



QUINTA DEL ENCANTO

## Quinta del Encanto La Cruz de Huanacastle, Nay. Mexico

Quinta del Encanto is a development consisting of eleven suites, one and two bedroom and one studio. Each suite has its own private entrance, kitchen, patio or balcony and view of Banderas Bay.

The project is built around a hillside tropical garden. Its amenities include two swimming pools, one with a spa, a clubhouse with a gourmet quality kitchen facility, enclosed dining and sitting room and outdoor palapa covered living area. There is a common rooftop terrace with BBQ and Mirador providing 360-degree views of the bay and surrounding jungle. There is an on-site manager/caretakers' apartment and two common laundry facilities.

Currently there is the completed Villa, which contains three suites:

Casa Alegre, which has two bedrooms, two baths and a full kitchen. There are three decks as well as a rooftop terrace and laundry room.

Casita Amanecer, a one bedroom one bath suite with full kitchen. Casita Chiquita, a studio with bath, kitchenette and covered patio. The Villa has its own swimming pool.

The Clubhouse and six suites, five one bedroom and one studio are currently under construction. Two of the suites are close to completion.

An additional two suites and office are in the planning phase. A one-bedroom suite similar to Casita Amanecer and a two bedroom, two and a half bath townhouses with private garage, entry courtyard and roof terrace with spa. Each of these suites will have its own laundry room.

In addition, there is a complete two car garage, storage and equipment building. Developer needs to determine parking requirements and amend project to provide any requirements not in the original planning.

ALL LOTS HAVE FEDERAL ESCRITURAS. LOT 10, THE VILLA, LOT 8 WITH THE CONSTRUCTION PROJECT AND LOTS 5 AND 6 ARE BEING OFFERED FOR \$1,300,000 US DOLLARS. COURTESY TO BROKERS.  
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## Quinta del Encanto Project Data

There are five separate parcels of land in the Quinta del Encanto portfolio:

Lot #8 (the construction)	1,387 sq. meters
Lot #10 (the Villa)..	250
Lot #6 (vacant)	145
Lot #5 (vacant)	153

There are five structures – completed, under construction and proposed – on lots #8 & 10. The following is a breakdown of each structure:

### The Villa (completed 1997) Lot 10

Level 1	53.1	Patio	22.8
Level 2	56.1	Terrace	26
Level 3	59.3	Decks	11.3
Level 4	16	Roof Terrace	25.2
Total	184.5 sq. meters		

### Casa Principal (under construction) Lot 8

Level 1	15.6		
Level 2	61	Deck & Patio	16.2
Level 3	99.7	Deck	12.9
Level 4	65.8	Deck	28.7
Level 5	35.5	Roof Terrace	25.4
Level 6		Mirador	8.4
Total	277.6 sq. meters		

### Clubhouse with Suites Below (under construction) Lot 8

Suites	88.9	Patios	43
Clubhouse	54.2	Palapa	60.4
Total	143.1		

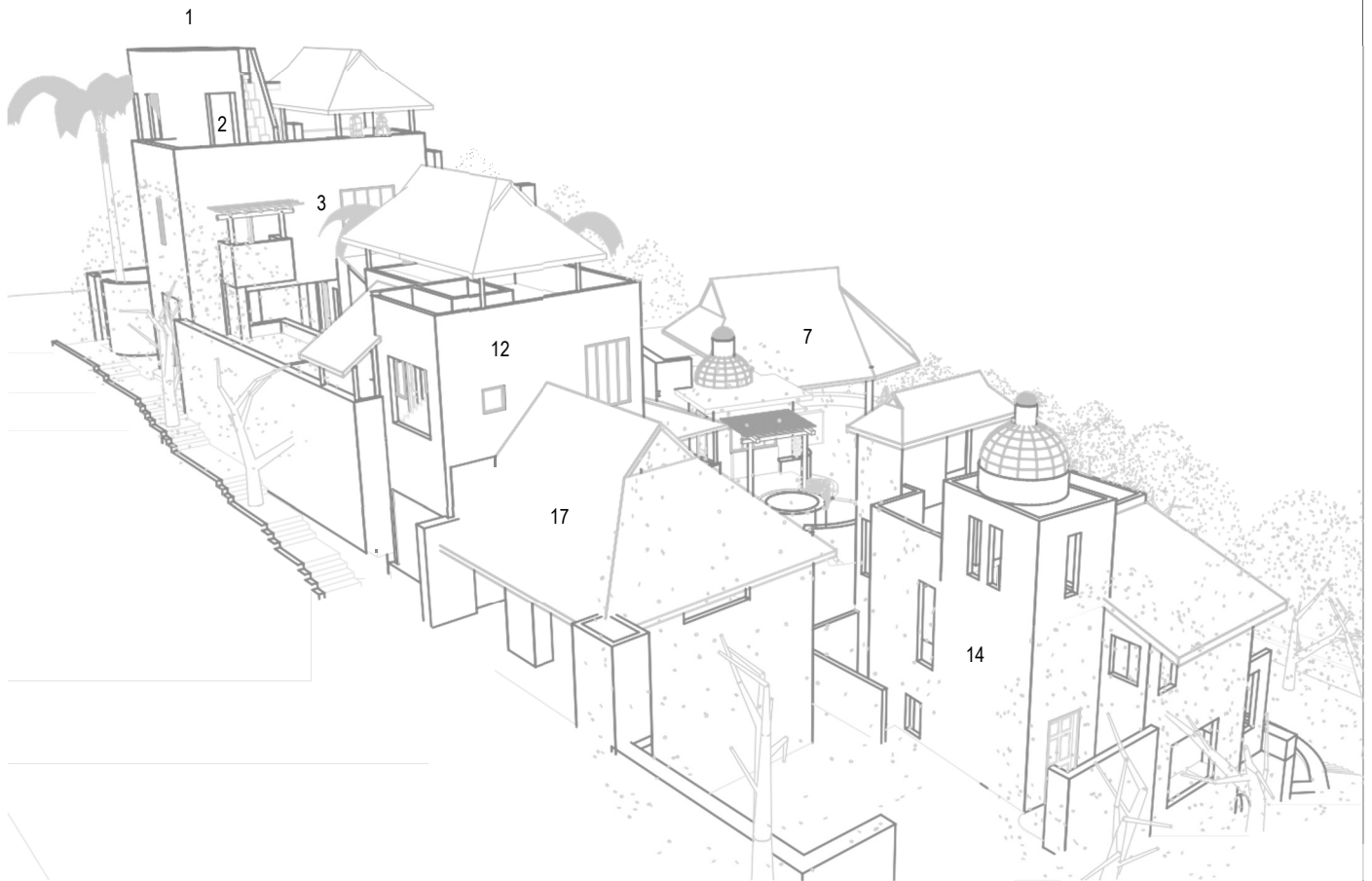
### Proposed Suites & Office Lot 8

Level 1	108.5	Patio	13.2
Level 2	65.1	Deck & Courtyard	26.53
Level 3	35.38	Deck	7
Level 4		Roof Terrace	32
Total	208.98		

### Garage for two cars

Level 1 and Level 2  
which includes the  
Cistern, mechanical room  
and storage room

Level 1	49
Level 2	49
Total	98



## PROPOSED FINISHED PROJECT AXIO VIEW FROM THE SOUTHWEST

- |                   |                     |
|-------------------|---------------------|
| 1. MIRADOR        | 10. SWIMMING POOL   |
| 2. COMMON TERRACE | 11. COURTYARD       |
| 3. UNIT #1        | 12. UNIT #7         |
| 4. UNIT #2        | 13. UNIT #8         |
| 5. UNIT #3        | 14. CASA ALEGER     |
| 6. UNIT #4        | 15. CASITA AMANECER |
| 7. CLUBHOUSE      | 16. CASITA CHIQUITA |
| 8. UNIT #5        | 17. GARAGE          |
| 9. UNIT #6        |                     |



