



APARTMENT FEATURED OPPORTUNITY AS IS DEVELOPERS



## BRISAMAR – OCEANFRONT PENTHOUSE FOR RENOVATION WITH PRIVATE PIER

Construction: 448 m<sup>2</sup> | Bedrooms: 4 | Bathrooms: 5 | Garage:  
1 | Antiquity: Construcción: 1991

\$ 11,100,000.00 MXN  
\$ 623,833.82 USD

## Amenities

### Environments

Kitchen  
Dining room  
Hall  
Dining room  
Terrace  
Terrace overlooking the sea

### Extras

Beach apartments

### Services

Service area  
Service room with bathroom

### Amenities

Common pool  
Children's pool  
Children's Game Area  
Green areas  
Asoleadero  
Bar in the pool area  
Elevator  
24hrs security

## Property details

# Exclusive Penthouse in Brisas Guitarrón: A Blank Canvas Overlooking the Pacific

Located in the prestigious Brisamar Condominium, this stunning 448 m<sup>2</sup> (approx. 4,822 sq. ft.) Penthouse represents the perfect opportunity for investors or visionaries looking to create their dream residence. Boasting a privileged waterfront location, the property offers one of the most iconic and panoramic views of the Acapulco Bay.

## Two-Level Layout

The property stands out for its spaciousness and a fluid design that prioritizes integration with the marine landscape:

Main Floor (Entrance Level):

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- Social Area: Expansive living and dining room that connects directly to a large terrace suspended over the bay.
- Entertainment: Integrated bar area, ideal for hosting guests.
- Privacy: One bedroom with a full bathroom, plus a guest powder room for the social area.
- Service Areas: Full kitchen, laundry area, and service quarters with an independent bathroom.

### Upper Floor:

- Master Suite: A generously sized bedroom featuring a private sitting area and full en-suite bathroom.
- Additional Suites: Two more bedrooms (3 and 4), each equipped with its own private bathroom and walk-in closet.
- Upper Terrace: A second oversized outdoor space equipped with a bar—perfect for a private roof garden with uninterrupted views.

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## Brisamar Condominium Details

Built in 1991, this exclusive complex of only 16 apartments offers an intimate, secure environment with direct sea access.

- Luxury Amenities:
  - Private pier and direct ocean access.
  - Pool Areas: Main swimming pool, jacuzzi, and a recreational pool with a water slide.
  - Relaxation Zone: Palapa, bar, and restrooms in common areas.
- Infrastructure and Security:
  - 2 elevators for efficient access.
  - 24-hour private security and surveillance.

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- On-site parking for one vehicle.

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## Facade



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## Living room



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## Dinning room



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## Bedrooms



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# Bathrooms



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# Amenities



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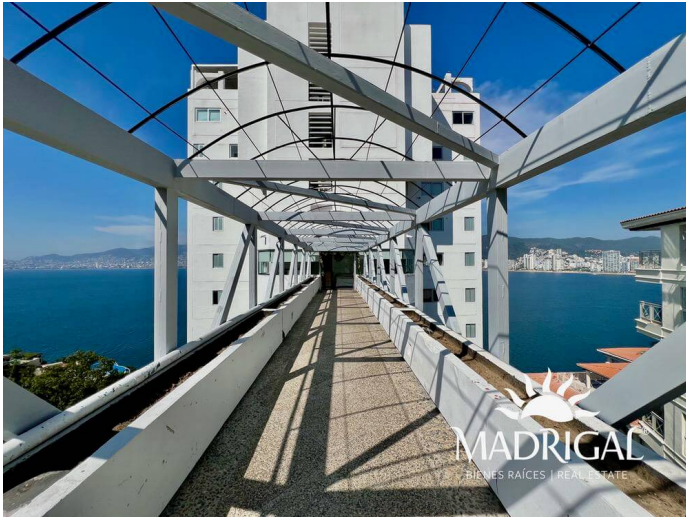
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## Views



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## Kitchen



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