VALARTE

THE ART OF LIVING

www.propiedadesvallarta.store

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Comfort, convenience, innovative design and cutting-edge technology for those with an appreciation for the finer things in life.

Front entrance

Experience the latest ascension in architecture excellence and contemporary design at Valarte - renowned developer GRUPO GOVA's newest class of luxury residential development for viable urban living. The groundbreaking tower with its verdant surroundings is a purposeful balance of function and elegance within the vibrant, up-and-coming community of Versalles and Fluvial, in the heart of Puerto Vallarta.

This exciting *new 95-unit residential development* boasts a variety of contemporary home plans ranging from loft-style, studio, and one-to-three-bedroom units, with varying garden, mountain, city, or ocean views. The numerous communal amenities are seamlessly integrated into the building's multiple tiers, focusing on social spaces for families and individuals alike.

Lobby

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Valarte Front

Valarte Back

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Pool

Summary of features:

Valarte's modern design provides an utterly unique investment opportunity in one of Puerto Vallarta's fastest-growing neighborhoods.

Valarte's Unique Lifestyle Amenities include:

- Oversized Infinity-Edge Pool & Lounge Area
- Fitness Center
- Co-working and conference Facilities
- 16-Seat Movie Theater
- Outdoor Recreation Area
- Art Gallery and Commercial Spaces
- Rooftop Multi-Purpose Center
- Exhibition Area

Valarte's iconic design, abundant, outdoor green spaces, and generous amenities have generated an incredible response from buyers and investors alike and will ensure units sell quickly. Select your new home today to be part of this exciting new community.

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Bar

Gym

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Amenities

Valarte's unique design is a refreshing response to today's urban living, combining cutting-edge aesthetic, innovative technology, and tiered construction to deliver an integrated living experience.

Co-Working Space

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Cinema

Multi-Purpose Air Conditioned Room

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Family Game Room & Lounge

Family Game Room & Lounge

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Pet Park

General Building Features

- Family game room and lounge
- Two family park areas
- Pet Area
- Exhibition area
- Co-Working Center with conference rooms
- 16-seating Cinema Room
- Large infinity edge lap pool
- Open air & covered lounge areas
- Multiple sunning areas
- Fitness Center
- Rooftop multi-purpose center
- Outdoor rooftop terrace with 360° views
- Ocean, City and Mountain views – according to unit
- Two Elevators
- Storage lockers (limited availability)

Additional Details & Finishes

- Controlled access reception
- Double-height lobby
- CCTV in common areas
- Natural stone accents throughout
- Extensive landscaping and green spaces throughout
- Water features
- Snack area
- Air-Conditioned bar and lounge
- Common restrooms
- Covered & uncovered parking
- Porcelain/Ceramic tiles throughout
- Cabinets (according to the design)
- Mini-split air conditioning unit(s)
- Direct telephone line outlets
- Generous build outs
- Easy movement PVC or high quality aluminum window frame with 6mm glass
- Pre-wired for television
- Direct and Indirect lighting according to design

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Resting Areas

Playground

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Gardens

- Gardens
- Walking Areas
- Children’s Play Area
- Water Fountains
- Commercial Area with 6 or up to 8 Stores
- Communal Bathrooms
- Front View of Fluvial Vallarta Avenue

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Inspired by Art

Valarte's spectacular and lush gardens have been inspired by and designed in harmony with nature.

Conceived for everyday living, the landscaped communal areas within our intimate and meticulously designed gastronomic corridor are ideal for hosting art exhibitions and other cultural events.

Due to its location in desirable Fluvial Vallarta, Valarte offers a unique investment opportunity. Additionally, Valarte is strategically located, offering easy access to the historical center, the hotel zone, the marina, and the international airport to the north.

