



Building for Sale or Rent in  
Puerto Aventuras Beach,  
Marina and Golf Resort.

A lovely stone entry to Puerto Aventuras Resort Gated Community welcomes you upon your arrival. With just a short ride to Lot 29 Caleta Yalku ,an amazing piece of property waits for you to build your dream project. The site boasts glorious golf course views from a quiet Cul-de-Sac street in the most serene setting of mature trees and tropical lush lawns.

Kali es un exclusivo condominio de 9 departamentos de 1, 2 y 3 recamaras, en el Campo de Golf. Con dos lotes laterales aun por construir, incluidos en el precio de venta. Listos para construir



Kali is an exclusive Condominium with 9 apartments with 1,2 and 3 bedrooms on the Golf Course. Price includes 2 additional side lots, cleared and ready for *building*



The PA Golf course is an exiting and challenging course.

This beautiful 36 par jungle golf course was designed in 1991

by Thomas Leman and is still one of the best kept secrets in the area. The fairways and greens are covered by a smooth carpet of Bermuda Grass and surrounded by Palm trees, bugam bilias, tropical ficus and lush foliage.

On your daily rounds you may encounter iguanas, deer and different species of tropical birds and other local fauna

## ESPECIFICACIONES / SPECIFICATIONS

Tipo de propiedad:	Departamentos
Tipo de transacción:	Venta
No. de unidades:	9
Recámaras:	1 a 3
Baños:	1 a 3
Niveles:	4
Estacionamiento:	2 x departamento
Fecha de entrega:	Inmediata
Metros <sup>2</sup> Terreno:	3,898. <sup>86</sup> m <sup>2</sup>
Metros <sup>2</sup> Contruidos:	1,555. <sup>00</sup> m <sup>2</sup>
Desde:	102m <sup>2</sup> a 226m <sup>2</sup>

Type of property:	Apartments
Type of transaction:	Sale
Unit num.:	9
Bedrooms:	1 to 3
Bathrooms:	1 to 3
Levels:	4
Parking:	2 x apartment
Delivery date:	Immediately
Land ft <sup>2</sup> :	41,966. <sup>99</sup> ft <sup>2</sup>
Construction ft <sup>2</sup> :	16,737. <sup>88</sup> ft <sup>2</sup>
From:	1,097. <sup>91</sup> ft <sup>2</sup> to 2,432. <sup>64</sup> ft <sup>2</sup>



### • AMENIDADES / AMENITIES

Alberca:	si
Areas verdes:	si, 3 frentes a campo de golf
Vigilancia:	si
Palapa:	si
*Otros:	Membresia campo de golf

Swimming pool:	yes
Green areas:	yes, 3 with golf view
Surveillance:	yes
Palapa:	yes
*Others:	Golf course membership

