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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 10 las tortugas Casa Tortugas NA, Riviera Nayarit,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                          | 36219 Houses Active \$439,000                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                          |  |  |
| <div><div><div>Provided as a courtesy of</div><div><b>Nelson Jones</b></div><div>FELIX ZARATE REAL ESTATE SERVICES</div><div>Office - (508) 615-4502</div><div>cell - (322) 291-7060</div><div>realestatenelsonjones@gmail.com</div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                                                                          | <div></div>                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                          |  |  |
| <div><div><div>List Price MXN\$: 9,200,000</div><div>Decks/Patios SqFt:</div><div>Lot SqFt: 17,485</div><div>Total Bedrooms: 2</div><div>Total Baths: 2.50</div><div>Primary View: Pool</div><div>Style: 1 Level</div></div><div><div>Pre-construction: No</div><div>PROFECO Purchase-Sale Contract:</div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                          | <div><div><div>Total M2 const: 425</div><div>Decks/Patios M2:</div><div>Lot Dimensions:</div><div>Full Baths: 2</div><div>Year Built: 2023</div><div>Secondary View: Ocean</div><div>Parking: Parking on Property</div></div><div><div>Est. Delivery Date:</div></div></div> |                                                                                                                                                                                                                                                                                                                                                                                           |  | <div><div><div>Total SqFt: 4,573</div><div>Lot M2: 1,625</div><div>Ocean Front Meters:</div><div>1/2 Bath: 1</div><div>Furniture: Unfurnished</div><div>Pet Friendly: Yes</div><div>Mstr Plan: Yes</div><div>Community:</div><div>Construction: No</div><div>Manifest:</div></div></div> |  |  |
| <div><div>Property Tax Year: 2022</div><div>Property Tax Amount (Pesos): 5,398</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                          | <div><div>Adjacent to Federal Zone: Yes</div></div>                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                          |  |  |
| <div><div>Seller allows showings while Pending:</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                          | <div><div>Sold Price/Sq Meter:</div></div>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                          |  |  |
| <div><div>Description: This beautifully constructed home is located in the prestigious community of Playa Las Tortugas Zacualpan in Nayarit.Steps away from a pristine beach that stretches across 11 miles ( 18 kilometers ) of golden sand, lined with coconut palms, and has an active coconut plantation. There is a turtle sanctuary located within the neighborhood, great for watching baby turtles being released with family and friends. There is 24-hour security. Esta casa bellamente construida se encuentra en la prestigiosa comunidad de Playa Las Tortugas Zacualpan en Nayarit.A pasos de una playa virgen que se extiende a lo largo de 11 millas (18 kilómetros) de arena dorada, bordeada de cocoteros, y tiene una plantación de coco activa</div></div> |  |                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                          |  |  |
| <div><div><div>Amenities: BBQ Area; Pool; Storage Area; 24 Hours Security; Pet Area</div><div>Common Amenities: Gated; Pool; Security Guard</div><div>Appliances: Hood/Vent; Range: Electric</div><div>Const.: Construction Type: Insulated Foam Concrete; Flooring Types: Ceramic Tile</div><div>Walls: Concrete</div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | <div><div><div>Devices: Air Conditioning: Mini Splits; Water Heater: Gas</div><div>Road Type: Non Paved Maintained</div><div>Title: Fideicomiso</div><div>Connectivity: Internet: Satellite</div><div>Electricity: CFE</div></div></div> |                                                                                                                                                                                                                                                                              | <div><div><div>Water: Common Well</div><div>Sewage: Common Plant</div><div>HOA Info: HOA Name: Las tortugas; Dues per month pesos: 12000; 24-hr Security; Common Area Electric; Common Area Maintenance; Common Area WiFi; Garbage Pickup; Garden Maintenance; On-Site Admin; Pool Maintenance</div><div>Location: Beachfront</div><div>How To Show: Agent To Accompany</div></div></div> |  |                                                                                                                                                                                                                                                                                          |  |  |
| <div><div>Days On Market: 79</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <div><div>List Price USD\$: 439,000</div></div>                                                                                                                                                                                          |                                                                                                                                                                                                                                                                              | <div><div>Original Price USD\$: 489,236</div></div>                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                          |  |  |

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