

NAVIGATE TO AN UNBEATABLE ADDRESS



105° SAIL VIEW *Puerto Vallarta*

A New Wave Of Sophisticated Living

Blending relaxation and sophistication, Geographica Global Residences' remarkable **105° Sail View** condominium development delivers upscale residences above Puerto Vallarta's trendy Zona Romantica. Located just three short blocks from world famous Los Muertos Beach pier, **105° Sail View's** extraordinary coordinates offer unparalleled sun drenched living.

The innovative building optimizes natural light, with various residences benefiting from 270-degree panoramic views. The **quiet** and **privileged** location presents a vantage point affording many units vistas across the river, the city lights and the Pacific Ocean. Enjoy the close proximity to everything that makes **Puerto Vallarta's distinguished Old Town** the center of art and vibrant culture. Diverse restaurants, eclectic nightlife, gallery scene and sandy beaches are all located in the trendiest neighborhood on the bay.

This chic development offers unique and modern Mexican textures, ensuring each space is surprisingly comfortable and well designed. 105° Sail View incorporates designer handcrafted Mexican materials and accents throughout the common spaces. Sliding glass doors lead to the gracious outdoor terrace, maximizing sunset and ocean views, with three quarters of the private residences benefiting from the natural beauty seen over Banderas Bay and the Pacific Ocean. Chefs inspired open-concept kitchens suited for entertaining become the central point in this inviting and stylish development. Each home seamlessly integrates recessed lighting, custom constructed closets, and floating ceilings to emphasize refined architectural focal points.

GO ON, UNPACK YOUR LIFE HERE.

Offering exceptional studio, and one-three bedroom residences that embrace optimum indoor/outdoor living, this contemporary yet warm building in the best location in Old Town, with three street access points, making it convenient to get anywhere in town easily - from Highway 200 to Mismaloya, Calle Ignacio L. Vallarta and Calle Francisca Rodriguez.

Partnering with the award winning design **group B-HUBER** of Guadalajara, the collaboration of both firms delivers timeless details and composition, both symmetrical and practical, throughout the expansive amenities at **105° Sail View**.

We invite you to come and experience the elegant design and subtle nuance that await you and your family, exclusively at 105° Sail View.

www.105sailview.com



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Images shown are illustrative. The final product may differ. Developer is not limited to these variations

FEATURES

Common Areas

- Rooftop infinity edge saltwater pool (Heated)
- Rooftop Jacuzzi
- Rooftop Sandy Beach Area
- Rooftop Fire Pit
- Rooftop Bar & Bistro
- Air-conditioned Fitness Center (2 floors)
- Juice/Java Bar
- Covered/Open lounge areas
- Sunning areas
- Multi-purpose space
- Extensive tropical landscaping
- Controlled access reception
- Private close-circuit TV in common areas
- Three Elevators – 13 people capacity each
- Common restrooms
- Garage parking - Limited Availability
- Storage/Bodega – Limited Availability
- Doggie Park

Design Features

- Porcelain flooring throughout
- Doors/Closets – MDF with foil finish
- Cabinet according to the design
- Toshiba-Carrier VRF mini-split air conditioners (low energy consumption)
- Direct telephone line outlets
- Generous build outs
- Easy movement PVC window frame with 6mm glass
- Pre-wired for television
- Direct and Indirect lighting according to design
- Bay, City and Mountain views – according to unit
- Ceiling Height – approx. 2.8 meters



Terraces

- Railings - PVC
- Covered space

Kitchen

- Electric Stove – GE Profile stainless steel or similar
- Electric Oven – GE Profile stainless steel or similar
- Microwave – GE Profile stainless steel or similar
- Dishwasher – GE Profile stainless steel or similar
- Garbage Disposal
- Cabinets – MDF with foil finish
- Sink – (Single or Dual - according to design)
- Faucets – Stainless steel with satin finish
- Countertop - Quartz

Bathroom

- 9mm tempered shower glass
- Porcelain tiles in the shower
- Porcelain flooring
- Faucets - Stainless steel with satin finish
- Sink - Ceramic
- Countertop – Quartz



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