



SOTAVENTO

POR EL PLACER DE VIVIR BIEN



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invest in a property on the beach

LOCATION

With a perfect location, just 5 minutes from the beach, Sotavento offers you the combination of comfort, security and serenity.

Prolongación Amado Nervo 23, 63735 Las Jarretaderas, Nay.



12 Exclusive Units

which include a private terrace, 2 bedrooms, 2 bathrooms and a parking space, you can also enjoy the amenities on the rooftop which include a pool, sun terraces, pergolas with a social area and a barbecue area. The development is in a privileged location, a few minutes from the beach, and just a few steps from Vidanta, making it an excellent investment opportunity to live or rent in a quiet and safe area in Nuevo Vallarta, also with great capital gains. and an excellent business opportunity.



90.96m²

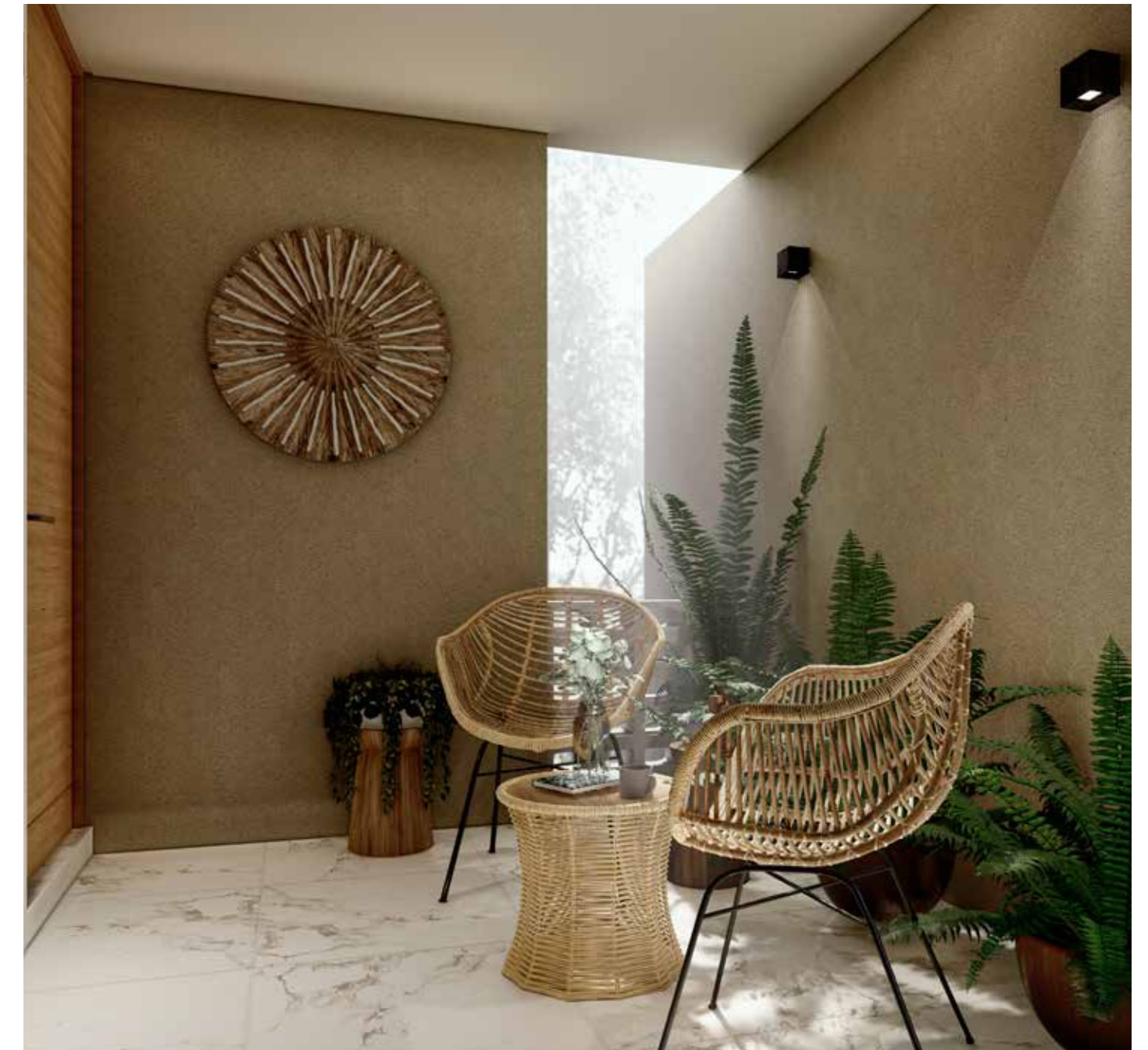
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A romantic couple is shown from behind, holding hands on a rocky beach at sunset. The woman has long, wavy blonde hair and is wearing a white lace-trimmed top. The man's arm is visible on the left, wearing a dark watch. The sun is low on the horizon, creating a strong golden glow and lens flare. The background features a rocky coastline and the ocean waves.

