

MARAVILLA NAYARIT PRESENTS

PAUL'S CAFE CONDOS & TOWNHOMES

BUCERIAS, NAYARIT

AS SEEN ON

MOVING TO

MÉXICO

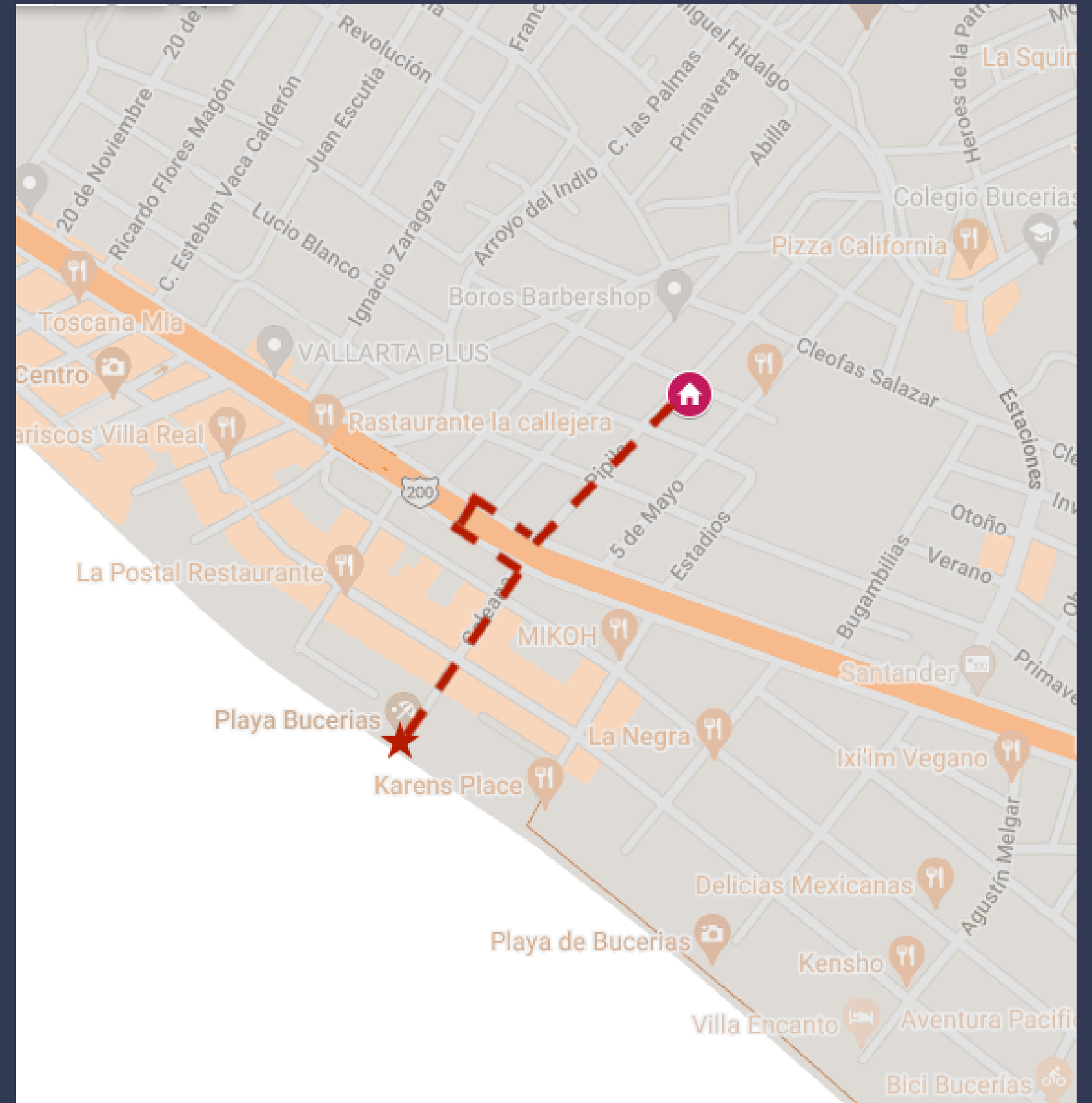


LOCATION

EAST BUCERIAS

As the developments on the beachside of Bucerias are completed, more emphasis will be placed on the East Side of the highway making this an ideal location to be investing in now before the buyers start moving to this side of town.

This project is located on a prime corner lot of streets Guadalupe Victoria and Pipila. The elevated site provides amazing partial ocean and mountain views, offers parking and is a short six block walk to the beach (~10 minutes) There will be partial ocean views from each floor, and there is a pedestrian bridge to cross the highway.



