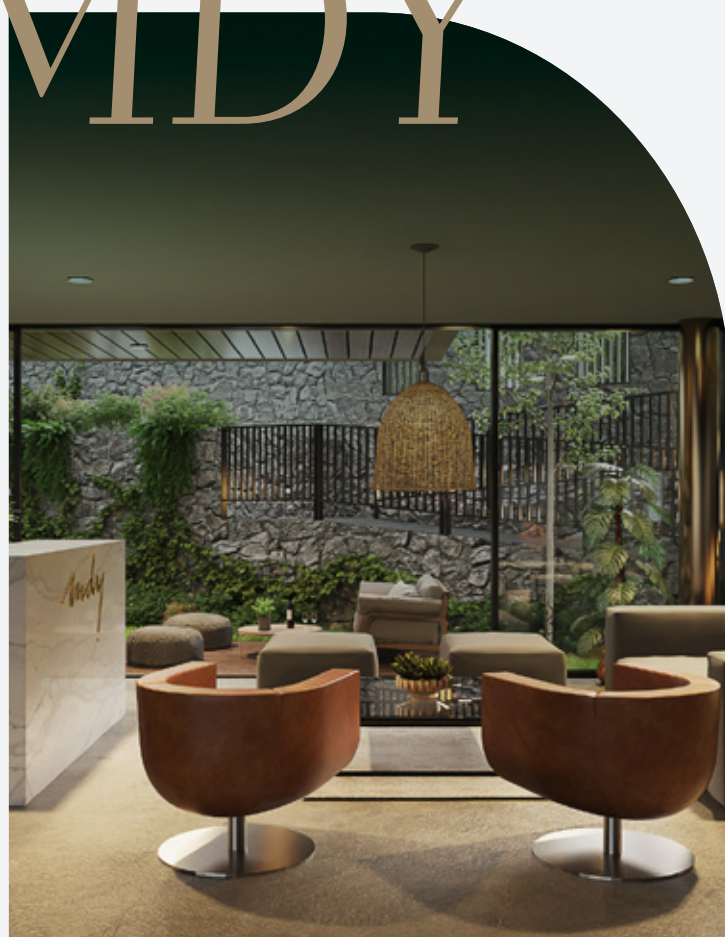


*indy*  
the new way  
TO SPELL STYLE  
in Puerto Vallarta





# MDY



## WELCOME TO THE LATEST JEWEL OF RESIDENTIAL DESIGN IN PUERTO VALLARTA

An unparalleled scenario converging unrepeatable Banderas Bay landscapes, refined architecture, and exhilarating amenities: an eclectic environment of sophistication and delight located just at the right distance between the *hustle* and a *relaxed lifestyle*.

→ *MDY®, to live in an unbeatable way*

Our apartments and lofts amplifies the notion of comfort by welcoming light and open spaces, as well as retirement and intimacy. Here you will experience intelligent housing engineering that timely foresees the needs of its residents.



## THE OCEAN REPUBLIC



The proud creators of *The Palm On The Tree®* reaffirm with MDY® their compromise with the design of premium residential experiences, flawless quality and absolute originality.

Our undertaken mission to create and commercialize a real estate development of such an outstanding manufacture, brings together the expertise of specialized teams regarding planning, construction, and customer service of the highest distinction in the market. We call you to inhabit the passion that moves us.

MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic



MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

# *SEDUCTIVE & ALLURING LIFESTYLE*

+107.600 Sq. Ft. LIVING AREA  
24.057,34 Sq. Ft. LOT



## 53 Units

### 2 Pools

HEATED AND SALTWATER EQUIPPED

### Jacuzzi

### Senses & Sun Area

### Snack-Bar & Grill

### Gym

### Restaurant & Bar

### 2 Sea Ray Sport Boats

### Pet Zone

### Smart Parking

ELECTRIC, DISABLED, BICYCLE PARKING, SUPPLIERS PARKING SPACE



## LEED® Certified Development

The images that make up this brochure are  
merely illustrative, and the final result may  
vary from what is shown here.