Enjoy a Complete Lifestyle

In Sotavento

We know that life is more than four walls, it is a complete experience. Our amenities are designed to provide you with an environment that exceeds your expectations and makes you feel at home from the first moment.





Thought for you

From the convenience of a covered and open parking lot that eliminates any parking worries, to the interior pedestrian entrance patio with its refreshing reflecting pool and tree-lined seating areas, every detail has been thought out for your well-being.

Fun and relaxation are found on the roof, where you will find a pool that awaits you to cool off on sunny days. The sun terraces and roof terrace are perfect for enjoying the weather and admiring the panoramic views.

If you are a lover of good food in the open air, the barbecue area on the roof terrace is the ideal meeting place. Celebrate special moments and create unforgettable memories surrounded by your loved ones.

Physical well-being also has its space in Sotavento Jarretaderas. Our rooftop terrace gym invites you to take care of your health and stay active in an inspiring environment.

And when you need a moment to freshen up, our rooftop terrace bathrooms are at your disposal, completing your experience of comfort and convenience.

Sotavento is not just a place to live, it's a place to live well. Every amenity, every corner, is designed to enrich your lifestyle and provide you with a home that is much more than an address. It is your space, your comfort and your place to create lasting memories.



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Additional Deluxe Equipment

At Sotavento Jarretaderas, we know that the details are what make a space truly special. For this reason, we have equipped every corner of your home with additional equipment that reflects our dedication to comfort and elegance.

The kitchen is the heart of your home, and we have equipped this area with high-quality furniture and a granite countertop, which not only add beauty, but also durability. In addition, the Inverter air conditioners in the bedrooms and living room ensure a perfect environment, adjusting the temperature to your needs and taking care of energy efficiency.





Bedrooms with unique personality

The bedrooms have also been carefully thought out, with closets that offer the perfect space to organize your belongings. These additional details are not only a testament to quality, but also a reflection of our commitment to providing you with a home that exceeds your expectations.

At Sotavento Jarretaderas, we know that your home should be a reflection of your lifestyle and your desires. Each additional equipment has been selected with your comfort in mind and making your home a place you can be proud of.

SPACES DESIGNED FOR YOU



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SURFACE

With a generous area of 90.96 m2, these spaces have been designed to reflect excellence in every detail. Two large bedrooms give you the comfort you deserve, while the two full bathrooms combines design and practicality for you and your guests.

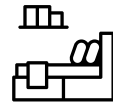
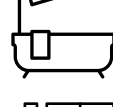
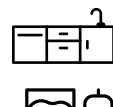
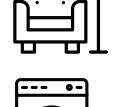
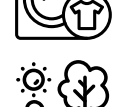
The terraces are your link with the outside world. From the entrance terrace to the terrace in the master bedroom, each space becomes a corner of tranquility and contemplation.

