



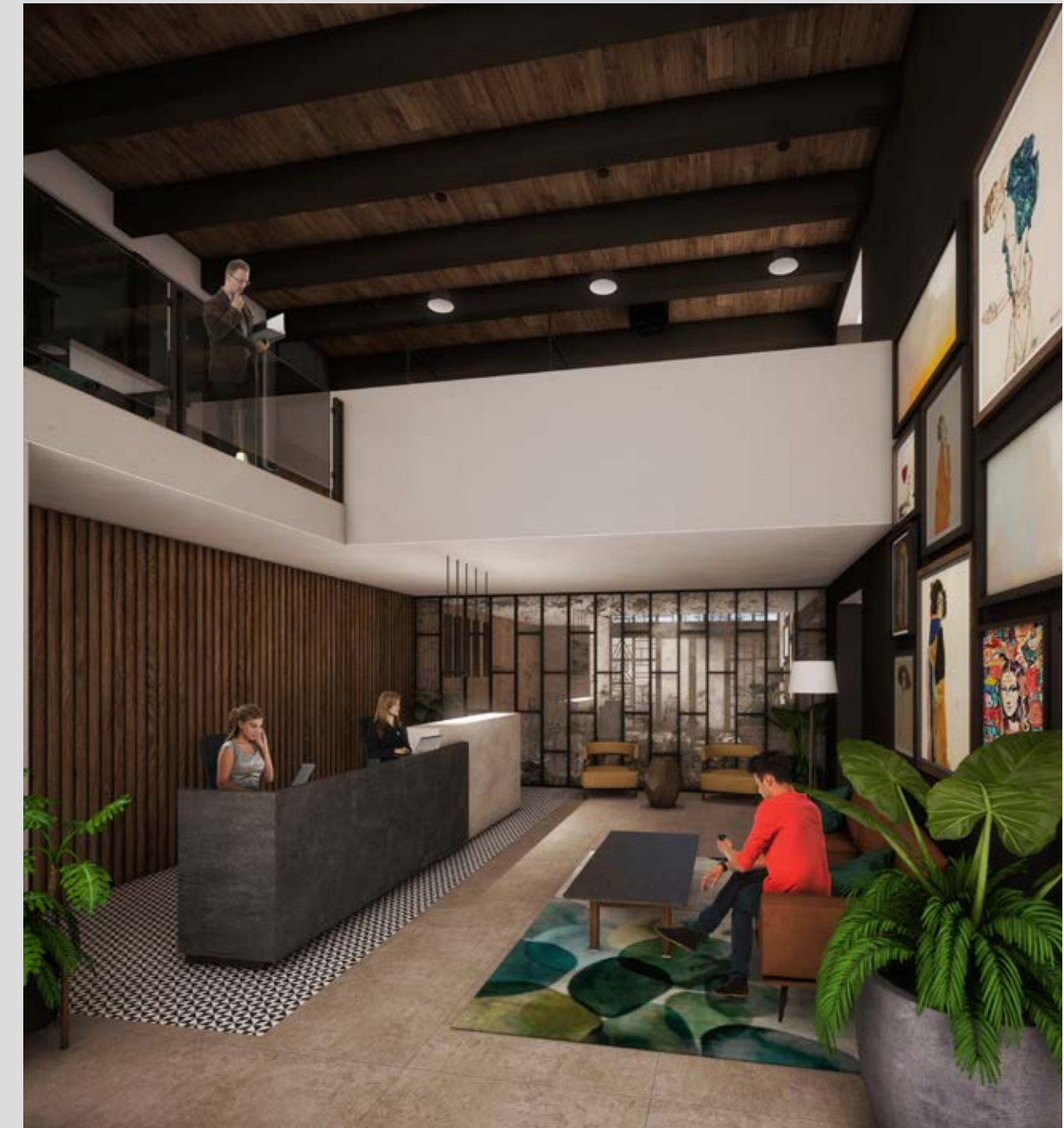
Comfort, convenience,
innovative design
and cutting-edge
technology for those
with an appreciation for
the finer things in life.



Front entrance

Experience the latest ascension in architecture excellence and contemporary design at Valarte - renowned developer GRUPO GOVA's newest class of luxury residential development for viable urban living. The groundbreaking tower with its verdant surroundings is a purposeful balance of function and elegance within the vibrant, up-and-coming community of Versailles and Fluvial, in the heart of Puerto Vallarta.

This exciting *new 95-unit residential development* boasts a variety of contemporary home plans ranging from loft-style, studio, and one-to-three-bedroom units, with varying garden, mountain, city, or ocean views. The numerous communal amenities are seamlessly integrated into the building's multiple tiers, focusing on social spaces for families and individuals alike.



