



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

*Lakefront  
Atlantic Drive Estates L-6  
Resale*

*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.

BAHIABEACHPUERTORICO.COM

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

## *Lakefront Atlantic Drive Estates L-6*

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.

*Lakefront St. Regis Residence-L-6 at the Atlantic Drive Estates Estates with Architectural Floor Plans ready to submit for permit.*

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

Spectacular lakefront lot in the exclusive residential community of Atlantic Drive Estates.

The parcel of land has 3,949 Sq. Meter (0.97 acre) with breathtaking views to El Yunque Rainforest and the mountain range, and just steps away from the beach.

Sale price includes the architectural plans for a home designed by George Stewart Diaz. The architectural plans feature 9,000 sq. ft of interior living areas and over 13,000 Sq. ft of total square footage.

For detailed information please contact us at:  
heidi@bahiapr.com or 787-533-9191.

Sales Price- \$3,995,000





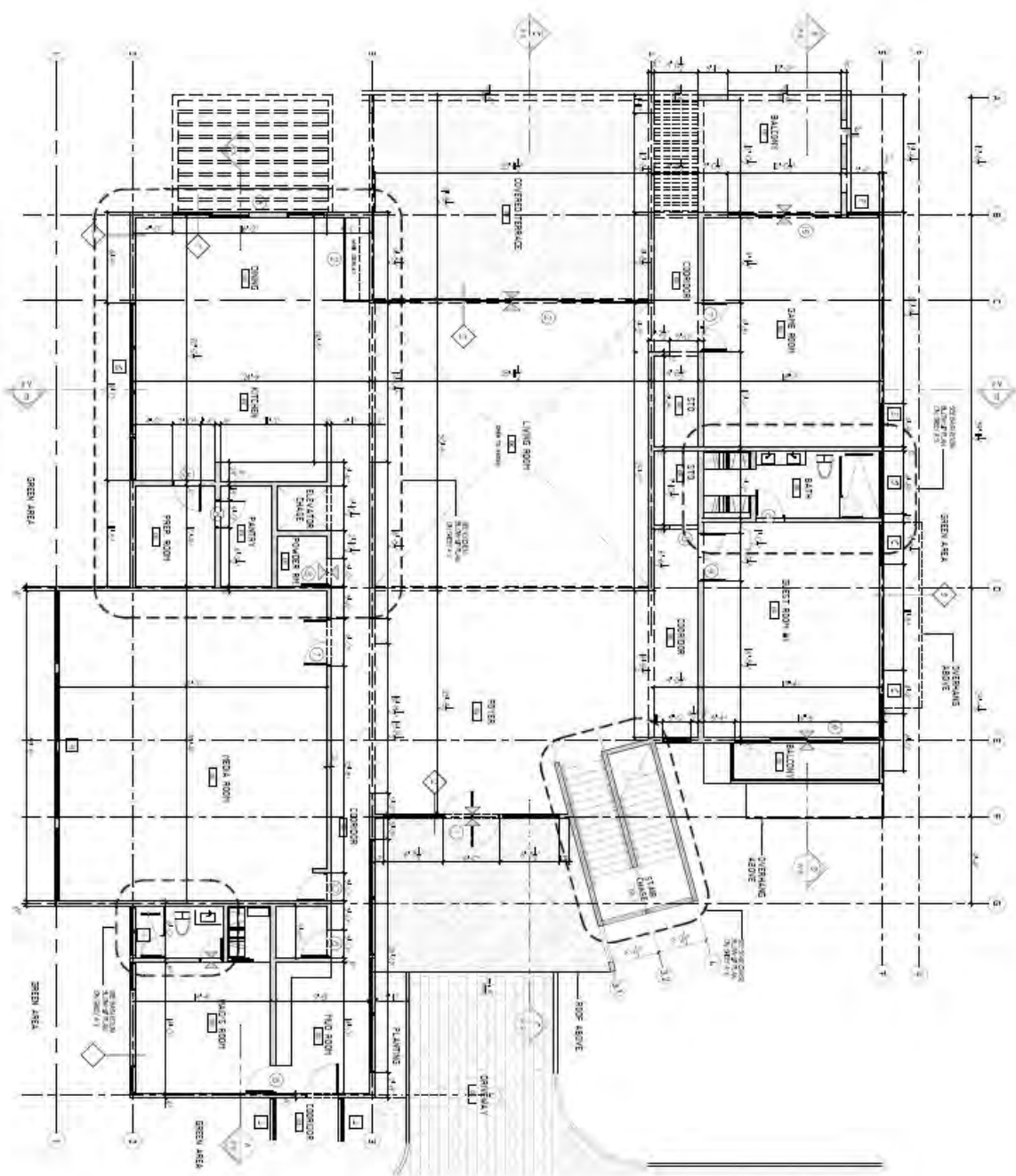
Renderings of proposed home design







Renderings of proposed home design

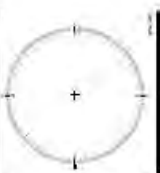


SCALE = 3/16"=1'-0"

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PROJECT  
ALBERT FAMILY RESIDENCE  
BAYIA BEACH  
RIO GRANDE, P.R.