Inside, the living and dining area becomes the epicenter of your most precious moments. The kitchen and laundry patio, designed for maximum convenience, complete the canvas of this perfectly designed home.

Sotavento Jarretaderas is not just a place to live; It is a lifestyle that offers the comfort and security you deserve. Whether as a permanent home or as a smart investment in a growing area, Sotavento invites you to be part of something exceptional. Come and discover how every detail fits into your ideal life vision.

PROTOTYPE A



-  2 BEDROOMS
-  2 BATHROOMS
-  INTEGRAL KITCHEN
-  ROOM / DINING ROOM
-  WASHING YARD
-  ENTRANCE TERRACE
MAIN BEDROOM TERRACE



INTERIOR: 75.19 M2 | TERRACES: 15.79 M2 | TOTAL: 90.96 M2

PROTOTYPE B



- 2 BEDROOMS
- 2 BATHROOMS
- INTEGRAL KITCHEN
- ROOM / DINING ROOM
- WASHING YARD
- ENTRANCE TERRACE
MAIN BEDROOM TERRACE



INTERIOR: 75.19 M2 | TERRACES: 15.79 M2 | TOTAL: 90.96 M2

A woman with long brown hair, wearing a wide-brimmed straw hat with a black band and a light-colored, off-the-shoulder top, is seen from behind. She is looking over a swimming pool with a blue and white tile pattern. In the background, there is a lounge chair and some greenery.

Amenities that fit your lifestyle

AMENITIES

OPEN AND COVERED PARKING |
PEDESTRIAN ENTRANCE PATIO | REST AREAS
WITH WATER MIRROR | POOL, SUNLIGHT
AND BATHROOM ON TERRACE.

-  WOODED REST AREAS
-  PARKING LOT
-  INFINITY POOL IN ROOFTOP
-  GRILL AREA IN ROOFTOP
-  SUNLOOM IN ROOFTOP
-  ROOFTOP GYM