**UNIT 302 - 2BED/2BATH
SOLD**

**UNIT 301
1BED/1BATH + LOCK-OFF**

UNIT 202 - 2BED/2BATH

**UNIT 201
1BED/1BATH + LOCK-OFF**

CAFE

**UNIT 101
1BED/1BATH + LOCK-OFF
SOLD**

**TOWNHOME 1
3BED/3BATH**

**TOWNHOME 2
3BED/3BATH
SOLD**



**UNIT 303
1BED/1BATH
SOLD**

**UNIT 302 - 2BED/2BATH
SOLD**

**UNIT 203
1BED/1BATH
SOLD**

UNIT 202 - 2BED/2BATH

CAFE

OCEAN



MAIN ENTRANCE



UNIT 101
SOLD
MAIN FLOOR
1 BEDROOM + STUDIO LOCK-OFF
931 SQFT

1 BEDROOM
519 SQFT





**UNIT 101 CONTINUED
SOLD
MAIN FLOOR
1 BEDROOM + STUDIO LOCK-OFF
931 SQFT**



**LOCK OFF STUDIO
412 SQFT**

OCEAN



STREET

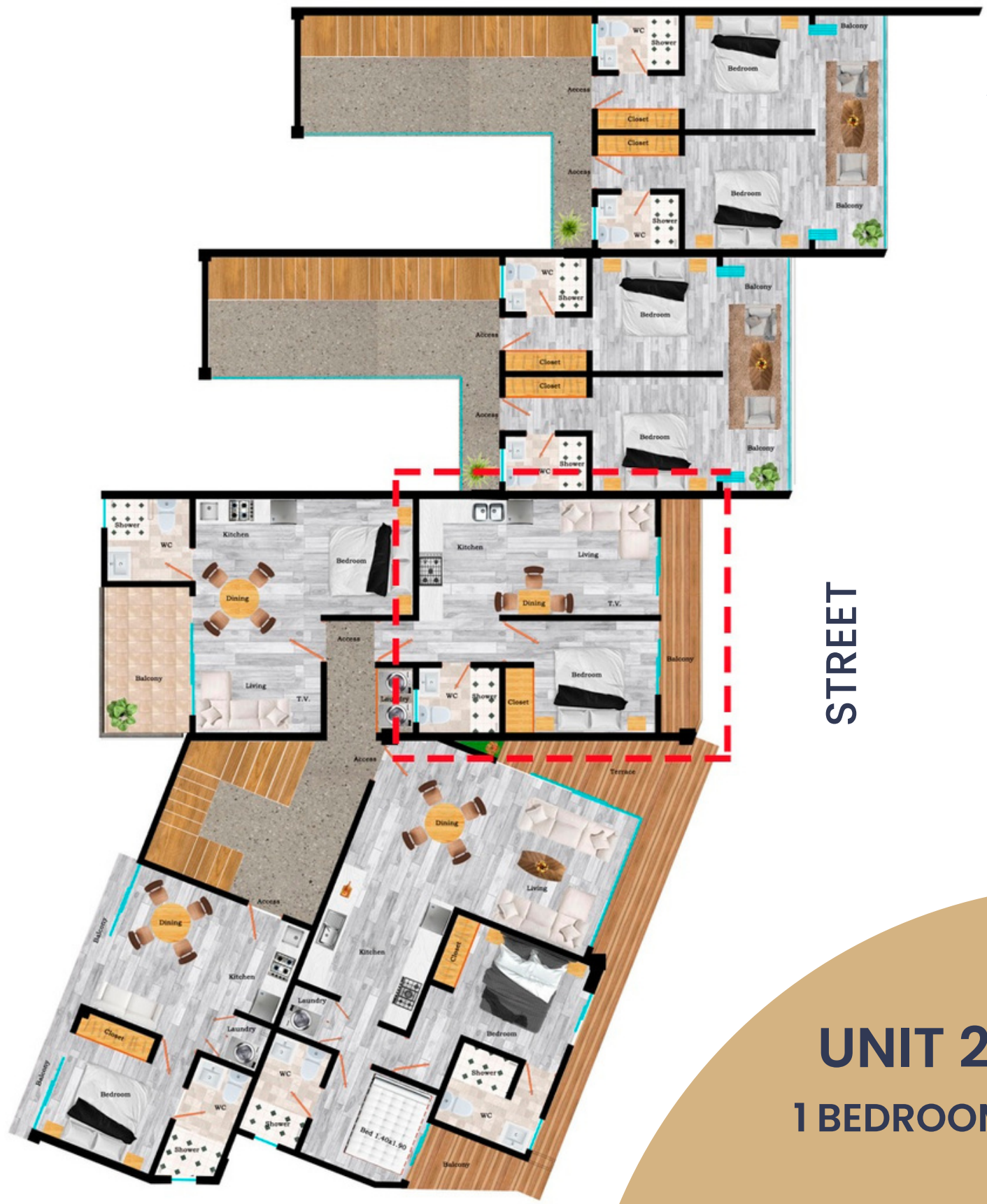
STREET

UNIT 201
1 BEDROOM + STUDIO LOCK-OFF
864 SQFT
FIRST FLOOR

STUDIO LOCK OFF
412 SQFT



