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| Edificio Harmony 302 Sur 20 NA, Riviera Nayarit,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        | 35993 Commercial Active \$2,200,000                                                                                                                |  |
|  <p><i>Provided as a courtesy of</i><br/> <b>Nelson Jones</b><br/> FELIX ZARATE REAL ESTATE SERVICES<br/> Office - (508) 615-4502<br/> cell - (322) 291-7060<br/> <a href="mailto:realestatenelsonjones@gmail.com">realestatenelsonjones@gmail.com</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                  |  |
| <b>List Price MXN\$:</b> 41,094,000<br><b>Decks/Patios M2:</b><br><b>Lot SqFt:</b> 5,562.92<br><b>Bathrooms:</b> 20<br><b>Secondary View:</b> City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Total M2 const:</b> 1,290<br><b>Decks/Patios SqFt:</b><br><b>Lot Dimensions:</b> 20x34.1x30x19.9<br><b>Year Built:</b> 2021<br><b>Pre-construction:</b> No                                                                                                                                          | <b>Total SqFt:</b> 13,880.40<br><b>Lot M2:</b> 517<br><b>Ocean Front Meters:</b><br><b>Primary View:</b> City<br><b>Construction Manifest:</b> Yes |  |
| <b>Property Tax Year:</b> 2025<br><br><b>Seller allows showings while Pending:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Property Tax Amount (Pesos):</b> 8,475<br><br><b>Sold Price/Sq Meter:</b>                                                                                                                                                                                                                           | <b>Adjacent to Federal Zone:</b> No                                                                                                                |  |
| <b>Description:</b> Este edificio es absolutamente impresionante. Cuenta con 17 dormitorios, 20 baños, 3 unidades comerciales, hermosa terraza y gran cocina / comedor, area de entretenimiento, cuenta con varios elevadores. Acondicionado para hostel, hotel, una casa de retiro o bed & breakfast. muy cerca de centros comerciales, hospitales, playa. 30 paneles solares, 26 A/A, 2 boilers solares. This building is absolutely awesome. Currently configured as 17 bedrooms, 20 bathrooms, 3 commercial units, roof top terrace, and grand kitchen/dining area, lounge. This could be a Hostel, Hotel, Retirement Home, or something else to suit your business needs, elevators, 30 Solar panels, 26 AC units, 2 Solar hot water heaters. close to shoping mall, pharmacies, hospitals, beach, schools. |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                    |  |
| <b>Location/Ubicacion:</b> Of. Bldg/Torre Emp<br><b>Road Type:</b> Paved<br><b>Flooring/Tipo Pisos:</b> Ceramic Tile<br><b>Ceiling/Techos:</b> Other/Otro                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Cooling/Enfriamiento:</b> Split; Fans/Ventiladores<br><b>Electric/Electrico:</b> CFE; Solar<br><b>Misc.:</b> Offices/Despachos: 1; Escalator/Escalera M; Furniture/Muebles: Partially Furnished/Semi-Amoblado<br><b>Use:</b> Apartments; Hotel; Office; Professional; Restaurant; Retail; Wholesale | <b>Title:</b> Fideicomiso<br><b>Water:</b> City<br><b>Sewage:</b> City<br><b>Connectivity:</b> Internet: Infinitum                                 |  |
| <b>Days On Market:</b> 96<br><b>Status Change Date:</b> 01/22/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>List Price USD\$:</b> 2,200,000                                                                                                                                                                                                                                                                     | <b>Original Price USD\$:</b> 2,200,000                                                                                                             |  |

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