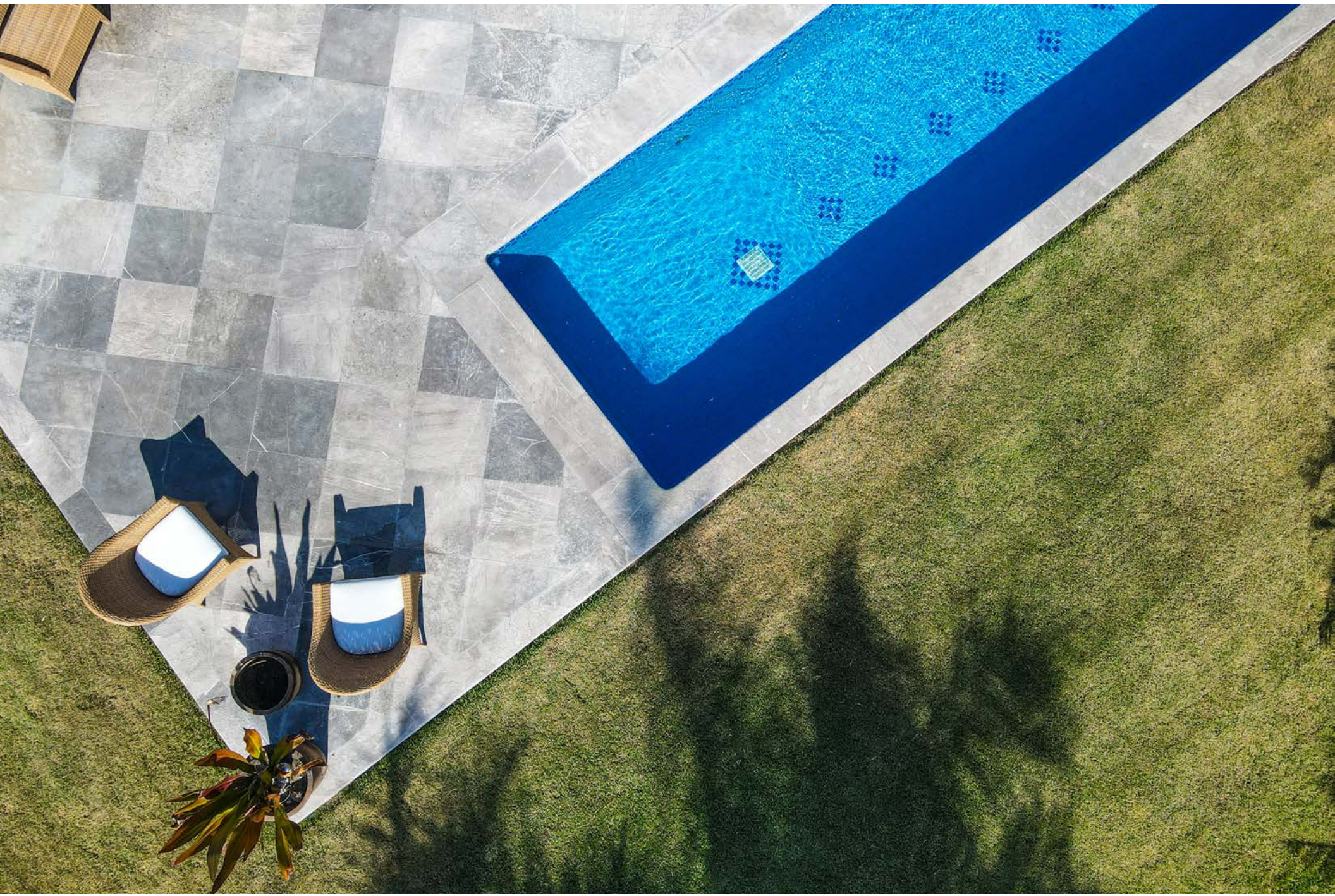


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CASA ALTA
PARADISE COVES, PUNTA DE MITA









Built in the tradition of old Vallarta with white walls, diamond patterned floors, airy living areas, and red tiled roofs, Casa Alta is an elegant combination of Mexican accents and modern amenities. Passionately designed and built, the property features custom cabinetry, hand-carved doors and furnishings, and Mexican, American, and European art and antiques. Recently built and immaculately maintained, the property has never been rented or shown to the public. Casa Alta is a 7,100 SF four bedroom, five bathroom two-story property designed around a central courtyard which provides beautiful day and dramatically-lit evening sightlines.