## PROPOSED FINISHED PROJECT AXIO VIEW FROM THE SOUTHEAST

- |                   |                     |
|-------------------|---------------------|
| 1. MIRADOR        | 10. SWIMMING POOL   |
| 2. COMMON TERRACE | 11. COURTYARD       |
| 3. UNIT #1        | 12. UNIT #7         |
| 4. UNIT #2        | 13. UNIT #8         |
| 5. UNIT #3        | 14. CASA ALEGER     |
| 6. UNIT #4        | 15. CASITA AMANECER |
| 7. CLUBHOUSE      | 16. CASITA CHIQUITA |
| 8. UNIT #5        | 17. GARAGE          |
| 9. UNIT #6        | 18. CARETAKER       |



CALLE del TANQUE de AGUA

ENTRY

COURTYARD  
**UNIT # 8 BEDROOM  
OFFICE BELOW**  
(PROPOSED)

PATIO

CARETAKER

**UNITS 7&8**  
(PROPOSED)

**COCHERA**  
(FINISHED STRUCTURE)

PARKING

TERRACE

FOUNTAIN

PLANTER

**CASA PRINCIPAL  
UNITS 1,2,3 &4**  
(UNDER CONSTRUCTION)

PATIO

COURTYARD

**THE VILLA**  
(FINISHED STRUCTURE  
WITH POOL)  
Lot 10

PATIO

ALBERCA

ALBERCA

**CLUBHOUSE**  
(UNDER CONSTRUCTION)

POOL TERRACE

**UNIT 6  
(BELOW)**  
(UNDER CONSTRUCTION)

PALAPA

**UNIT 5  
(BELOW)**  
(UNDER CONSTRUCTION)



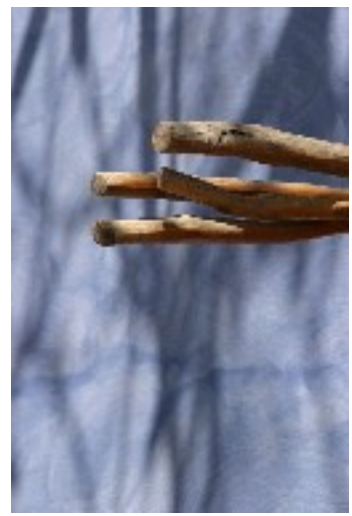
**LOT #8- #10 on Escrituras**

(LOT 8 = 1387. m2

LOT 10 = 250 m2)

**LOT #6**  
145. m2

**LOT #5**  
153 m2



EXTERIOR VIEWS OF THE VILLA at QUINTA DEL ENCANTO



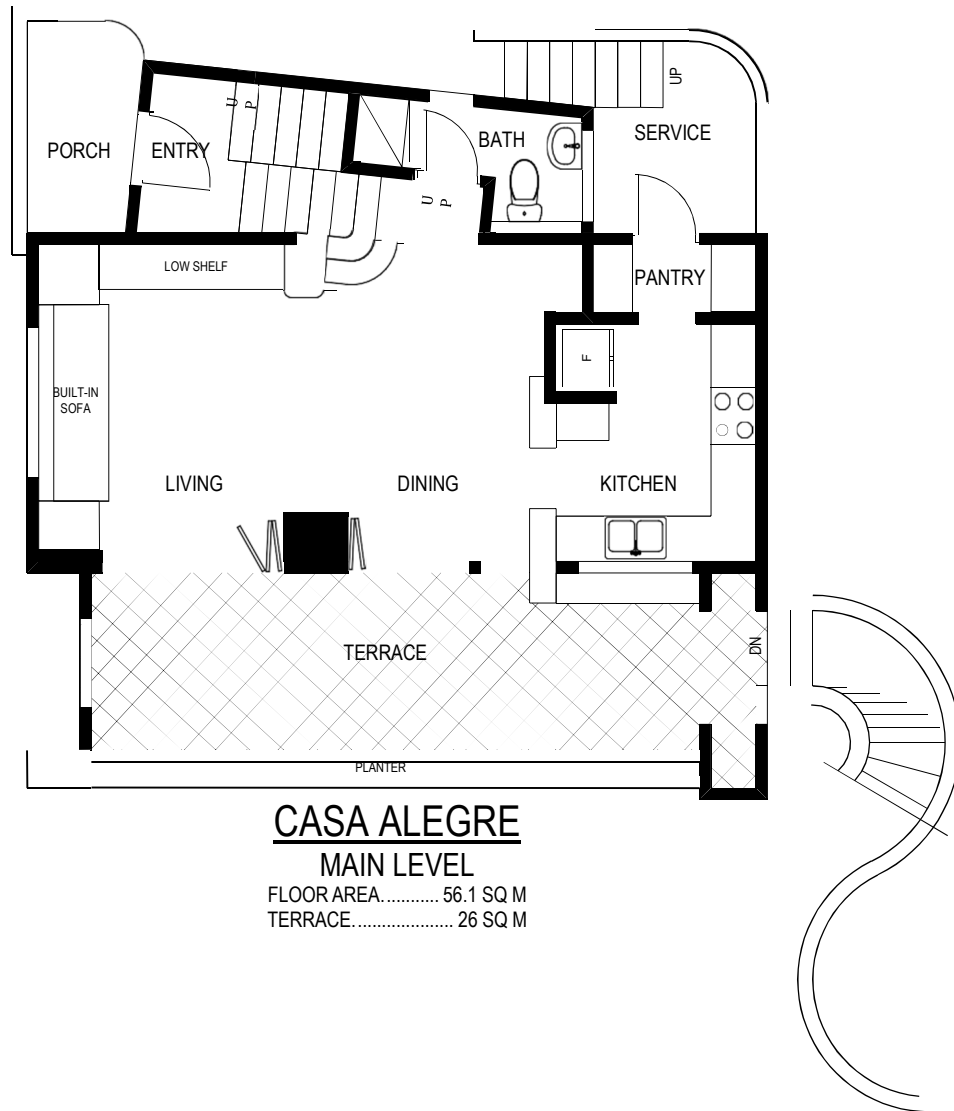


EXTERIOR VIEWS OF THE VILLA at QUINTA DEL ENCANTO





LOCATION KEY

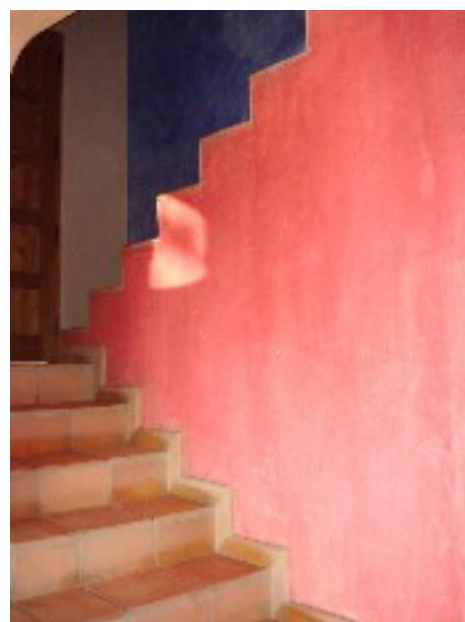


**CASA ALEGRE**  
**MAIN LEVEL**

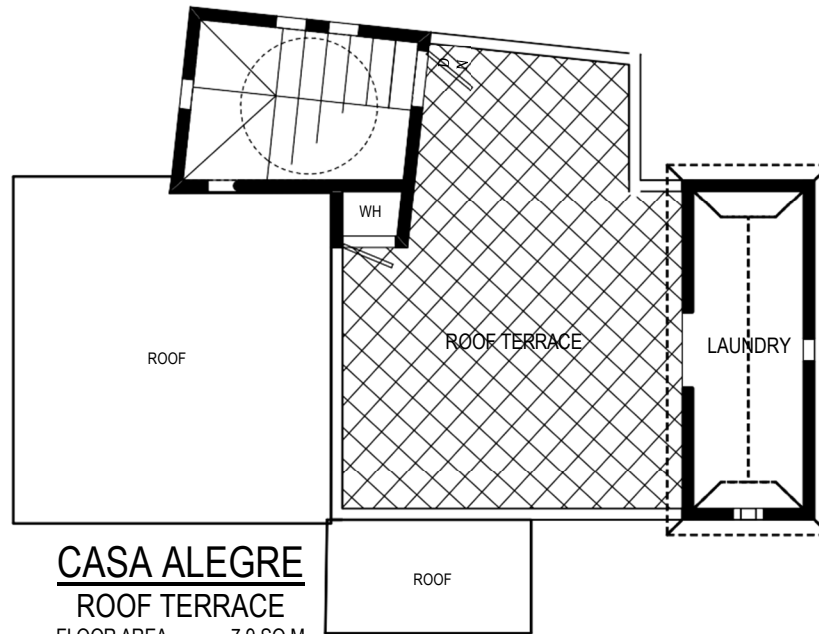
FLOOR AREA..... 56.1 SQ M  
TERRACE..... 26 SQ M

