

ROMANTTIKA

Luxury Condominiums

333 Francisca Rodriguez St., Emiliano Zapata, Puerto Vallarta, Jalisco, México, 48380

Located in one of the most iconic areas of PUERTO VALLARTA, THE HEART OF THE ROMANTIC ZONE, specifically at the exit to the Vallarta – Mismaloya highway, makes ROMANTIKA Luxury Condominiums development, the best option for those who want to enjoy the true experience of living in this area.

ROMANTIKA

Luxury Condominiums



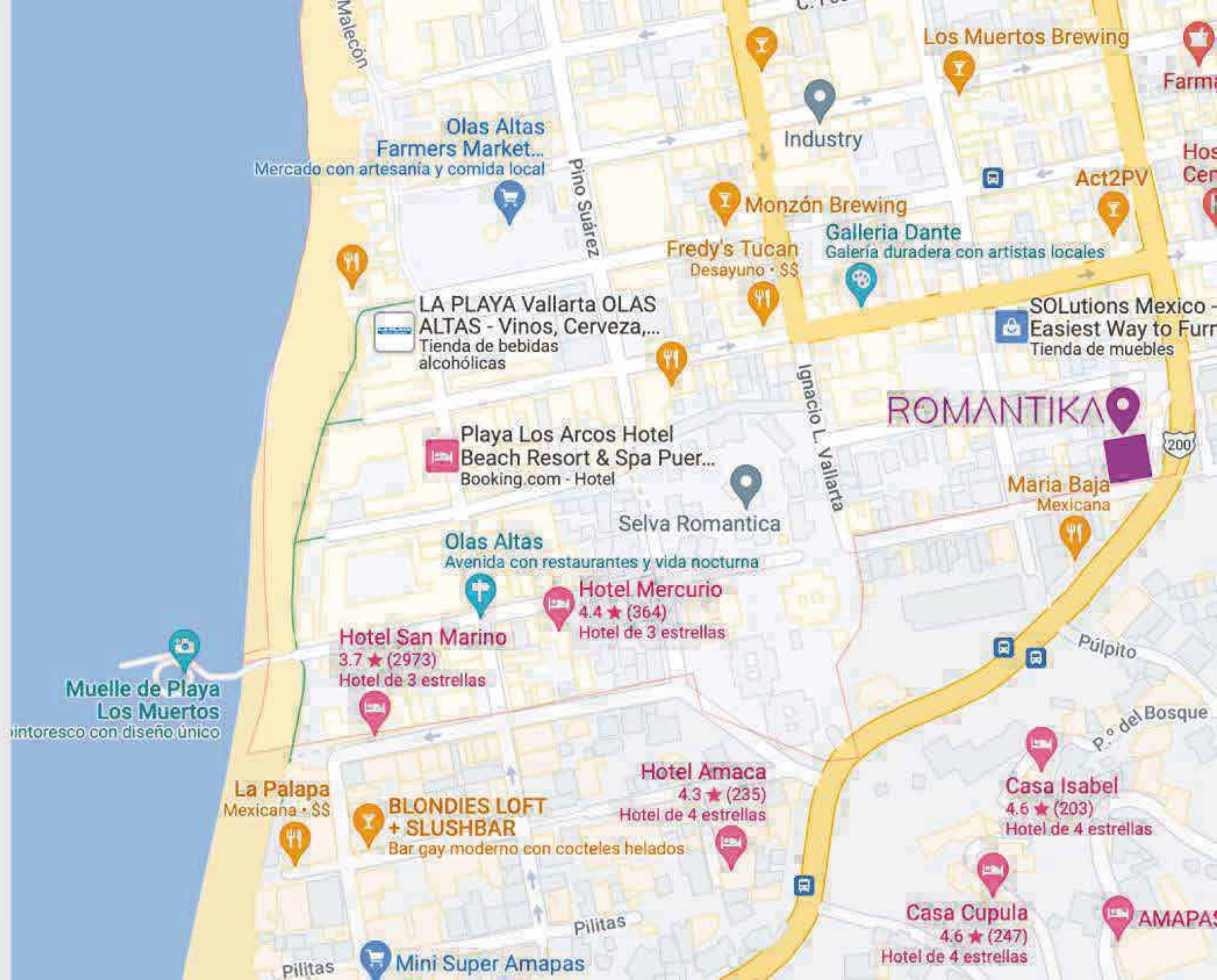


ROMANTIKA is close to restaurants, nightclubs, bars, convenience stores, hospitals, cultural and recreation centers, boutiques, and most importantly; only 7 blocks away from the iconic Los Muertos Beach, with it is beautiful Pier connecting with the MALECON Sidewalk.