BEDROOMS: 4

BATHROOMS: 5

LOT AREA: 18,663.43 SQ FT OR 1,734.52 M²

TOTAL CONSTRUCTION AREA:

7,302 SQ FT OR 678.33 M²

POOL DETAILS: SALT WATER FILTRATION INCLUDING HEATER/COOLER, LAP LANE, AND ADULT AND CHILD BENCHES

PRINCIPAL VIEW: BLUE WATER OCEAN VIEW PROTECTED BY PROPERTY TITLE AND CONDOMINIUM BY-LAWS

SALE PRICE:

USD \$3,950,000



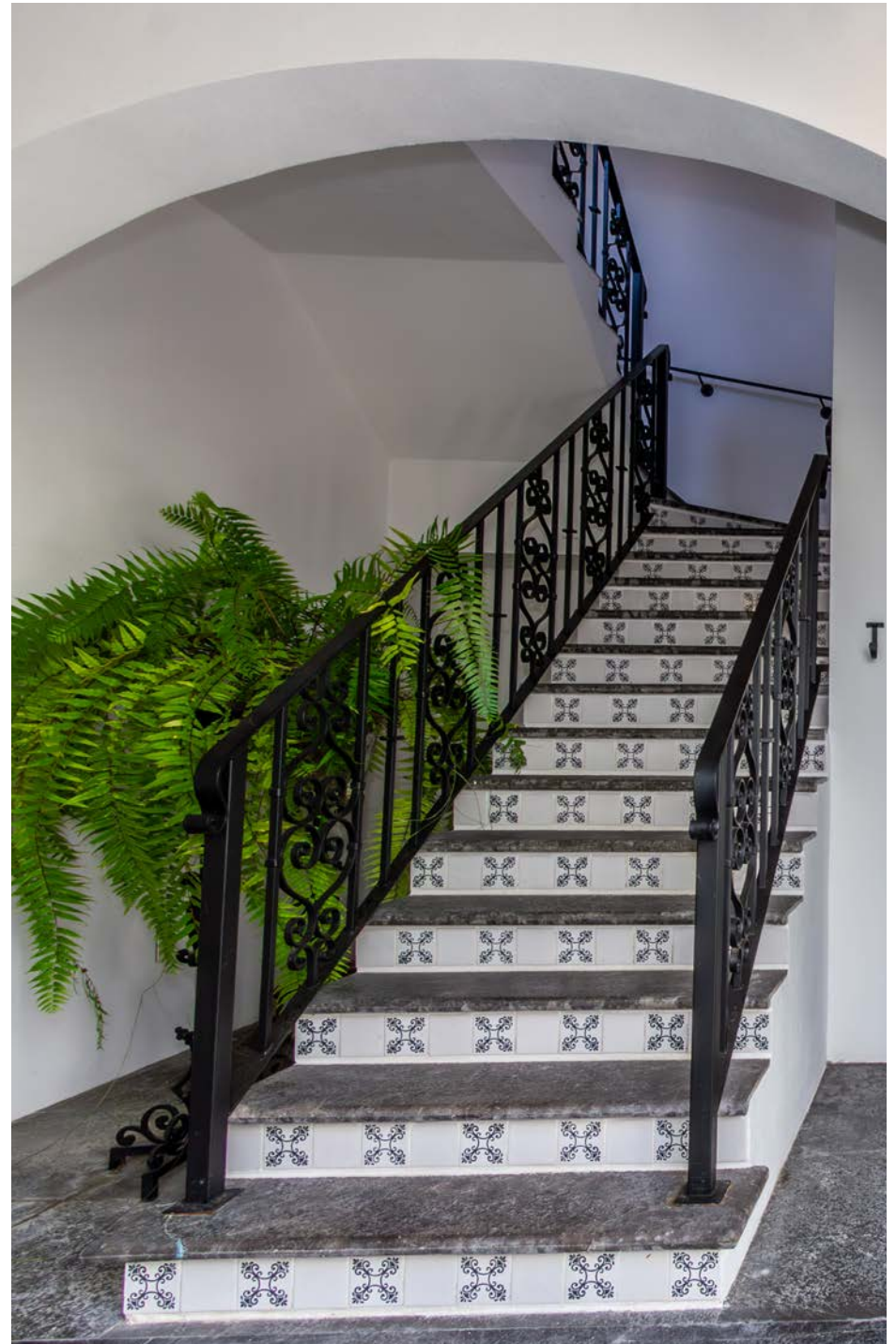






Set back from the Bay of Banderas with a deed and condominium by-law protected ocean view, Casa Alta is located within the prestigious double-gated Paradise Coves residential community. With only 12 lots and fewer owners, Paradise Coves is the smallest and most private community on the north shore.

Apply named, Casa Alta sits on a small bluff on the highest point of Paradise Coves adjacent to a natural airflow corridor that brings daily refreshing breezes down from the adjacent hills that naturally cool the house. The ground floor features a double-height living room, expansive exterior covered terrace and dining area, and a spacious gourmet kitchen/great room with ocean views, a separate pantry, and stainless front appliances including a Wolf cooktop and Thermador dishwasher and wine cooler. The graceful bathrooms are appointed with Italian Carrera marble, custom cabinetry and mirrors, and natural skylights in both master bathrooms. Additional property features include Mexican marble floors throughout, a lap lane pool, and a two-car detached garage.





Built with an environmentally conscience design, Casa Alta includes active and passive solar features such as large sun-blocking overhangs, a cross airflow central courtyard, and eight rooftop solar panels. Additional environmental and energy-efficient features include a salt water purification pool with premier-quality, US-manufactured Pentair pool filter and heating/cooling machinery, eight separate Trane A/C units to avoid cooling non-occupied areas, dual-flush toilets, and a US-made top-of-the-line non-chemical aeration wastewater treatment plant used for recycling water to property landscaping. With its large lot, the owners of Casa Alta have developed a separated and re-wilded area with large native red Papillio trees and palms and inhabited by area's numerous bird species.

The property is being sold in a fully-furnished condition (with minor exclusions) including custom-made and hand-carved furniture, antiques, and original Mexican, American, and European artwork, paintings, and fixtures.

PARADISE COVES CONDOMINIUM HIGHLIGHTS

- Fully-monitored CCTV surveillance
- 24-hour on-site security personnel
- Weekly swept beach
- Planned 2022 condominium projects
 - Perimeter condominium security fence with lighted walking/jogging track
 - Community center with sports/paddle court, child center, and social rooms