**THE VILLA AT QUINTA DEL ENCANTO**

MAIN LEVEL:  
CASA ALEGRE



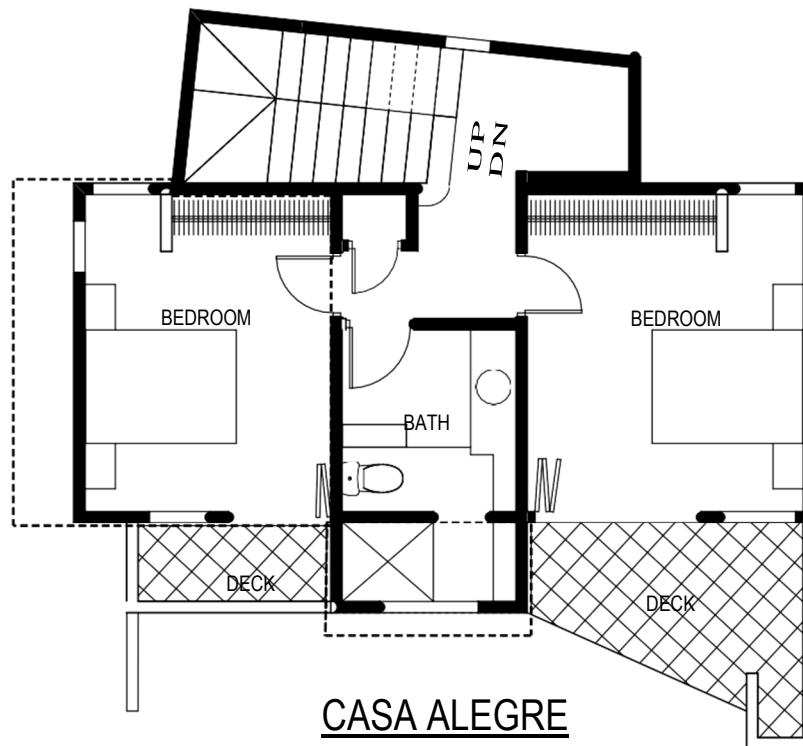
CASA ALEGRE



### CASA ALEGRE

#### ROOF TERRACE

FLOOR AREA..... 7.9 SQ M  
TERRACE..... 25.2 SQ M



### CASA ALEGRE

#### UPPER LEVEL

FLOOR AREA..... 59.3 SQ M  
DECK..... 11.3 SQ M

### THE VILLAAT QUINTA DEL ENCANTO

#### UPPER LEVEL & ROOF:

#### CASA ALEGRE





CASA ALEGRE



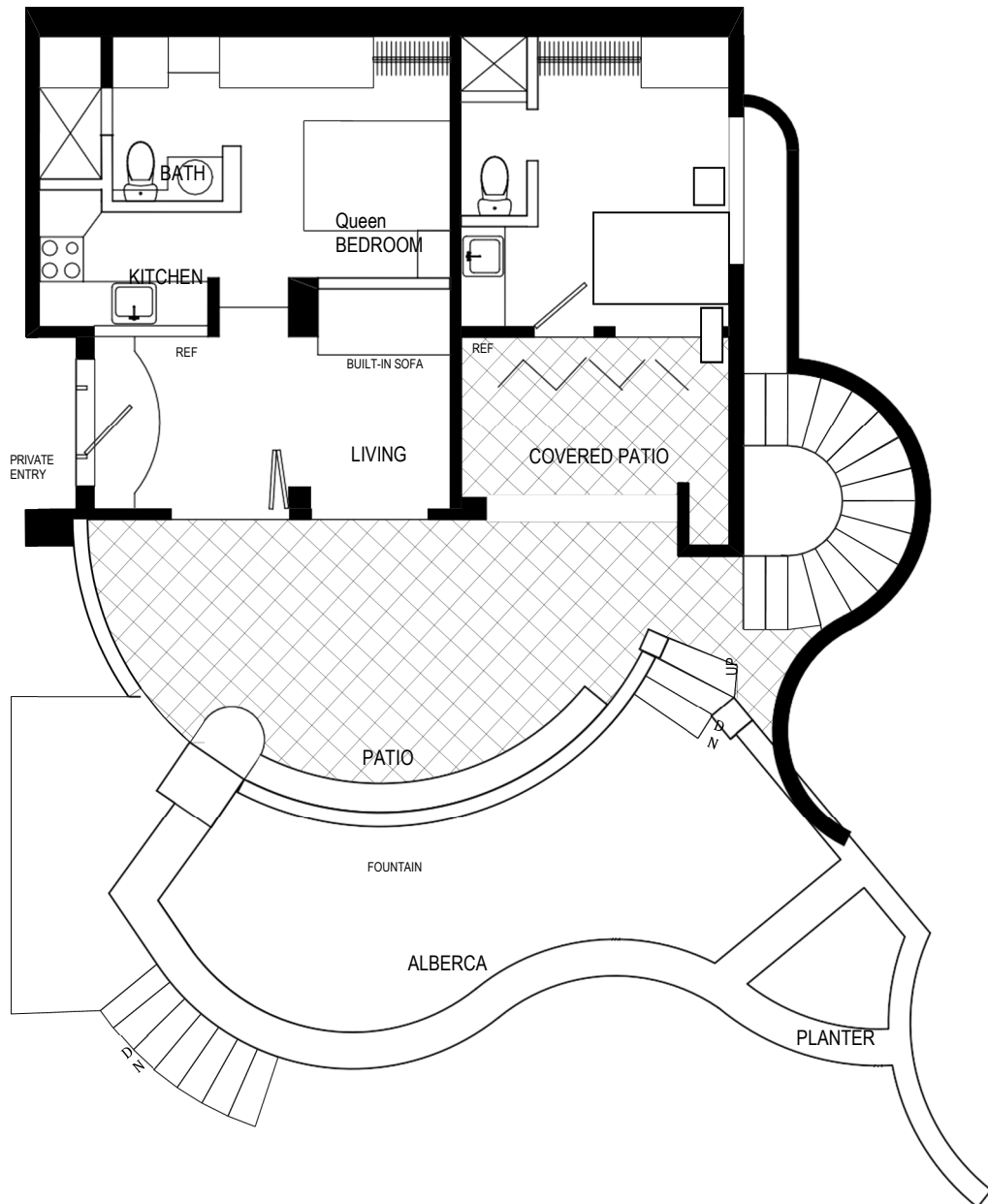
LOCATION KEY

**CASITA AMANECER**

FLOOR AREA.....37.3 SQ M  
PATIO...12.7 SQ M (SHARED)

**CASITA CHIQUITA**

FLOOR AREA..... 15.8 SQ M  
PATIO..... 10.1 SQ M



**THE VILLA AT QUINTA DEL ENCANTO**

LOWER LEVEL:

CASITA AMANECER, CASITA CHIQUITA and SWIMMING POOL



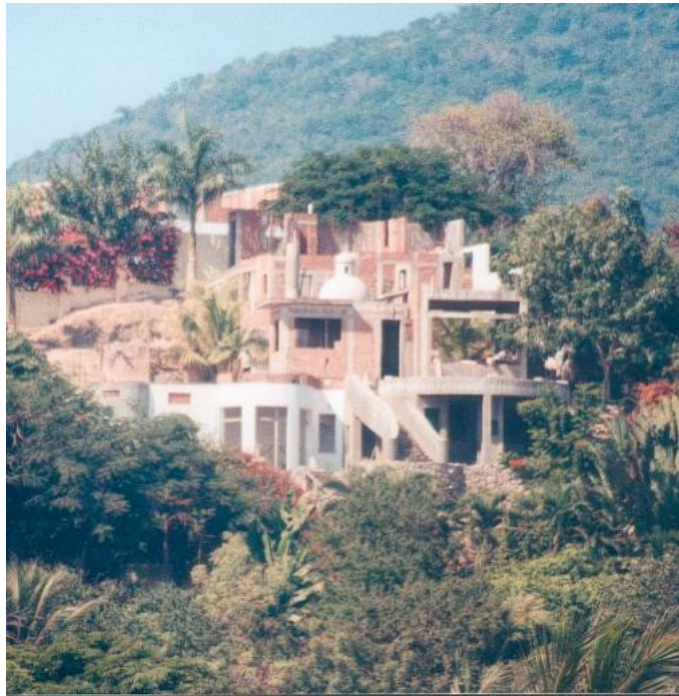


CASITA AMANECER





THE SWIMMING POOL AT THE VILLA



CONSTRUCTION VIEW



PROPOSED FINISHED PROJECT  
VIEW FROM STREET BELOW



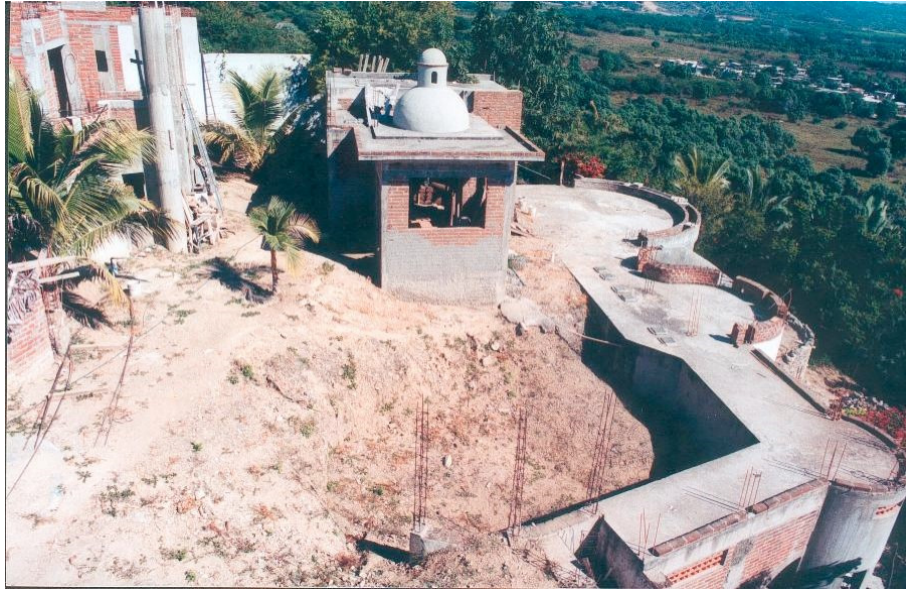


CONSTRUCTION VIEW

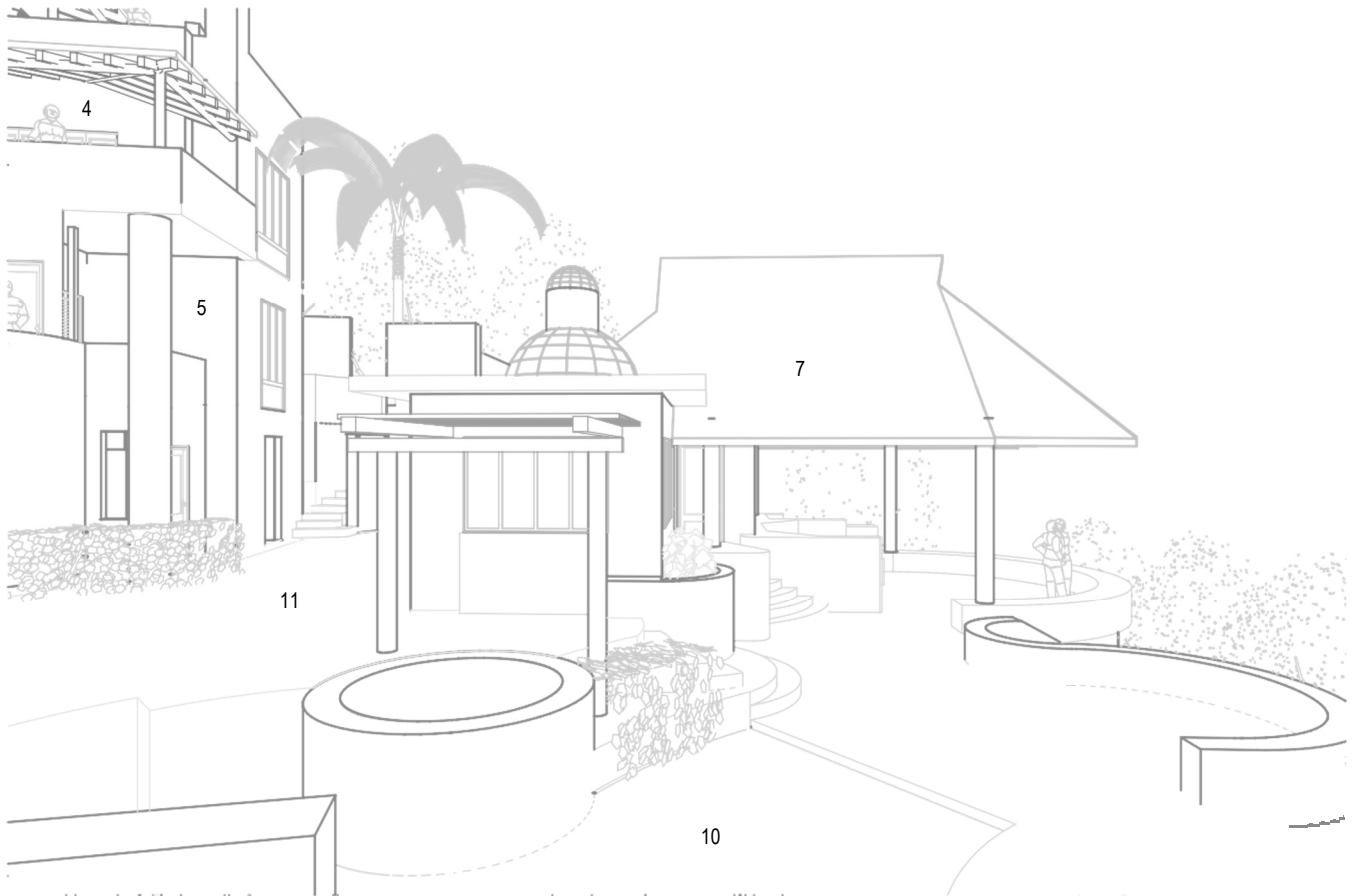


PROPOSED FINISHED PROJECT  
ENTRY VIEW





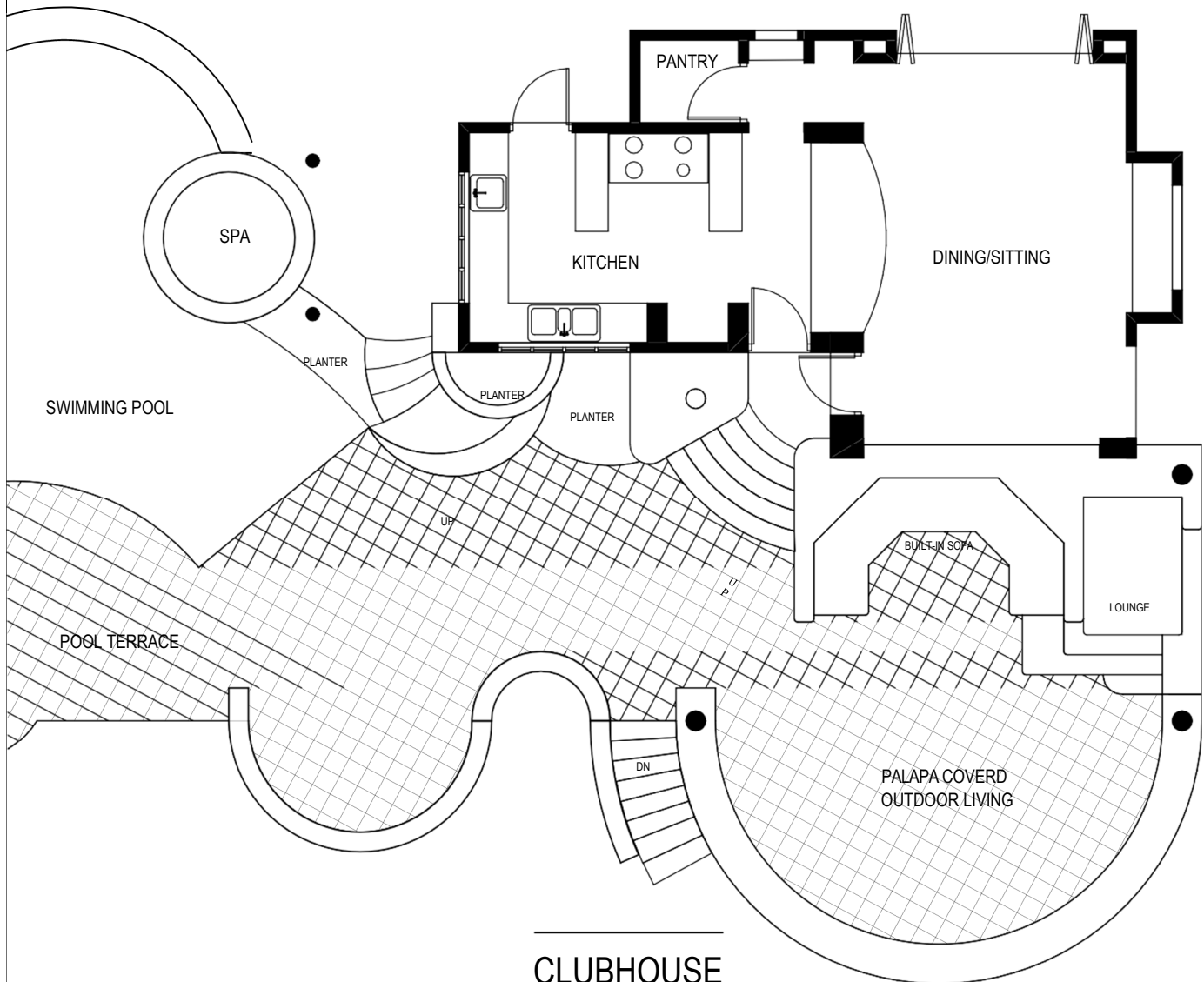
CONSTRUCTION VIEW



PROPOSED FINISHED PROJECT  