Luxury Condominiums

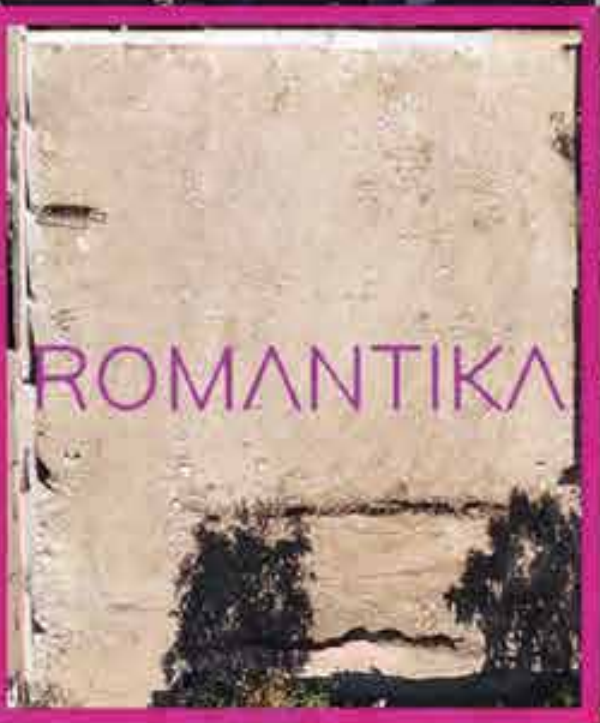
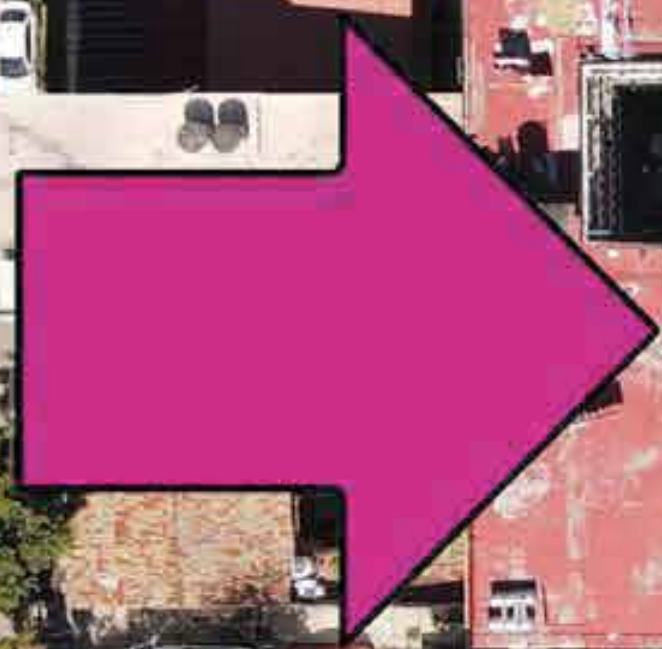
has a privileged location, just 18 minutes away from Vallarta's int airport where you can easily get to any place your heart leads to. Head north to Nayarit's beautiful beaches or hop on a bus to south hidden coastal villages, Mismaloya and boca de Tomatlan.

Whether you drive yourself on a car, uber or sightseeing on a bus, options are endless.



Constitución Street

333 Francisca Rodriguez St.



Site-ROMANTIKA

200KM Highway

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Common areas and Amenities

There will be a swimming pool, jacuzzi, restrooms, showers, sun deck, sky bar on the rooftop with ocean bay views (also over looking the Church of Guadalupe & Gringo Gulch)

There will be 2 Elevators, all residential units are 2 bed 2 baths, with balconies, the GYM will be located on the ground floor back side patio area next to the commercial spaces, and we are considering to have a DOGGY PARK on the PATIO ground floor area behind the commercial spaces (also to be confirmed)

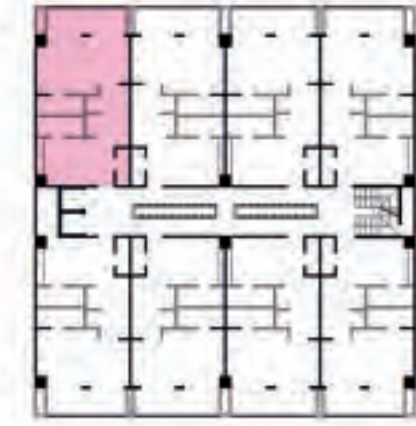
24/7 Security and commercial spaces for certain business (no night clubs, no bars, no loud concepts to avoid noise).