OCEAN

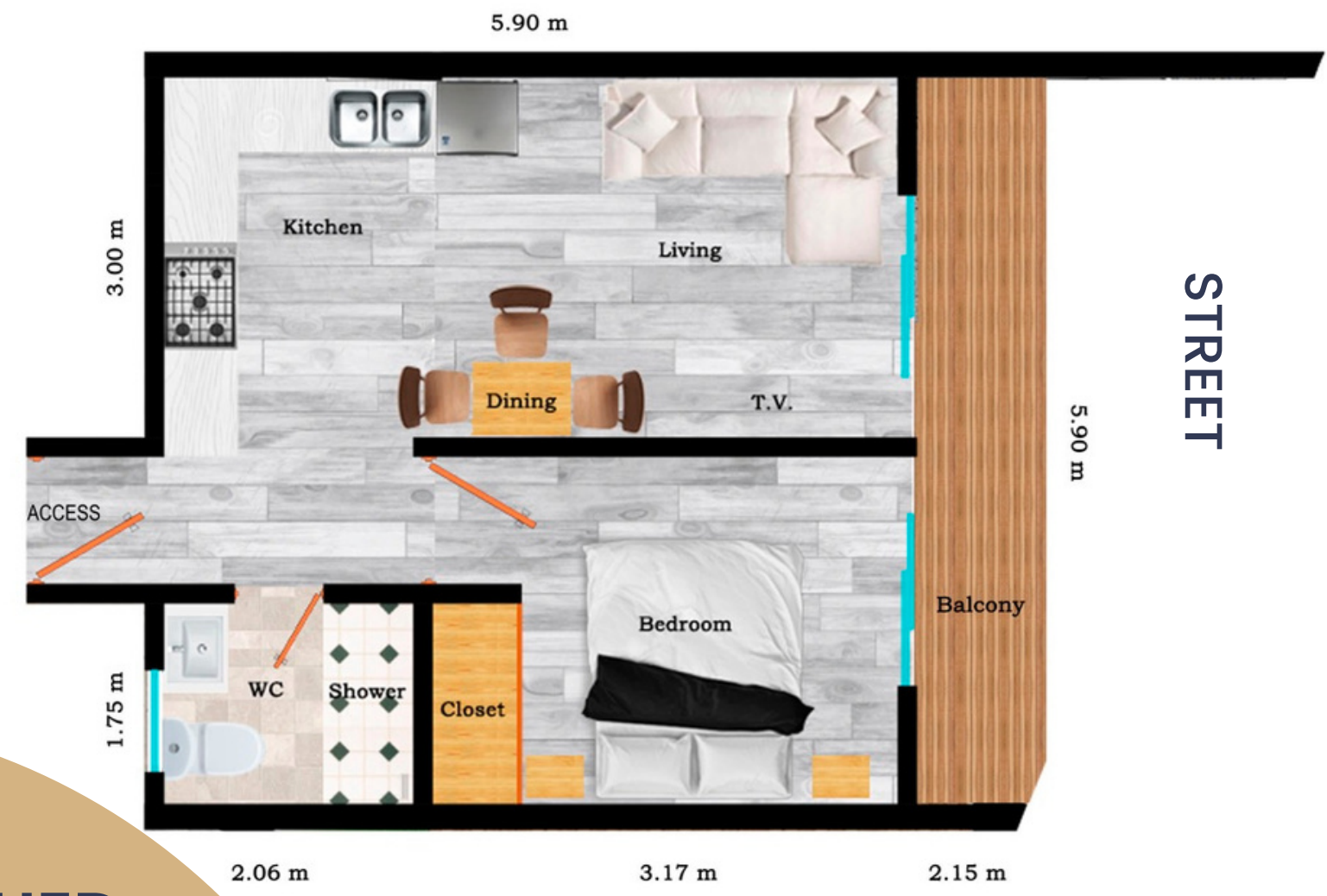


STREET

STREET

UNIT 201 CONTINUED
1 BEDROOM + STUDIO LOCK-OFF
864 SQFT
FIRST FLOOR

1 BEDROOM
452 SQFT



STREET

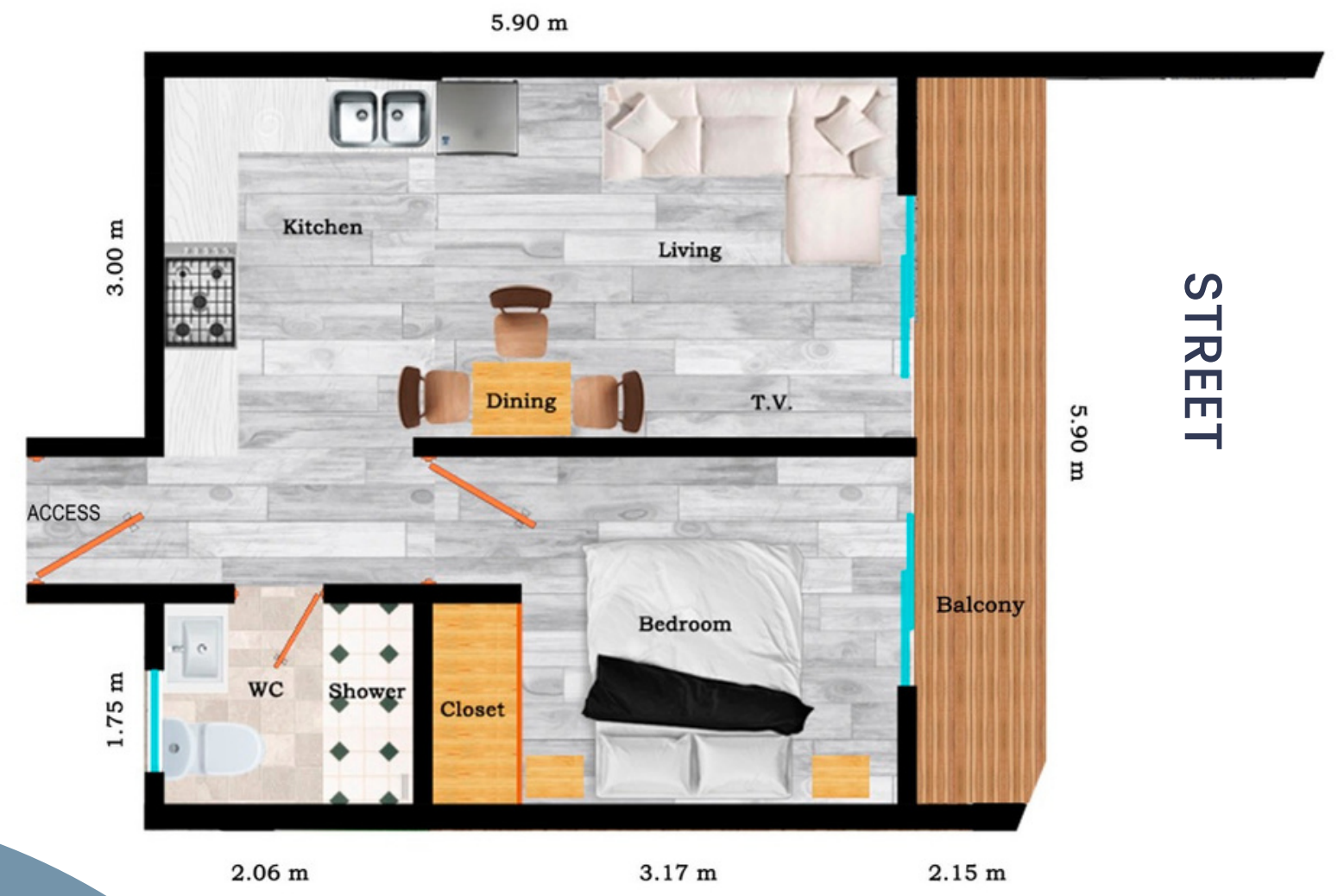


STREET

STREET

UNIT 301
1 BEDROOM + STUDIO LOCK-OFF
864 SQFT
SECOND FLOOR

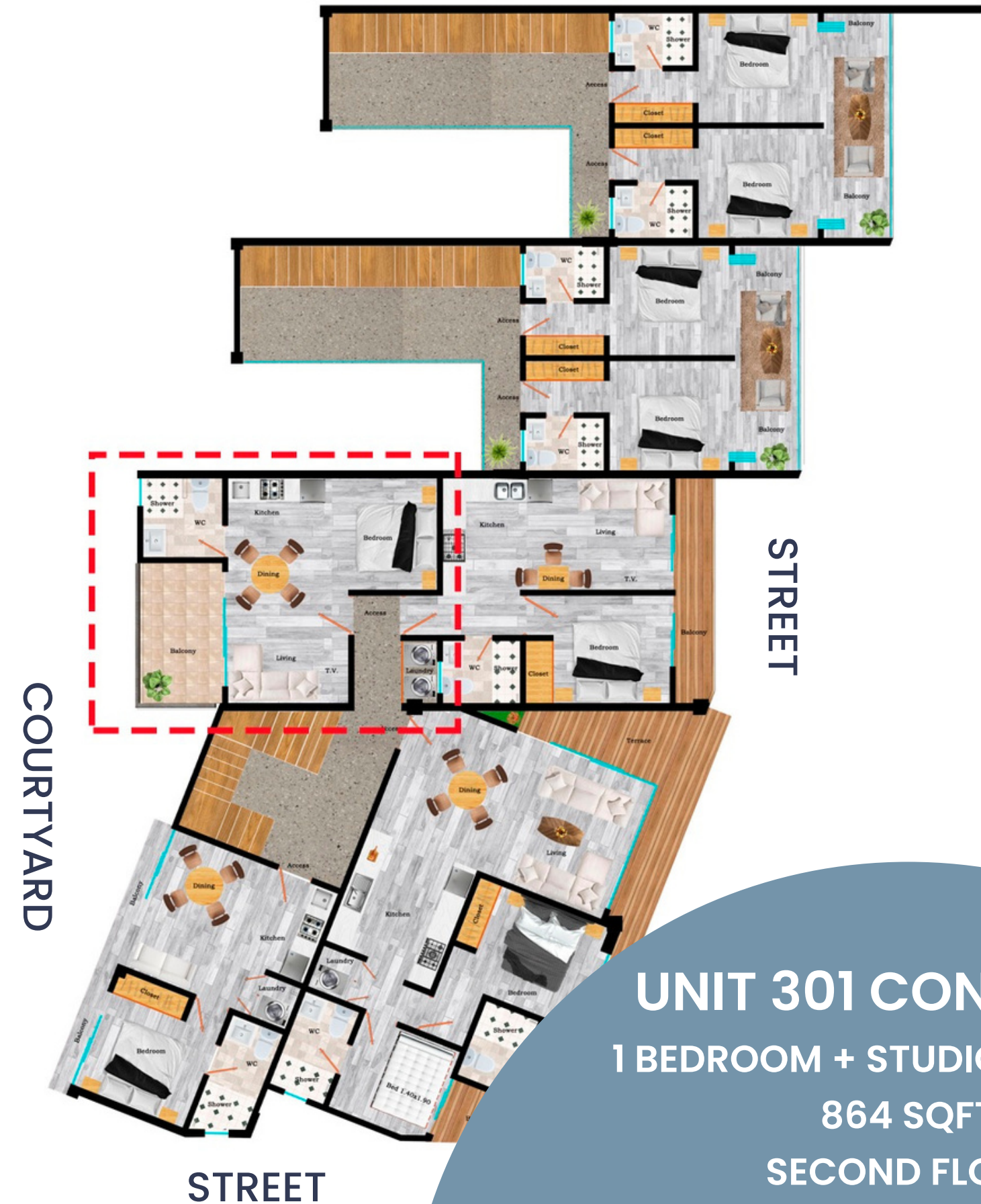
1 BEDROOM
452 SQFT



STREET

1 BEDROOM

