



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-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- \$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



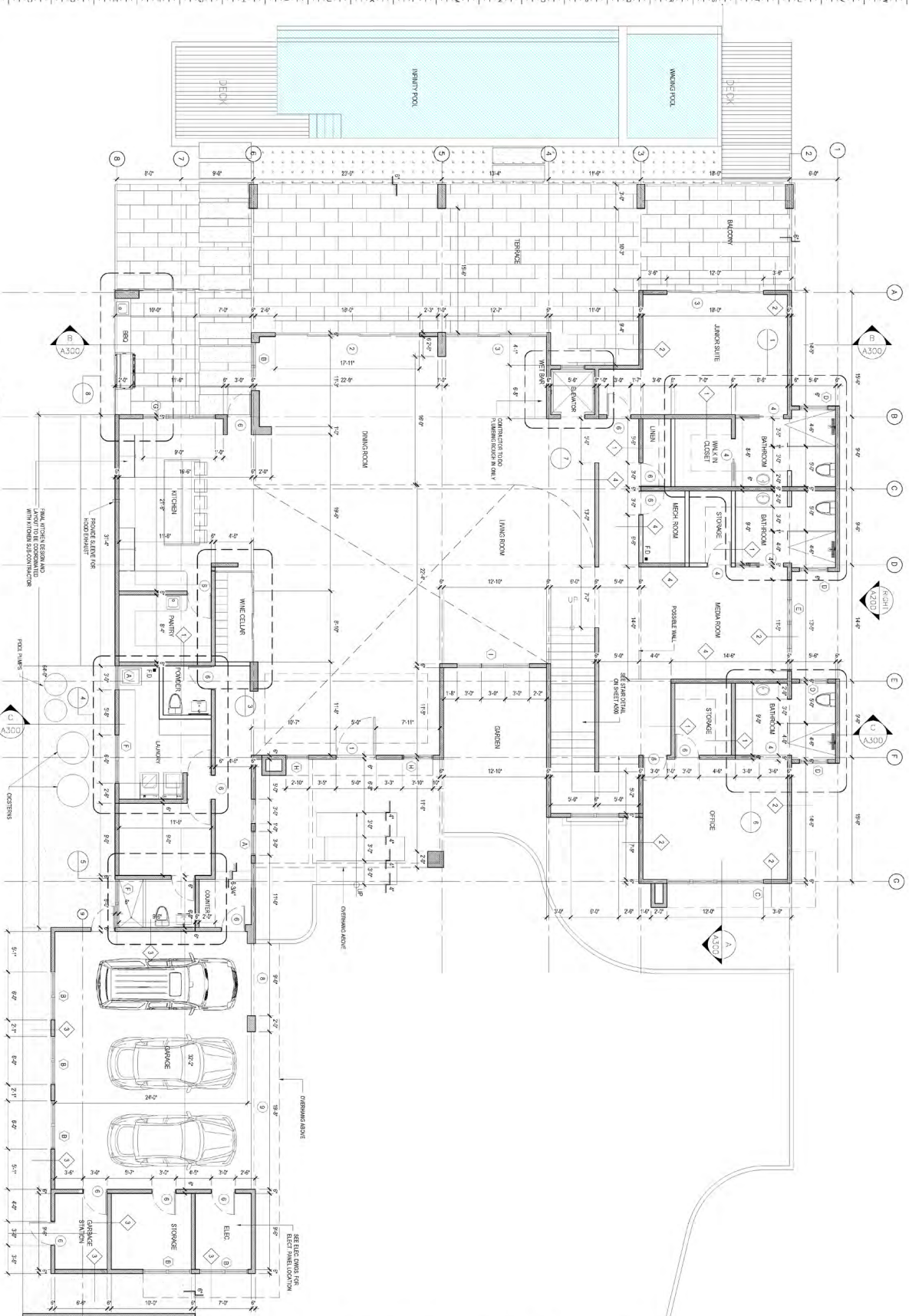


Master Bedroom Outdoor Terrace & Plunge Pool



View from Bedroom 3 Terrace to Pool





# PROPOSED FIRST FLOOR PLAN

SCALE 3/16"=1'-0"