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ROOFTOP



REST AREA



POOL

FLOORS



Application: Interior department

Type: Ceramic

Model: Bianco ZAK8 mca Arkina 60x60cm

Color: White



Application: Terrace

Type: Ceramic

Model: Sayulita Rivera Gray mca Interceramic 50x50cm

Color: Gray



Application: Laundry room

Type: Ceramic

Model: Sayulita Rivera Gray mca Interceramic 33x33cm

Color: Gris



Application: Entrance and parking areas

Type: Cobble

Model: Adoquín cuadrado 10x10x5cm

Color: Negro

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BATHROOMS



Application: WC

Type: Ecological Grade DUAL FLUSH SYSTEM

Model: Classic Dubái

Color: White

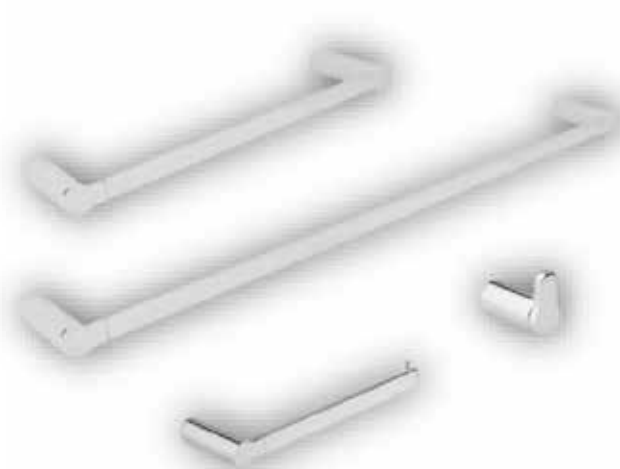


Application: Sink

Type: Ceramic pedestal

Model: Austria mca. URREA

Color: White



Application: Towel rack, roll holder, hook and presser-

Type: Ceramic pedestal mca URREA

Model: 1001 CL

Color: Chrome



Application: Basin mixer

Type: corta de 4"de la línea LIA de URREA

Model: 46CL

Color: Brass

Application: Single lever shower

Model: 102CL LÍNEA LIA mca URREA

Color: Chrome



Application: Bathroom shower

Type: Onion 5 functions

Model: 3036B mca URREA

Color: Chrome

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INTERIOR APPLICATION



Application: Wood doors

Type: Tambor 4.5cms, con triplay
6mm caobilla Type laca poliuretano mate

Color: Purple pink or parota ending

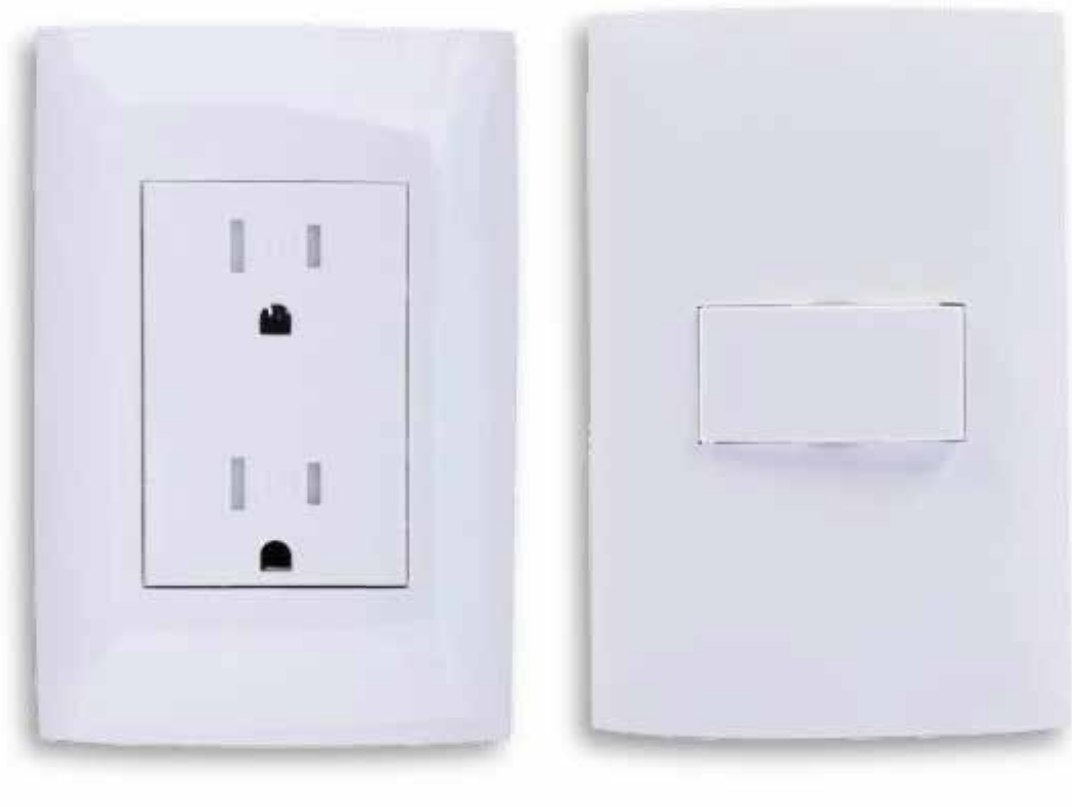


Application: Door plate

Type: European

Model: Acero Inox mca Dexter

Color: Nickel



Application: Electrical accessories

Brand: Leviton línea Cien

Color: White



Application: Portalámpara de plástico

Brand: Bticino

Color: Blanco

ADDITIONAL EQUIPMENT



Application: Grill

Brand: Teka empotrable

Type: Stainless steel



Application: Bell Brand: Teka

Model: TMX 60 TITANIUM

Type: Stainless steel



Application: Tarja

Type: Teka

Model: BE 42.40

Color: Matte chrome



Application: Kitchen mixer

Brand: Urrea

Type: Long neck

Color: Chrome plated



Application: Kitchen covered with light granite SMA.

