



## ALERO

\$375,360.00 USD

| 26 # Units in Develop | 5 de Diciembre  
Centro North, Puerto Vallarta  
MLS ID: 39531

### General Information

|                    |              |                  |                    |
|--------------------|--------------|------------------|--------------------|
| Total m2:          | 81           | Total M2 const:  | 81.60              |
| Total SqFt:        | 878.01       | Decks/Patios M2: | 13.8               |
| Decks/Patios SqFt: | 146.39       | Walls:           | Concrete,Sheetrock |
| Price/Sq Meter:    | 4,600.00     | Total Rooms:     | 2                  |
| Total Bedrooms:    | 2            | Total Baths:     | 2                  |
| Full baths:        | 2            | Floor Number:    | 3                  |
| Primary View:      | Street       | Secondary View:  | Street             |
| Furnished:         | Unfurnished  | Pet Friendly:    | Yes                |
| Parking:           | Garage Stall | Location:        | City               |

### Features & Amenities

#### Common Amenities

|           |                                     |                    |                                     |
|-----------|-------------------------------------|--------------------|-------------------------------------|
| Elevator: | <input checked="" type="checkbox"/> | Entry Gate System: | <input checked="" type="checkbox"/> |
| Garden:   | <input checked="" type="checkbox"/> | Gym:               | <input checked="" type="checkbox"/> |
| Pool:     | <input checked="" type="checkbox"/> |                    |                                     |

#### Appliances

|            |                                     |                       |                                     |
|------------|-------------------------------------|-----------------------|-------------------------------------|
| Hood/Vent: | <input checked="" type="checkbox"/> | Washer/Dryer Hookups: | <input checked="" type="checkbox"/> |
| Range:     | Gas                                 |                       |                                     |

#### Devices

|                   |            |               |          |
|-------------------|------------|---------------|----------|
| Air Conditioning: | Mini-Split | Water Heater: | Electric |
|-------------------|------------|---------------|----------|

#### Connectivity

|           |       |     |       |
|-----------|-------|-----|-------|
| Internet: | Cable | TV: | Cable |
|-----------|-------|-----|-------|

### Hoa Info

|                          |                                     |                        |                                     |
|--------------------------|-------------------------------------|------------------------|-------------------------------------|
| Hoa Name:                |                                     | Dues per month (\$MX): | 3,445.00                            |
| Common Area Electric:    | <input checked="" type="checkbox"/> | Common Area Laundry:   | <input checked="" type="checkbox"/> |
| Common Area Maintenance: | <input checked="" type="checkbox"/> | Common Area WiFi:      | <input checked="" type="checkbox"/> |
| Electricity:             | <input checked="" type="checkbox"/> | Garbage Pickup:        | <input checked="" type="checkbox"/> |
| Garden Maintenance:      | <input checked="" type="checkbox"/> | Gym:                   | <input checked="" type="checkbox"/> |
| Pool Maintenance:        | <input checked="" type="checkbox"/> |                        |                                     |

### Especificaciones

|                     |                    |                       |            |
|---------------------|--------------------|-----------------------|------------|
| Days On Market      | 293                | Year Built            | 2027       |
| Pre-Construction    | Yes                | Est. Delivery Date    | 2027-01-10 |
| Mstr Plan Community | No                 | Construction Manifest | No         |
| Title               | Fideicomiso        | Electricity           | CFE        |
| Water               | City               | Sewage                | City       |
| Road Type           | Cobblestone Street |                       |            |

#### MARINA VALLARTA

📍 Paseo de la Marina 161 Las Palmas 1, local 2.

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#### DOWNTOWN PUERTO VALLARTA

📍 Pino Suarez 203, Colonia Emiliano Zapata.

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