



Resale
Atlantic Drive Estates
G-8

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
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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-heighted 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- \$720
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



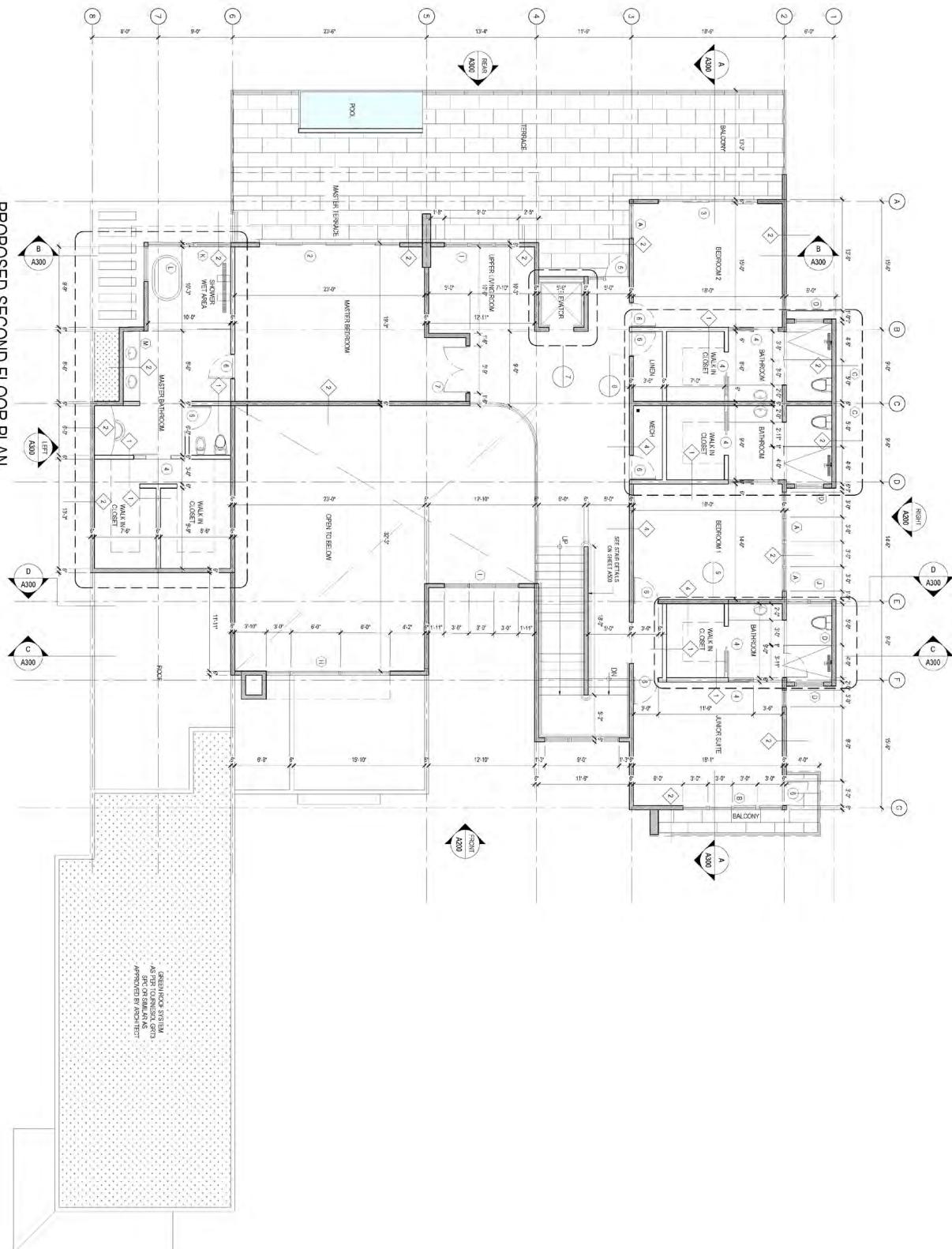
Master Bedroom Outdoor Terrace & Plunge Pool



View from Bedroom 3 Terrace to Pool

PROPOSED SECOND FLOOR PLAN

SCALE 3/16"=1'-0"



GREEN ROCK SYSTEM
AS PER TORNESOL, GRC
SPC OR SIMILAR AS
APPROVED BY ARCHITECT

SECOND FLOOR
PLAN

88

RUMAH VERSY ALI DAPUR SUCI (MURAH) BUKIT JALI 14670 KUALA LUMPUR, MELAKA

REVISIONS	NO
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REVISED BY: G. STEWART

PROJECT# : 2019-015
SCALE: AS SHOWN
DATE: NOV. 20 2020

ATLANTIC DRIVE LOT 68
BAHIA BEACH
RIO GRANDE RIVER

906.562.6667
MR. CHAD SHARPE PROJECT
SHARPE RESIDENCE

CALLE A 202 1099, EL VETRARIO SAN JUAN

S.Arch

ARCHITECTURE | MANAGEMENT | CONSTRUCTION