

Casa Espiritu
Cerro Del Vigia
Zihuatanejo Guerrero
Mexico

Features of this home

- ~Bare land Strata development
- ~ House was built in 2010 by a renowned local architect and builder
- ~Concrete construction throughout with marble floors and inlaid Perota in the Dining room and Den
- ~3 levels of living space with Master above and three guest rooms below
- ~ Main living area offers open kitchen, spacious living room, large dining room and den
- ~Den can also be a bedroom: a 3 piece bath/powder room on the main
- ~ Gorgeous infinity pool and lounge area on the main
- ~All bedrooms have their own 3 piece baths and air conditioning and own balconies with views
- ~Laundry Room and utility room below
- ~Stunning views on all levels
- ~Exclusions include all art, sculptures, Moroccan doors in dining room, coffee table in Den
- ~ Ask for exact exclusion list
- ~Includes all linens, dishes, cooking utensils, TV, built in desk and closets, furnishings, appliances

- ~Local Manager oversees the experienced housekeeper, pool man, and gardeners
- ~Local manager manages the day to day operations and guest arrivals and requests.
- ~Professional Reservation Service in Vancouver BC will continue, if desired: Fees negotiable
- ~Rental Income statements available: Gross in 2018 was \$53,200US approximately

- ~ Cerro Del Vigia is a very well run development community with an onsite manager
- ~Two 24 hour security gates
- ~ Offers a grass tennis court and a church at the top for owners use.
- ~ Property Tax 2018 18,188 Mexican Pesos
- ~Strata fee 27,416.32 Mexican Pesos Annually: to be updated at AGM March 2019
- ~Strata documents available upon request
- ~Wonderful neighbors two doors west: Casa Estrella De Mar: Iain and Laurie ☺

Offered For sale as a whole property or ¼ fractional ownership

Asking \$988,000 CDN or \$760,000US

¼ Fractional ownership

Asking \$260,000 CDN or \$198,000 US