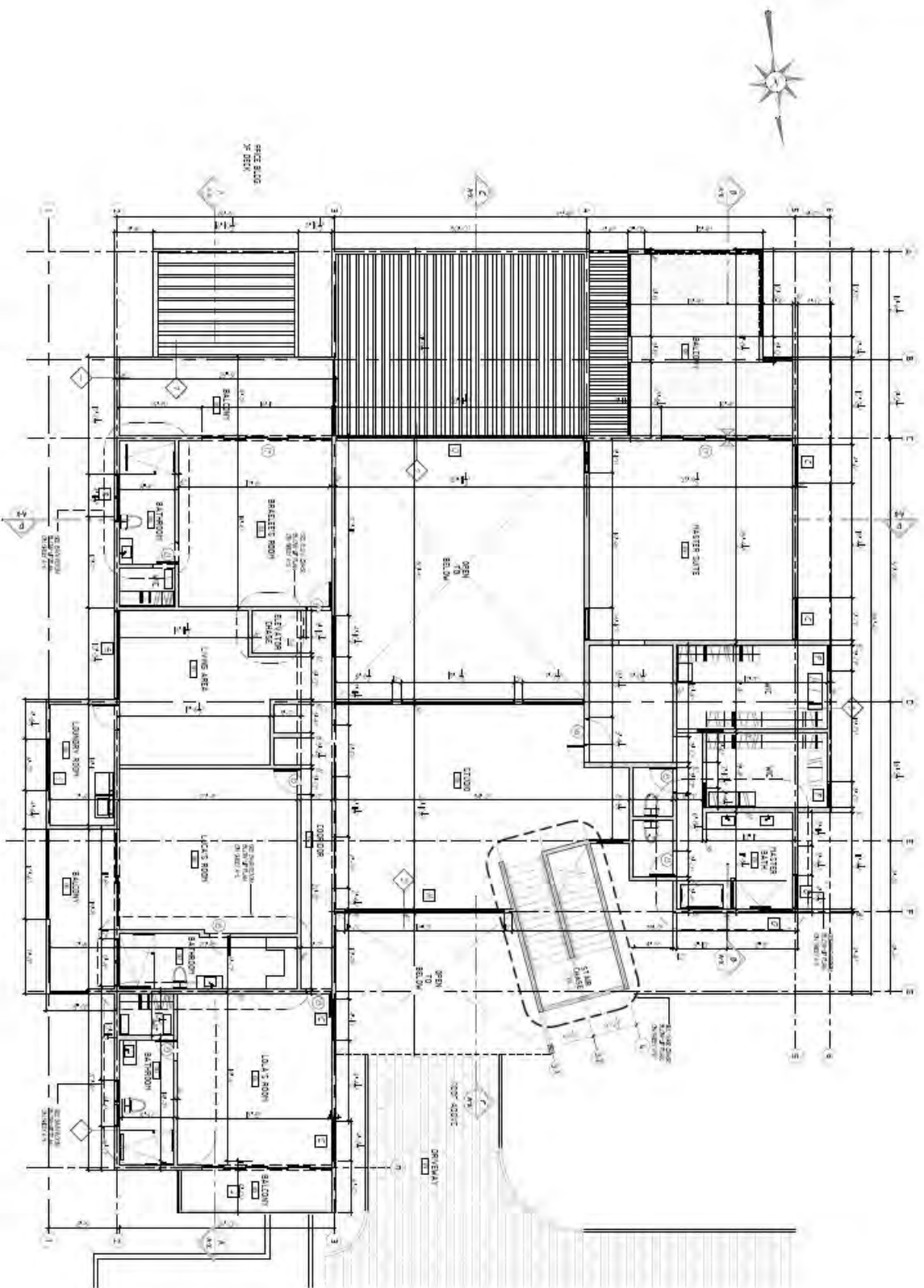
**S.Arch**  
ARCHITECTURE | MANAGEMENT | CONSTRUCTION



GROUND FLOOR PLAN

A-200





SECOND FLOOR PARTIAL FLOOR PLAN  
SCALE = 3/16"=1'-0"



ARCHITECTURE | MANAGEMENT | CONSTRUCTION

PROJECT: ALBERT FAMILY RESIDENCE  
RANLA BEACH  
RIO GRANDE, P.R.

