

# \$479,999 - 140 Av. Paseo De Las Garzas 1-2401 Icon, Puerto Vallarta

MLS® #32049

**\$479,999**

1 Bedroom, 1.00 Bathroom

Condos

Icon, Puerto Vallarta, JALISCO

Ven y se parte del estilo de vida exclusivo que solo Icon ofrece. Condominios frente al mar con impresionantes vistas, piscinas y amenidades para hacer tu vida mas comoda. Ubicado en el area de la Zona Hotelera, tendras acceso a todo lo que necesitas a poca distancia. Esta hermosa unidad de una habitacion y un bano esta ubicada en el piso 24 de la Torre 1, con hermosa iluminacion natural y espacios abiertos en toda la unidad. El enorme espacio de la sala de estar lo convierte en un espacio muy atractivo para entretenerse o pasar el rato en la terraza y disfrutar de la relajante brisa del mar y las impresionantes puestas de sol. La cocina bien equipada cuenta con encimeras de granito, electrodomesticos de ultima generacion y gabinetes hechos a medida. Puede despertarse con una hermosa vista desde la comodidad de su cama y tal vez ver cómo uno de los cruceros llega a la Marina, una vista con la que todos sueñan pero que solo unos pocos selectos pueden disfrutar. Hay un estacionamiento subterráneo con escritura para uso exclusivo y las comodidades incluyen exuberantes jardines, piscina infinita de ocio, piscina de entrenamiento y piscina para niños, restaurante gourmet en el lugar, bar y parrilla en la playa, gimnasio y spa completamente equipados que incluyen salas de vapor y sauna, centro de negocios con Wi-Fi



disponible en la terraza de la piscina, biblioteca, mesa de billar, actividades en la playa y áreas de deportes acuáticos. Un exclusivo teatro de 20 butacas junto a una sala multifuncional para uso privado de los residentes. Todo ello situado en un terreno cuidado y con acceso controlado por seguridad las 24 horas.

¡Sé parte de la exclusividad, sé propietario de un ICON ahora!

Come and be part of the exclusive lifestyle that only Icon offers. Beachfront condos with stunning views, pools and amenities to make your life more comfortable. Located in the Hotel Zone area, you will have access to everything you need at walking distance.

This beautiful one bed one bath unit is located on the 24th floor of Tower 1, with beautiful natural lighting and open area spaces throughout the unit. The huge living room space makes it a very desirable space to entertain or hang out by the terrace and enjoy the soothing sea breeze and the awe-inspiring sunsets.

The well-equipped kitchen features granite countertops, state of the art appliances and custom-made cabinetry. You can wake up to a beautiful view from the comfort of your bed and perhaps catch as one of the cruise ships is pulling into the Marina, a view everyone dreams of but only the few select get to enjoy.

There's an underground deeded parking for exclusive use and the amenities include lush gardens, infinity leisure pool, lap pool and children's pool, on-site gourmet restaurant, beach bar and grill, fully equipped gym and spa including steam and sauna rooms, business center with wi-fi available in the pool deck, library, pool table, beach activities and water sports areas. An exclusive 20-seat theater next to a multifunctional room for the private use of residents. All of this situated on carefully landscaped grounds, with access controlled by 24-hour security.

Be part of the exclusivity, be an ICON owner now!

## Property View

Primary View Ocean

## Essential Information

MLS® #	32049
USD	US \$479,999.00
CAD	CA \$660,805.02
Mexican Pesos	MX \$9,325,948.57
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Construction Property Size	1,239.00 ft2
Type	Condos
Status	Active
List Price MXN	MX \$8,880,000.00

## Community Information

Address	140 Av. Paseo De Las Garzas 1-2401 Icon
Location	Beachfront
Zone	Puerto Vallarta
Area	Hotel Zone
Subdivision	Icon
Community	Gran Venetian - Icon Area
State	JALISCO

## Unit Amenities

Appliances	Dishwasher, Microwave, Refrigerator/Freezer, BBQ, Washer
Appliances: Oven	Gas
Appliances: Cook Top	Electric
# of Stories	26
Furniture	Furnished
# Units in Develop	342
Unit #	1-2401
Devices	Ceiling Fans

Air Conditioning	Central
Water Heater	Electric
Floor Number	24

### **Common Amenities**

Amenities	24 Hours Security, Beach Access, Elevator, Garbage Chute, Garden, Gym, Intercom, Jacuzzi, Kid's Area, Pool, Security Guard, Steam Room
Parking	Parking on Property
Is Waterfront	Yes
Has Pool	Yes

### **HOA Information**

HOA Fees (MX/Monthly)	\$6,550
HOA Info	24-hr Security, Building Insurance, Common Area Electric, Common Area Maintenance, Common Area WiFi, Garbage Pickup, Garbage Maintenance, Gym, On-Site Admin, Pool Maintenance, Pool Maintenance

### **Additional Information**

Date Listed	May 7th, 2024
Days on Market	179
Property Name	ICON
Pre-Construction	No
Pet Friendly	Yes



## **John Forget**

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