Lobby

The developer reserves the right to modify colors, materials, services, floor plans, prices, and terms without prior notice. The furniture and landscaping are decorative suggestions only.



Valarte Front



Valarte Back

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Summary of features:

Valarte's modern design provides an utterly unique investment opportunity in one of Puerto Vallarta's fastest-growing neighborhoods.

Valarte's Unique Lifestyle Amenities include:

- Oversized Infinity-Edge Pool & Lounge Area
- Fitness Center
- Co-working and conference Facilities
- 16-Seat Movie Theater
- Outdoor Recreation Area
- Art Gallery and Commercial Spaces
- Rooftop Multi-Purpose Center
- Exhibition Area

Valarte's iconic design, abundant, outdoor green spaces, and generous amenities have generated an incredible response from buyers and investors alike and will ensure units sell quickly. Select your new home today to be part of this exciting new community.

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Bar



Gym

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Amenities

Valarte's unique design is a refreshing response to today's urban living, combining cutting-edge aesthetic, innovative technology, and tiered construction to deliver an integrated living experience.



Co-Working Space

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Cinema



Multi-Purpose Air Conditioned Room

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Pet Park

General Building Features

- Family game room and lounge
- Two family park areas
- Pet Area
- Exhibition area
- Co-Working Center with conference rooms
- 16-seating Cinema Room
- Large infinity edge lap pool
- Open air & covered lounge areas
- Multiple sunning areas
- Fitness Center
- Rooftop multi-purpose center
- Outdoor rooftop terrace with 360° views
- Ocean, City and Mountain views – according to unit
- Two Elevators
- Storage lockers (limited availability)

Additional Details & Finishes

- Controlled access reception
- Double-height lobby
- CCTV in common areas
- Natural stone accents throughout
- Extensive landscaping and green spaces throughout
- Water features
- Snack area
- Air-Conditioned bar and lounge
- Common restrooms
- Covered & uncovered parking
- Porcelain/Ceramic tiles throughout
- Cabinets (according to the design)
- Mini-split air conditioning unit(s)
- Direct telephone line outlets
- Generous build outs
- Easy movement PVC or high quality aluminum window frame with 6mm glass
- Pre-wired for television
- Direct and Indirect lighting according to design

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Resting Areas



Playground

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- Gardens
- Walking Areas
- Children's Play Area
- Water Fountains
- Commercial Area with 6 or up to 8 Stores
- Communal Bathrooms
- Front View of Fluvial Vallarta Avenue

Inspired by Art

Valarte's spectacular and lush gardens have been inspired by and designed in harmony with nature.

Conceived for everyday living, the landscaped communal areas within our intimate and meticulously designed gastronomic corridor are ideal for hosting art exhibitions and other cultural events.

Due to its location in desirable Fluvial Vallarta, Valarte offers a unique investment opportunity. Additionally, Valarte is strategically located, offering easy access to the historical center, the hotel zone, the marina, and the international airport to the north.



At the Front – Open to the public

Unit Details

Kitchen

- Gas grill, classic style, SMEG brand, or similar
- Gas oven, classic style, stainless steel, SMEG brand, or similar
- Built-in hood, SMEG brand, or similar
- Microwave oven, classic style, SMEG brand, or similar
- Panel dishwasher, SMEG brand, or similar (except for units from 209 to 220)
- Kitchen sink, SMEG brand, or similar
- Mont Blanc quartzite kitchen countertop, or similar





Unit type 06 - Interior A

Accents

Toilets

- 9mm tempered glass bathroom cancel
- White countertop washbasin LUXXUR EXUS brand, or similar
- Gunmetal accessories, LUXXUR EXUS brand, or similar
- Marble cover, Santo Tomas, Lether, or similar
- Hex Calacatta shower mosaic, Gold Matte color, ONIX brand, or similar

Terraces

- VIURBAN brand Ceylon color PVC window or similar
- Aequa model porcelain tile, Tur Grip color, Ceramiche Castelvetro brand or similar
- SPA option as an amenity (units type 13)



Unit type 05 - Interior A



Unit type 05 - Interior B

Unit type 01

Lower/Upper Level Isometric view

Unit			
Level 1	U-101	144.10 m ² 1551.08 ft ²	3 Bath



Unit type 01

Lower/Upper Level Plan view



Unit type 02

Lower/Upper Level Isometric view



Unit	Area (m ²)	Area (ft ²)	Bathrooms
Level 1 U-102	83.48 m ²	898.57 ft ²	2 Bath
U-103	83.45 m ²	898.25 ft ²	2 Bath
U-104	83.45 m ²	898.25 ft ²	2 Bath
U-105	79.59 m ²	856.7 ft ²	2 Bath