LEVELS 1 – 5
8 UNITS PER LEVEL

PATIO CITY VIEWS



STREET VIEW



 **1 BEDROOM**

 **2 FULL BATHROOMS**

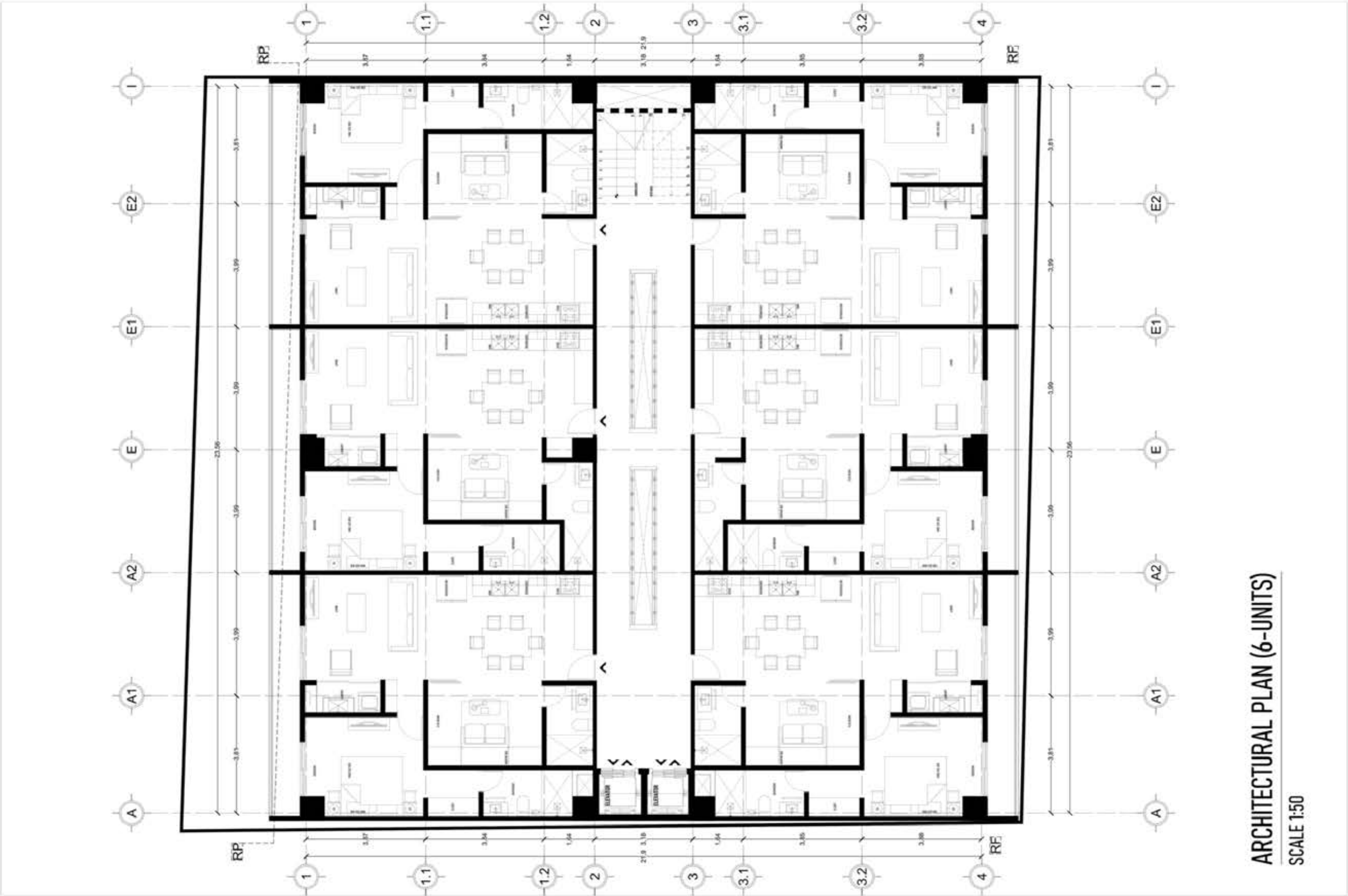
 **1 FLEX ROOM**
(Murphy bed / Sofa bed)



**Estimated HOA: Between \$275 to \$325
USD per month (to be confirmed.)**

**Parking Spaces and Storage Rooms will be
available by request to join the waiting
list by December 2022, we can register
clients in a waiting list to be considered,
but not reserved.**

LEVELS 6: 6 UNITS PER LEVEL
EACH UNIT: BED • 2 FULL BATH UNITS



ROMANTIKA

LOCATION:



SPACES:

- MASTER BEDROOM
- MASTER BATHROOM
- FLEX ROOM
- BATHROOM
- LIVING ROOM / TV AREA
- DINNING
- KITCHEN
- LAUNDRY ROOM
- BALCONY

LEVEL :