OCEAN



UNIT 301 CONTINUED
1 BEDROOM + STUDIO LOCK-OFF
864 SQFT
SECOND FLOOR

STUDIO LOCK OFF
412 SQFT







UNIT 202
2 BED / 2 BATH
929 SQFT
FIRST FLOOR





UNIT 302
SOLD
2 BED / 2 BATH
929 SQFT
SECOND FLOOR

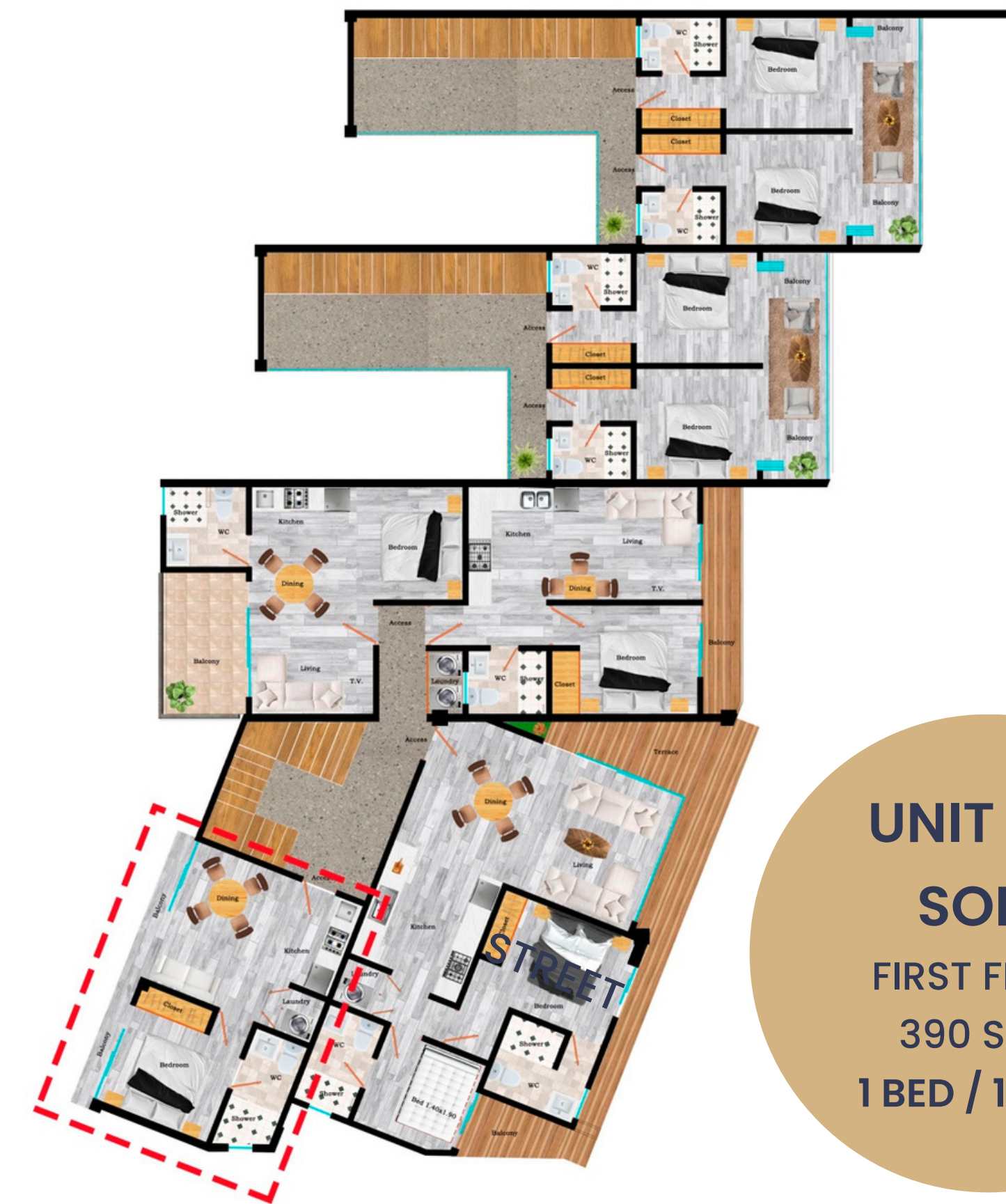


STREET

STREET

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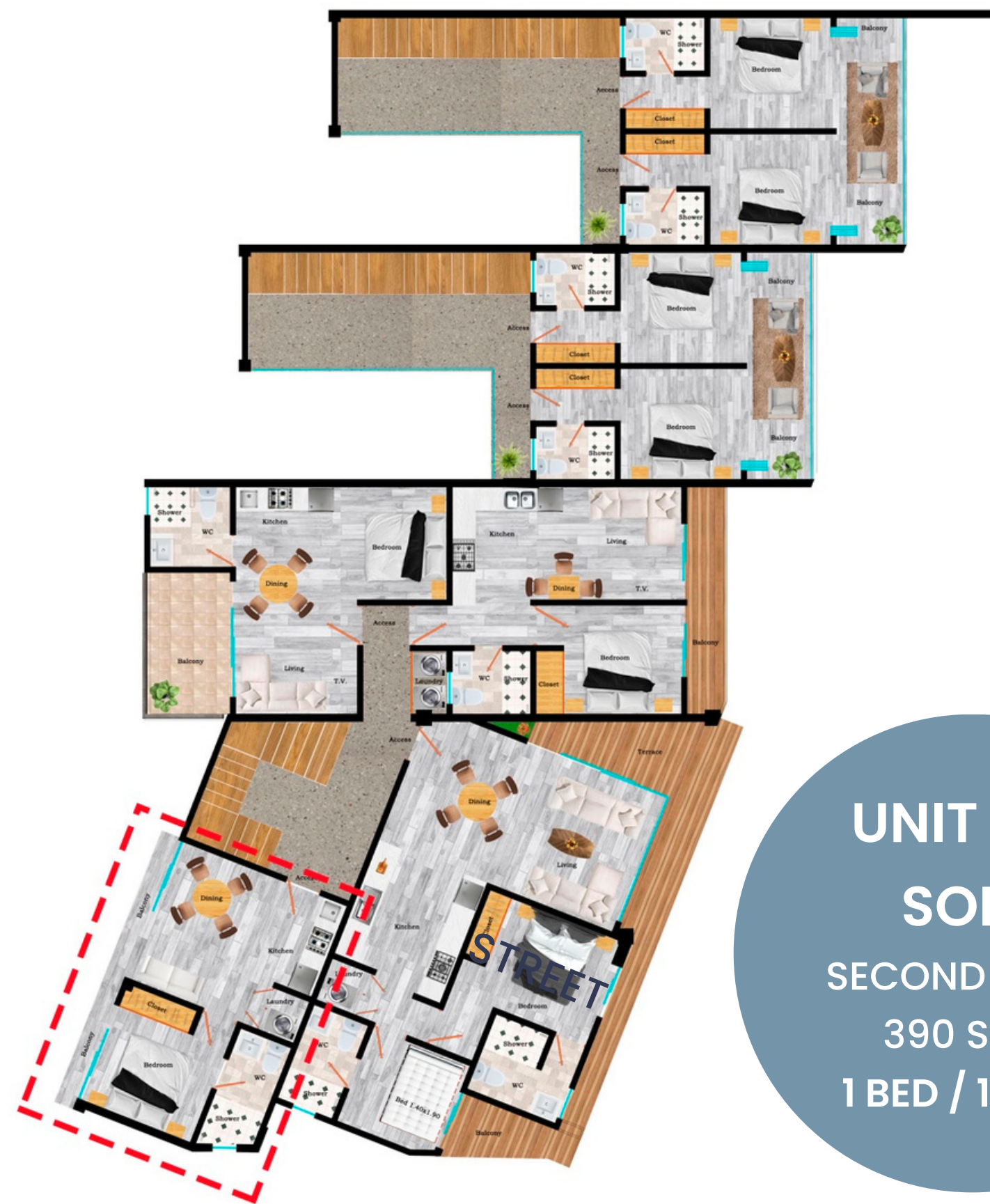