At the Front – Open to the public

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Unit Details

Kitchen

- Gas grill, classic style, SMEG brand, or similar
- Gas oven, classic style, stainless steel, SMEG brand, or similar
- Built-in hood, SMEG brand, or similar
- Microwave oven, classic style, SMEG brand, or similar
- Panel dishwasher, SMEG brand, or similar (except for units from 209 to 220)
- Kitchen sink, SMEG brand, or similar
- Mont Blanc quartzite kitchen countertop, or similar

Unit type 06 - Interior B

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Unit type 06 - Interior A

Accents

Toilets

- 9mm tempered glass bathroom cancel
- White countertop washbasin LUXXUR EXUS brand, or similar
- Gunmetal accessories, LUXXUR EXUS brand, or similar
- Marble cover, Santo Tomas, Lether, or similar
- Hex Calacatta shower mosaic, Gold Matte color, ONIX brand, or similar

Terraces

- VIURBAN brand Ceylon color PVC window or similar
- Aequa model porcelain tile, Tur Grip color, Ceramiche Castelvetro brand or similar
- SPA option as an amenity (units type 13)

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Unit type 05 - Interior A

Unit type 05 - Interior B

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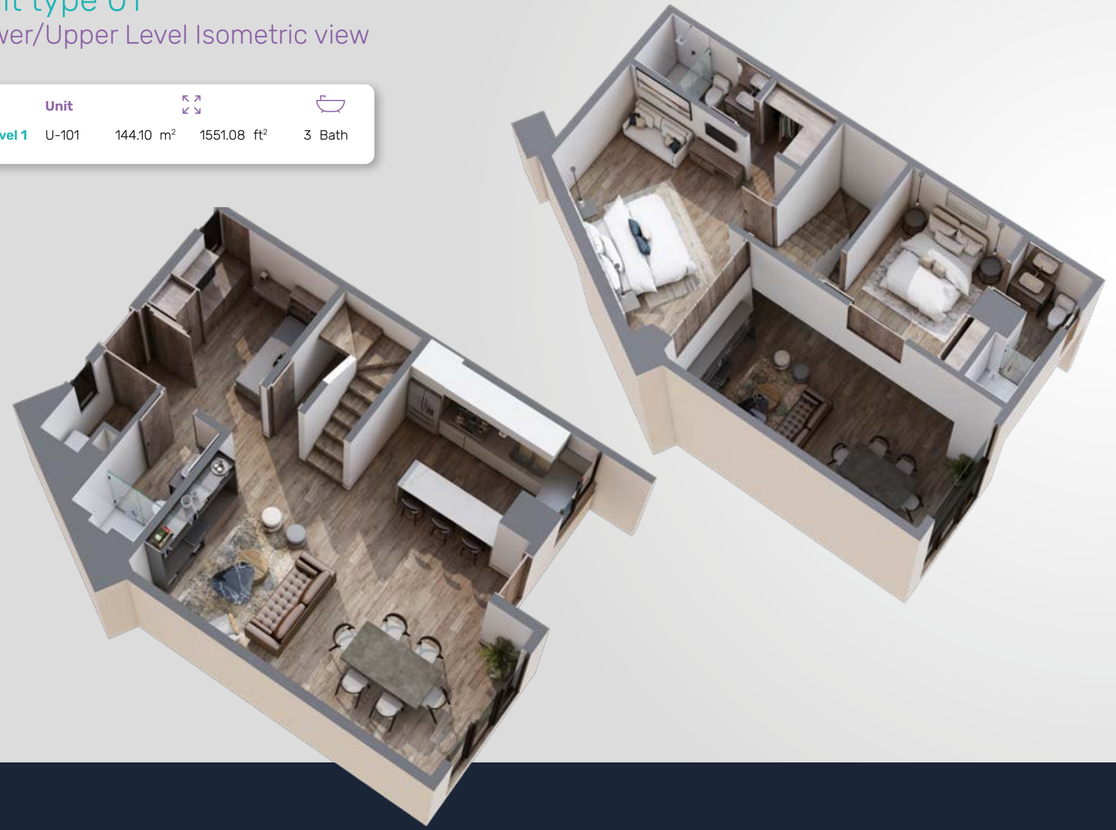
Unit type 01
Lower/Upper Level Isometric view

	Unit			
Level 1	U-101	144.10 m^2	1551.08 ft^2	3 Bath



The distribution and areas of the units may have slight variations derived from the position of the columns or mirroring of the units.