### • ACABADOS / FINISHES

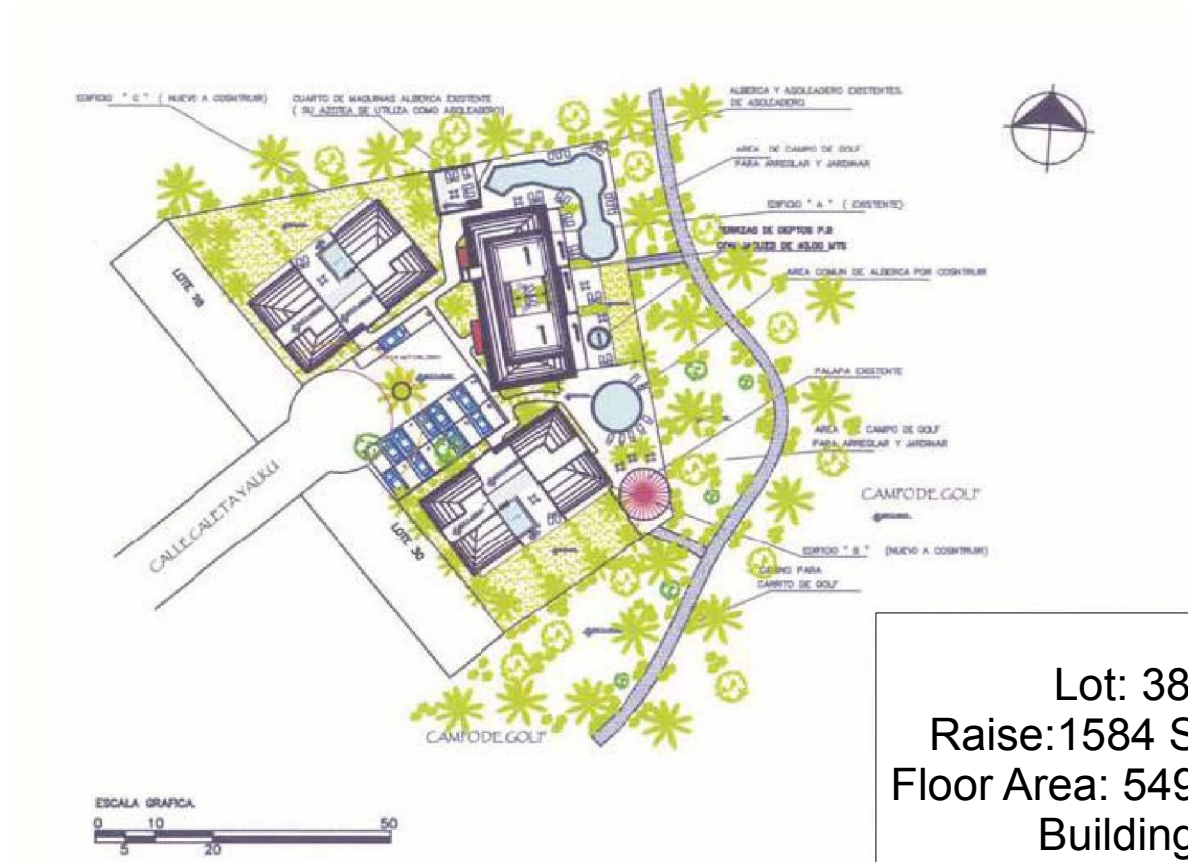
Pisos:	Losetas de cerámica de 40cm
Paredes:	Pasta fina, terminados en pintura vinilica
Cocina:	Gabinetes de madera, cubierta de mármol, estufa eléctrica
Baños:	Accesorios de lujo, cancelería de aluminio, cerámica
Closets:	Madera con barniz natural y/o laqueado
Aires acondicionados:	Central independiente
*Otros:	---

Floors:	15.74in Ceramic slabs
Walls:	Wall wash, vinylic paint
Kitchen:	Wood cabinets, marble counters, electric stove
Bathrooms:	Luxury finishes, aluminium slider door frames, ceramic tiles
Closets:	Natural varnish or laquer wood finishes
Air conditioned:	Central with independent controls
*Others:	---

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## PLANO GENERAL / MAIN FLOOR PLAN