STREET

UNIT 203
SOLD
 FIRST FLOOR
 390 SQFT
 1 BED / 1 BATH

MOUNTAIN VIEW / COURTYARD





STREET

UNIT 303
SOLD
 SECOND FLOOR
 390 SQFT
 1 BED / 1 BATH

MOUNTAIN VIEW / COURTYARD



3 BED / 3 BATH TOWNHOMES - \$487,500 USD



PRIVATE POOL & ROOFTOP
GARAGE PARKING WITH STORAGE & LAUNDRY CONNECTIONS
OPEN CONCEPT LIVING AREA ON MAIN FLOOR
2 BEDROOMS & 2 BATHROOMS ON FIRST FLOOR
MASTER BEDROOM ON SECOND FLOOR

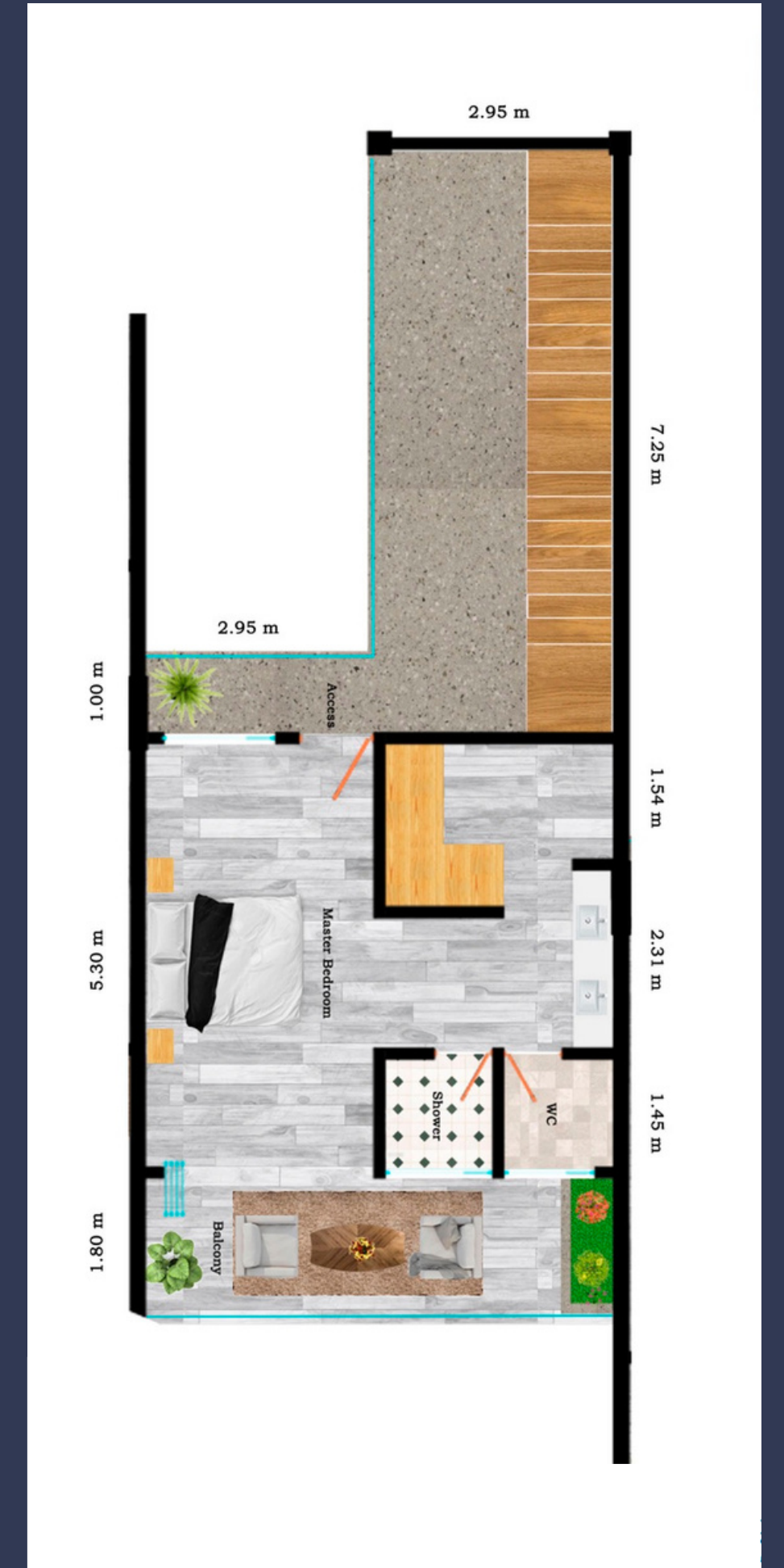
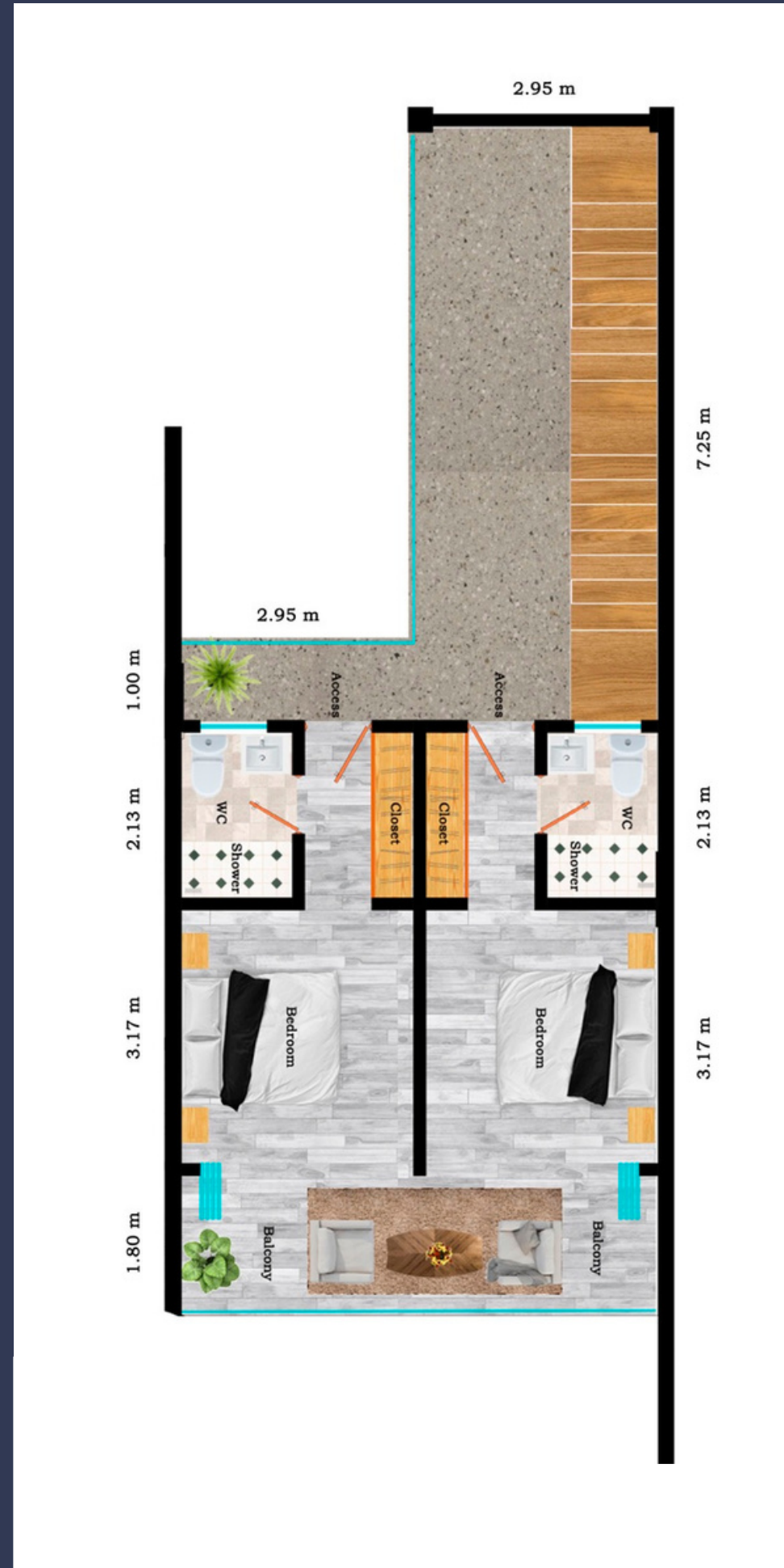
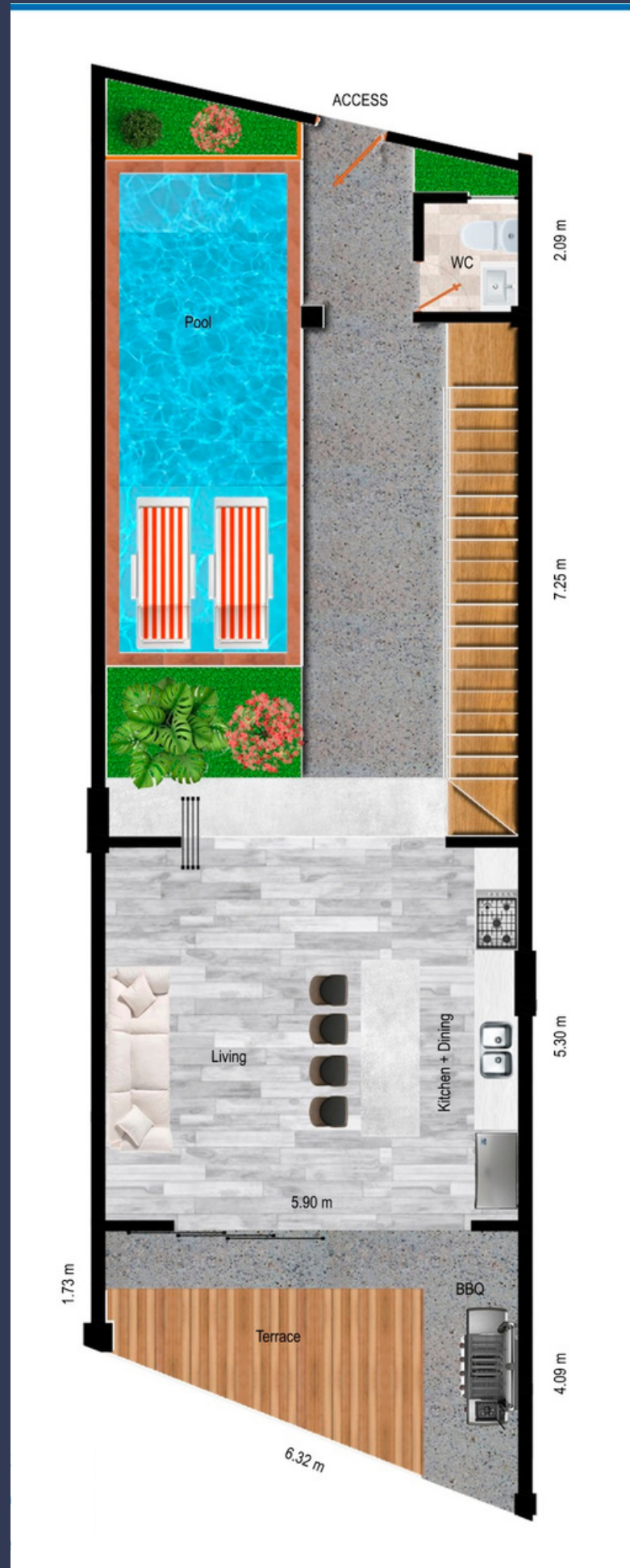
TOWNHOMES #1 AVAILABLE #2 IS SOLD