# Puerto Vallarta

***The destination that  
amalgamates everything  
you want, also blends your  
new property.***

The delight and amusement mecca, where  
spontaneity of traditions merge with the  
efficient benefits of newness.

Puerto Vallarta is one of the most renowned  
destinations worldwide due to its natural and  
architectonical features, all ready to amaze  
and blend into the life of every new resident.





MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

# The Neighborhood



A beyond attractive cultural, amusement, and sporting offer, along with nightlife, gathering, and conventions venues, provide the identity to a warm community whose distinction is to enthusiastically welcome visitors and keep the port moving all year long.



The world-class roads (airport, marina, and the new highway), as well as financial, business, and educational centers, have now included a growing medical field. Year by year, it has been highlighted as one of the most prominent around the country for being a top-notch choice for the foreign inhabitants who have found in this destination the same medical attention they would get back home.



Unique beaches frame sublime sunsets, and a natural environment amazes new and familiar eyes with exuberant vegetation and fauna, inviting discovery and contemplation. Moreover, the unique taste of local cuisine (including a Michelin award) holds the promise to make each and every experience a delight provided by their culinary artists.

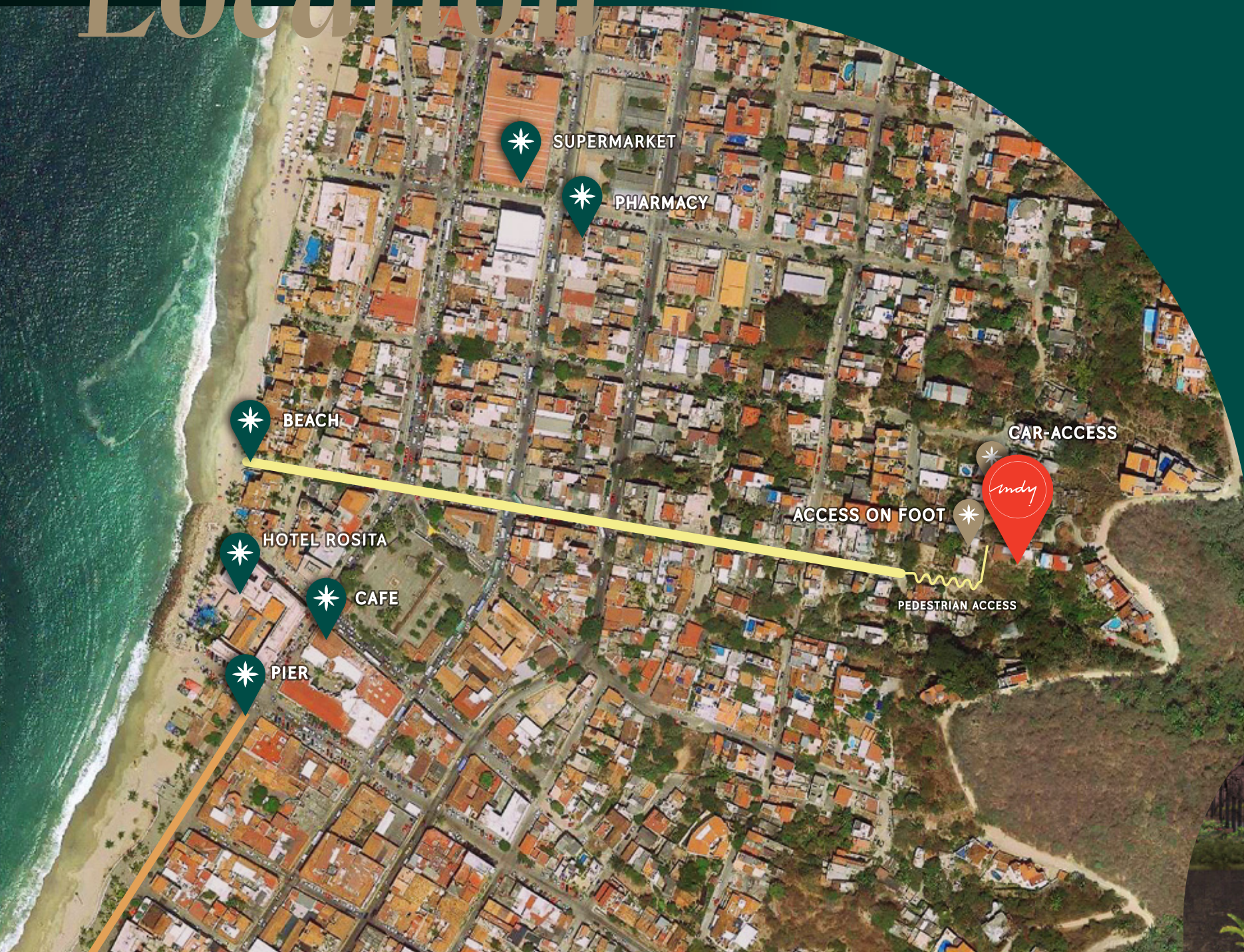


# Location

MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic



## Pedestrian Access

Bearing in mind the new residents and the conjoint growth of the community, The Ocean Republic® works on developing a complementary project, which will enable the last section of the route, thus connecting Venezuela St. with the entrance walkway that leads to the complex.





MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

# The Beach 🌴

Meet sea breeze just a few steps away, or begin your course along the malecón...

A dazzling Sun, a whimsical Moon, and deep swaying waves will calmly coexist  
with you along an everyday new history.

*About 2500 ft away from the beach.  
This is how MDY® confirms its calling  