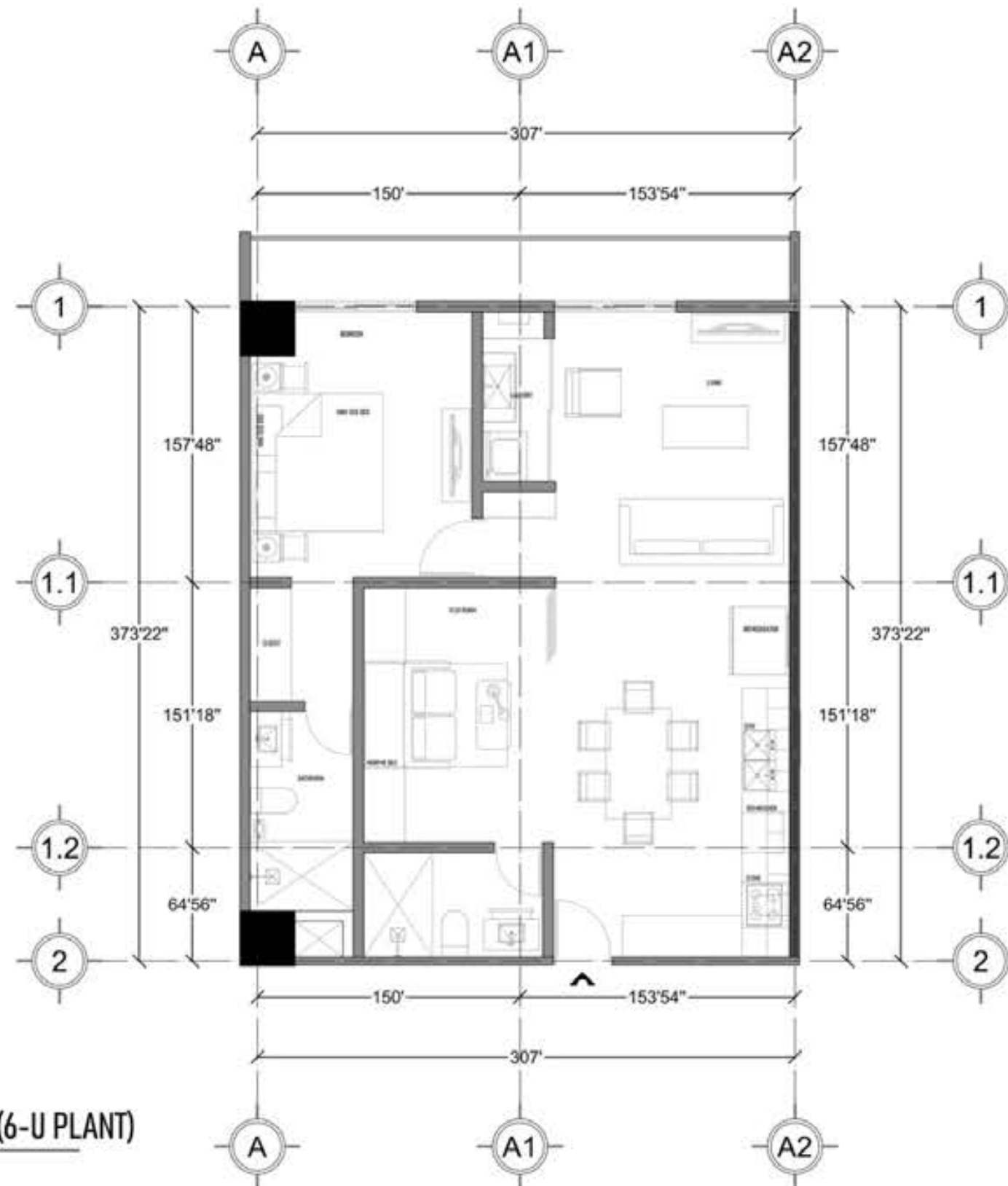
FROM LEVEL 6 TO 9

AREA:

UNIT	840.42	SQ FT
BALCONY	87.33	SQ FT
GRAND TOTAL	927.76	SQ FT

UNIT:

6-UNITS PLANT



ARCHITECTURAL PLAN (6-U PLANT)

SCALE 1:75

Residences

Included:

- Kitchen Counters.
- Cabinets.
- Drawers.
- 2 Closets will be included for each bedroom
- 3 AC mini splits (1 for each bedroom and 1 for the living dining kitchen)

No appliances will be included, the kitchen design will allow to request modifications for specific fixtures under developer's consideration before delivery. For appliance spaces preparation, please specify measurements, outlet locations and quantity,





