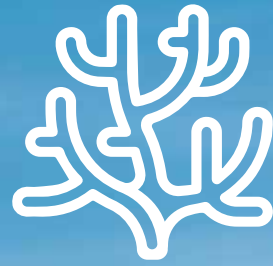


CONDOMINIUMS PUERTO VALLARTA
LAS AMÉRICAS 610, LAZARO CARDENAS
PUERTO VALLARTA, JALISCO



Koralion
LIVING

KORALIONLIVING.COM



THE VIEWS ARE JUST
THE BEGINNING

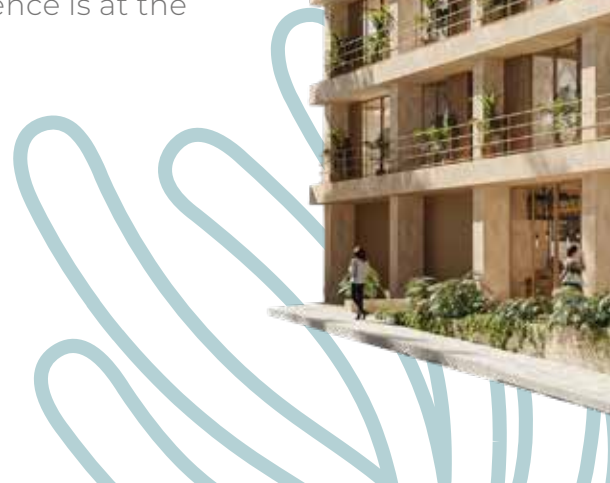




Welcome to **Koralion Living**, where your new and captivating lifestyle begins.

At **Koralion Living**, we believe that your home is not just a place to reside—it's a canvas where the vibrant tapestry of your life unfolds. Views are just the beginning of your journey with us, where each day is painted with the hues of affordability, luxury, and a touch of traditional old-world charm.

Step into our authentic boutique-style building featuring **27 units**, meticulously crafted to be your sanctuary in the heart of a bustling world. Here, we understand that your home is not merely a physical space; it's an expression of your dreams, aspirations, and the life you wish to lead. Our commitment to providing an affordable yet exquisite living experience is at the core of **Koralion Living**.





Nestled strategically, we're not just close to city amenities; we're entwined with the heartbeat of urban convenience. Imagine stepping out of your door and finding yourself amidst a tapestry of restaurants, cafes, and cultural treasures that define the pulse of the city. At **Koralion Living**, we bring the city to your doorstep, ensuring that every desire and necessity is within arm's reach.

But what truly sets us apart is our dedication to preserving the true traditional old-world Mexican lifestyle that has enamored our national and foreign friends and homeowners for generations. **Koralion Living** is not just a residence; it's an homage to the rich cultural heritage that defines Mexico. The spirit of tradition dances in the air, from the architecture that echoes history to the warm embrace of a community that embodies the heart of Mexican hospitality.

In every corner of **Koralion Living**, you'll find the echoes of a lifestyle that our friends have come to love and enjoy. It's a place where modernity and tradition coexist seamlessly, creating a haven where past and present converge in harmony.

Come, be a part of **Koralion Living**, where elegance meets the captivating embrace of tradition.

Your home, your story, and your journey begin here.



[KORALIONLIVING.COM](https://www.koralionliving.com)

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RESIDENCE DESIGN FEATURES

- **Structure:** Apparent cast-in-place concrete with 18mm plywood covered with phenolic film.
- **Walls:** Plasterboard dividing walls with thermal and acoustic insulation.
- **Exterior wall:** Finished with smooth Korev paste or similar in tone similar to concrete structural.
- **Floors:** Classic travertine marble 30 cm x free lengths.
- **Carpentry:** Pine wood frame doors with natural matte Moscato textured melamine board tops.
- **Closets:** carpentry of doors, trunks, shelves and divisions of textured melamine boards with a natural matte Moscato finish.
- **Mini-splits** air conditioning units

KITCHENS

- **Modular furniture:** Double-sided white RH melamine boards.
- **Upper doors:** Textured melamine boards with a natural matte Moscato finish.
- **Lower doors:** White matte finished FOIL or textured melamine.
- Micro-diamond granite cover with leather finish or similar.
- Kitchen mixer with retractable faucet in chrome finish.
- Sub-assembled stainless steel tray measuring 84 x 48 x 20 cm.
- 70 cm 5-burner gas grill finished in stainless steel.
- LED Lighting strips



BATHROOMS

- **Shower:** Classic travertine marble 30 cm x free lengths.
- 9mm tempered glass with stainless steel hardware.
- Textured melamine board carpentry with a natural matte Moscato finish.
- **Toilet:** one piece Serra white finish.
- Audaze rectangular white undercover sink, high-gloss ceramic.