Unit type 02

Lower/Upper Level Plan view



Unit type 03

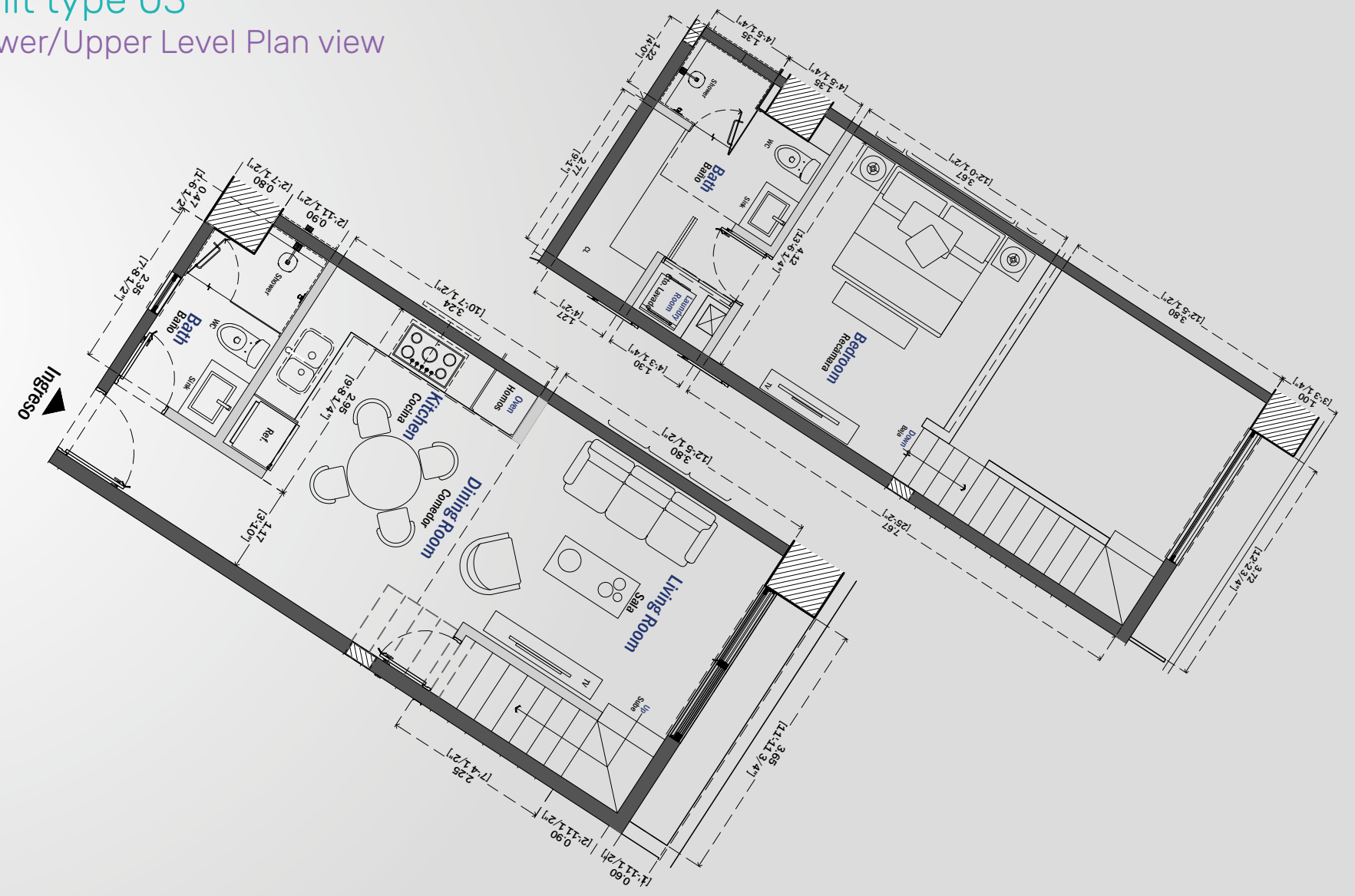
Lower/Upper Level Isometric view

Unit					
Level 1	U-106	72.62 m ²	781.67 ft ²	2 Bath	
	U-107	71.78 m ²	772.63 ft ²	2 Bath	
	U-108	72.06 m ²	775.65 ft ²	2 Bath	
	U-109	85.40 m ²	919.24 ft ²	2 Bath	