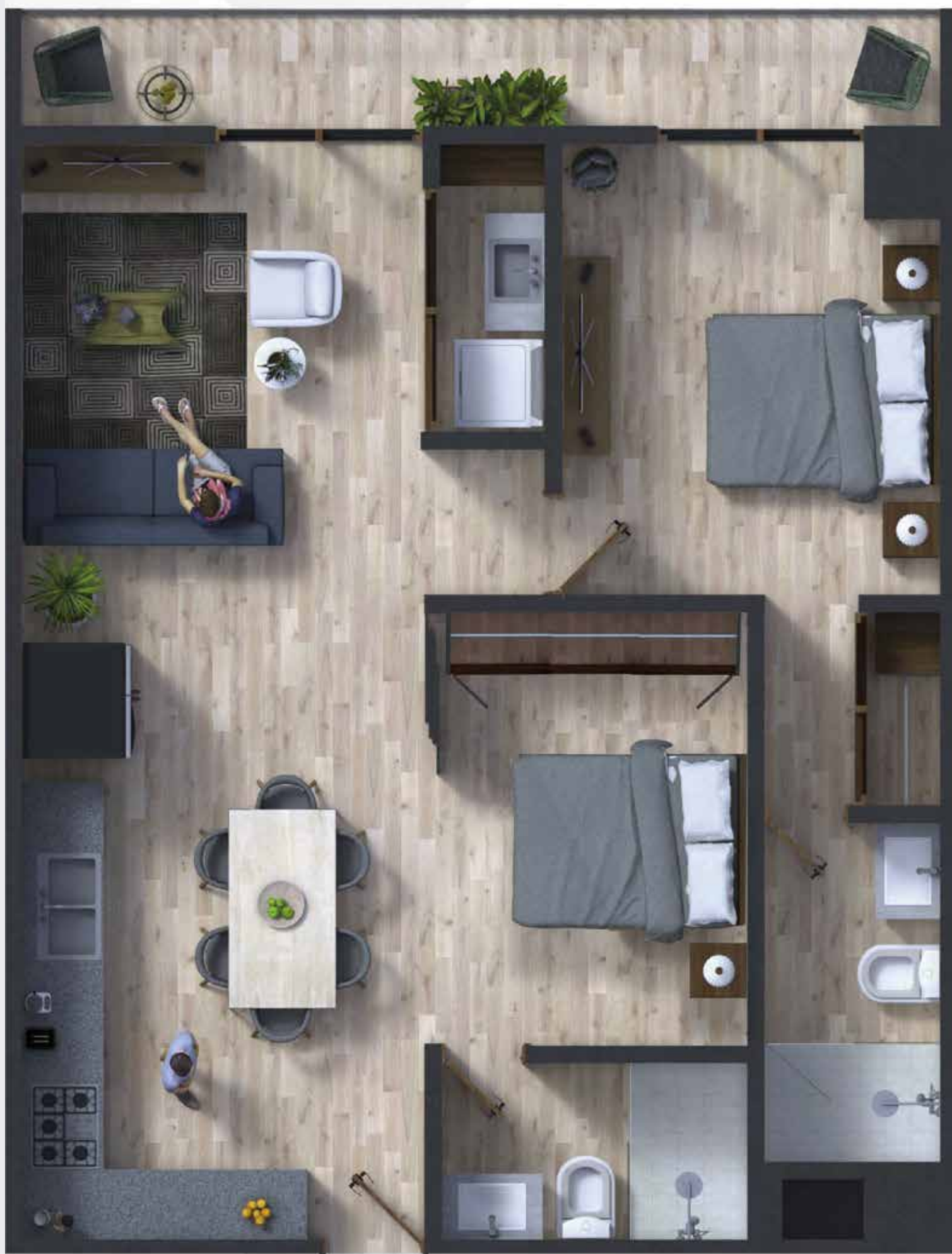
Floorplans

Floor Plans for Units ending 1, 2, 3 and 4 will be located on the backside of the building overlooking the patio and the bay. 8 units per floor.

Levels 4th and 5th will have ocean views, corner tower with units ending 4 will overlook the highway.

Floorplans

Floor Plans for Units ending 5, 6, 7, 8 will be located on the front side of the building overlooking Francisca Rodriguez Street. 8 units per floor. Corner tower with units ending 8 will overlook the highway.