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Unit type 01
Lower/Upper Level Plan view

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Unit type 02

Lower/Upper Level Isometric view

	Unit			
Level 1	U-102	83.48 m²	898.57 ft²	2 Bath
	U-103	83.45 m²	898.25 ft²	2 Bath
	U-104	83.45 m²	898.25 ft²	2 Bath
	U-105	79.59 m²	856.7 ft²	2 Bath

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Unit type 02

Lower/Upper Level Plan view

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Unit type 03
Lower/Upper Level Isometric view

	Unit				
Level 1	U-106	72.62 m²	781.67 ft²	2	Bath
	U-107	71.78 m²	772.63 ft²	2	Bath
	U-108	72.06 m²	775.65 ft²	2	Bath
	U-109	85.40 m²	919.24 ft²	2	Bath

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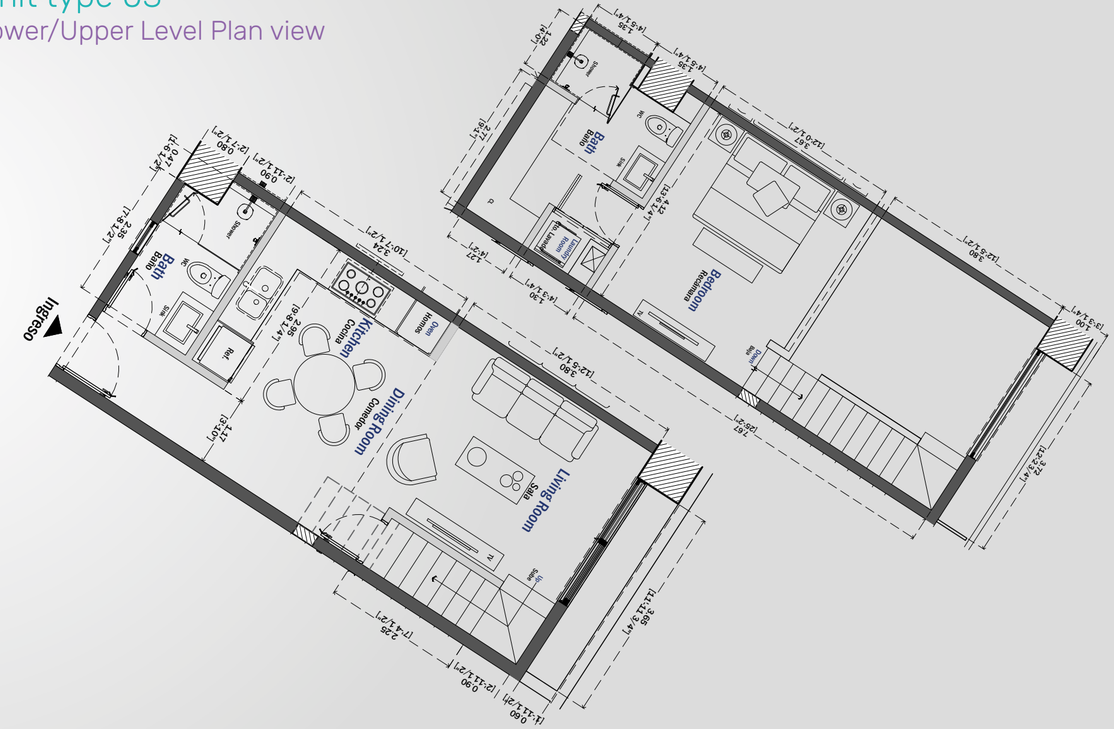
Unit type 03
Lower/Upper Level Plan view



