



## Varia 306

\$748,290.00 USD

Varia Living | 20 # Units in Develop | Emiliano Zapata  
Centro South, Puerto Vallarta  
MLS ID: 41985

### General Information

|                 |             |                 |          |
|-----------------|-------------|-----------------|----------|
| Total m2:       | 133         | Total M2 const: | 133.43   |
| Total SqFt:     | 1,435.70    | Walls:          | Concrete |
| Price/Sq Meter: | 5,608.11    | Total Rooms:    | 2        |
| Total Bedrooms: | 2           | Total Baths:    | 2        |
| Full baths:     | 2           | Floor Number:   | 2        |
| Primary View:   | Mountain    | Secondary View: | City     |
| Furnished:      | Unfurnished | Pet Friendly:   | Yes      |
| Parking:        | Street      | Location:       | City     |

### Features & Amenities

#### Common Amenities

|                    |                                     |           |                                     |
|--------------------|-------------------------------------|-----------|-------------------------------------|
| 24 Hours Security: | <input checked="" type="checkbox"/> | Elevator: | <input checked="" type="checkbox"/> |
| Garden:            | <input checked="" type="checkbox"/> | Jacuzzi:  | <input checked="" type="checkbox"/> |
| Picnic Area:       | <input checked="" type="checkbox"/> | Pool:     | <input checked="" type="checkbox"/> |
| Security Guard:    | <input checked="" type="checkbox"/> |           |                                     |

#### Appliances

|                       |                                     |       |          |
|-----------------------|-------------------------------------|-------|----------|
| Washer/Dryer Hookups: | <input checked="" type="checkbox"/> | Oven: | Electric |
| Cook Top:             | Electric                            |       |          |

#### Devices

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

### Hoa Info

|                       |                                     |                          |                                     |
|-----------------------|-------------------------------------|--------------------------|-------------------------------------|
| Hoa Name:             | Varia HOA                           | Dues per month (\$MX):   | 10,720.00                           |
| Common Area Electric: | <input checked="" type="checkbox"/> | Common Area Maintenance: | <input checked="" type="checkbox"/> |
| Pool Maintenance:     | <input checked="" type="checkbox"/> |                          |                                     |

### Especificaciones

|                      |                    |                       |            |
|----------------------|--------------------|-----------------------|------------|
| Days On Market       | 69                 | Year Built            | 2025       |
| Pre-Construction     | Yes                | Est. Delivery Date    | 2026-01-30 |
| Mstr Plan Communnity | Yes                | Construction Manifest | Yes        |
| Title                | Fideicomiso        | Electricity           | CFE        |
| Water                | City               | Sewage                | City       |
| Road Type            | Cobblestone Street |                       |            |

MARINA VALLARTA  
Paseo de la Marina 161 Las Palmas 1, local 2.  
+ (52) 322 221 2377 | + (52) 322 221 0079

DOWNTOWN PUERTO VALLARTA  
Pino Suarez 203, Colonia Emiliano Zapata.  
+ (52) 322 222 2233

info@exoticrealty.com

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