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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| EDIFICIO FELIX 302 302 BLVD RIVIERA NAYARIT SUR 302 NA, Riviera Nayarit,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                   |  | 41096 Commercial Active \$2,200,000                                                                                                                                      |  |
| <div>Provided as a courtesy of</div> <div>Nelson Jones Real Estate</div> <div>Blvd Riviera Nayarit 302</div> <div>Sur Mezcales</div> <div>Bahia De Banderas, NA 63735</div> <div>Office Phone - (322) 291-7060</div> <div>realestatenelsonjones@gmail.com</div> <div>http://https://realstatenelsonjones.com</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                   |  |                                                                                        |  |
| <div>List Price MXN\$: 40,580,000</div> <div>Decks/Patios M2:</div> <div>Lot SqFt: 5,562.92</div> <div>Bathrooms: 20</div> <div>Secondary View: City</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <div>Total M2 const: 1,290</div> <div>Decks/Patios SqFt:</div> <div>Lot Dimensions:</div> <div>Year Built: 2009</div> <div>Pre-construction: No</div>                                             |  | <div>Total SqFt: 13,880.40</div> <div>Lot M2: 517</div> <div>Ocean Front Meters:</div> <div>Primary View: Street</div> <div>Construction: Yes</div> <div>Manifest:</div> |  |
| <div>Property Tax Year: 2025</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | <div>Property Tax Amount (Pesos): 8,476</div>                                                                                                                                                     |  | <div>Adjacent to Federal Zone: No</div>                                                                                                                                  |  |
| <div>Seller allows showings while Pending:</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <div>Sold Price/Sq Meter:</div>                                                                                                                                                                   |  |                                                                                                                                                                          |  |
| <div>Description: Este edificio es absolutamente impresionante. Cuenta con 17 dormitorios, 20 banos, 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 y 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, launge. 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.</div> |  |                                                                                                                                                                                                   |  |                                                                                                                                                                          |  |
| <div>Location/Ubicacion: Comm House/Casa</div> <div>Road Type: Paved</div> <div>Flooring/Tipo Pisos: Ceramic Tile</div> <div>Cooling/Enfriamiento: Split</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <div>Electric/Electrico: CFE</div> <div>Misc.: Offices/Despachos: 1</div> <div>Use: Apartments; B &amp; B; Commercial Unit; Hotel; Medical; Motel; Office; Professional; Restaurant; Retail</div> |  | <div>Title: Fideicomiso</div> <div>Water: City</div> <div>Sewage: City</div>                                                                                             |  |
| <div>Days On Market: 96</div> <div>Status Change Date: 12/05/2025</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | <div>List Price USD\$: 2,200,000</div>                                                                                                                                                            |  | <div>Original Price USD\$: 2,200,000</div>                                                                                                                               |  |

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