VIEW TO CLUBHOUSE



LOCATION KEY



**CLUBHOUSE**  
**SOTANO**

FLOOR AREA..... 54.2 SQ M  
PALAPA..... 60.4 SQ M

**QUINTA DEL ENCANTO**  
**CLUBHOUSE**



CONSTRUCTION VIEW

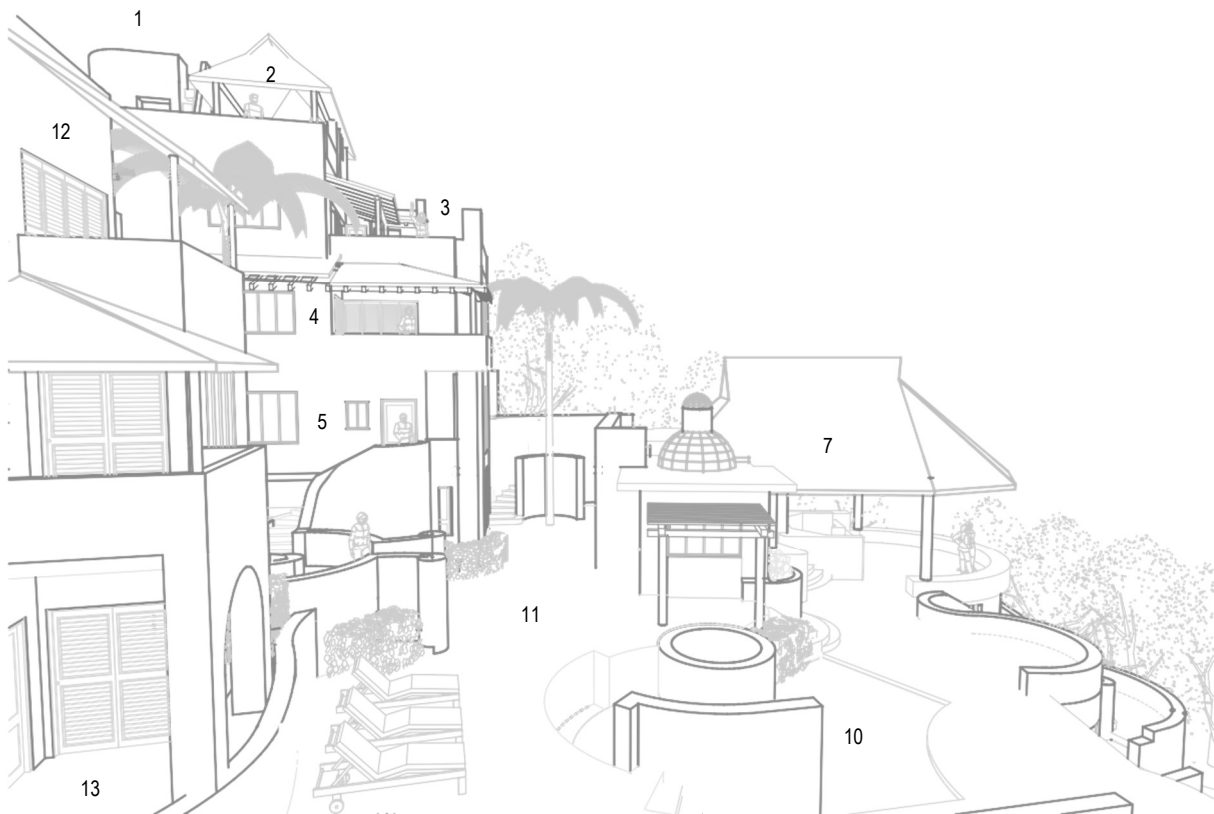


PROPOSED FINISHED PROJECT  
VIEW FROM POOL





CONSTRUCTION VIEW



PROPOSED FINISHED PROJECT  
VIEW OF COURTYARD

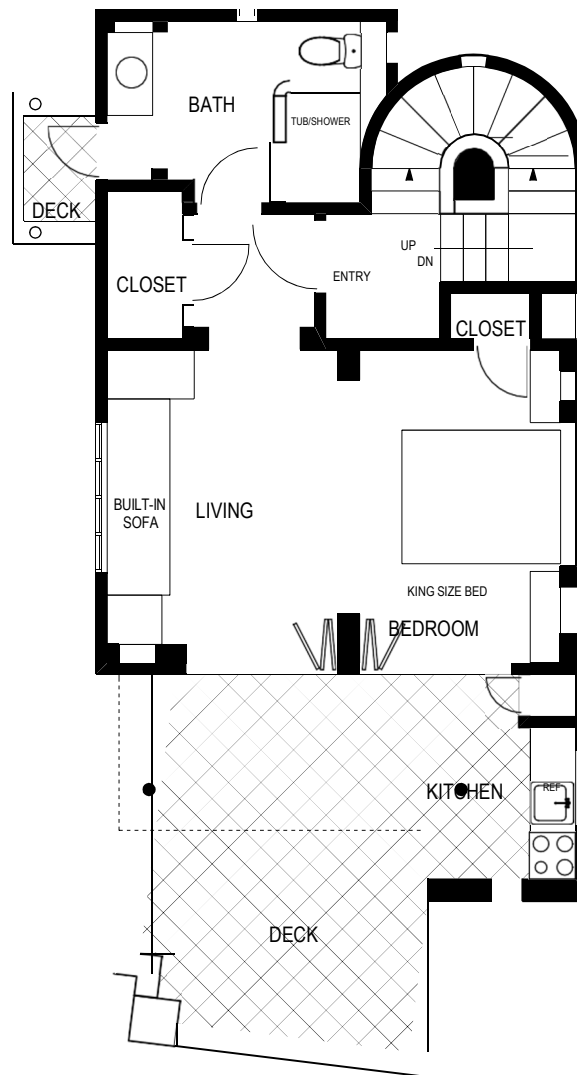




CONSTRUCTION DETAIL VIEWS



LOCATION KEY



**UNIT #1**

**PRIMER PISO**

FLOOR AREA..... 45.3 SQ M