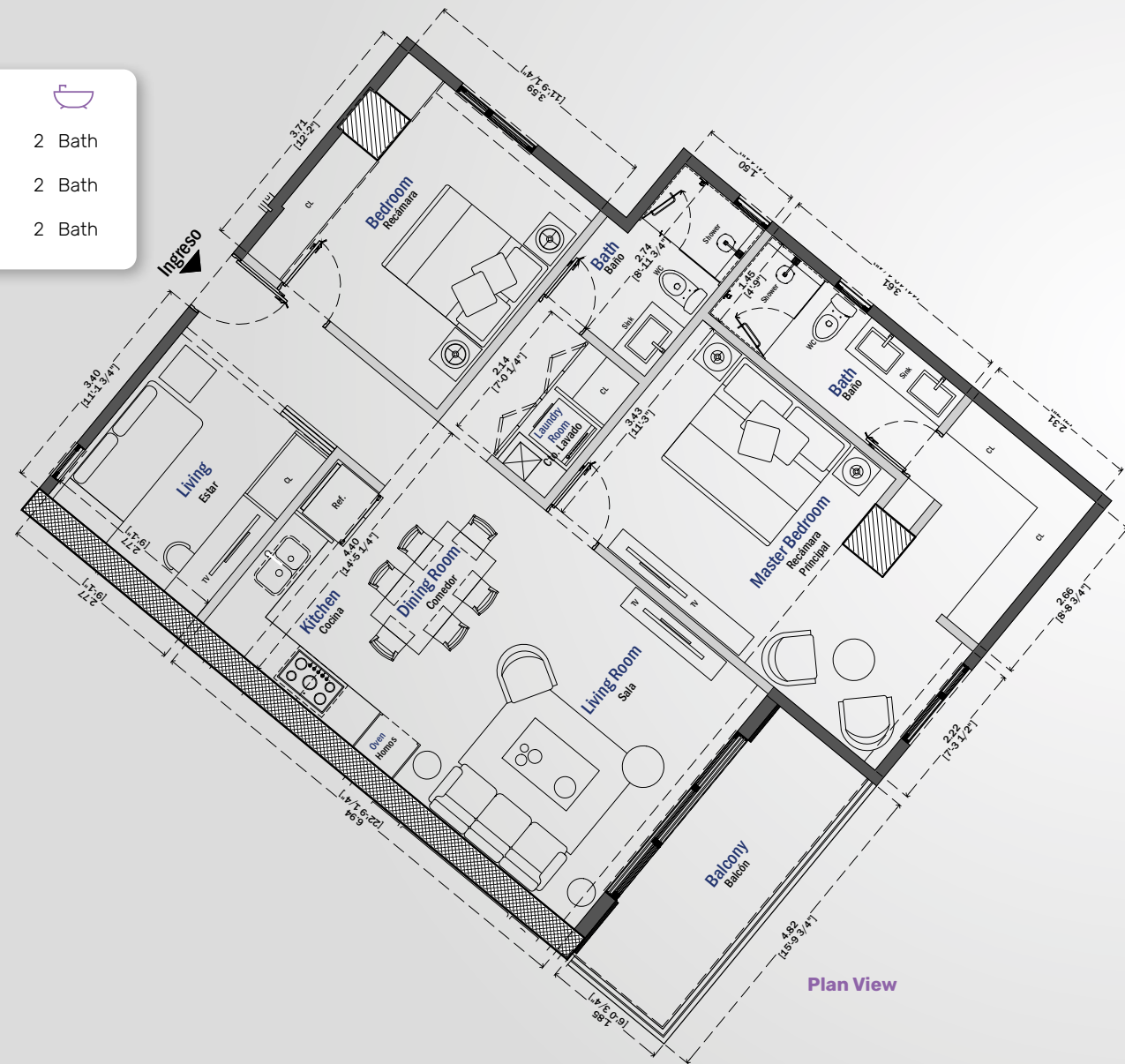
Unit type 03

Lower/Upper Level Plan view



Unit type 05A

	Unit		↕	🛁
Level 4	U-401	115.68 m ²	1245.17 ft ²	2 Bath
Level 6	U-601	115.68 m ²	1245.17 ft ²	2 Bath
Level 8	U-801	115.17 m ²	1239.68 ft ²	2 Bath



Unit type 05A



Unit type 05B

Unit	↕	↔	🛁
Level 3 U-301	116.52 m ²	1254.21 ft ²	2 Bath
Level 5 U-501	116.53 m ²	1254.21 ft ²	2 Bath
Level 7 U-701	116.53 m ²	1254.21 ft ²	2 Bath