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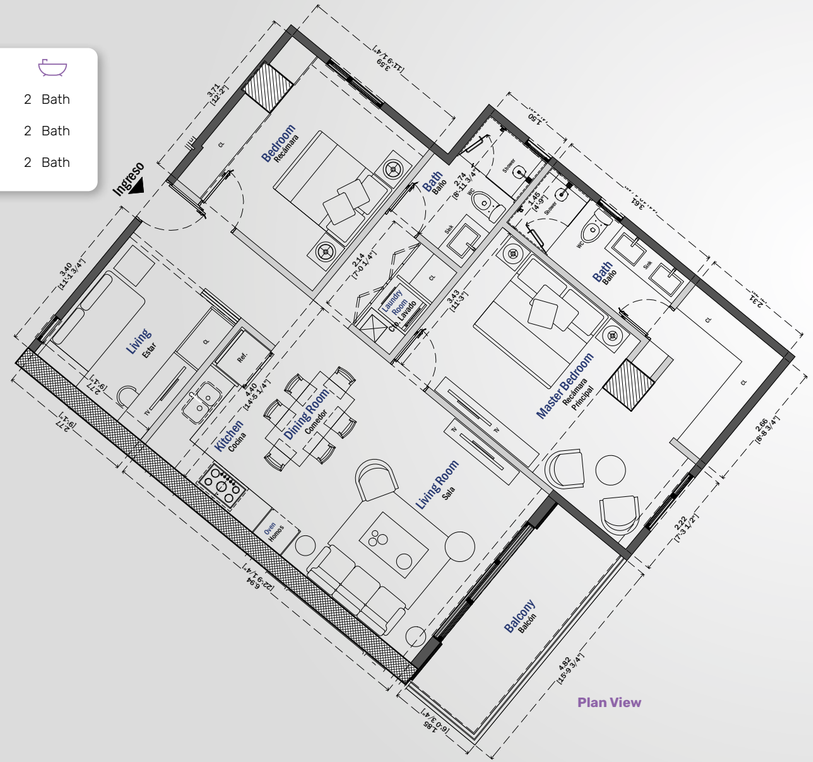
Unit type 05A

	Unit				
Level 4	U-401	115.68 m²	1245.17 ft²	2	Bath
Level 6	U-601	115.68 m²	1245.17 ft²	2	Bath
Level 8	U-801	115.17 m²	1239.68 ft²	2	Bath



Plan View

Unit type 05A

Isometric view

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Unit type 05B

	Unit			
Level 3	U-301	116.52 m²	1254.21 ft²	2 Bath
Level 5	U-501	116.53 m²	1254.21 ft²	2 Bath
Level 7	U-701	116.53 m²	1254.21 ft²	2 Bath

Plan View

Unit type 05B

Isometric view

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Unit type 06

	Unit				
Level 2	U-201	120.84 m²	1300.71 ft²	2	Bath
Level 3	U-302	120.84 m²	1300.71 ft²	2	Bath
Level 4	U-402	120.84 m²	1300.71 ft²	2	Bath
Level 5	U-502	120.84 m²	1300.71 ft²	2	Bath
Level 6	U-602	120.84 m²	1300.71 ft²	2	Bath
Level 7	U-702	120.84 m²	1300.71 ft²	2	Bath
Level 8	U-802	120.84 m²	1300.71 ft²	2	Bath