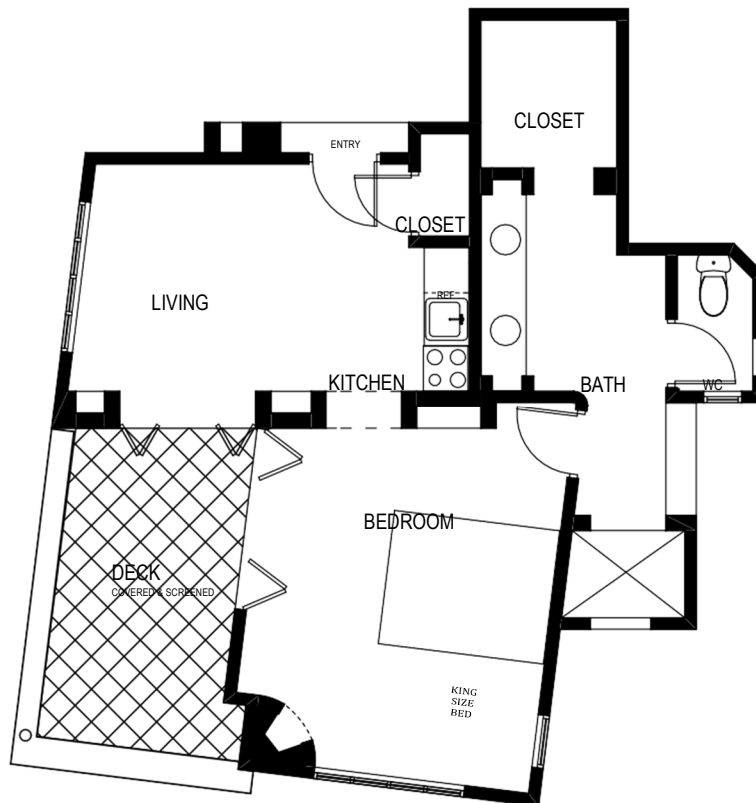
DECK ..... 28.7 SQ M

**QUINTA DEL ENCANTO**

**UNIT #1**



LOCATION KEY



**UNIT #2**

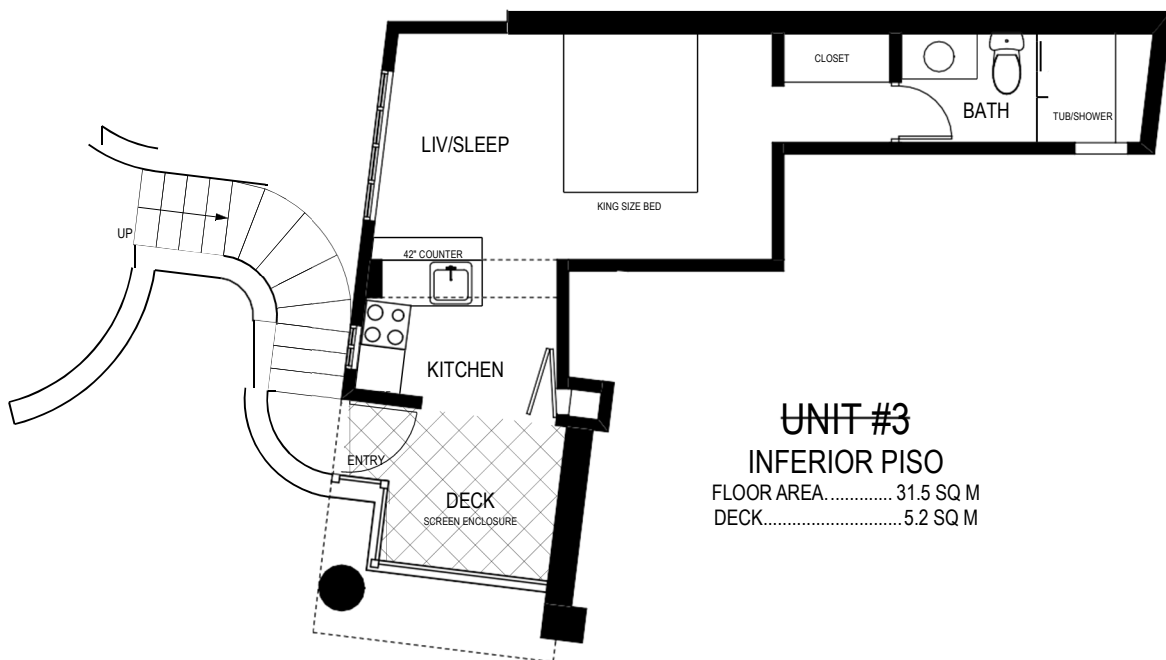
**PLANTA BAJA**

FLOOR AREA ..... 59.9 SQ M  
DECK ..... 12.9 SQ M

**QUINTA DEL ENCANTO**  
**UNIT #2**



LOCATION KEY

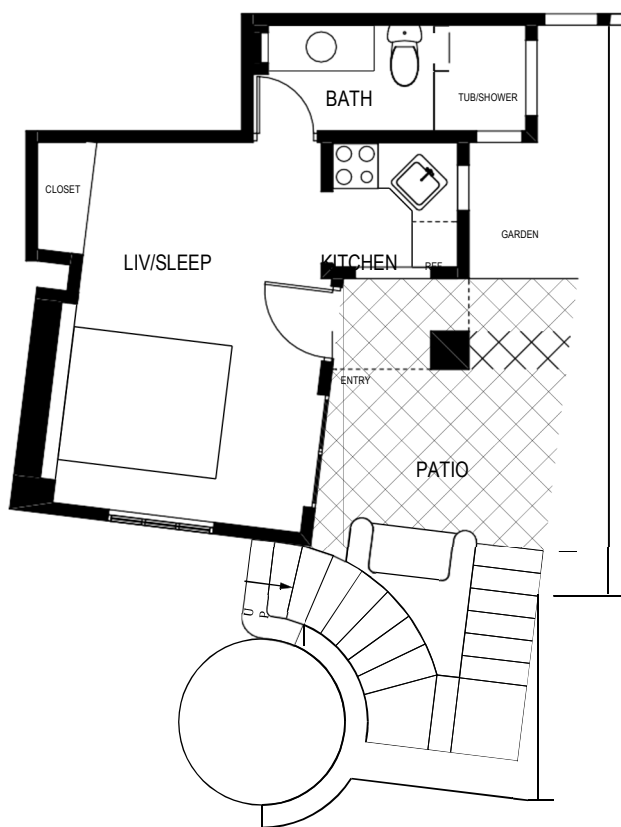


**UNIT #3**  
**INFERIOR PISO**  
FLOOR AREA..... 31.5 SQ M  
DECK..... 5.2 SQ M





LOCATION KEY