GENERAL LEVELS

KORALION LIVING | PUERTO VALLARTA

LEVEL BASEMENT

GENERAL LEVELS



LEVEL GROUND FLOOR

GENERAL LEVELS

CALLE REPÚBLICA DOMINICANA



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LEVEL
2 - 6

GENERAL
LEVELS



LEVEL
7

GENERAL
LEVELS



LEVEL
8

GENERAL
LEVELS





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TYPE A

108.90 M² | 1,172.18 FT²

INTERIOR: 79.31 M² | 853.68 FT²
TERRACE: 29.59 M² | 318.50 FT²



Total 6 Units:
1A, 2A, 3A, 4A, 5A, 6A



Mountain, City, Urban &
City views (according to unit)



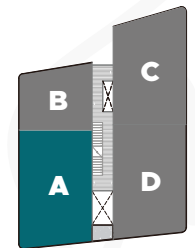
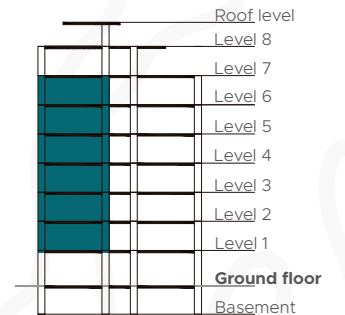
2 Bedrooms



2 Bathrooms



2 Parking spaces*



*Except **UNIT 1A** since it has 1 assigned parking space.

UNIT 1A, 2A, & 5A include storage unit

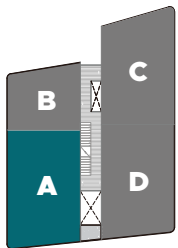
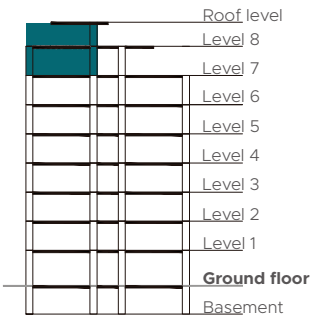
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TYPE A • PENTHOUSE

210.13 M² | 2,261.82 FT²

INTERIOR: 79.31 M² | 853.68 FT²
 TERRACE: 29.59 M² | 318.50 FT²
 ROOF: 101.23 M² | 1,089.63 FT²



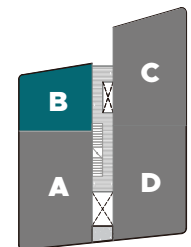
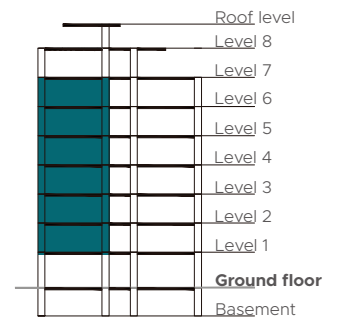
- Total 1 Unit: Penthouse A 
- Mountain, City, Urban & Ocean views (according to unit) 
- 2 Bedrooms 
- 2 Bathrooms 
- 1/2 Rooftop Bathroom 
- 2 Parking spaces 



TYPE B

56.78 M² | 611.17 FT²

INTERIOR: 42.03 M² | 452.40 FT²
TERRACE: 14.75 M² | 158.76 FT²



Total 6 Units:
1B, 2B, 3B, 4B, 5B, 6B



Mountain, City, Urban & Ocean
views (according to unit)



1 Bedroom



1 Bathroom



1 Parking spaces*



*Except UNIT 1B, 2B & 3B

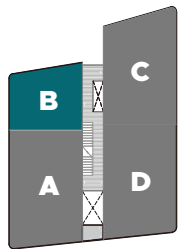
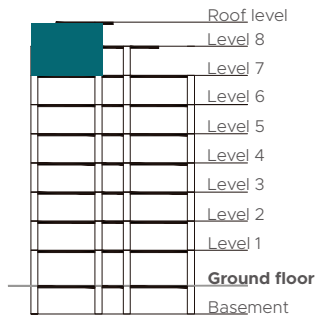
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TYPE B • PENTHOUSE

113.41 M² | 1,220.73 FT²

INTERIOR: 42.03 M² | 452.40 FT²
 TERRACE: 14.75 M² | 158.76 FT²
 ROOF: 56.63 M² | 609.56 FT²



- Total 1 Unit: Penthouse B 
 - Mountain, City, Urban & Ocean views (according to unit) 
 - 1 Bedroom 
 - 1 Bathroom 
 - 1/2 Rooftop Bathroom 
 - 1 Parking space 
-  N



