



**ST REGIS**  
BAHIA BEACH • PUERTO RICO  
**THE RESIDENCES**

*Lakefront Lot*  
*Atlantic Drive Estates L-5*  
*Resale*

BAHIABEACHUERTORICO.COM

*The Best Address in Puerto Rico*  
*Beyond Expectation...*

As a homeowner of The Residences at the St. Regis Bahia Beach Resort you will be rewarded with the Owner Benefits Program that includes all of the services and amenities of your hotel of residence. The St. Regis Bahia Beach is the Caribbean's first and only Certified Gold Audubon Signature Sanctuary, Puerto Rico's first AAA Five Diamond rated resort and a Forbes Travel Guide Five Star rated resort.

Broker: Heidi Souffront  
M 787 533 9191 / 1 787 322 7313 / 787 809 8890  
heidi@bahiapr.com

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





**ST REGIS**  
BAHIA BEACH • PUERTO RICO  
THE RESIDENCES



**ST REGIS**

BAHIA BEACH • PUERTO RICO  
**THE RESIDENCES**

*Lakefront  
Atlantic Drive Estates*

*L-5*

Experience unparalleled living & hospitality in Puerto Rico's premium residential address. Located in a prime location just west of the St. Regis Hotel, these homesites are surrounded by Bahia's natural sanctuary and two miles of pristine beach.

Welcome Home to the new standard of Extraordinary Living...

Don't miss the opportunity to custom-design and build your dream home in paradise.

Lakefront lot in the exclusive development of Atlantic Drive Estates with spectacular views of el Yunque Rainforest and mountain range, located in a prime location just west of the St. Regis Hotel. The lakefront homesite has 4,682 square meters (1.15 acre) of land and is ready for development.

As a homeowner of the St. Regis Bahia Beach Residences you will be rewarded with the owners benefits program, which includes bespoke services, and amenities provided by the St. Regis.

**Sales Price- \$4,950,000**











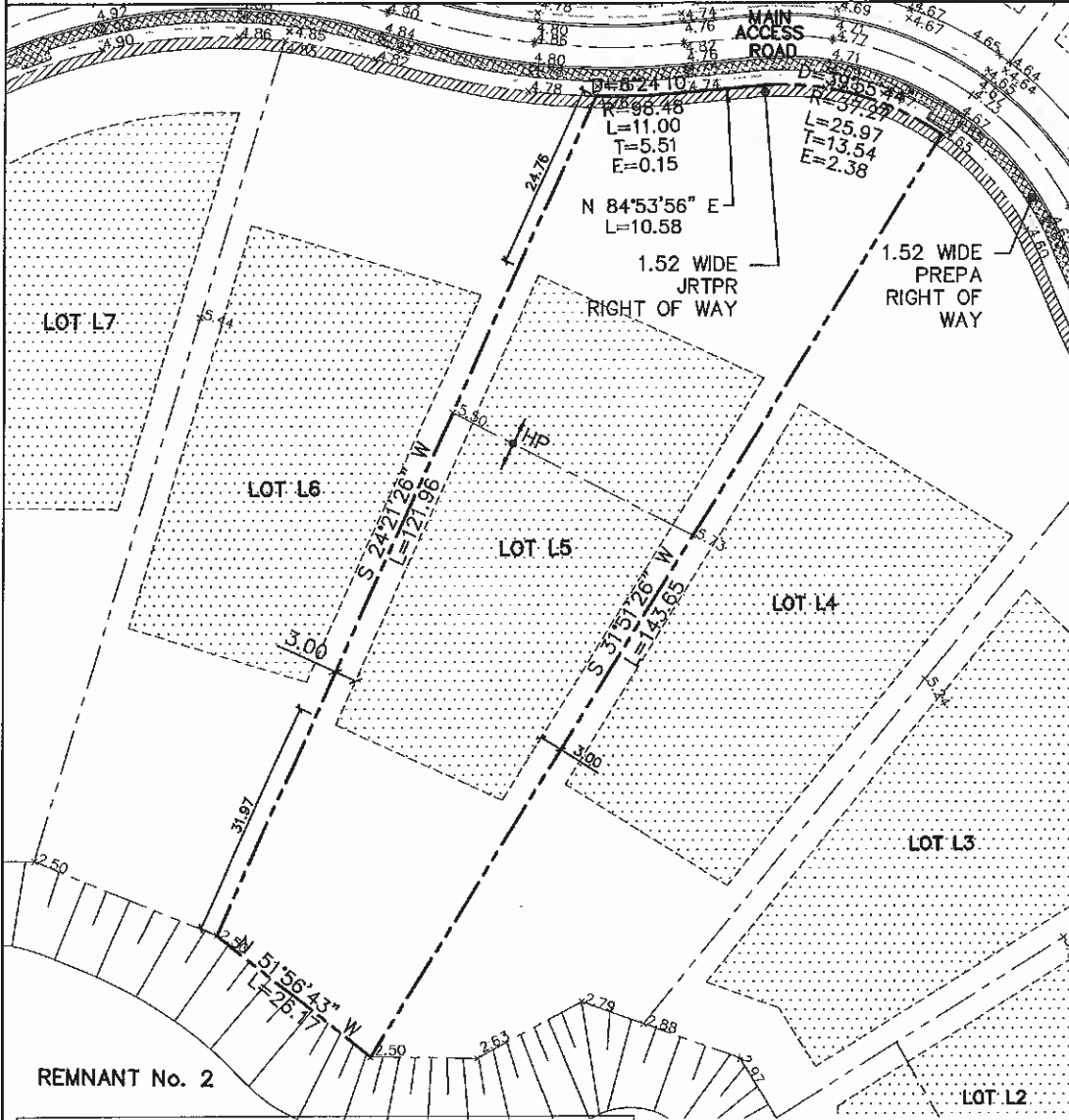


# BAHIA BEACH ATLANTIC ESTATES RESIDENTIAL DEVELOPMENT



SCALE=1:750

DATE 12/20/2018



LOT AREA (SM)	4,682.7182
LEGAL DESCRIPTION	
NORTH	47.55 BY MAIN ACCESS ROAD
SOUTH	26.17 BY REMNANT 2
EAST	143.65 BY LOT L4
WEST	121.96 BY LOT L6

**LEGEND:**

SOIL TO BE IMPROVED USING DEEP DYNAMIC COMPACTION

**NOTE:**

1. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS.

## PLOT PLAN LOT No. L5



1509 F.D. Roosevelt Ave.  
 Guaynabo, Puerto Rico 00968-2612  
 Tel: 787-792-1509  
 Fax: 787-782-0687  
 E-mail: cma@cmapr.com  
 www.cmapr.com  
 © 2018 CMA A&E LLC







*Bahia Beach Resort & Golf Club  
where an exciting array of adventures awaits you...*

*Home of the St. Regis Bahia Beach Resort*

*St. Regis Bahia Beach Resort a Five-Star, Five-Diamond Resort in Puerto Rico*

*Private gated community*

*The most exclusive residential Resort in the Caribbean*

*2 miles of sandy beach*

*Gold Signature Sanctuary by Audubon International*

*Beach Club with two beachfront pools*

*Surfing and Water Sports*

*Fitness & Wellness Center*

*Tennis Courts / Basketball Court*

*Robert Trent Jones Jr. 18 hole golf course*

*Iridium Spa*

*The Boathouse for lake sports and fishing*

*4.5 miles of hiking and bicycle trails*

*Enjoy our culinary experience which offers a mosaic of tempting options*

*The Tortuga Kids Club at The St. Regis Bahia Beach Resort*