



BAHIA BEACH
RESORT & GOLF CLUB • PUERTO RICO

Resale
Atlantic Drive Estates
G-8

BAHIABEACHPUERTORICO.COM

Atlantic Drive Estates
The Best Address in Puerto Rico...
Beyond Expectations

Experience unparalleled living & hospitality in Puerto Rico's premium residential address. Located in a prime location just west of the Hotel, these homesites are surrounded by Bahia's natural sanctuary, lakes and golf. Bahia Beach is the Caribbean's first and only Certified Gold Audubon Signature Sanctuary.

Broker: Heidi Souffront
M 787 533 9191 / 787 322 7313 / 787 809 8890
heidi@bahiaapr.com

LOCATION:
Road 187, Km. 4.2
Río Grande, Puerto Rico



House G-8

Atlantic Drive Estates Resale New Construction

Your own piece of paradise awaits you...

Brand new two-story modern home with spectacular views of golf, lakes and Bahia's natural sanctuary. Move-in ready

-Property Features:

- Oversized Great Room with double-height ceiling
- A Master Suite with spa inspired Master Bath and terrace with plunge pool.
- 5 bedrooms with en-suite bathrooms and walk-in Italian closets,
- 8 full bathrooms and 1 Powder Room
- Home office, Media room and Family room
- Italian design kitchen, butler's pantry, wet bar and outdoor kitchen
- Laundry Room
- Infinity pool with spectacular lake & golf views
- Oversized Terrace with outdoor kitchen.
- Enclosed Car Garage
- Fully furnished and quipped

-Includes:

- Wine room details: 204 bottles, varnished walnut wood and black anodized aluminum
- LG Washer/Dryer
- Power diesel generator
- Water Cistern
- GE electricity/hybrid hot water and Universal Solar hot water heater
- Propane gas tank
- Fully furnished and equipped

Land- 2,812 SM

House:

Total Gross Area - 10,851 SF

AC/Interior Area - 8,301 SF

Fully landscape

Estimated Monthly dues:

Master HOA- \$968

Atlantic Estates dues- \$225

Club Membership- \$633+taxes

Sale Price: \$12,950,000



Living & Family Room





Dining & Kitchen Area





First Floor Media Room



First Floor Office



First Floor Guest Room & Bathroom





First Floor Outdoor Terrace



First Floor Infinity Pool



Second Floor Bedroom 1



Second Floor Bedroom 2



Second Floor Bedroom 3





Master Bedroom



Master Bathroom



Master Bedroom Outdoor Terrace & Plunge Pool



View from Bedroom 3 Terrace to Pool

PROJECT
SHARPE RESIDENCE
ATLANTIC DRIVE LOT G8
BAHIA BEACH
RIO GRANDE, PR

PROJECT NAME: 2019-013
ARCH: AS SHOWN
DATE: NOV 26 2018
DRAWING BY: JAB
REVISIONS BY: S. STEWART

NO.	DESCRIPTION	DATE	REV
1		11/26/2018	01
2		12/06/2018	02
3		01/09/2019	03
4		02/09/2019	04
DESCRIPTION		DATE	REV
REVISIONS			

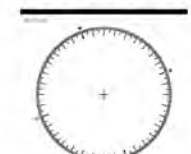
1. This drawing is prepared for the construction of the building shown on the site plan. It is not to be used for any other purpose without the written consent of the architect.

2. The architect is not responsible for the construction of the building shown on the site plan. It is the responsibility of the contractor to ensure that the building is constructed in accordance with the plans and specifications.

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G8



SECOND FLOOR
PLAN

A101

