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RESIDENCIAS
MOLINO
DE AGUA

www.ResidenciasMolinodeAgua.com

BAREFOOT LUXURY

THE MOST EXCLUSIVE BEACHFRONT RESIDENCES IN PUERTO VALLARTA, MÉXICO.



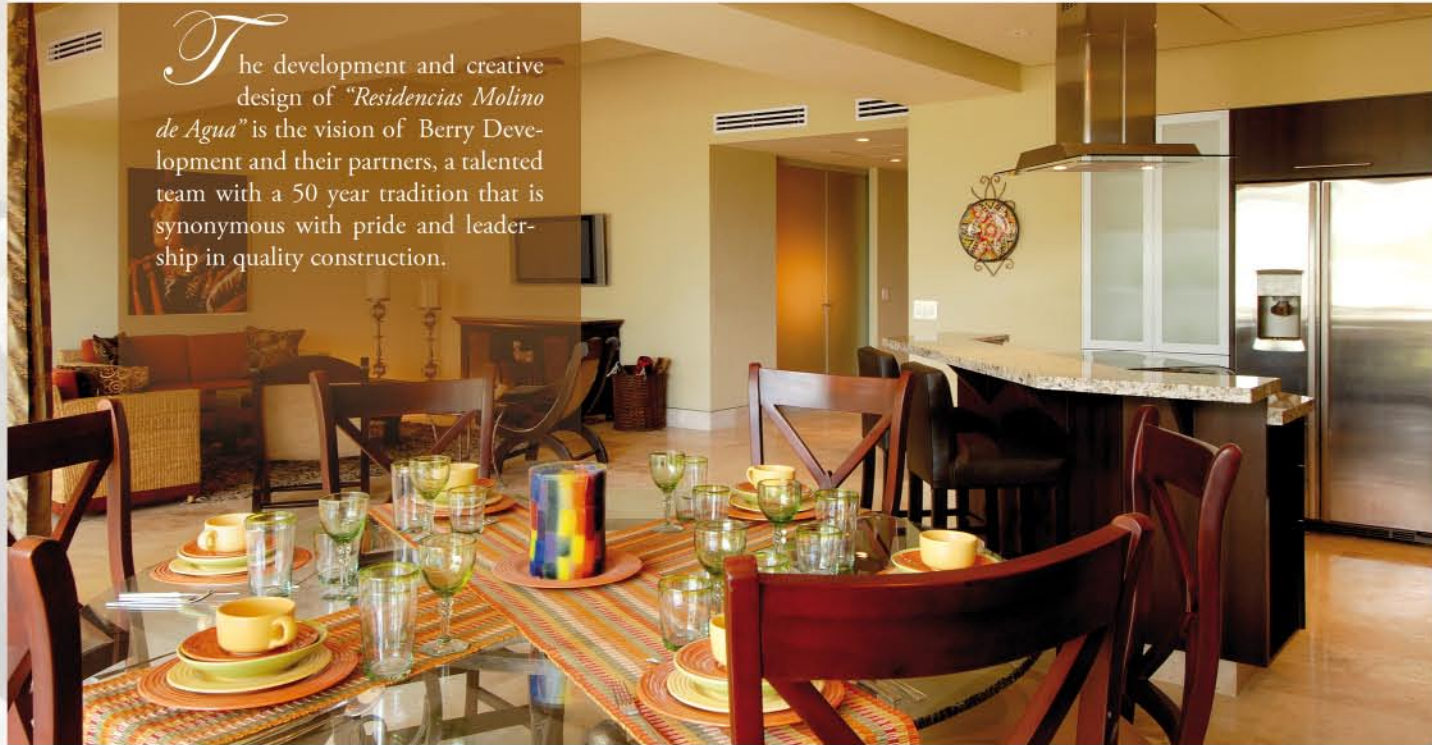
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he spacious floor plans mix convenience, style, and beachfront elegance while creating a secure private community. We call it "*Barefoot Luxury*".