Plan View

Unit type 05B



Isometric view

Unit type 06

Unit	Area (m ²)	Area (ft ²)	Bathrooms
Level 2 U-201	120.84 m ²	1300.71 ft ²	2 Bath
Level 3 U-302	120.84 m ²	1300.71 ft ²	2 Bath
Level 4 U-402	120.84 m ²	1300.71 ft ²	2 Bath
Level 5 U-502	120.84 m ²	1300.71 ft ²	2 Bath
Level 6 U-602	120.84 m ²	1300.71 ft ²	2 Bath
Level 7 U-702	120.84 m ²	1300.71 ft ²	2 Bath
Level 8 U-802	120.84 m ²	1300.71 ft ²	2 Bath



Plan View

Unit type 06



Isometric view

Unit type 07A

	Unit				
Level 3	U-303	101.10 m ²	1088.23 ft ²	2 Bath	
	U-307	103.51 m ²	1114.17 ft ²	2 Bath	
	U-312	99.49 m ²	1070.9 ft ²	2 Bath	
Level 4	U-403	101.84 m ²	1096.2 ft ²	2 Bath	
	U-407	103.37 m ²	1112.66 ft ²	2 Bath	
	U-411	107.37 m ²	1155.72 ft ²	2 Bath	
Level 5	U-503	100.82 m ²	1085.22 ft ²	2 Bath	
	U-506	99.49 m ²	1070.9 ft ²	2 Bath	
	U-603	101.84 m ²	1096.2 ft ²	2 Bath	
Level 6	U-606	103.37 m ²	1112.66 ft ²	2 Bath	
	U-609	107.37 m ²	1155.72 ft ²	2 Bath	
	U-703	100.83 m ²	1085.32 ft ²	2 Bath	
Level 7	U-706	103.51 m ²	1114.17 ft ²	2 Bath	
	U-709	107.47 m ²	1156.8 ft ²	2 Bath	
	U-803	102.35 m ²	1101.69 ft ²	2 Bath	
Level 8	U-806	103.37 m ²	1112.66 ft ²	2 Bath	



Plan View

Unit type 07A



Isometric view

Unit type 07B

Unit	Area (m ²)	Area (ft ²)	Bathrooms
Level 2 U-206	120.84 m ²	1129.99 ft ²	2 Bath
Level 3 U-311	107.43 m ²	1156.37 ft ²	2 Bath
Level 5 U-502	120.84 m ²	1300.71 ft ²	2 Bath
Level 6 U-608	105.00 m ²	1130.21 ft ²	2 Bath



Unit type 07B



Isometric view

Unit type 08A

Unit	↕	↔	🛁
Level 2 U-202	103.94 m ²	1118.8 ft ²	2 Bath
Level 3 U-304	103.51 m ²	1114.17 ft ²	2 Bath
Level 4 U-404	103.51 m ²	1114.17 ft ²	2 Bath



Unit type 08A



Unit type 08B

	Unit				
Level 5	U-504	106.69 m ²	1148.4 ft ²	2	Bath
Level 6	U-604	107.48 m ²	1156.9 ft ²	2	Bath
Level 7	U-704	107.48 m ²	1156.9 ft ²	2	Bath
Level 8	U-804	107.42 m ²	1156.26 ft ²	2	Bath