Plan View

Unit type 06

Isometric view

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Unit type 07A

	Unit				
Level 3	U-303	101.10 m²	1088.23 ft²	2	Bath
	U-307	103.51 m²	1114.17 ft²	2	Bath
	U-312	99.49 m²	1070.9 ft²	2	Bath
Level 4	U-403	101.84 m²	1096.2 ft²	2	Bath
	U-407	103.37 m²	1112.66 ft²	2	Bath
	U-411	107.37 m²	1155.72 ft²	2	Bath
Level 5	U-503	100.82 m²	1085.22 ft²	2	Bath
	U-506	99.49 m²	1070.9 ft²	2	Bath
Level 6	U-603	101.84 m²	1096.2 ft²	2	Bath
	U-606	103.37 m²	1112.66 ft²	2	Bath
	U-609	107.37 m²	1155.72 ft²	2	Bath
Level 7	U-703	100.83 m²	1085.32 ft²	2	Bath
	U-706	103.51 m²	1114.17 ft²	2	Bath
	U-709	107.47 m²	1156.8 ft²	2	Bath
Level 8	U-803	102.35 m²	1101.69 ft²	2	Bath
	U-806	103.37 m²	1112.66 ft²	2	Bath

Plan View

Isometric view

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Unit type 07B

	Unit				
Level 2	U-206	120.84 m²	1129.99 ft²	2	Bath
Level 3	U-311	107.43 m²	1156.37 ft²	2	Bath
Level 5	U-502	120.84 m²	1300.71 ft²	2	Bath
Level 6	U-608	105.00 m²	1130.21 ft²	2	Bath

Plan View

Unit type 07B

Isometric view

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Unit type 08A

	Unit	m²	ft²	Bath
Level 2	U-202	103.94 m²	1118.8 ft²	2 Bath
Level 3	U-304	103.51 m²	1114.17 ft²	2 Bath
Level 4	U-404	103.51 m²	1114.17 ft²	2 Bath

Plan View

Unit type 08A

Isometric view

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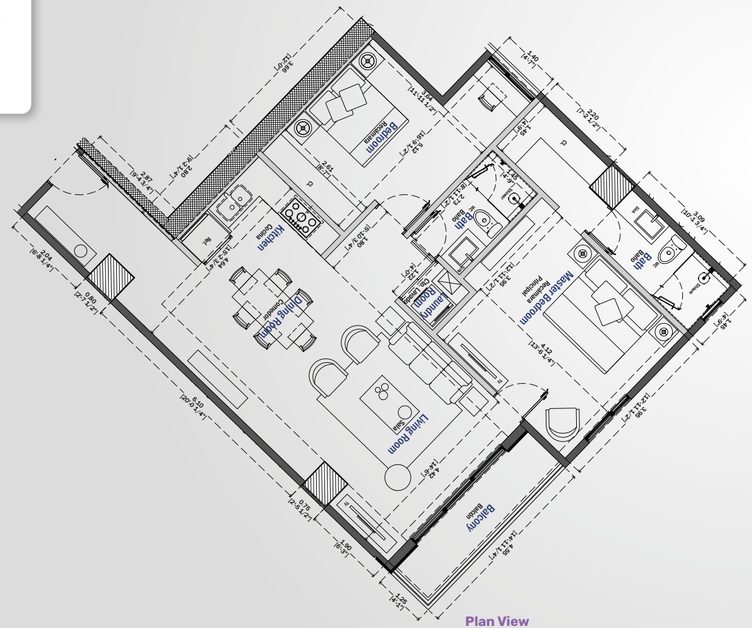
Unit type 08B

	Unit				
Level 5	U-504	106.69 m²	1148.4 ft²	2	Bath
Level 6	U-604	107.48 m²	1156.9 ft²	2	Bath
Level 7	U-704	107.48 m²	1156.9 ft²	2	Bath
Level 8	U-804	107.42 m²	1156.26 ft²	2	Bath