\$8,775,000 MXN

3 BED / 3 BATH
2597 SQFT PLUS GARAGE

MULTI-LEVEL
PRIVATE POOL
EXCLUSIVE ROOFTOP
PRIVATE GARAGE

OCEAN VIEWS FROM
ALL BEDROOMS





Inclusions & Finishes

- Polished concrete floors
- Block & concrete construction with stucco finished walls
- Kitchen: Cesarstone countertops with standard lower cabinetry and floating shelves
- Refrigerator, Microwave, Stove, Oven
- AC in bedrooms
- Shared Spa & Pool for Condos
- Dedicated Parking Spaces

Not included: W/D, Dishwasher, Bathroom Mirrors, Blinds, A/C in living space

*Unit 203 does not include parking

Renderings are for visual and marketing purposes only. Some features shown are paid upgrades. Developer reserves right to change or modify design and plan. Final sales contact and specification sheet will prevail.

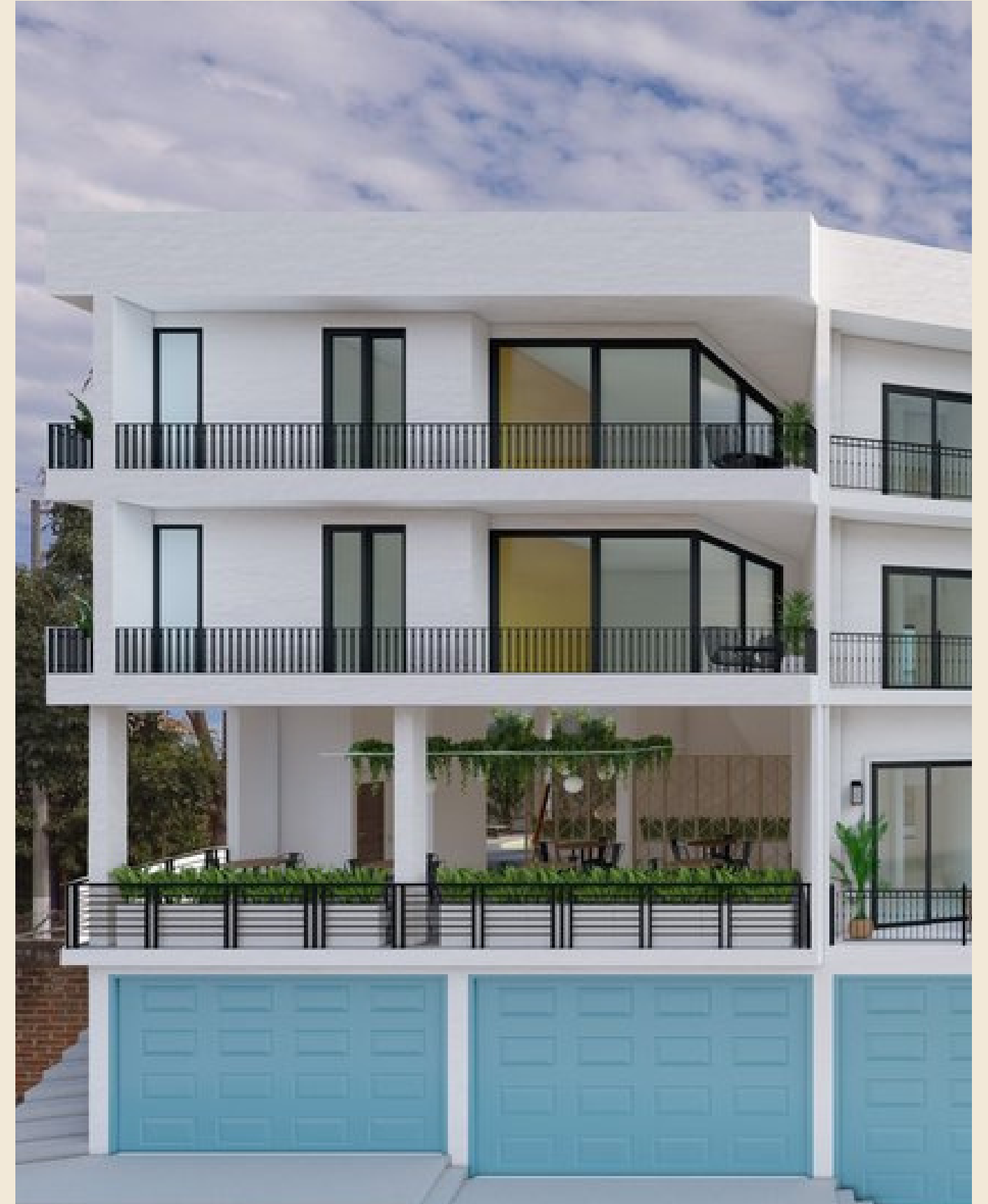


Payment Plans

- Standard Plan: 20% down, 12 monthly payments, \$5K USD at delivery, \$5K USD at title
- \$5K USD Discount Option: 80% down, 20% upon delivery, \$5K USD upon title
- Townhome #1 Discount Option: 399K USD sale price with 85% down, \$29K USD at delivery, \$5K USD at title
- Closing costs – estimate 5% – 7% in addition to sale price for closing (notary fees, federal and state taxes)

Payments for purchase sent in USD by wire transfer only.

Hold a unit for 14 days for \$5K USD





Contact Us



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