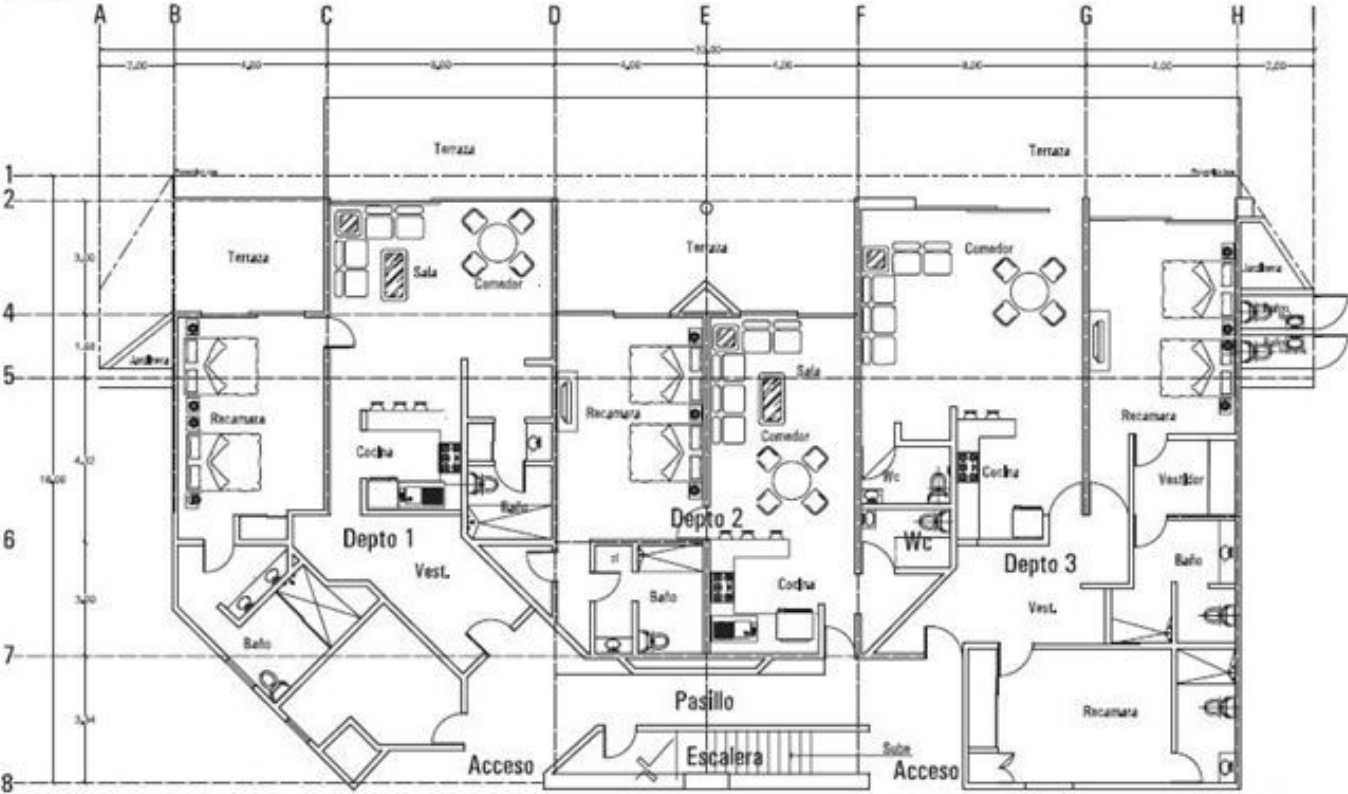


Lot: 3898.86 Sqmt  
Raise: 1584 Sqmt – COS 40.63  
Floor Area: 5496 Sqmt – CUS 1.41  
Building A 9 Units  
Building B 11 Units  
Building C 11 Units  
  