Plan View

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Unit type 08B

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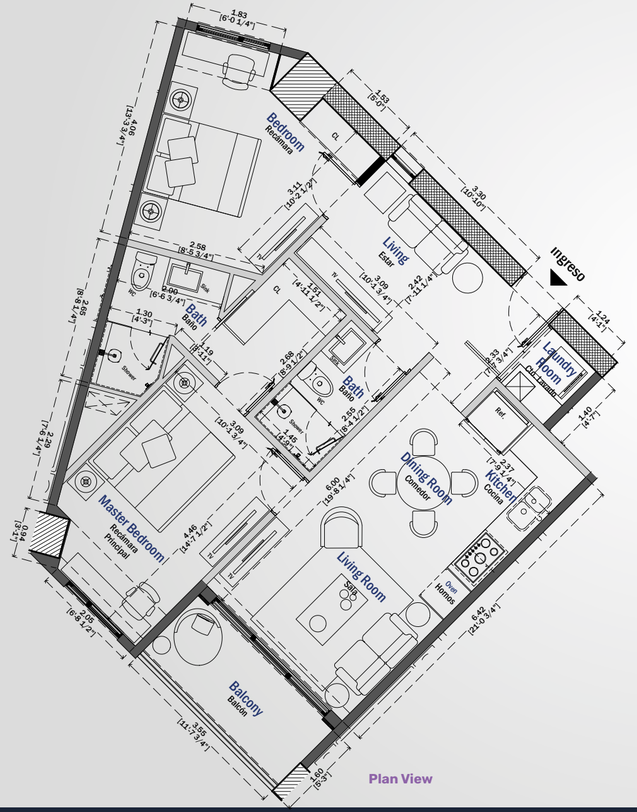
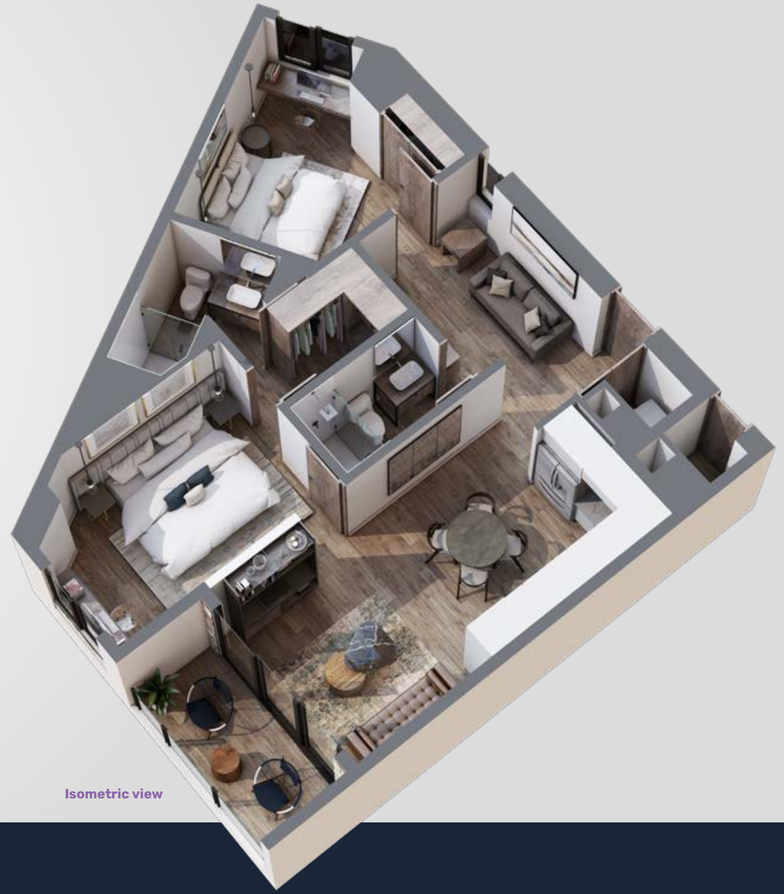
Unit type 09

	Unit				
Level 3	U-305	89.83 m²	966.92 ft²	2	Bath
Level 4	U-405	90.06 m²	969.4 ft²	2	Bath
Level 6	U-605	90.4 m²	973.06 ft²	2	Bath
Level 7	U-705	89.96 m²	968.32 ft²	2	Bath
Level 8	U-805	90.10 m²	969.83 ft²	2	Bath