UNIT PENTHOUSE B
 include storage unit

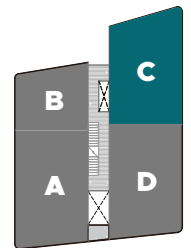
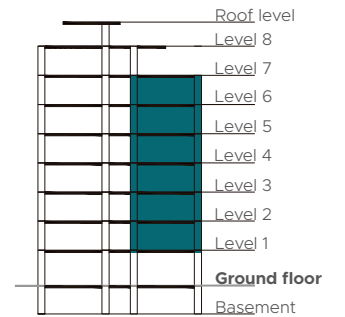
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TYPE C

102.48 M² | 1,103.08 FT²

INTERIOR: 79.31 M² | 853.68 FT²
TERRACE: 23.17 M² | 249.39 FT²



Total 6 Units:
1C, 2C, 3C, 4C, 5C, 6C



Mountain, City, Urban & Ocean
views (according to unit)



2 Bedrooms



2 Bathrooms



1 Parking space*



UNIT 1C, 2C, 3C, 4C & 5C
include storage unit

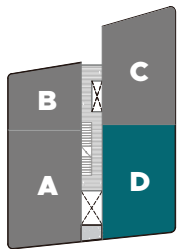
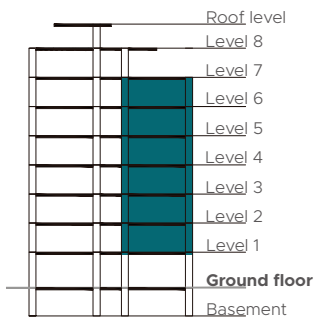
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TYPE D

98.50 M² | 1,060.24 FT²

INTERIOR: 77.71 M² | 836.46 FT²
TERRACE: 20.79 M² | 223.78 FT²



Total 6 Units:
1D, 2D, 3D, 4D, 5D, 6D

Mountain, City, Urban & Ocean
views (according to unit)

2 Bedrooms

2 Bathrooms

1 Parking space*



*Except UNIT 1D

UNIT 1D include storage unit

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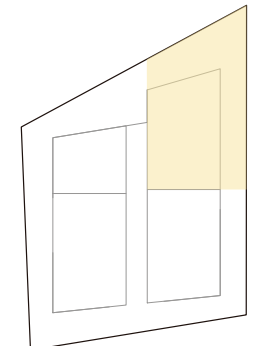
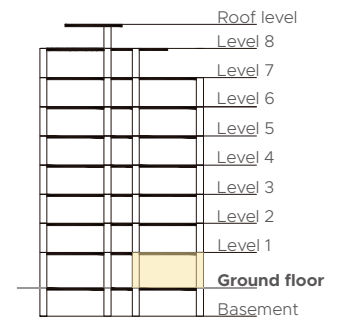
TYPE E

200.17 M² | 2,154.61 FT²

INTERIOR: 79.31 M² | 853.68 FT²
TERRACE: 120.86 M² | 1,300.92 FT²



-  Total 1 Unit
-  Pent Garden
-  2 Bedrooms
-  2 Bathrooms
-  1 Parking space





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FEATURES & AMENITIES



Rooftop Infinity
Edge Pool



Wraparound
Terrace



Mountain, City,
Urban & Ocean views
(according to unit)



Bike
Station



Parking
Space*



Tool Room



Storage*



Pet Friendly**



Rooftop
Firepit



Gym



Lobby



Ground Floor
Commercial Space



360° degree
views from rooftop



Rooftop Shower
& Restroom



Lounge &
Sunning Areas



Rooftop
Bar

A silhouette of a person standing on a surfboard in the ocean at sunset. The sun is low on the horizon, creating a warm orange glow. In the background, there are faint white outlines of coral reefs.

WE LOVE ADVENTURE & RELAXATION

Puerto Vallarta is a traditional, fun and adventurous beach destination, but its true magic lies in the laid-back lifestyle.

Close to everything, but away from the hustle and bustle, Koralion Living offers the perfect location. You can enjoy the beautiful beaches, vibrant daily life, shopping, growing culinary attractions and nightlife, all without sacrificing your relaxation.

Koralion Living is located just:

- A 5-minute drive to downtown and 10-minute drive to the Romantic Zone.
- A 10-minute walk to a variety of public beaches and Puerto Vallarta's most recognized sports complex.
- Next to the Versailles neighborhood, with an increasing offer of modern cafes and restaurants of diverse cuisines.
- A short distance to entertainment and the best shopping in La Isla, Galerias and Plaza Caracol.



