



Category: for sale

Price: \$305000.00

Basic Facts

Date added: 29/07/2015

Area size: 245

Lot size: 240

Type: house

Status: closed

Bedrooms: 3

Bathrooms: 4

Floors: 3

Built In: 2015

Description:

Delfin villas is an intimate community of seven luxury homes built to north-american standards. (You can flush your toilet paper for instance).

The community and homes were completed 4 months ago. They originally sold out in 2 months last year. As the original developers we do also currently live on-site and manage the HOA. I am adding a link below to this email with some shots of the homes, the community and even some interior shots as we are furnishing #5. Three of the homes are also already rented full time. Rental pricing is \$1,200 - \$1,500 per/month for long-term and \$125 for nightly/vacation rentals.

There is one beachfront resell available in Delfin Villas for \$315,000 fully furnished. The villa already has a rental contract for one year beginning in May. This contract would be contingent on the preference of the buyer but in the event you wouldn't be moving down immediately, the already existing one-year rental could be perceived as a nice income opportunity.

Condo fees are \$170 per/month paid annually. This covers community maintenance, 2 on-site guards at all times and pool maintenance.

The website is here:

<http://delfinvillas.com/>

Photos can be seen here:

<https://www.evernote.com//AARXuv-tektGi4Dwiik36KLMvDLRs7uYO00>

Notes on Delfin Villas:

- Intimate Beachfront community of only seven homes
- All homes are brand-new and fully modern
- 180 degree ocean panorama view from all floors
- 360 degree rooftop views

- 2,400 sq. ft homes
 - 40G electric water heaters
 - Fully pressurized water system
 - Tempered glass bathrooms
 - Dual clam dish sinks and oversized tubs
 - 4 full bathrooms
 - Granite countertops
 - Porcelain tiling
 - Generator connection ready
 - Pre-wired for digital cable and internet in all rooms
 - Master bedroom walk-in closets
 - City water connections
 - Subterranean connections
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Neighbourhood:

Puerto Cayo North: text/number

Features:

Features:

- ✓ cooling
- ✓ swimming pool
- ✓ garden
- ✓ parking
- ✓ heated water
- ✓ Flush toilet paper?
- ✓ City Water?
- ✓ Furnished?

Amenities:

- ✓ tv
- ✓ wifi
- ✓ oven
- ✓ Washer/Dryer