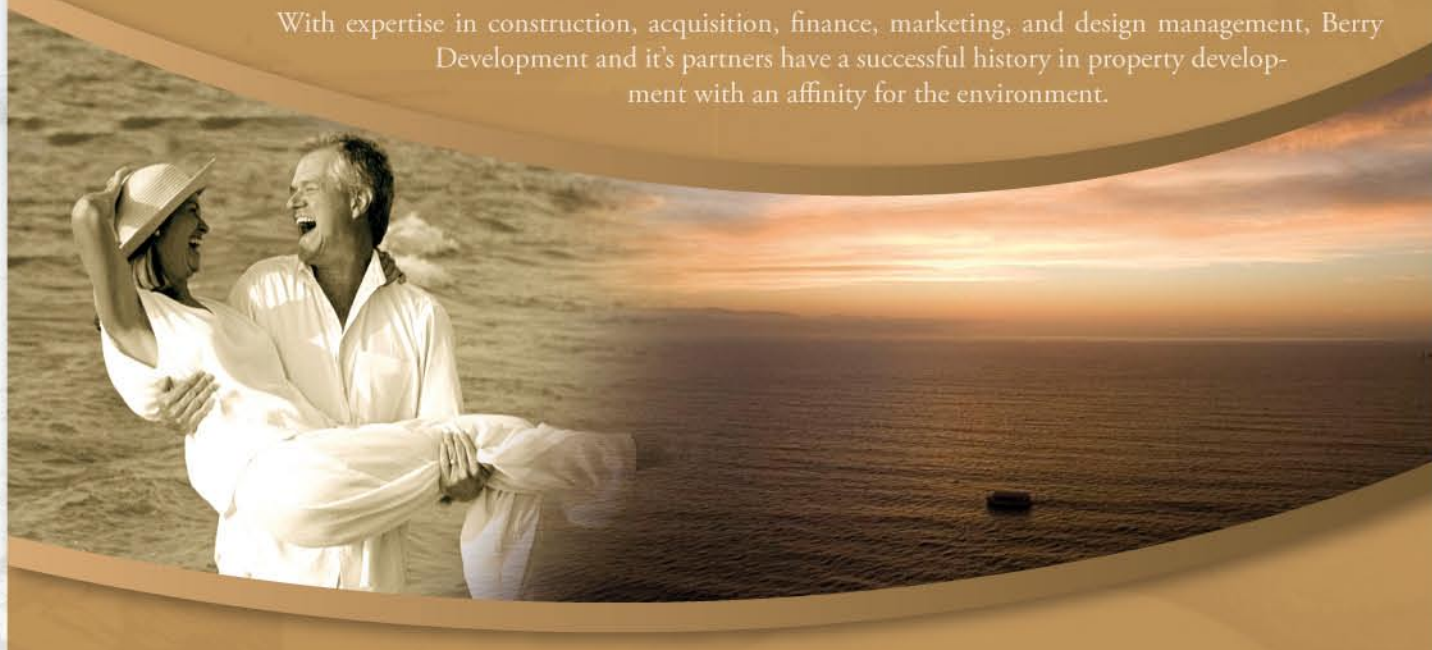
DEVELOPER

The development and creative design of "Residencias Molino de Agua" is the vision of Berry Development and their partners, a talented team with a 50 year tradition that is synonymous with pride and leadership in quality construction.



Berry Development has experience with residential community construction from condominiums to gated private communities, and commercial construction from hospitals to airports and manufacturing facilities. They have merged their experience in quality development with the talents of the architectural team of Belem Serrano Angulo of Guadalajara, Jalisco.

With expertise in construction, acquisition, finance, marketing, and design management, Berry Development and its partners have a successful history in property development with an affinity for the environment.



DESIGN CONCEPT



RESIDENCIAS MOLINO DE AGUA

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"Residencias Molino de Agua" lies in the heart of Puerto Vallarta offering a condominium master planned community that is contemporary in style while integrating Mexican materials, craftsmanship, and local elements creating a synergy with local ecology, flavor, and lush tropical surroundings. With 110 spacious three bedroom three bath condominium beachfront homes exclusivity and beauty are escorted to the forefront of seaside living.

Boasting an exclusive beachfront location on "Los Muertos Beach" and on the edge of the "Cuale River" in downtown Puerto Vallarta, "Residencias Molino de Agua" is designed to take advantage of the beautiful bay and downtown views that make Puerto Vallarta and the region so spectacular. The common areas are filled with indigenous tropical landscaping and lush foliage surroundings, featuring conversation areas, paths, and gardens that blend into the natural environment.

An extraordinary setting and panoramic views are the obvious priority with a focus on contemporary Mexican design and an unsurpassed location.



