



Offered at
\$1,050,000 USD

Tropicasa ID # NULL

Bedrooms	6
Bathrooms	8
View	City, Ocean, Mountains
Furnished	Yes
Const. Size	237 m2 (2,551 sq. ft.)
Land Size	893 m2 (9,608 sq. ft.)
Parking	Street
Pool	Yes

Casa Ladera, Amapas

Casa Ladera is a four bedroom residence with two additional suites, opening the possibilities of renting the entire home, just the private suites or living in one of the suites and renting the rest. Colonial in nature, Casa Ladera uses red paver tiles, exposed beamed ceilings and brick and stone features to showcase Mexican culture and heritage. Homes like Casa Ladera were designed with entertaining in mind, with expansive terrace spaces, a spacious main living and dining area, and meandering open floorplan. The main kitchen is vibrant and has plenty of storage and counter space for both working and entertaining. Outdoor dining can be enjoyed under the palapa with a built-in circular dining table that accommodates up to 10 comfortably. There is plenty of room on the terrace by the main pool to take in a bit of sun, or just curl up with a good book at the corner lounge area nearby.

The main floor of the home has four spacious bedrooms, all featuring en-suite private bathrooms and are equipped with mini-split air conditioning systems. Views from the main terrace feature the coastline of Los Muertos Beach all the way to the Hotel Zone. One floor down is a full apartment with living, dining, beautifully remodeled kitchen and bedroom and bath. There is even a private splash pool on the terrace of this unit! This apartment is ideal for owner's quarters if you choose to rent the rest of the villa out, or seasonal or long-term rental income if you choose to live in the main floor of the estate. An additional 1 bedroom apartment with kitchenette and private patio with plunge pool is on the entry level; very private and ideal for rental. (All pools in the villa are heated.)

Perfectly situated just steps above the Los Muertos Beach and a comfortable walk to the Romantic Zone, this home could be a wonderful vacation or retirement home. Further expansion possibilities may exist as well. Showings require advance notice with the listing agent.

Note: The property is part of a horizontal condominium regime with only one other home that shares no common areas or have any HOA dues.

Actual size of construction differs from the escritura given additions and modifications that have taken place over the years. Please consult with the listing agent regarding these size differentials.



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