BACKSIDE FACADE OCEAN VIEWS NORTH SHORE

200km HIGHWAY



333 FRANCISCA RODRIGUEZ

**UNDERGROUND
PARKING LOT**

200km HIGHWAY

GROUND FLOOR



333 FRANCISCA RODRIGUEZ

OCEAN VIEWS- NORTH SHORE BAY (CHURCH)



ROOFTOP – SKYBAR – SWIMMING POOL – JACUZZI

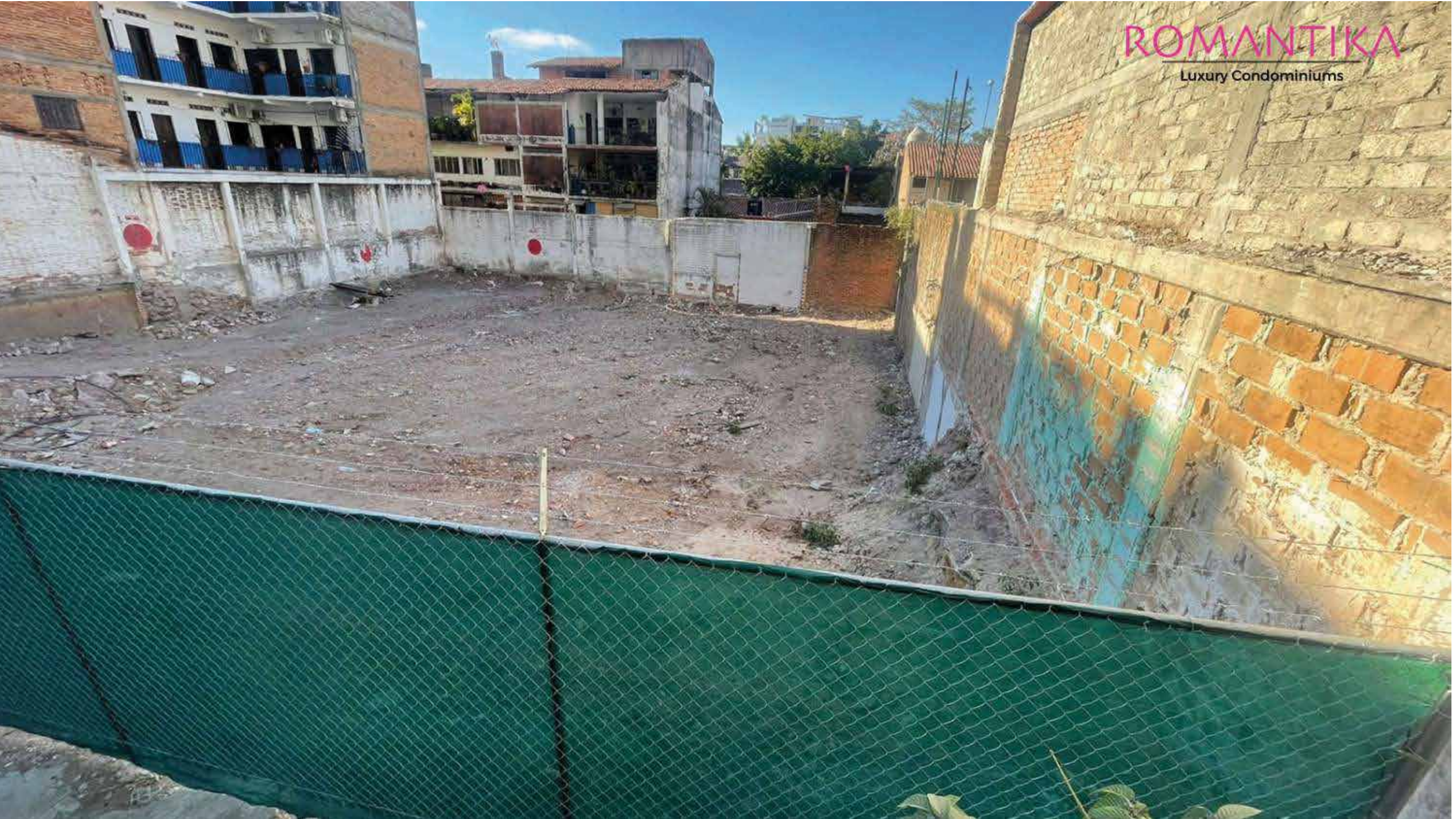


CONSTRUCTION SITE AND VIEWS



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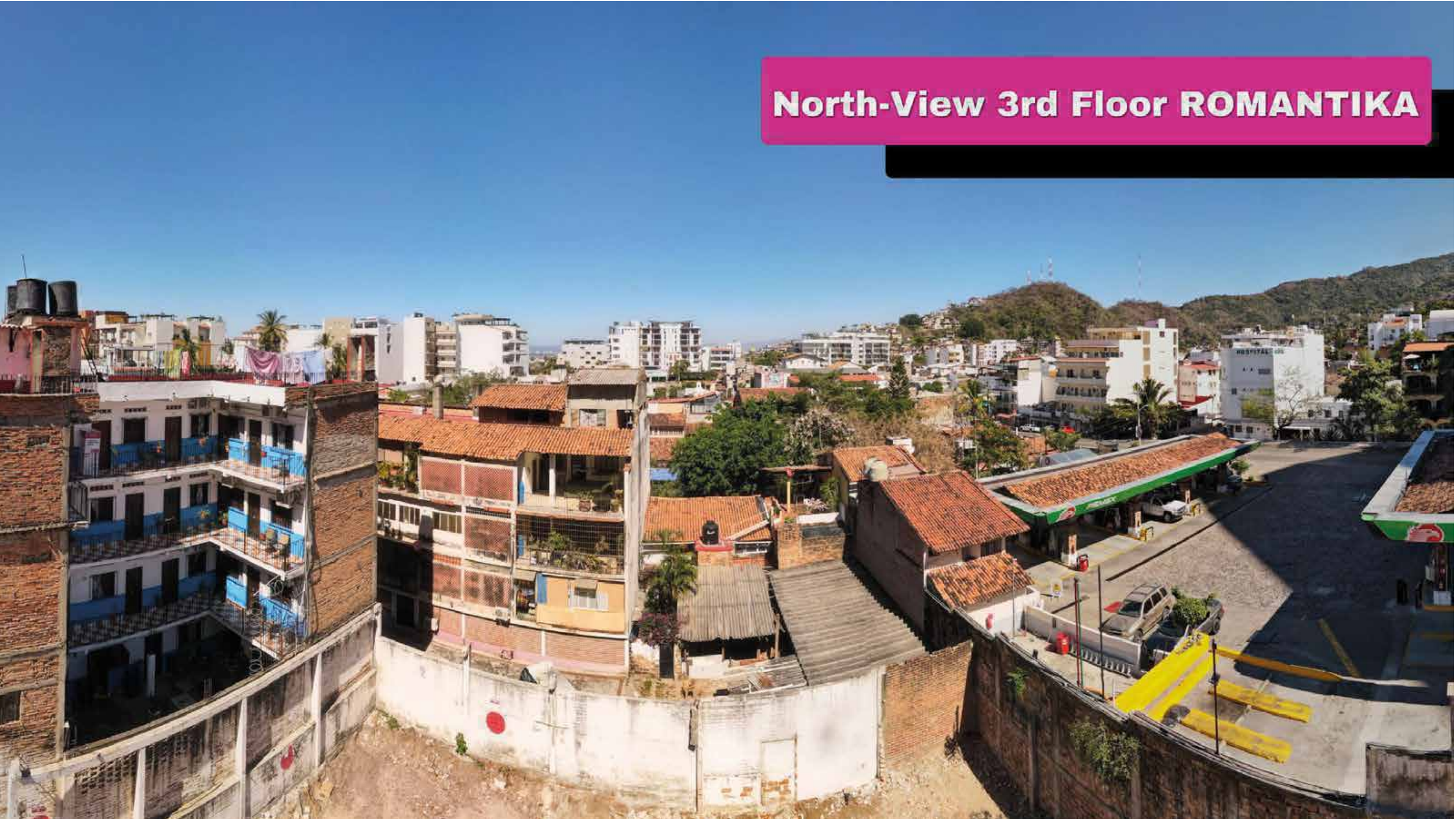
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North-View 1st Floor ROMANTIKA



North-View 3rd Floor ROMANTIKA



North-View 5th Floor ROMANTIKA



North-View Rooftop ROMANTIKA



South-View 1st Floor ROMANTIKA



South-View 3rd Floor ROMANTIKA



South-View 5th Floor ROMANTIKA



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Sphere-Complete View



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Street - Front Tower Pricelist

