New In The Market

BAHIA BEACH
GOLF CLUB
PUERTO RICO

Your Private Beachfront Haven In Puerto Rico's Premier Residential Address

Exquisite beachfront condominium featuring 3 Bedrooms, 3.5 Baths on the fourth floor of Bldg III.

Inspired by the spectacular surroundings, the residence showcases an extraordinary modern design with open concept plan living, spacious dining and living areas, beachfront terraces, en-suite bedrooms and world-class finishes and amenities.

Ocean Drive Beachfront Residences Resale 3401 Bldg III

BAHIABEACHPUERTORICO.COM

Broker: Heidi Souffront
M 1 787 533 9191 / 787 322 7313
heidi@bahiapr.com

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

Master Suite

Your New Home In Paradise Perfected...

Enjoy splendid views of Bahia's two miles of crescent beach in this spectacular three-bedroom residence on the fourth floor of Bldg III with northeastern exposure.

Move-In-Ready

Residential Features:

- Open-concept living with spectacular panoramic views of Bahia's two miles of beach
- Spacious living/dining area with wet bar; voluminous areas with 10 feet ceilings.
- Beachfront Master Suite with Spa-inspired Master
- Two additional En-Suite Bedrooms and Powder Room
- State-of-the-Art Technology- Smart Home
- Poliform kitchen cabinets and Walk-in Closets
- Wolf & Sub-Zero appliances
- 135 SF Owner's Storage
- Professionally furnished and fully equipped.
- Two assigned parkings for automobiles and one for the golf cart

Interior Space-	3,381 SF
Covered Terrace-	774 SF
Owner Storage-	135 SF
Total area-	4,291 SF

SALE PRICE $6,850,000

Important Disclaimer

The furniture that appears on the photos Is not the furniture package included in the sale. Unit will be delivered with a new furniture package same as in units of Ocean Drive Beachfront Residences Phase II Bldg 6.

Estimated Monthly Carrying Costs

Condo Dues- $3,277
Master HOA- $968
Club Membership- $633 + tax

Dining & Living Room

Kitchen

Master Bedroom

Master Bathroom

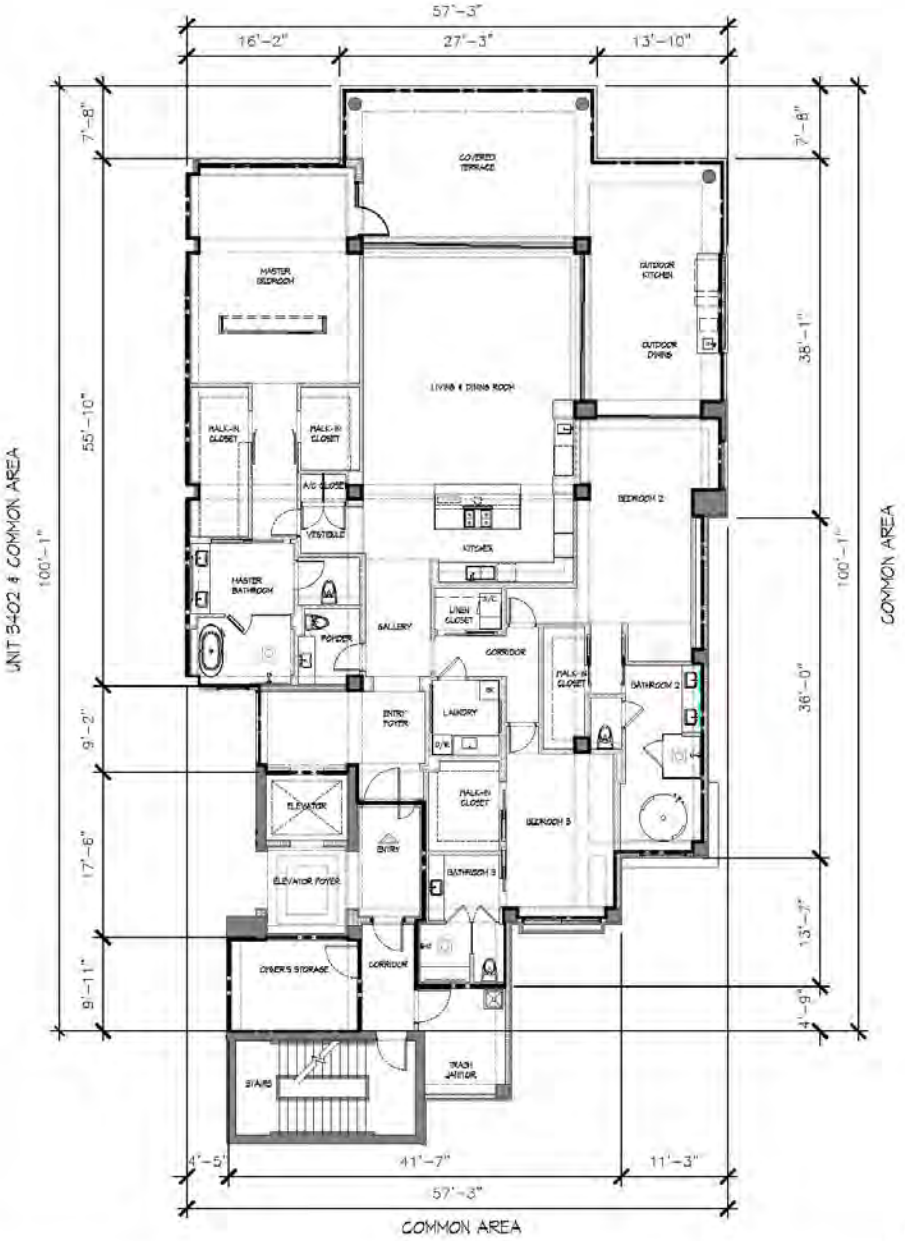
Second Bedroom

Second Bathroom

Bedroom 3

Outdoor Terrace Kitchen

PROJECT: OCEAN DRIVE BEACH FRONT RESIDENCES 3	OCEAN DRIVE DEVELOPMENT, LLC 1000 BAHIA BEACH BOULEVARD RIO GRANDE, PR 00745	CASE NO.: 2016-145777-PCOC-004188 2021-398633-PCOC-018765 2021-398633-PCOC-033354	
LOCATION: PR-187, KM 4.2, HERRERA WARD RIO GRANDE, PUERTO RICO	IT'S BOUNDARIES ARE:	DISTANCE:	DATE: 03.21.2023
	N EXTERIOR COMMON ELEMENTS	57'-3"	
	S INTERIOR & EXTERIOR COMMON ELEMENTS	57'-3"	UNIT NO.
UNIT AREA: 4,291.1 S.F. (398.6 S.M.)	E EXT. COMMON ELEMENTS	100'-1"	3401
	W APT. 3402 / INT. & EXT. COMMON ELEMENTS	100-1"	



FOURTH FLOOR PLAN
SCALE: 1/16"=1'-0"

KEY PLAN

SALVADOR L. ALEMAÑY CALDERÓN
ARQUITECTO LICENCIADO
LIC. 12930
PUERTO RICO

SALVADOR ALEMANY, ARCHITECT - LIC. NO. 12930