Total 31 Units



**PLANOS / FLOOR PLANS**

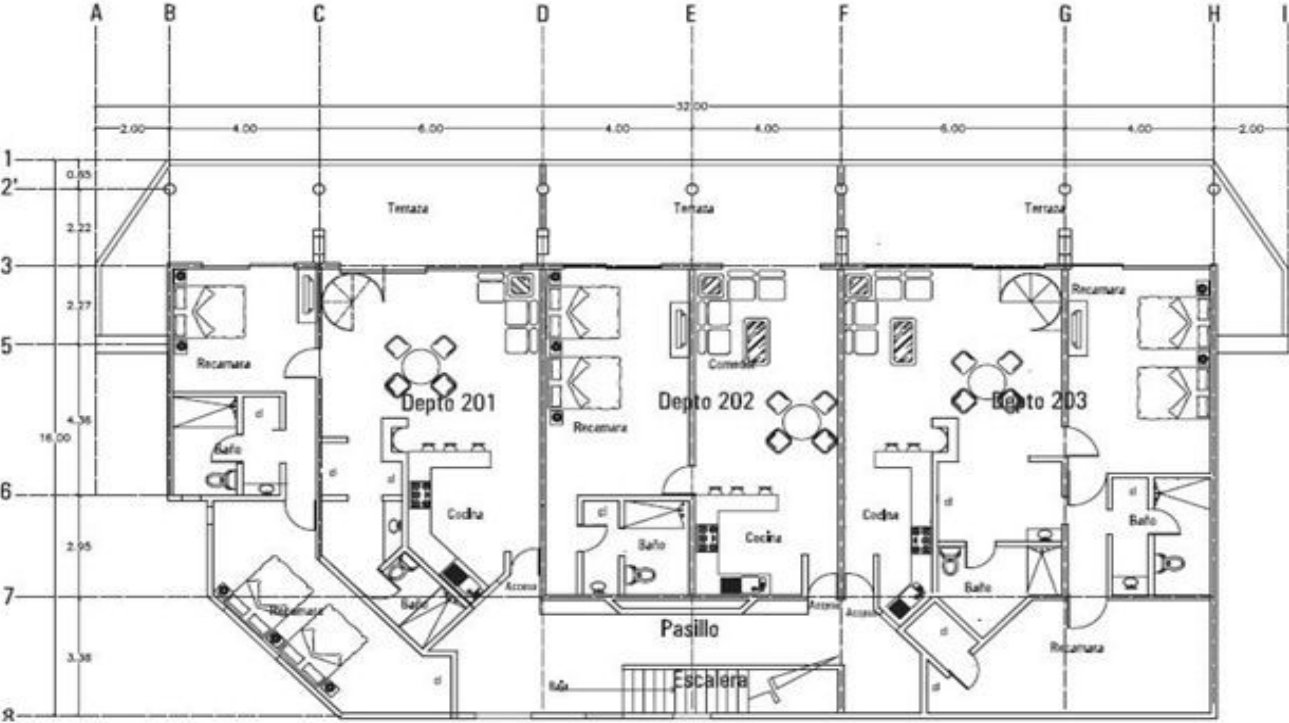
Planta baja / *Ground floor*





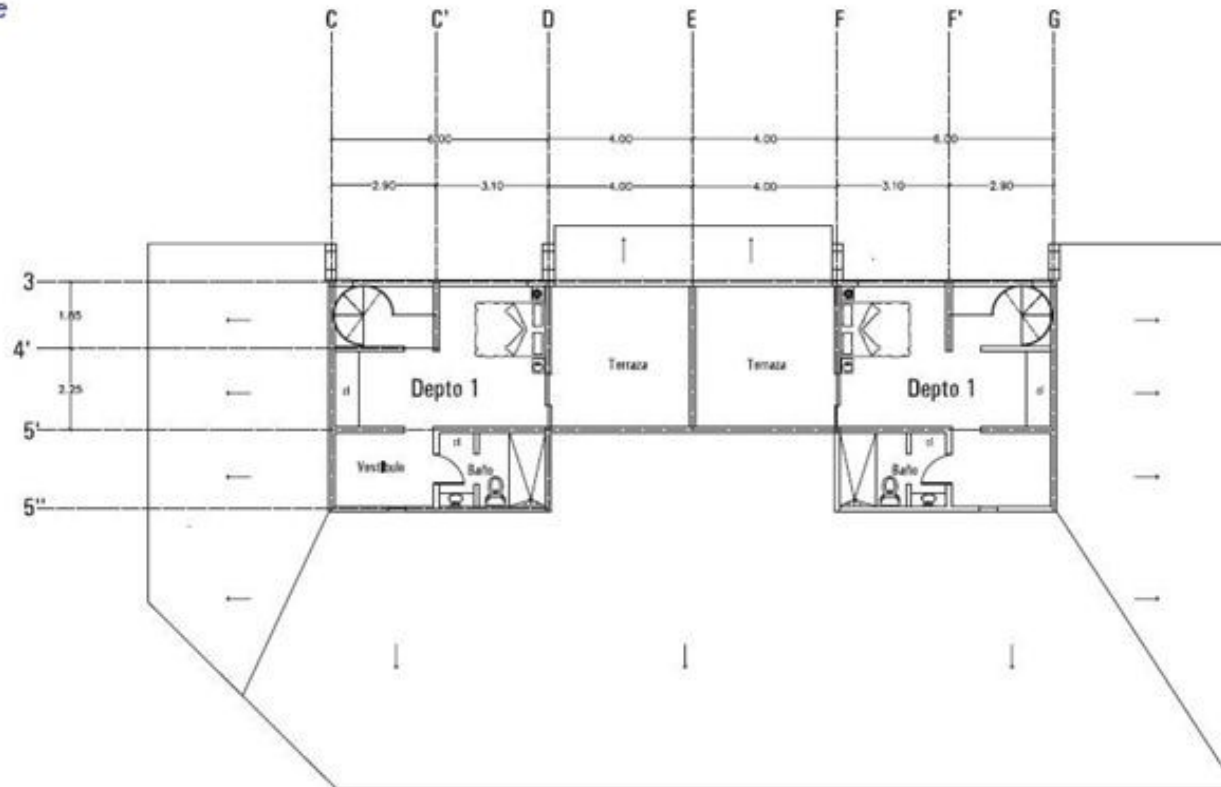
**PLANOS / FLOOR PLANS**

2 Nivel / 2 Level



## PLANOS / FLOOR PLANS

Penthouse / Penthouse







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