**UNIT #4**

**INFERIOR PISO**

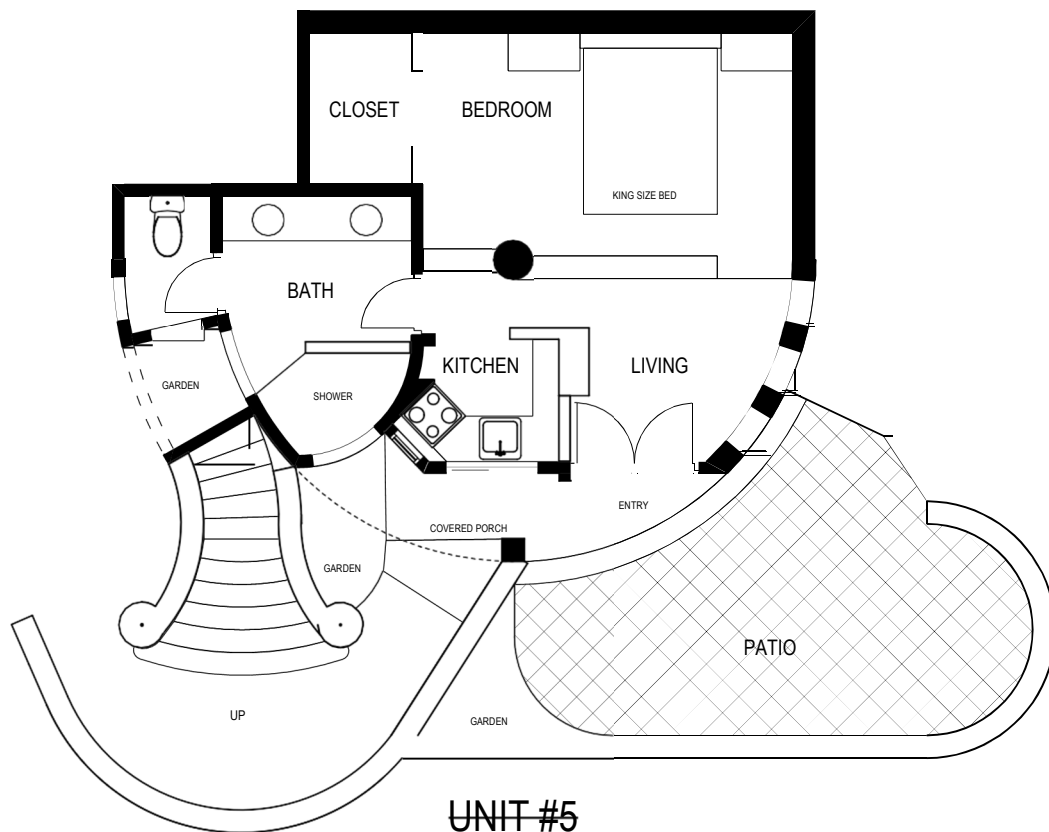
FLOOR AREA..... 29.5 SQ M  
 PATIO..... 11.0 SQ M

**QUINTA DEL ENCANTO**

**UNIT #4**



LOCATION KEY



**UNIT #5**

**SALA SOTANO**

FLOOR AREA..... 43.6 SQ M

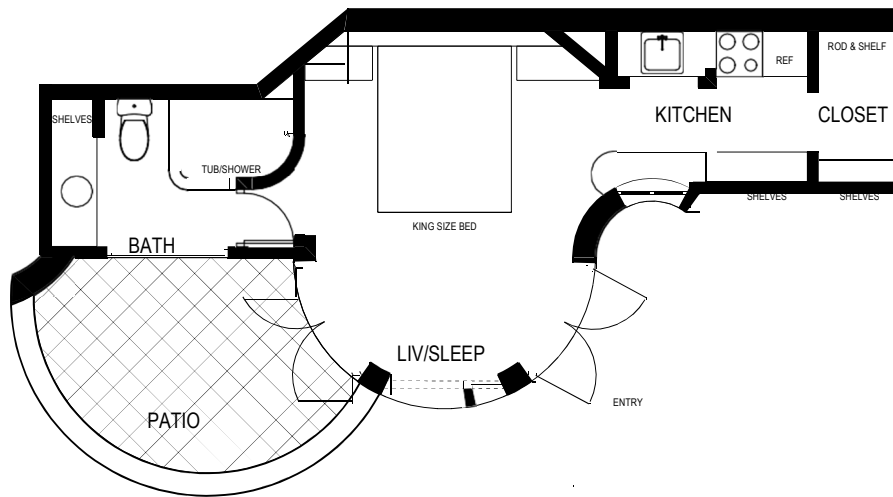
PATIO..... 31.8 SQ M

**QUINTA DEL ENCANTO**

**UNIT #5**



LOCATION KEY



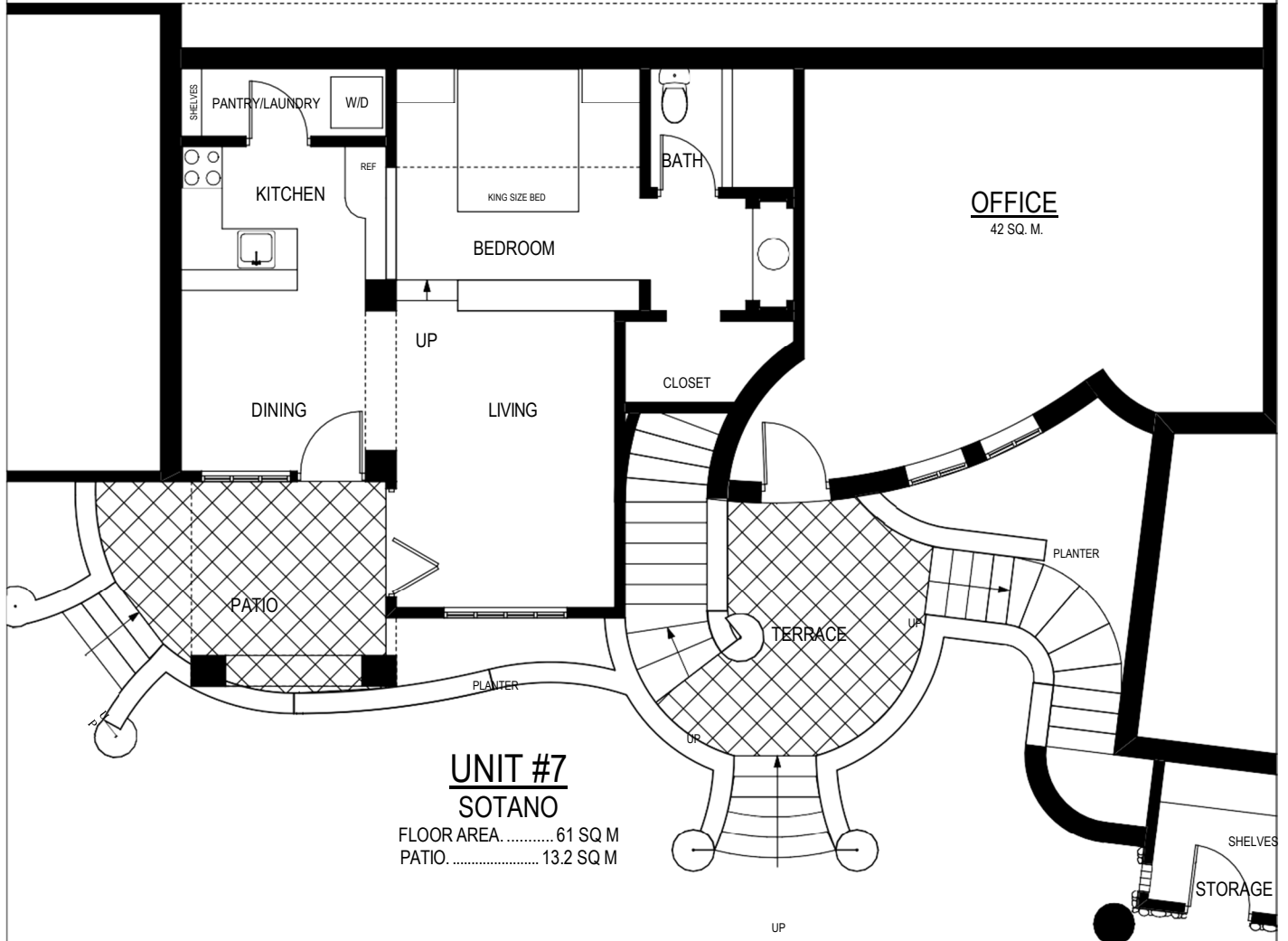
**UNIT #6**  
**SALA SOTANO**  
FLOOR AREA.....33.7 SQ M  
PATIO.....11.2 SQ M