**S.Arch**  
ARCHITECTURE | MANAGEMENT | CONSTRUCTION

PROJECT  
SHARPE RESIDENCE  
ATLANTIC DRIVE LOT 68  
BAHIA BEACH  
RIO GRANDE, PR

PROJECT NAME 2018-18

DATE 06/20/2018

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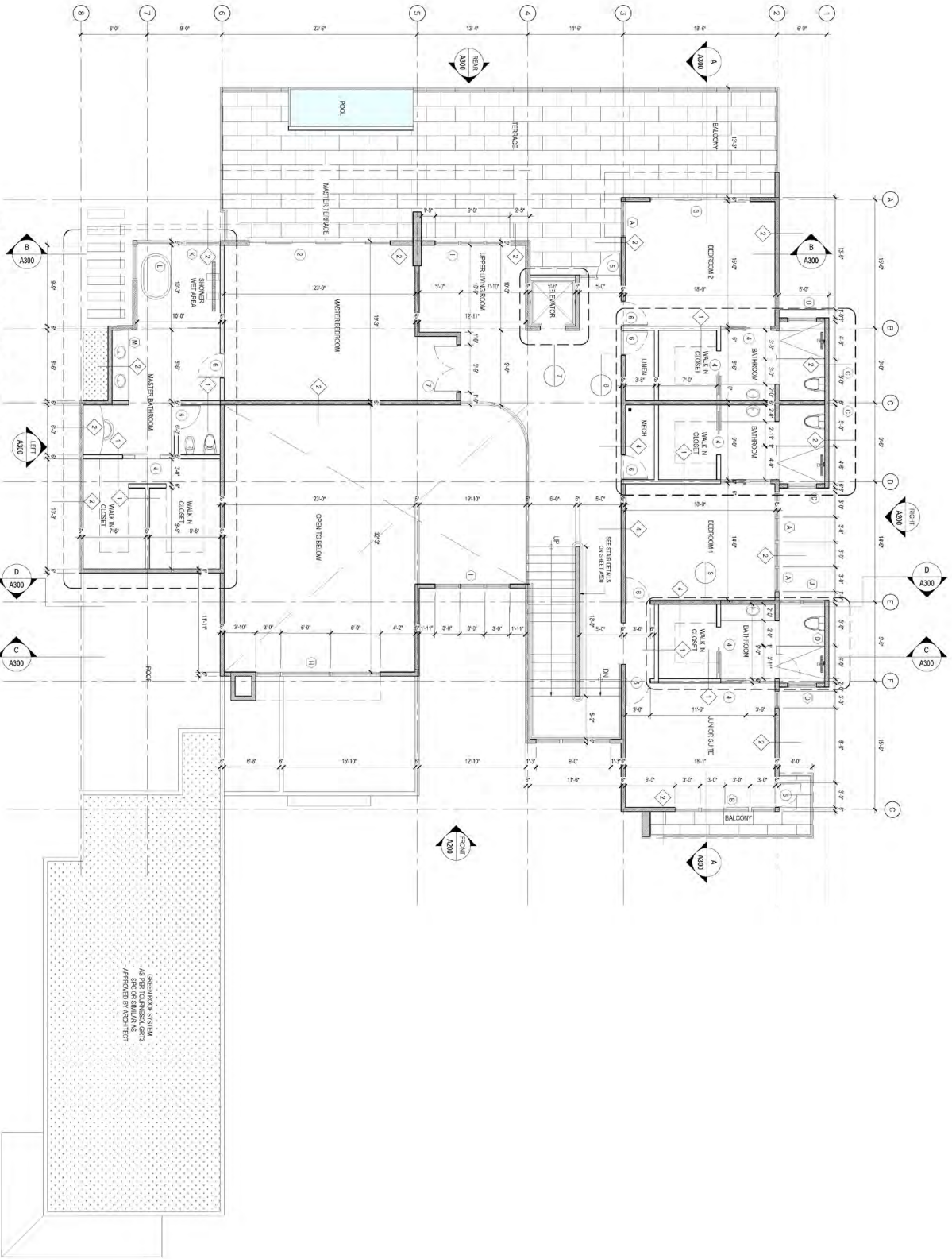
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PROPOSED SECOND FLOOR PLAN

SCALE 3/16"=1'-0"

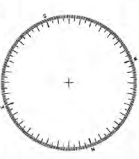
GREENHICK SYSTEM  
AND SPECIFICATIONS  
APPROVED BY ARCHITECT

**S.Arch**  
ARCHITECTURE | MANAGEMENT | CONSTRUCTION

PROJECT NAME: SHARPE RESIDENCE  
PROJECT LOCATION: ATLANTIC DRIVE LOT G8  
PROJECT ADDRESS: BAHIA BEACH  
PROJECT CITY: RIO GRANDE, PR

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**G8**



SECOND FLOOR  
PLAN

A101