R O O F T O P				
604 2 BED 2 BATH 86M2 /927 SqFt \$570,000 USD 30% Disc. \$399,000 USD		605 2 BED 2 BATH 86M2 /927 SqFt \$570,200 USD 30% Disc. \$399,140 USD		606 2 BED 2 BATH 86M2 /927 SqFt \$628,300 USD 30% Disc. \$439,810 USD
505 1 BED 2 BATH 65M2 /702 SqFt \$500,800 USD 30% Disc. \$350,560 USD	506 1 BED 2 BATH 65M2 /704 SqFt \$503,200 USD 30% Disc. \$352,240 USD	507 1 BED 2 BATH 66M2 /712 SqFt \$510,300 USD 30% Disc. \$357,210 USD	508 1 BED 2 BATH 67M2 /731 SqFt \$553,900 USD 30% Disc. \$387,730 USD	
405 1 BED 2 BATH 65M2 /702 SqFt \$485,200 USD 30% Disc. \$339,640 USD	406 1 BED 2 BATH 65M2 /704 SqFt \$485,500 USD 30% Disc. \$339,850 USD	407 1 BED 2 BATH 66M2 /712 SqFt \$490,800 USD 30% Disc. \$343,560 USD	408 1 BED 2 BATH 67M2 /731 SqFt \$509,100 USD 30% Disc. \$356,370 USD	
305 1 BED 2 BATH 65M2 /702 SqFt \$475,200 USD 30% Disc. \$332,640 USD	306 1 BED 2 BATH 65M2 /704 SqFt \$475,900 USD 30% Disc. \$333,130 USD	307 1 BED 2 BATH 66M2 /712 SqFt \$482,800 USD 30% Disc. \$337,960 USD	308 1 BED 2 BATH 67M2 /731 SqFt \$503,400 USD 30% Disc. \$352,380 USD	
205 1 BED 2 BATH 65M2 /702 SqFt	206 1 BED 2 BATH 65M2 /704 SqFt \$455,000 USD 30% Disc. \$318,500 USD	207 1 BED 2 BATH 66M2 /712 SqFt \$463,300 USD 30% Disc. \$324,310 USD	208 1 BED 2 BATH 67M2 /731 SqFt \$475,300 USD 30% Disc. \$332,710 USD	
105 1 BED 2 BATH 65M2 /702 SqFt \$437,200 USD 30% Disc. \$306,040 USD	106 1 BED 2 BATH 65M2 /704 SqFt	107 1 BED 2 BATH 66M2 /712 SqFt \$442,300 USD 30% Disc. \$309,610 USD	108 1 BED 2 BATH 67M2 /731 SqFt \$449,200 USD 30% Disc. \$314,440 USD	
Commercial Spaces				

200 km Highway

 Available	 Reserved	 Sold	 Limited offer
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HOA Fees: \$5 USD per SQM (\$0.46 USD per SQFT)

Amenities: Swimming pool, Skybar, Sundeck, Elevators, Gym, Dog Park

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Back - Side Patio Tower Pricelist

200 km Highway

OCEAN VIEWS

ROOFTOP

601 2 BED 2 BATH 86M2 /927 SqFt \$671,600 USD 30% Disc. \$470,120 USD	602 2 BED 2 BATH 86M2 /927 SqFt \$671,800 USD 30% Disc. \$470,260 USD	603 2 BED 2 BATH 86M2 /927 SqFt	
501 1 BED 2 BATH 66M2 /712 SqFt \$540,000 USD 30% Disc. \$378,000 USD	502 1 BED 2 BATH 65M2 /704 SqFt \$535,000 USD 30% Disc. \$374,500 USD	503 1 BED 2 BATH 65M2 /704 SqFt	504 1 BED 2 BATH 66M2 /712 SqFt
401 1 BED 2 BATH 66M2 /712 SqFt \$482,100 USD 30% Disc. \$337,470 USD	402 1 BED 2 BATH 65M2 /704 SqFt \$477,600 USD 30% Disc. \$334,320 USD	403 1 BED 2 BATH 65M2 /704 SqFt \$479,800 USD 30% Disc. \$335,860 USD	404 1 BED 2 BATH 66M2 /712 SqFt
301 1 BED 2 BATH 66M2 /712 SqFt \$462,200 USD 30% Disc. \$323,540 USD	302 1 BED 2 BATH 65M2 /704 SqFt \$457,300 USD 30% Disc. \$320,110 USD	303 1 BED 2 BATH 65M2 /704 SqFt \$457,400 USD 30% Disc. \$320,180 USD	304 1 BED 2 BATH 66M2 /712 SqFt \$473,900 USD 30% Disc. \$331,730 USD
201 1 BED 2 BATH 66M2 /712 SqFt \$442,200 USD 30% Disc. \$309,540 USD	202 1 BED 2 BATH 65M2 /704 SqFt \$437,300 USD 30% Disc. \$306,110 USD	203 1 BED 2 BATH 65M2 /704 SqFt \$437,400 USD 30% Disc. \$306,180 USD	204 1 BED 2 BATH 66M2 /712 SqFt
101 1 BED 2 BATH 66M2 /712 SqFt \$427,200 USD 30% Disc. \$299,040 USD	102 1 BED 2 BATH 65M2 /704 SqFt \$427,300 USD 30% Disc. \$299,110 USD	103 1 BED 2 BATH 65M2 /704 SqFt \$427,400 USD 30% Disc. \$299,180 USD	104 1 BED 2 BATH 66M2 /712 SqFt \$428,300 USD 30% Disc. \$299,810 USD

Commercial Spaces

DOG PARK

	Available		Reserved		Sold		Limited offer
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HOA Fees: \$5 USD per SQM (\$0.46 USD per SQFT)

Amenities: Swimming pool, Skybar, Sundeck, Elevators, Gym, Dog Park