DATE: 11/11/2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO.: 11111111

NO.	DESCRIPTION	DATE	BY
1	REVISION		
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.  
5. THE OWNER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND COSTS ASSOCIATED WITH THE PROJECT.

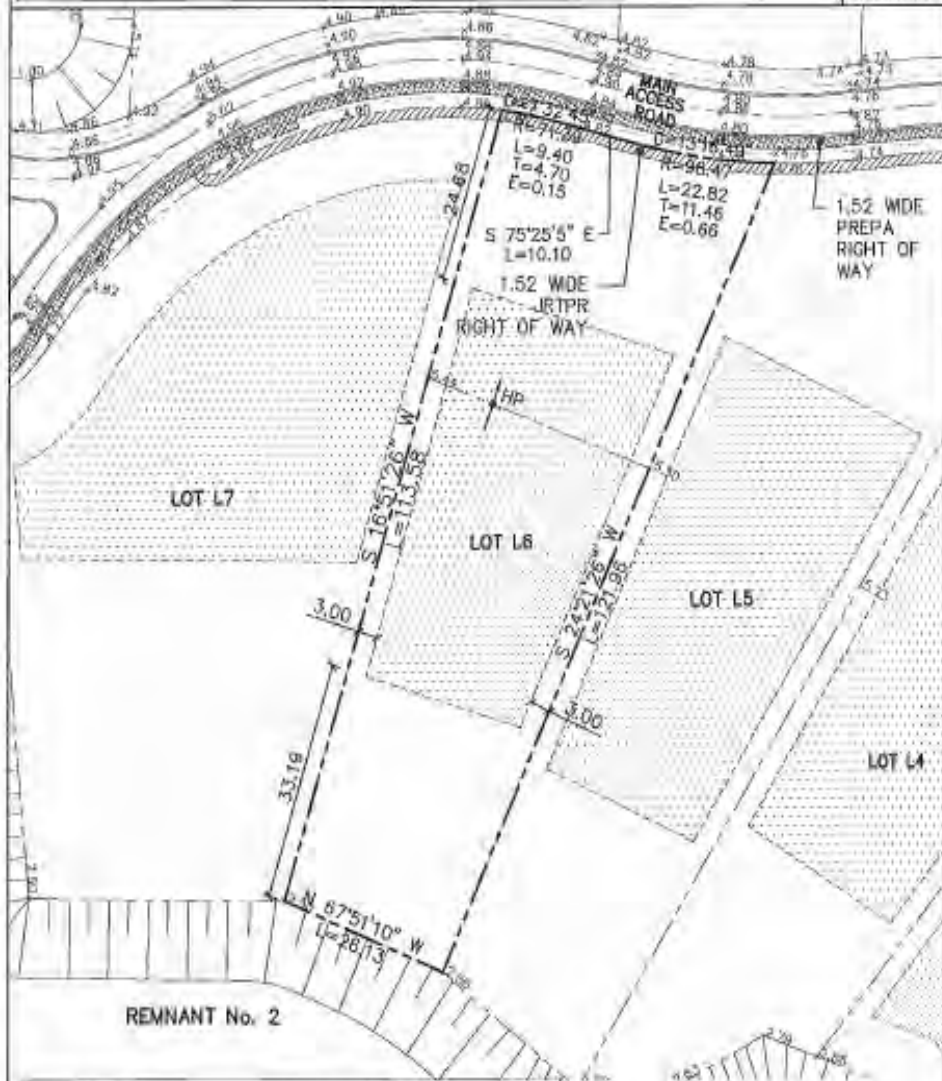


SECOND FLOOR PLAN  
A-201

# BAHIA BEACH ATLANTIC ESTATES RESIDENTIAL DEVELOPMENT




SCALE=1:750  
DATE: 10/30/2018



LOT AREA (SM)	3,949.1563
LEGAL DESCRIPTION	
NORTH	42.32 BY MAIN ACCESS ROAD
SOUTH	26.13 BY REMNANT 2
EAST	121.96 BY LOT L5
WEST	113.58 BY LOT L7

## LEGEND:

 SOIL TO BE IMPROVED USING DEEP DYNAMIC COMPACTION

## NOTE:

1. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS.

## PLOT PLAN LOT No. L6

**CMA**  
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ENGINEERS LLC

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*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*