Frentes: Melamina 18mm texturized or Multi-play 18mm

Bisagras: Bidimensional

Type of Closing: Slow



Application: Closets

Type: Drawers multiplay 15mm

Frente: Multiplay 18mm

Terminado: Matte polyurethane lacquer



Application: Under-sink furniture

Type: Drawers multiplay 15mm

Frente: Multiplay 18mm

Terminado: Matte polyurethane lacquer



Application: Ovalin bathrooms

Brand: Castel Interceramic o similar

Terminado: White Ceramic

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ADDITIONAL EQUIPMENT



Application: Tall Sink Mixer

Brand: Urrea

Model: Lia

Type: Chrome



Application: Ceiling luminaires

Brand: Tecnolite

Model: 10YDR002MVB

Type: Aluminio color blanco

Control: Inteligente vía Wifi o Bluetooth



Application: Electrical accessories

Brand: Bticino

Model: Livinglight

Color: Blanco



Application: Bathroom lockers

Type: Tempered glass 9mm, Hardwaremca herralum

Terminado: Clear Crystal, Chrome hardware



Application: Instant boiler

Brand: Bosch

Model: ECO 11L 2serv gas LP



Application: Air conditioning equipment

Brand: Mirage Model: Inverter 19

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CONSTRUCTION SPECIFICATIONS

STRUCTURE:

20cm concrete foundation slab with $f_c=250$ kg/cm² according to structural plans. Mezzanine slab base polystyrene caseton 15x40x40. 10cm thick solid bathroom slab and a 10cm jalcrete slab.

FLATTENING: Flattening plumb walls and screed with 1:4 cement-sand mortar, 1.5 cm thick. fine sponge finish.

WALLS:

Made of jalcrete block measuring 12 x 20 x 40 cm. 15 cm thick set with 1:4 cement-sand mortar.

ROOF WATERPROOFING: Sealing existing cracks with permalastik plastic cement. prefabricated mantle 4.0 terracotta red polyester.

FINISHES: 60x60 white ceramic floors, windows with Eurovent aluminum profile series 35 and 70, with 9 mm tempered glass, kitchen countertop with light granite, stucco finish work lasts on walls, white sponge finish or similar.

HYDROSANITARY INSTALLATIONS: The materials used will be under the conditions stipulated by the regulations applicable in the area in which the construction will be carried out, networks and hydraulic branches in CPVC pipe, it is considered to use accessories from the Urrea brand or similar.

CONSTRUCTION SPECIFICATIONS

ELECTRICAL INSTALLATIONS: The electrical installations have been designed under applicable regulatory schemes, the materials to be used in this work will be those that comply with the regulations, it is considered to use copper wiring, virgin polyethylene hose ducting from 1/2" to 1" thw/cal mca condulac, condumex or similar.

PHONE LINES: Preparation to receive wiring telephone lines to the connection wall on the ground floor and roof.

TV: Preparation to receive aerial television wiring to the roof and registration to the ground floor.

GAS: Gas tank installation on the roof with a capacity of 200 liters per apartment (heater in the apartment is not included).

CISTERN, AND TINACO: 54,000 liter reinforced concrete cistern for the entire complex, with a constant pressure multiple pressurizer with 2 Altamira TX series 1.5 hp 1x230 volt motor pumps, the pressurized hydraulic system does not use water tanks.

INTERIOR WALL PAINTING: Promil vinyl, mca. comex pearl white color (sma) or similar exterior wall paint: promil vinyl, mca. comex pearl white color (sma) or similar.

CARPENTRY: 6mm caobilla plywood with matte polyurethane lacquer finish, purple pink or parota finish.

AIR-CONDITIONING: Preparation for AA equipment; 3/4" hydraulic PVC condensate drain pipe, conduit for electrical supply with polyduct hose to main house panel in bedroom 01, bedroom 02 and dining area-this (refrigerant gas pipes are not included).



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Un desarrollo más de  **SUMA**[®]
HABITAD