Plan View

Unit type 09



Isometric view

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Unit type 10

	Unit			
Level 2	U-203	80.37 m²	865.09 ft²	2 Bath
Level 3	U-306	80.33 m²	864.66 ft²	2 Bath
Level 4	U-406	80.33 m²	864.66 ft²	2 Bath

Plan View

Unit type 10

Isometric view

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Unit type 11

	Unit				
Level 2	U-204	82.00 m²	882.64 ft²	2	Bath
	U-205	82.82 m²	891.47 ft²	2	Bath
Level 3	U-308	82.00 m²	882.64 ft²	2	Bath
	U-309	83.64 m²	900.29 ft²	2	Bath
	U-310	82.82 m²	891.47 ft²	2	Bath
Level 4	U-408	82.00 m²	882.64 ft²	2	Bath
	U-409	83.64 m²	900.29 ft²	2	Bath
	U-410	82.82 m²	891.47 ft²	2	Bath
Level 6	U-607	83.64 m²	900.29 ft²	2	Bath
Level 7	U-707	83.64 m²	900.29 ft²	2	Bath
Level 8	U-807	83.64 m²	900.29 ft²	2	Bath

Plan View

Unit type 11

Isometric view

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Unit type 12A

	Unit				
Level 3	U-313	100.28 m²	1079.4 ft²	2	Bath
	U-314	100.97 m²	1086.83 ft²	2	Bath
Level 5	U-507	100.28 m²	1079.4 ft²	2	Bath
	U-508	100.97 m²	1086.83 ft²	2	Bath

Plan View

Unit type 12A

Isometric view

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Unit type 12B

	Unit				
Level 2	U-207	100.96 m²	1086.72 ft²	2	Bath
Level 4	U-413	100.33 m²	1079.94 ft²	2	Bath
	U-414	100.96 m²	1086.72 ft²	2	Bath
Level 6	U-610	100.96 m²	1086.72 ft²	2	Bath
	U-611	100.33 m²	1079.94 ft²	2	Bath

Plan View

Unit type 12B

Isometric view

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Unit type 13A

	Unit				
Level 7	U-708	164.82 m²	1774.11 ft²	2	Bath
	U-710	166.12 m²	1788.1 ft²	2	Bath
Level 8	U-808	166.56 m²	1792.84 ft²	2	Bath
	U-809	167.70 m²	1805.11 ft²	2	Bath

SPA option as an amenity.

Plan View

Unit type 13A

Isometric view

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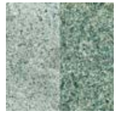
Floors and coatings

The apartments feature rectified porcelain tile floors

Large 1m x 1m rectified porcelain tiles in the common areas



The pool features natural sukabumi tiles

The kitchen counter tops are made with mont blanc polished quartzite

The bathroom floors are in a santo tomas coffee marble with a leather finish

Appliances

A stainless steel stovetop with 5 burners - smeg appliances or similar

A 60 cm stainless steel gas oven - smeg appliances or similar

A stainless steel microwave oven - smeg appliances or similar
*Built-in model or hood-oven model depending on kitchen type

A stainless steel extractor hood - smeg appliances or similar
*Wall or island model depending on kitchen type

A stainless steel kitchen sink - smeg appliances or similar
*Double or single tub model depending on kitchen

A paneled dishwasher with 13 plate settings - smeg appliances or similar
* With the exception of units 209 through 220

Bathrooms doors and windows

Pvc viurban or similar branded windows

9mm tempered glass bathroom doors

Bathroom appliances and finishes

Sanitary ceramic one piece double flush toilet with a slow closing lid

A white ceramic semi-recessed bathroom sink

Imported graphite faucets and showerheads with a gun metal finish

Imported graphite towel racks with a gun metal finish

The inside of showers are tiled with a vitreous mosaic coating

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