**QUINTA DEL ENCANTO**  
**UNIT #6**

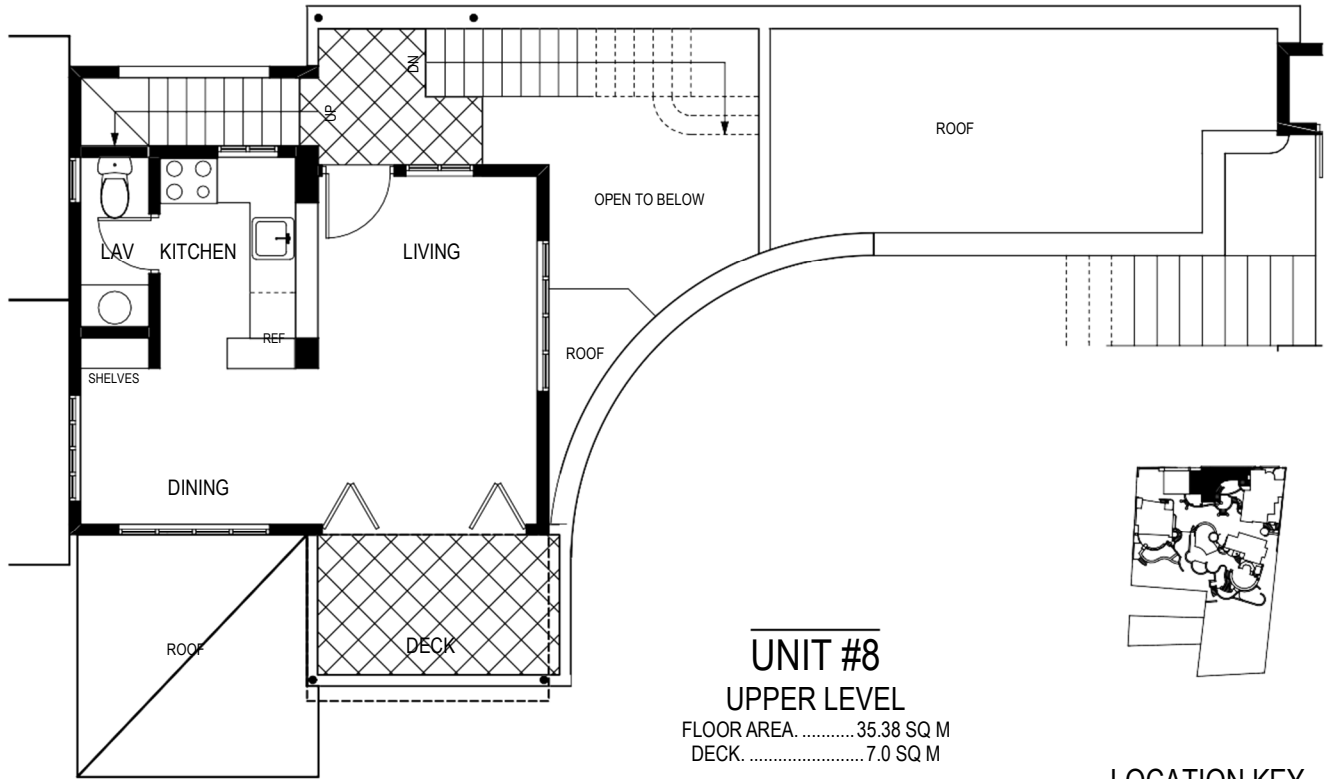




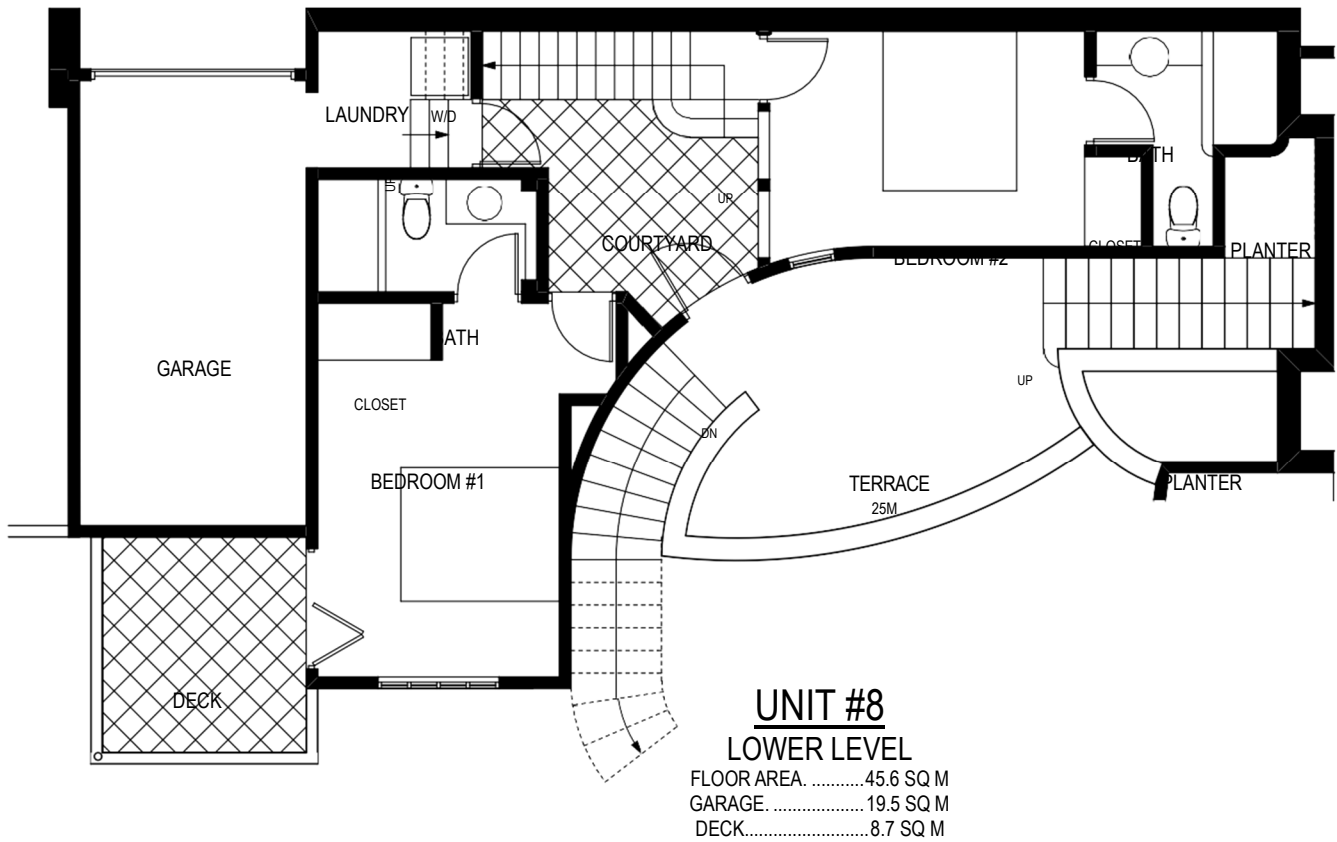
LOCATION KEY



QUINTA DEL ENCANTO  
UNIT #7 & OFFICE



LOCATION KEY



**QUINTA DEL ENCANTO**  
**UNIT #8**



THE VIEW FROM QUINTA DEL ENCANTO



CLOSE UP VIEW OF THE MARINA