towards the bliss.*





# Amenities

MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic





MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic



Two sportsboat of the famous manufacturer  
SeaRay are included as part the exclusive  
amenities for MDY® homeowners.



**2 SEA RAY**  
**XPS190**  
Model 2023



A whole sensory experience to  
enjoy the spectacular panoramic  
landscapes of Puerto Vallarta.



# Senses & Sun Area

*Senses & Sun Area* is the space that features breathtaking views and one of the project's two heated saltwater pools\*, both married up with cozy bungalows to ignite the afternoon.

Furthermore, if you are looking to crown the experience, board the elevator to get there effortlessly and have a relaxing time in the Jacuzzi.



\*This type of installation adds numerous benefits in different sections: such as savings in maintenance, the environment, or health, as well as helping to avoid one of the main problems of conventional pools: discomfort caused by chlorine in the eyes and on the skin.



SALT WATER POOLS\*



MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic



# Snack-Bar & Grill

Time to step out from quietness? This is the ideal place to enjoy with friends, good weather, and a special grill.

*Snack-Bar & Grill* gather the perfect amenities along with the second heated saltwater pool, all ready to spend endless comforting afternoons with the ideal companions.

SALT WATER POOLS\*



## GYM

A fitness center fully equipped with everything you need to maintain a daily self-care routine and stay in shape.

## RESTAURANT & BAR

Find, within the condo, the ideal place to enjoy any meal and a time to bond with the MDY® remarkable community.



# Tower A

## Main Tower

- 40 Units
- 2 Pent-houses
- 2 Lofts
- Car-access
- Basement parking
- 2 Elevators
- 36 Warehouses
- Garbage chute system

## Low environmental impact



In MDY® we are engaged with a vision for a more sustainable and healthier future.

Because of this, we have assumed the task of designing a real estate development that meets LEED® standards in terms of air cleanliness, efficient use of energy and natural resources, and the avoidance of chemicals of concern for the environment.

MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic





# Tower B

- 6 Units
- Car-access
- Elevator



# Tower C

- 7 Units
- Lobby
- Elevator
- Access on foot
- Snack-Bar & Grill





# PENTHOUSE 1 y 2



**PH1:** 2767.7 Sq. Ft.  
**PH2:** 2837.7 Sq. Ft.

- 3 Bedrooms
- Private Pool-Jacuzzi

- Direct-entry elevator system\*
- Fully equipped kitchen

- Terrace
- Living room-Dining room

- 3 full bathrooms and a ½ bathroom for guests
- Air conditioning

\*Available for PH2



MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic



Marble floor in the whole unit  
(including the terrace)

Marble or quartz countertops  
in kitchen and bathrooms

Composite deck for the pool  
and jacuzzi area



# Lofts 14 y 16

**14:** 2479.3 Sq. Ft.  
**16:** 2346.1 Sq. Ft.

- 2 Bedrooms w/full bathrooms
- Study room w/full bathroom
- Private pool-jacuzzi
- ½ bathroom for guests
- 2 Terraces
- Fully equipped kitchen
- Living room-Dining room
- Laundry
- Air conditioning

MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic



Marble floor in the whole unit  
(including the terrace)

Marble or quartz countertops  
in kitchen and bathrooms

Composite deck for the pool  
and jacuzzi area







# Units Type 1 & 2

MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

\*936.2 Sq. Ft.



\*Available in Tower A  
\*\*Available in Tower C



MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

**\*\*939.3 Sq. Ft.**

- 1 Bedroom
- Fully equipped kitchen
- Terrace
- Living room-Dining room
- 2 full bathrooms
- Laundry
- Air conditioning

Marble floor in the whole unit  
(including the terrace)

Marble or quartz countertops  
in kitchen and bathrooms





# Units Type 3



Available in Tower A and B





MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

1459.8 Sq. Ft.

- 2 Bedrooms
- Fully equipped kitchen
- Terrace
- Living room-Dining room
- Laundry
- Air conditioning
- 2 full bathrooms
- ½ bathroom for guests

Marble floor in the whole unit  
(including the terrace)

Marble or quartz countertops  
in kitchen and bathrooms





# Unit Type 4

MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

Available in Tower C





MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

1076.3 Sq. Ft.

- 2 Bedrooms
- Fully equipped kitchen
- Terrace
- Living room-Dining room
- Laundry
- 2 full bathrooms
- Air conditioning



Marble floor in the whole unit  
(including the terrace)

Marble or quartz countertops  
in kitchen and bathrooms





# Lumina Finishes

Beauty, inspiration and architectural resistance.

Spaciousness for calm and thoughts' relaxed flood. It is time to cast off to float freely over the finest quartz and marble structures.

MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

- Countertops in Quartz or White Marble
- Marble floors
- Wood in light tones





MDY

The new way to spell style  
in Puerto Vallarta

By The Ocean Republic

Elegance, sophistication and  
eloquence of materials.

Emphatic style that highlights volume and perspective. Granite  
legacy shares space with the tropical accents of parota tonewood  
that provide the surroundings with presence and character.

# Umbra Finishes



- Countertops in Granite
- Marble floors Ivory color
- Wood in Parota tones



A wide-angle photograph of a vast ocean under a heavy, dark sky. The sun is low on the horizon to the left, creating a bright glow and a path of light reflecting on the water. The sky is filled with large, dark, textured clouds. The water is dark blue with small, choppy waves. In the distance, a few small white objects, possibly birds or small boats, are visible on the water's surface.

*indy!*

*For those that will see...*



A wide-angle photograph of a sunset over the ocean. The sky is filled with layers of clouds, with the lower layers glowing in bright orange and yellow from the setting sun. The upper layers are a deep purple and blue. The ocean below is dark, with gentle waves visible. The horizon line is straight across the middle of the frame.

*indy!*

*another kind of revelations.*



# mdy!

**MDY**  
a development by:



From the creators of:



A LEED® Certified Development