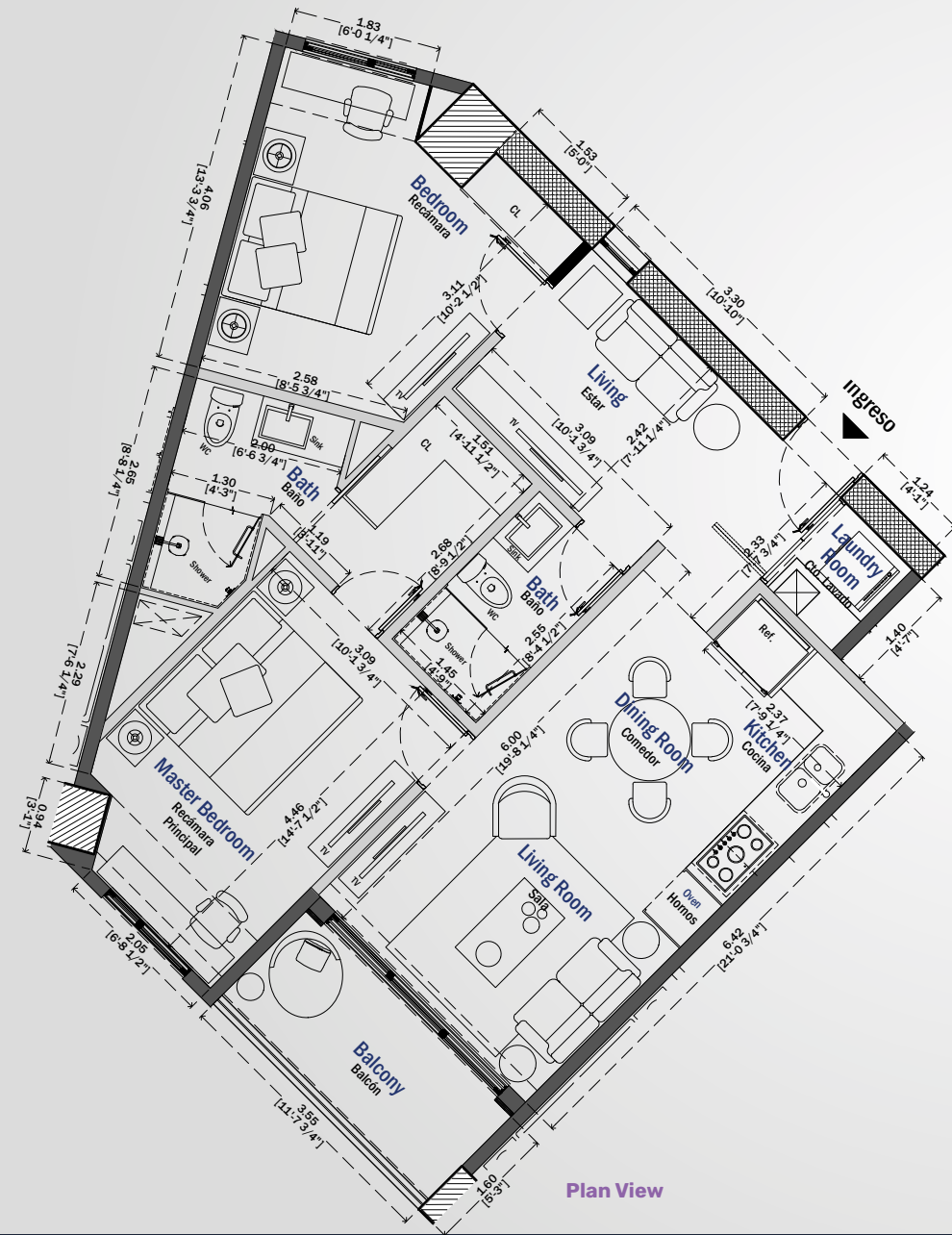


Unit type 08B

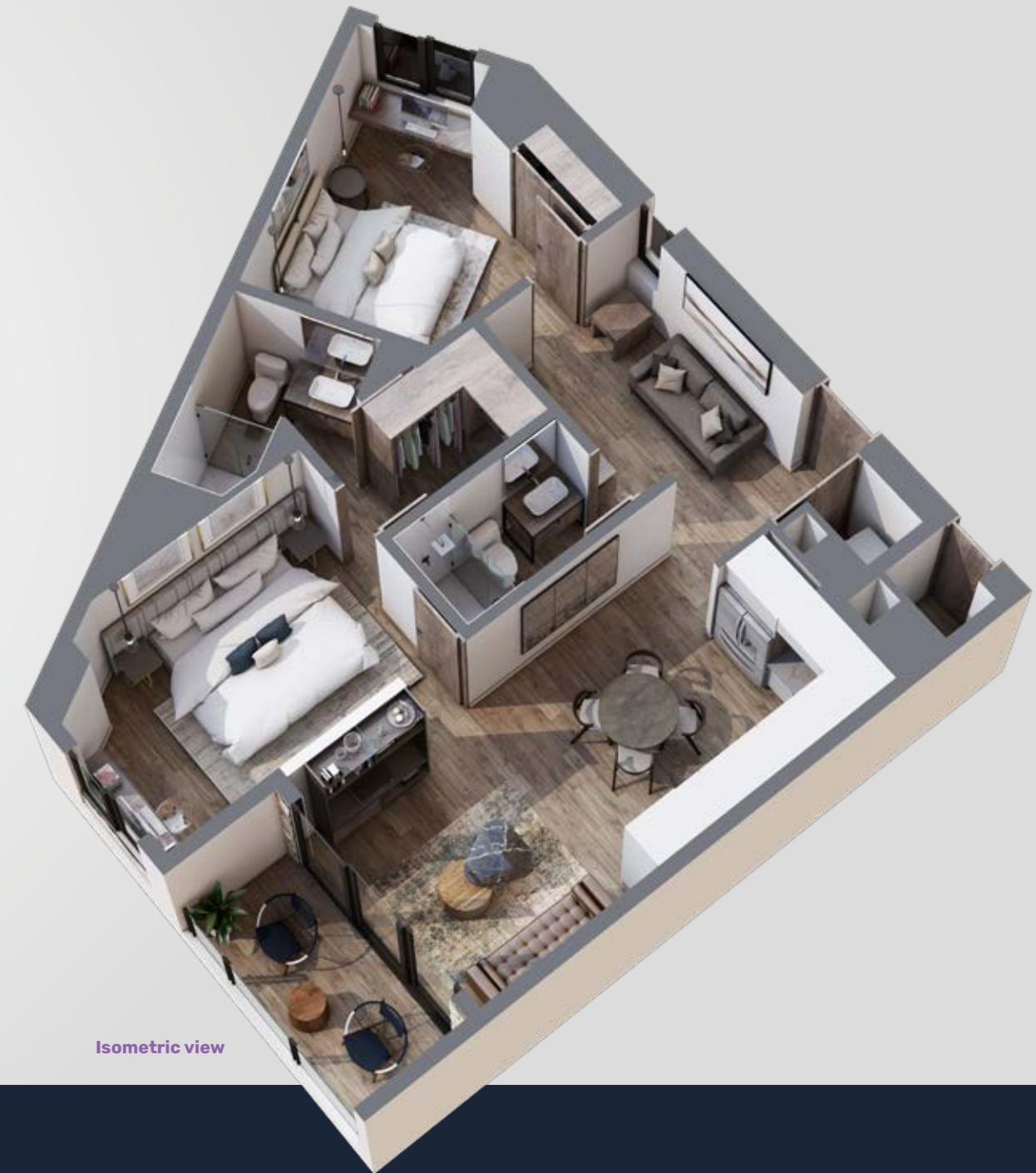


Unit type 09

	Unit		↕	↔	🛁
Level 3	U-305	89.83 m ²	966.92 ft ²	2	Bath
Level 4	U-405	90.06 m ²	969.4 ft ²	2	Bath
Level 6	U-605	90.4 m ²	973.06 ft ²	2	Bath
Level 7	U-705	89.96 m ²	968.32 ft ²	2	Bath
Level 8	U-805	90.10 m ²	969.83 ft ²	2	Bath

