



NORTH
SHORE
REALTY

México 329-291-5470
U.S. 214-227-7794

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CASA DOS ALMAS JUNTAS

Destiladeras Beach, Riviera Nayarit



60 Linear Feet of Beachfront with 9,500 square feet of total construction

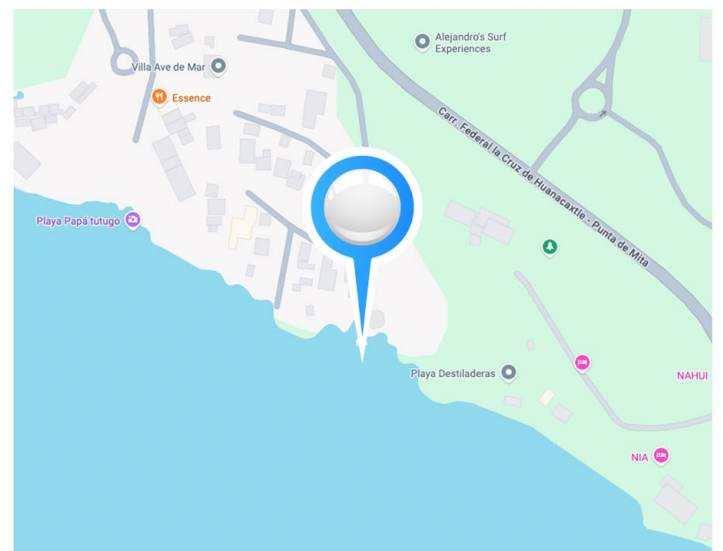
6 bedrooms, with 8 custom designed bathrooms

It is extremely rare to find such a spacious & private home located on a premier beach in La Playa Destiladeras. This one-of-a-kind solid construction oceanfront home that sits overlooking the entire Bahía de Banderas and has been meticulously cared for to the finest detail.

Designed as the model home by one of **Mexico's most famous architect**, Jaime Barba and Gerardo Ramirez. It is the prime lot, literally lot #1 of only 7 beachfront homes in the community and situated on a rare level plane with the beachfront.

24-hour security, public areas that include tennis & pickleball courts, fitness center, & private Casa Club.

- 60 Linear Feet on ¼ Acre of Ocean Front
- 9,000+ Sq ft. of Construction
- 6 Bedroom, 8 Custom Bathrooms
- Upper and Lower Master Bedrooms
- Massive Upper Terrace
- Expansive Outdoor Entertaining
- Beachfront Infinity Pool
- Poolside Cabana Bath and Shower
- Top Quality Finishings
- 40 Solar Panels
- Gated Community
- Beach Club, Tennis and Fitness



FOR SALE

\$5,995M USD
FLEX # 41,826



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- Rare Large Oceanfront on Destiladeras Beachfront
- Entry Courtyard Waterfall; 30 Palm Trees
- 9,500 SF (M2 Living Space); 1100 M2 Lot
- Italian marble floors throughout interior
- 6 Large Bedroom Suites, 7 beds, sleeps 14
- Granite, Porcelain, Caesar Stone Countertops
- Solid Perrotta Doors/Primavera Custom Cabinets
- Top of the Line Appliances: Viking, Dacor, Sub Zero
- 13 Security Camera System, Motion Sensor Lights
- Side Entry Lobby with full bathroom/shower & storage
- Video Intercom Electric Gate Entry & Doorbell
- Large Tropical Landscaped Yards with loungers
- Air Conditioning & Ceiling Fans in every room
- Infiniti Pool Overlooking Entire Bay
- Poolside Cabana Bathroom & Shower
- Surround Sound speaker system upstairs & downstairs
- 2 Covered Palapas, 4 Covered Pergolas, 4 outdoor showers
- Dining table seats 10, Bar seats 10, Loungers for 6 & 2 large daybeds
- Tiled Infiniti Swimming Pool overlooking beach w/ poolside fireplace
- Huge outdoor space, lawn, tiled decks, terraces, loungers, all on both level
- Custom Private Oceanfront Lot
- Fountain & Decorative Pond
- 40 Solar Panels
- Exterior Floor Tiles
- 8 Custom Design Bathrooms
- Walk-in Kitchen Pantry
- Separate Utility Room
- Triple Filtered Soft Water System
- Oversized Garage w/ built in storage
- Security Guard Gate 24-Hour
- Local & International Art
- Outdoor Commercial Kitchen
- Open Floor Plan; Great Views
- Pool is Salt Filtered, No Chlorine

DOWNSTAIRS INTERIOR

- BEDROOM #1": Spacious Guest Master Suite with Private Courtyard, 2 Large beds, twin sinks, indoor & outdoor shower, custom tiled benches, stained glass
- BEDROOM #2: Spacious Guest Suite & Private Covered Courtyard, indoor & outdoor shower, tiled benches, tropical flower planter
- BEDROOM #3: Spacious Guest Suite w fountain, Lily Pond
- DINING AREA: oceanfront views
- GREAT ROOM: Spacious w/ oceanfront views
- KITCHEN: Ocean Views, upgraded appliances including Viking, Sub Zero, Dacor,
- WALK-IN PANTRY with extra storage
- WET- BAR
- GUEST BATHROOM: Unique Wall designs
- SIDE ENTRY & STORAGE ROOM w/ full bathroom/shower, Utility Room,
- UTILITY ROOM w/ Walk-In Pantry, additional /Refrigerator-Freezer, Pantry

DOWNSTAIRS EXTERIOR

- OCEANFRONT PROPERTY- one step to the sand!
- PANARAMIC OCEAN VIEWS, Beautiful Landscaping, Covered Patio, Palapa, Pergola
- INFINITI SWIMMING POOL: Views Overlooking Beach, Ocean, Puerto Vallarta & Island
- COMMERCIAL KITCHEN, Pizza Oven, Bar
- FRONT ENTRY COURTYARD: Fountain & Lily Pond, custom tiled curbing

UPSTAIRS INTERIOR

- BEDROOM #4: Grand Master Suite, Oceanfront Views, Huge Walk-in Closet, Jacuzzi Bath, Dual Showers, Wet-Bar, large terrace, outdoor shower, Large Separate Office
- BEDROOM #5: Separate Studio Suite Apartment, spacious bedroom, balcony overlooking courtyard & fountain.
- BEDROOM #6: Spacious & Quiet

UPSTAIRS EXTERIOR

- HUGE OCEAN FRONT TERRACE DECK w/ panoramic views, chairs, flowers, shower
- HIGHLIGHTS: 40 Solar Panels, Central Security System, Security Lights, 13 Security Cameras, 5 Motion Sensor Lights, Air Conditioning, Triple Water Filtration, Auto Sprinklers, WIFI inside & outside
- VIDEO DOORBELL & ENTRANCE CAMERAS : 3 interior viewing monitors, Custom Wrought Iron Automatic Front Gate Entrance to courtyard fountain
- Sofa seating, teak chairs, ottomans and loungers
- Security Cameras & Motion Light Sensors
- Huge outdoor space, lawn, tiled decks, terraces, loungers, all on both levels

HOMEOWNERS AMENETIES

- Two 24-Hour Security Guarded Entry Gates
- Private Beach Casa Club
- Tennis & Pickleball Courts, Fitness Center