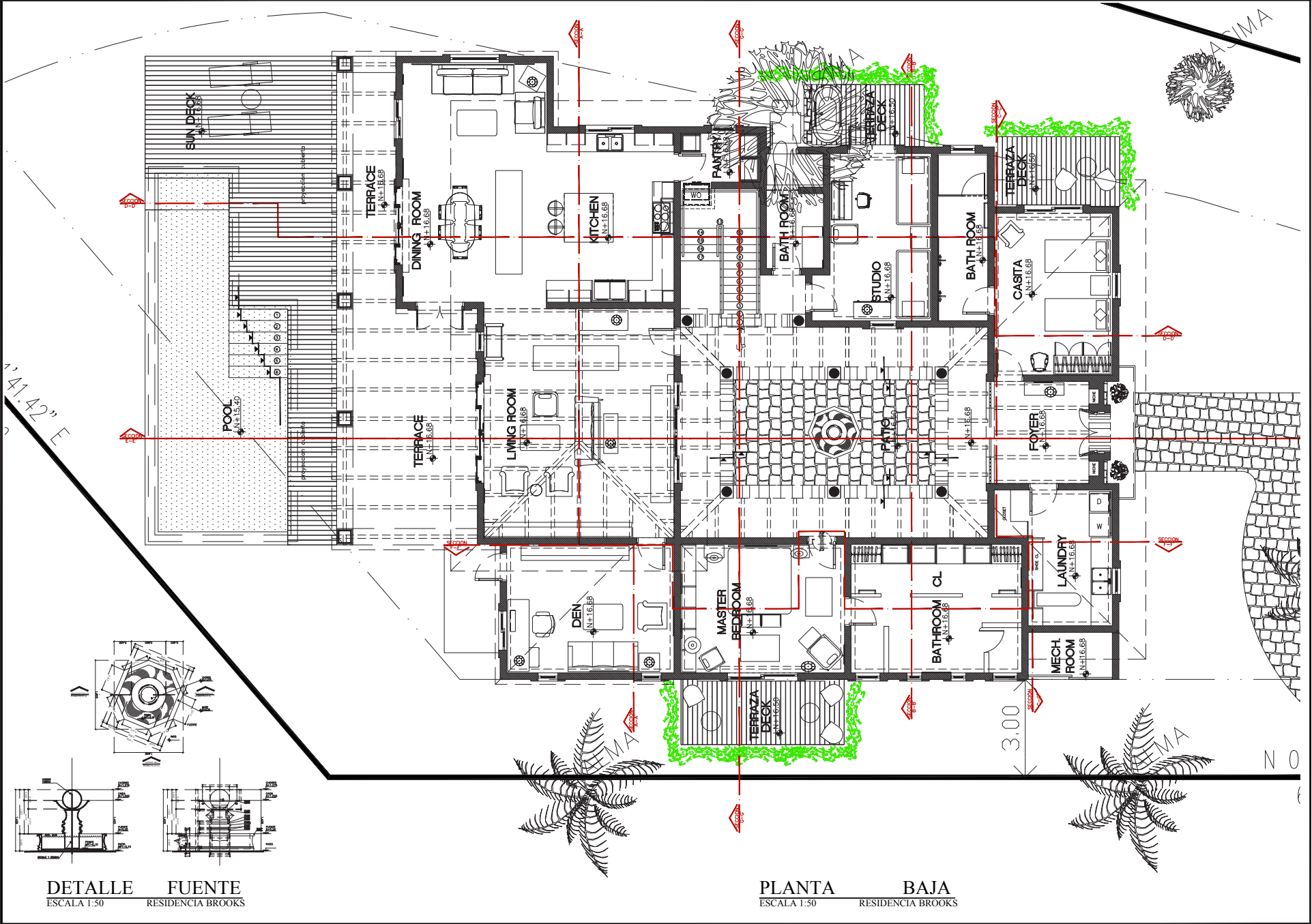






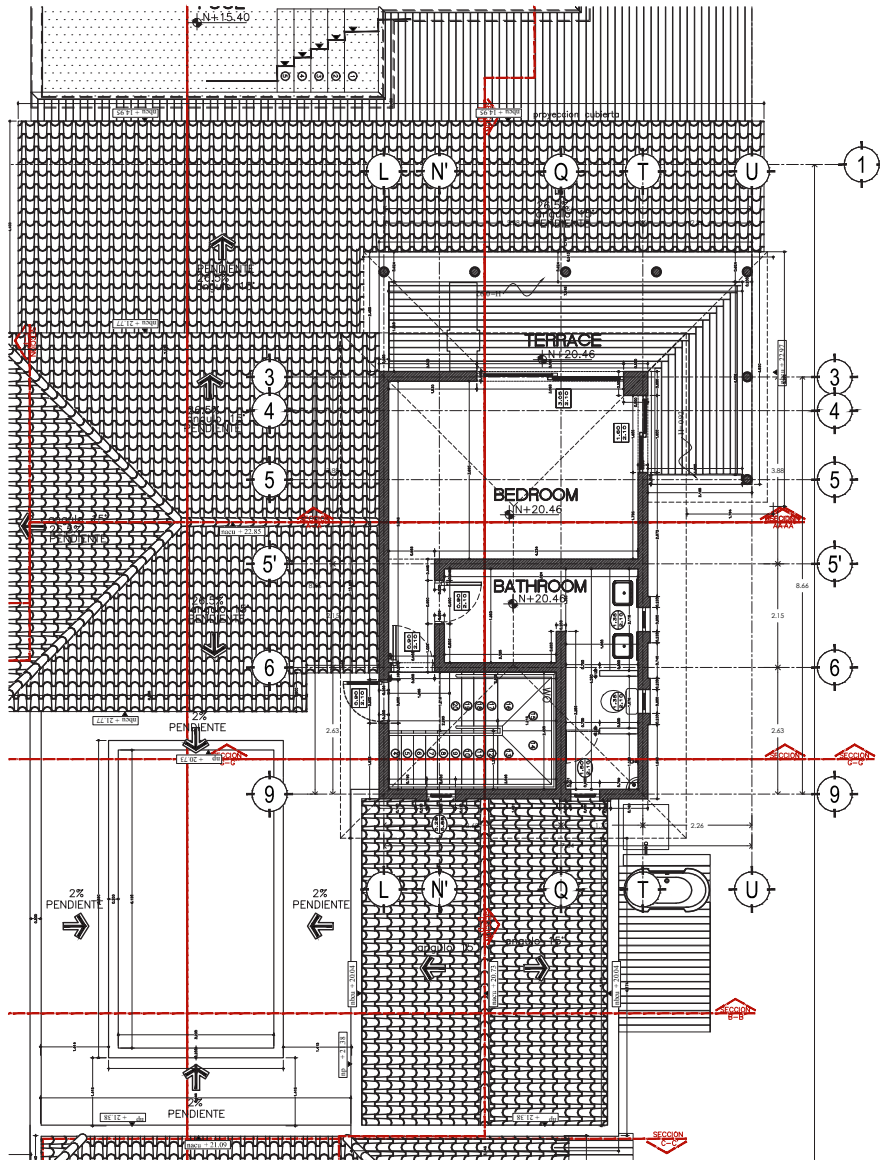




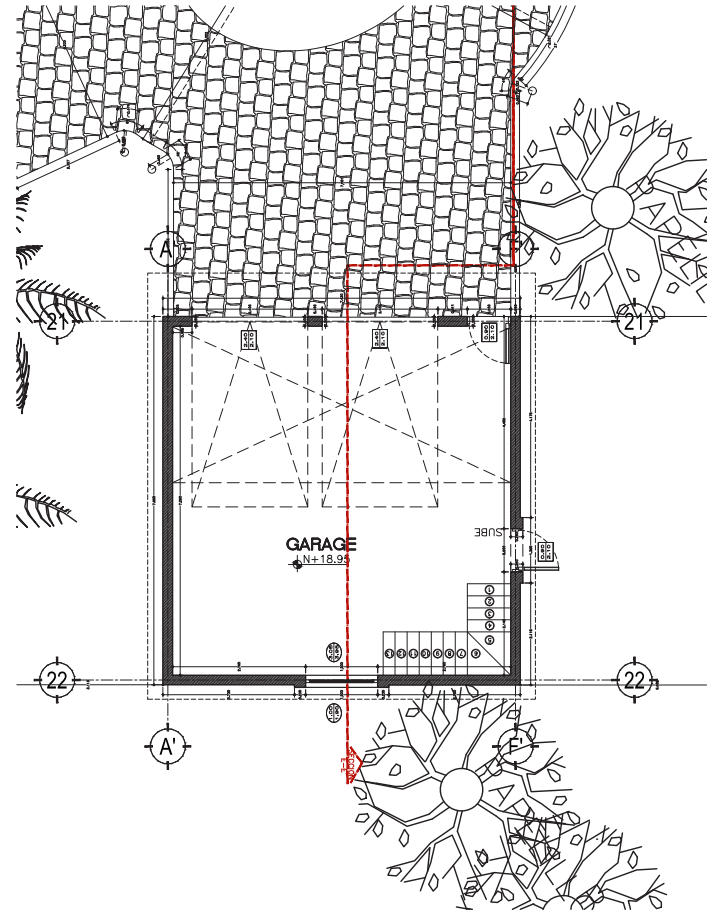


DETALLE FUENTE
 ESCALA 1:50 RESIDENCIA BROOKS

PLANTA BAJA
 ESCALA 1:50 RESIDENCIA BROOKS



PLANTA ALTA
 ESCALA 1:50 RESIDENCIA BROOKS



PLANTA BAJA GARAGE
 ESCALA 1:50 RESIDENCIA BROOKS



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