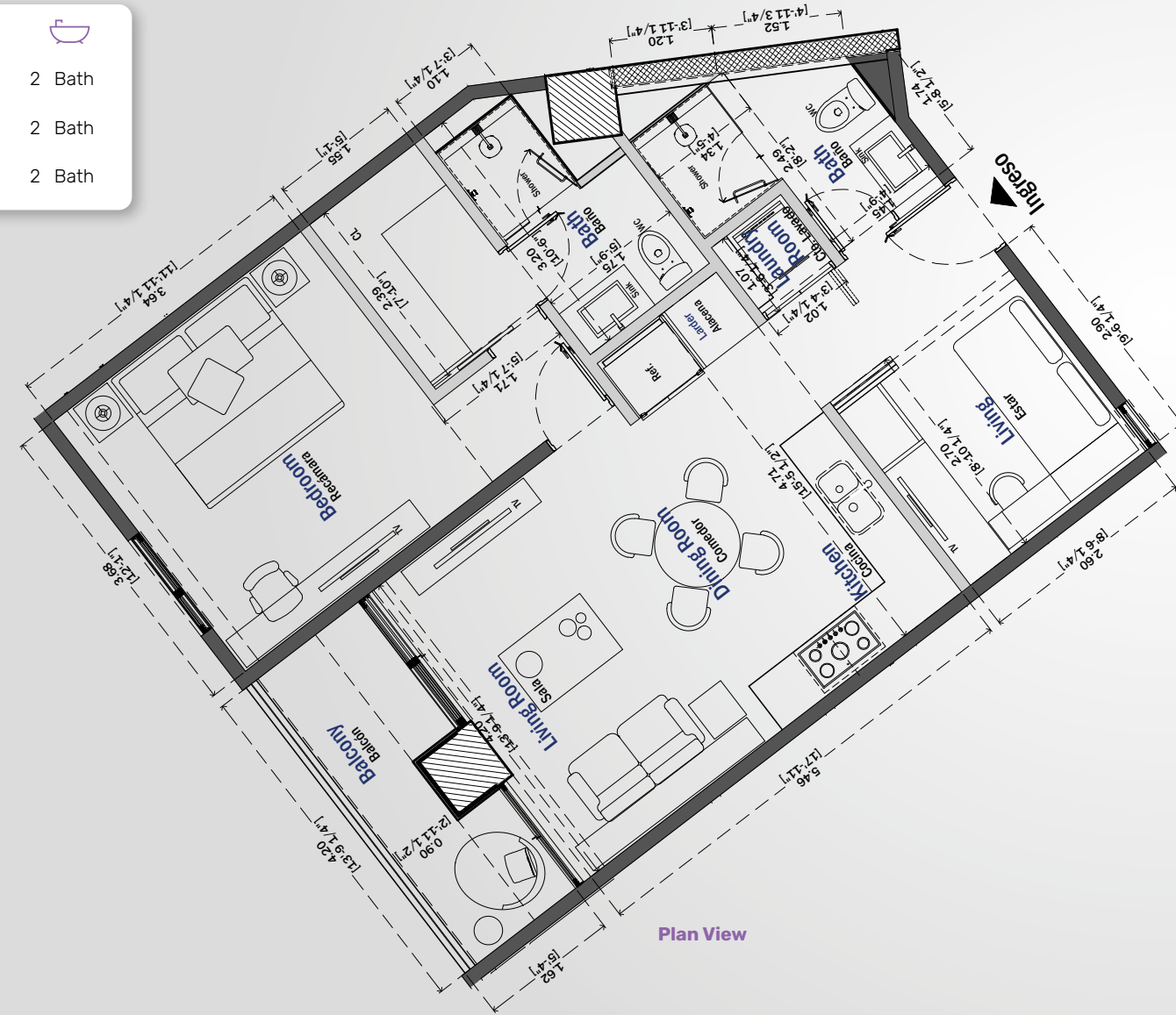


Unit type 09



Unit type 10

Unit				
Level 2	U-203	80.37 m ²	865.09 ft ²	2 Bath
Level 3	U-306	80.33 m ²	864.66 ft ²	2 Bath
Level 4	U-406	80.33 m ²	864.66 ft ²	2 Bath



Plan View

Unit type 10



Isometric view

Unit type 11

	Unit				
Level 2	U-204	82.00 m ²	882.64 ft ²	2	Bath
	U-205	82.82 m ²	891.47 ft ²	2	Bath
Level 3	U-308	82.00 m ²	882.64 ft ²	2	Bath
	U-309	83.64 m ²	900.29 ft ²	2	Bath
Level 4	U-408	82.00 m ²	882.64 ft ²	2	Bath
	U-409	83.64 m ²	900.29 ft ²	2	Bath
Level 6	U-607	83.64 m ²	900.29 ft ²	2	Bath
	U-707	83.64 m ²	900.29 ft ²	2	Bath
Level 8	U-807	83.64 m ²	900.29 ft ²	2	Bath



Unit type 11



Unit type 12B

Unit	Area (m ²)	Area (ft ²)	Bathrooms
Level 2 U-207	100.96 m ²	1086.72 ft ²	2 Bath
Level 4 U-413	100.33 m ²	1079.94 ft ²	2 Bath
U-414	100.96 m ²	1086.72 ft ²	2 Bath
Level 6 U-610	100.96 m ²	1086.72 ft ²	2 Bath
U-611	100.33 m ²	1079.94 ft ²	2 Bath



Plan View

Unit type 12B



Isometric view

Unit type 13A

	Unit			
Level 7	U-708	164.82 m ²	1774.11 ft ²	2 Bath
	U-710	166.12 m ²	1788.1 ft ²	2 Bath
Level 8	U-808	166.56 m ²	1792.84 ft ²	2 Bath
	U-809	167.70 m ²	1805.11 ft ²	2 Bath

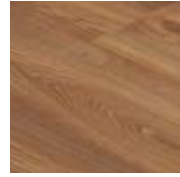
SPA option as an amenity.



Unit type 13A



Floors and coatings



The apartments feature rectified porcelain tile floors



Large 1m x 1m rectified porcelain tiles in the common areas



The pool features natural sukabumi tiles



The kitchen counter tops are made with mont blanc polished quartzite



The bathroom floors are in a santo tomas coffee marble with a leather finish

Bathrooms doors and windows



Pvc viurban or similar branded windows



9mm tempered glass bathroom doors

Appliances



A stainless steel stovetop with 5 burners - smeg appliances or similar



A 60 cm stainless steel gas oven - smeg appliances or similar



A stainless steel microwave oven - smeg appliances or similar
*Built-in model or hood-oven model depending on kitchen type



A stainless steel extractor hood - smeg appliances or similar
*Wall or island model depending on kitchen type



A stainless steel kitchen sink - smeg appliances or similar
*Double or single tub model depending on kitchen



A paneled dishwasher with 13 plate settings - smeg appliances or similar
* With the exception of units 209 through 220

Bathroom appliances and finishes



Sanitary ceramic one piece double flush toilet with a slow closing lid



A white ceramic semi-recessed bathroom sink



Imported graphite faucets and showerheads with a gun metal finish



Imported graphite towel racks with a gun metal finish




The inside of showers are tiled with a vitreous mosaic coating

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