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ACTIVITIES & POINTS OF INTEREST AROUND KORALION

El Salto Waterfall



The Stadium



Beaches



Local Gastronomy



Romantic Zone



The Malecon



Zipline and ATV



Horse Riding





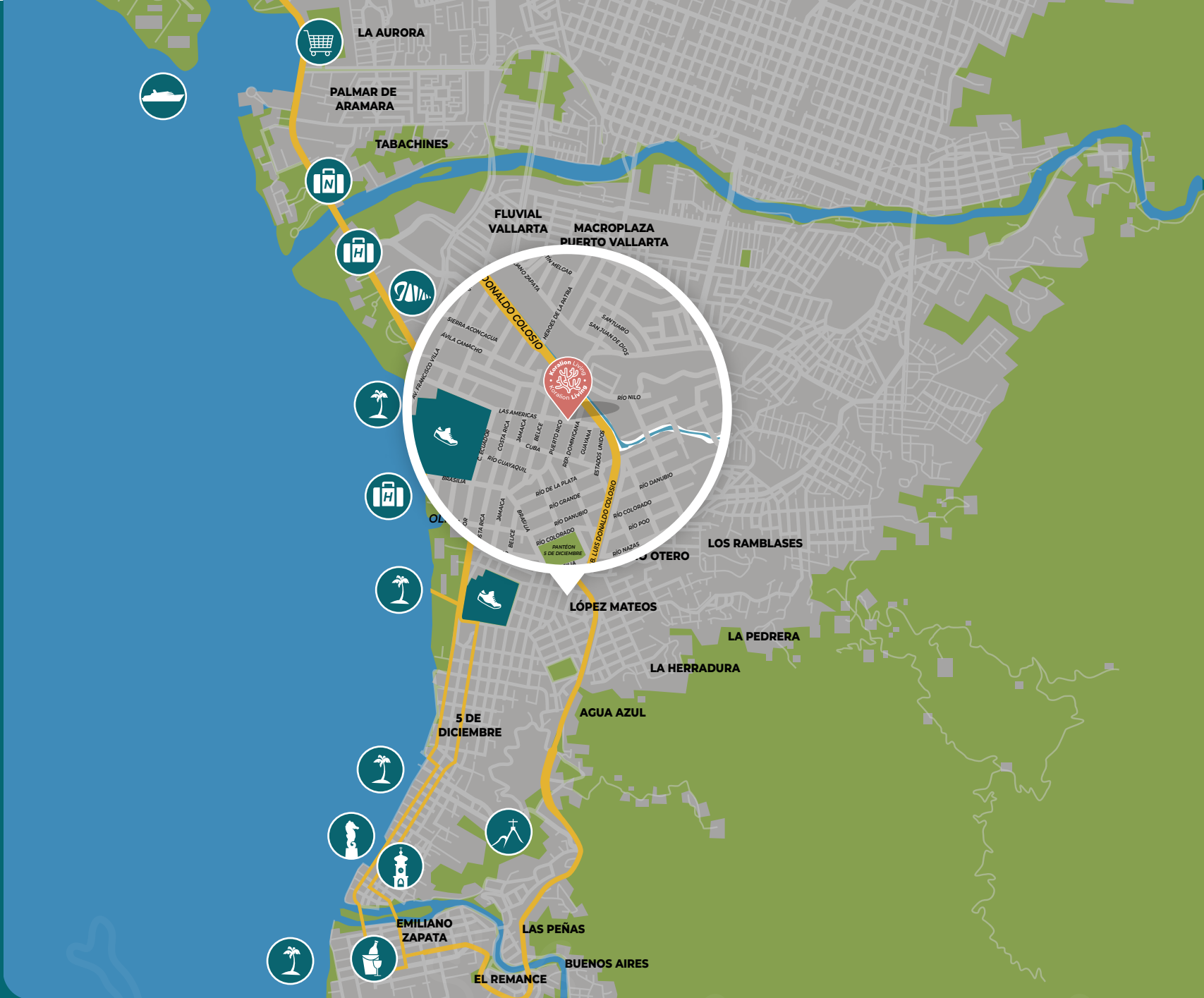
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-  Administración Portuaria Integral (API)
-  Sam's Club Puerto Vallarta
-  North Hotel Zone
-  Hotel Zone
-  Plaza Caracol
-  Las Glorias
-  Municipal stadium Agustín Flores Contreras
-  Public Beaches
-  Parish of Guadalupe
-  Viewpoint of La Cruz del Cerro
-  Romantic Zone



PUERTO VALLARTA



Koralion
LIVING



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