ST REGIS
BAHIA BEACH • PUERTO RICO
THE RESIDENCES

Ocean Drive
Beachfront Residences

Resale
Unit 1202- Building I

BAHIABEACHPUERTORICO.COM

Absolute Beachfront Splendor...
New in the Market

Enjoy privacy and tranquility right on the beach in this spectacular, St. Regis Residence at Ocean Drive, just steps away from The Beach Club and The St. Regis Hotel.

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
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heidi@bahiapr.com

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

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Estimated Monthly Carrying Costs

Condo Dues- $1,623
Master HOA- $880
Club Membership- $568.15 + tax

Ocean Drive Beachfront Residences
Unit 1202- Building I
Welcome home to the new standard of extraordinary living...

Spectacular corner beachfront Residence at the exclusive and prestigious The St. Regis Bahia Beach Resort & Residences. Ready for immediate delivery.

Residential Features

- Master Suite with spa-inspired Master Bathroom
- Three En-Suite Bedrooms and Powder Room
- Open Concept design with spectacular panoramic views of Bahia's Two miles of crescent beach
- Ample living/dining area with wet bar
- Poliform kitchen cabinets and Wolf & Sub-Zero appliances
- IT Package
- Poliform walk-in closets cabinets
- Oversized terrace with outdoor kitchen and bar featuring world-class amenities
- Includes 6-passenger Onward Golf Cart
- Two assigned parkings for automobiles and one parking for Golf Cart
- Fully furnished and equipped, Turnkey
- Marriott approved Furniture Package
- Five-Star Hotel services and amenities provided by St. Regis
- Optional Rental Program through the St. Regis Hotel

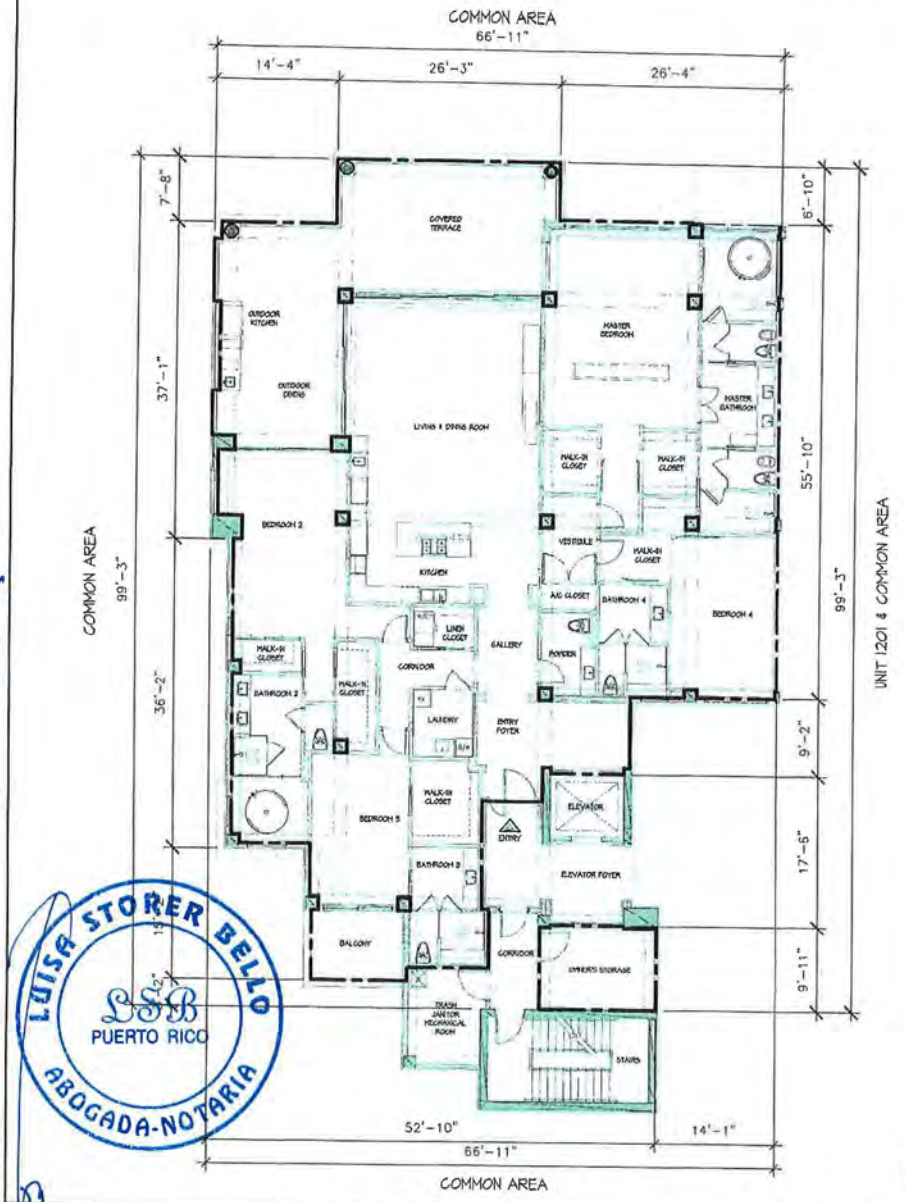
3,933 SF of Interior Living Space
769.5 SF of Covered Terrace
93.6 SF of Uncovered Terrace
135.9 SF Owner's Storage

Total area: 4,932 SF

SALE PRICE $10,995,000

FULLY FURNISHED & EQUIPPED

PROJECT: OCEAN DRIVE BEACH FRONT RESIDENCES	OCEAN DRIVE DEVELOPMENT, LLC - P.O. BOX 1450 RIO GRANDE PR. 00745		CASE NO.: XXXXX-XXXXX-XXXXX
LOCATION: PR-187, KM 4.2, HERRERA WARD RIO GRANDE, PUERTO RICO	IT'S BOUNDARIES ARE:	DISTANCE	DATE: 07.02.2018
	N EXTERIOR COMMON ELEMENTS	66'-11"	
	S INTERIOR & EXTERIOR COMMON ELEMENTS	66'-11"	UNIT NO. 1202
UNIT AREA: 4,932 S.F. (458.19 S.M.)	E APT. 1201 / INT. & EXT. COMMON ELEMENTS	99'-3"	
	W EXT. COMMON ELEMENTS	99'-3"	



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

KEY PLAN

SALVADOR ALEMAÑY. ARCHITECT - LIC. NO. 12930

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