PUERTO VALLARTA, MÉXICO

DESIGN CONCEPT



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The spacious floor plans mix convenience, style, and beachfront elegance while creating a secure private community.

Combining style with nature, "Residencias Molino de Agua" offers two elevators servicing each tower, covered parking, spacious sparkling swimming pool, and gated ingress and egress entry. A lush tropical riverside garden, an elevated private sandy beach with sunning area, and easy walking access to all of Puerto Vallarta's attractions are just some of the convenient features.

Enjoy walking to art-walks, restaurants, the cathedral, Los Arcos amphitheatre, the Malecon, and more from your luxury home.

GENERAL FEATURES

- Marble tile floors throughout the unit.
- Window Wall sliding doors and matching windows.
- European style Cabinets, doors and closet build outs.
- Fan and coil air conditioning equipment with separated temperature controls and dehumidification.
- Direct telephone line outlets in kitchen and bedrooms.
- Controlled access lobbies at each elevator.
- Otis Elevator access to units.
- Security Guard Gates for vehicle entrance and exit.
- Covered parking inside the secured garage and outside pergurgola covered parking.



- Spacious Community Swimming Pool.
- Lounge areas in pool area with sun terraces, "palapa" style decks, and built-in BBQ's.
- Contemporary Mexican style terraces, halls and tropical gardens.
- Generous closets and storage space.
- All units, except for the penthouses, will be three bedroom (optional 2 bedroom and den) and three bathrooms.
- Ocean and city lights views.
- Tropical lounging areas.
- Direct gated access to the public beach and Malecon.
- Security controlled ingress and egress.
- Television hook-up in bedrooms, family room, and living room pre-wired.
- Lush endemic landscaping and gardens.



PUERTO VALLARTA, MEXICO

GENERAL FEATURES

- Direct and indirect lighting according to design (low-voltage ceiling lamps).
- Hard wiring for speakers throughout (option with additional cost).
- Built-in Bar-b-que grills on balconies (optional with additional cost).
- Central Air to master closets where possible.

TERRACES AND BALCONIES

- Covered and uncovered space.
- Infinity edge splash pool with sundeck area (penthouses only).
- Contemporary Mexican style railings.



GENERAL FEATURES



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WALLS AND CEILINGS

- White stucco finishing.
- Marble shower walls and floors.
- Indirect lighting details.

DOORS AND WINDOWS

- Easy movement sliding glass doors in living room, dining room and bedroom to terrace.
- Easy movement windows.
- Wood interior and closet doors and closets.

KITCHEN

- General Electric or similar Appliances
 - Oven and Stove
 - Microwave
 - Dishwasher
 - Disposal
 - Refrigerator with built-in icemaker



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GENERAL FEATURES



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- Marble floors and granite counter tops.
- Six-burner gas range with General Electric oven or similar.
- Granite countertops.
- Stainless steel sink.
- Italian style kitchen faucet or similar (Helvex).
- Center island with bar seating area.
- Italian style laminated kitchen cabinets with shelves.
- Reverse Osmosis filtration under sink.

BATHROOMS

- Marble bathroom countertops
- European style bathroom faucets and shower-heads (Helvex)
- White ceramic sinks and toilets, American Standard or similar
- Shower with tempered glass doors
- Jacuzzi bathtub or similar in master bath
- Natural light and fan air ventilation

LAUNDRY ROOM

- Hook-ups for laundry / service room (washer and dryer) (electric or gas)
- Water heater (tankless style with endless hot water)
- Built-in sink for service area

ROOF GARDEN (Penthouses only)

- Covered and uncovered terrace space
- Infinity edge splash pool with sundeck area
- Contemporary Mexican style railings
- Built-in BBQ, bar and seating area
- Shower

Note: Comparable materials may be substituted at the discretion of the developer.

HOME PLANS



FLOOR PLAN B
(Also floor plan D, F and H)



PUERTO VALLARTA, MÉXICO

HOME PLANS

FLOOR PLAN C
*(Also floor
plan E, G and I)*



HOME PLANS

FLOOR PLAN J



Welcome

TO YOUR NEW HOME
IN PUERTO VALLARTA



TIMOTHY
REAL ESTATE GROUP

Sales Information & On-Site Model units available for Viewing:

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