



## Casa GUS

### PVRPV Real Estate

#### Property Information:

**\$ 520,000.00 USD** For Sale

- **Picture Count** 34
- **Status** Pending
- **Financing** Cash
- **Area** Centro North
- **Street Number** 1617/1631
- **Street Name** Bolivia
- **Zone city** Puerto Vallarta
- **State** JALISCO
- **Total SqFt** 3582.43

- **Total Bedrooms** 5
- **Total Baths** 4.50
- **Full Baths** 4
- **1/2 Bath** 1
- **Primary View** City
- **Furnished** Furnished
- **Parking** Carport
- **Total M2 const** 332.94
- **Community** Lazaro Cardenas

#### Property Description:

This beautiful property consists of 3 units. The primary unit is a large 2 bed/2.5 bath where you can live. And then you have a 1 bed / 1 bath unit and a 2 bed / 1 bath unit - with Separate entrances that you could rent out for the income or have them for guests. The property has secure off-street parking, a lush enclosed garden, a plunge pool and a spacious rooftop patio, where you can entertain, BBQ, sunbathe and enjoy the mountain views. Located next to the park in the friendly neighbourhood of Lazaro Cardenas. You're a short 10 minute drive to the Romantic Zone, the restaurants of Versailles & Costco supermarkets. Plus you are only a 10-15 minute walk to the beach! This property offers so much! To view this property, contact me today!

#### Features:

- Devices **Ceiling Fans**
- Electricity **CFE**
- How To Show **Agent To Accompany**
- Location **City**
- Road Type **Cobblestone**
- Sewage **City**
- Title **Escritura, Fideicomiso**
- Walls **Concrete**
- Water **City**

- Appliances: Range **Electric**
- Appliances: Oven **Gas**
- Appliances: Clothes Dryer **Electric**
- Appliances: Cook Top **Gas**
- Const.: Construction Type **Concrete / Cinder Block**
- Devices: Air Conditioning **Mini Splits**
- Connectivity: Internet **Infinitum**
- Amenities **Bar, BBQ Area, Fence / Wall, Fountain, Garden, Outdoor Kitchen, Outdoor Shower, Patio, Pergola, Pet Area, Pool, Rooftop Terrace, Terrace, Water Feature**
- Appliances **Clothes Washer, Dishwasher, Freezer, Microwave, Refrigerator, Washer/D Hookups**

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Lazaro Cardenas 205 Loc-6, Col. Emiliano Zapata Jal. - Mexico 48380

Tel: +521 (322) 222-0638 US / Canada: (206) 388-3703

[www.pvrpvrealestate.com](http://www.pvrpvrealestate.com)





