



**ST REGIS**

BAHIA BEACH • PUERTO RICO  
**THE RESIDENCES**

Lakefront Lot  
Atlantic Drive Estates  
L-2

BAHIABEACHPUERTORICO.COM

Atlantic Drive Estates  
The Best Address in Puerto Rico...  
Beyond Expectations

As a homeowner of The Residences at the St. Regis Bahia Beach Resort you will be rewarded with the Owner Benefits Program that includes all of the services and amenities of your hotel of residence. The St. Regis Bahia Beach is the Caribbean's first and only Certified Gold Audubon Signature Sanctuary, Puerto Rico's first AAA Five Diamond rated resort and a Forbes Travel Guide Five Star rated resort.

Broker: Heidi Souffront  
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heidi@bahiapr.com

LOCATION:  
Road 187, Km. 4.2  
Rio Grande, Puerto Rico





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THE RESIDENCES

## Lakefront Lot Atlantic Drive Estates L-2

Experience unparalleled living & hospitality in Puerto Rico's premium residential address. Located in a prime location just west of the St. Regis Hotel, these homesites are surrounded by Bahia's natural sanctuary, golf and lakes.

### Estimated Monthly dues:

Master HOA- \$880

Atlantic Estates dues- \$225

Club Membership- \$568+taxes

Welcome Home to the new standard of Extraordinary Living...

Don't miss the opportunity to build your dream home in paradise.

Lakefront lot in the exclusive development of Atlantic Drive Estates with spectacular views of El Yunque Rainforest and mountain range, located in a prime location just west of The St. Regis Hotel. The lakefront homesite has 2,828 meters (0.70acre) of land and sale price includes Construction Drawings by Edgardo Perez architectural firm in P.R.

As a homeowner of The St. Regis Bahia Beach Residences, you will be rewarded with the owners benefits program, which includes bespoke services, and amenities provided by The St. Regis.

**Sale Price: \$2,000,000**



















SCALE: 1/16" = 1'-0"

FIRST FLOOR ENCLOSED AREAS: 4,295sqft

GAFFNEY: 0315411  
GOLF CAPT CAMPUS: 10000

TERRACE: 1.365sqft

OUTDOOR DECK & POOL: 2,152sqft

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SECOND FLOOR BALCONIES: 11,064ft<sup>2</sup>

**GROSS ENCLOSED TOTAL AREA: 8,686sqft**

CAO FILE:

A100

EDGARDO PEREZ  
ARCHITECT AND ASSOCIATES  
527 SERGIO CUEVAS  
HATO REY, PUERTO RICO 00918  
TELEPHONE (787) 767-8946  
FAX (787) 767-8946

ATLANTIC ESTATES

RIO GRANDE PUERTO RICO

SCALE: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB: \_\_\_\_\_



14'-9" [4.50]

14'-9" [4.50]

GROUND FLOOR PLAN

SCALE: 3/8" = 1'-0"

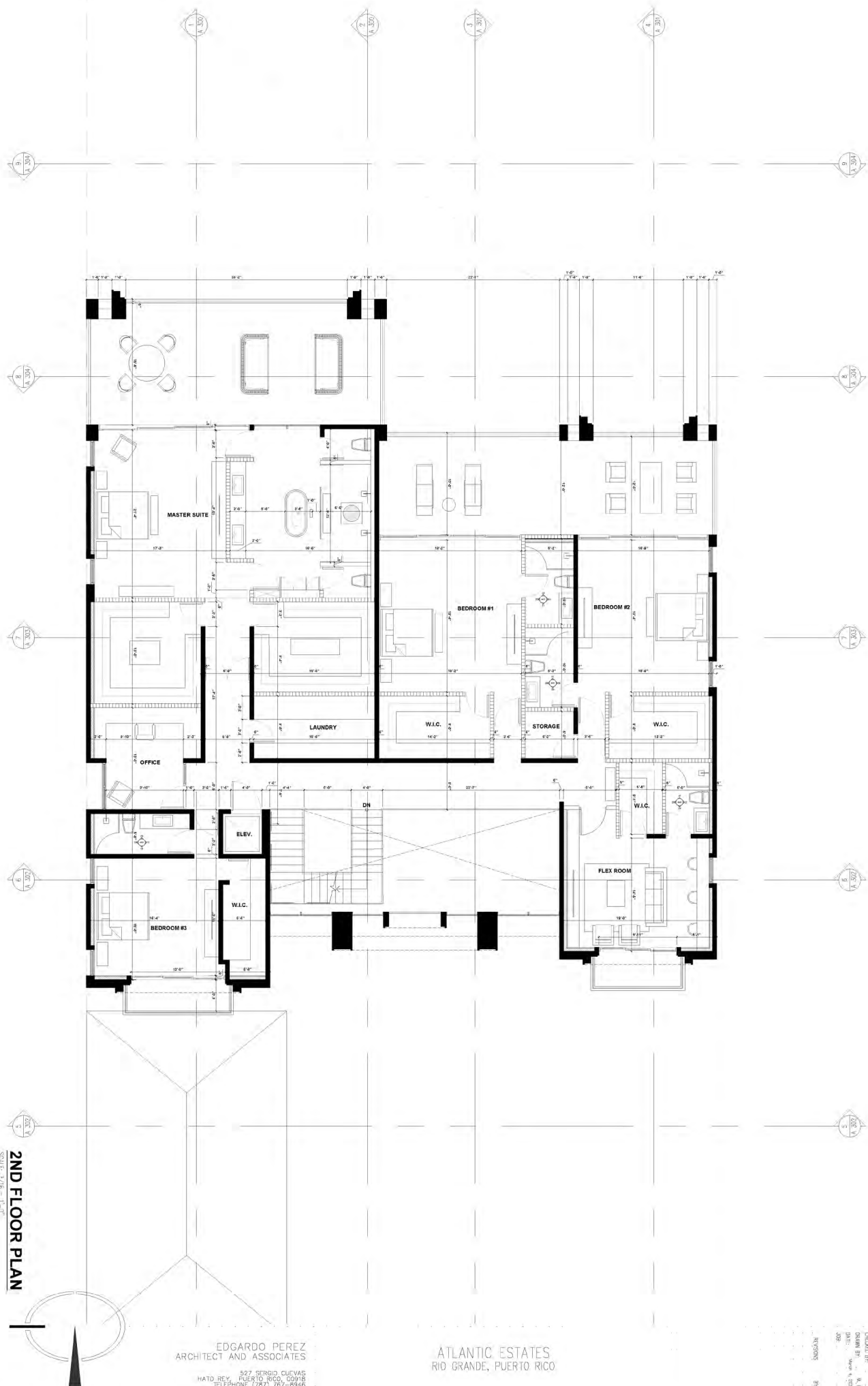
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EDGARDO PEREZ  
ARCH-ITECT AND ASSOCIATES

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ATLANTIC ESTATES  
RIO GRANDE, PUERTO RICO

SCALE:  
PROJECT: ST.  
DRAWN BY: M.P.  
DATE: August 4, 2021  
SHEET: 1 OF 1  
REVISIONS:  
BY:



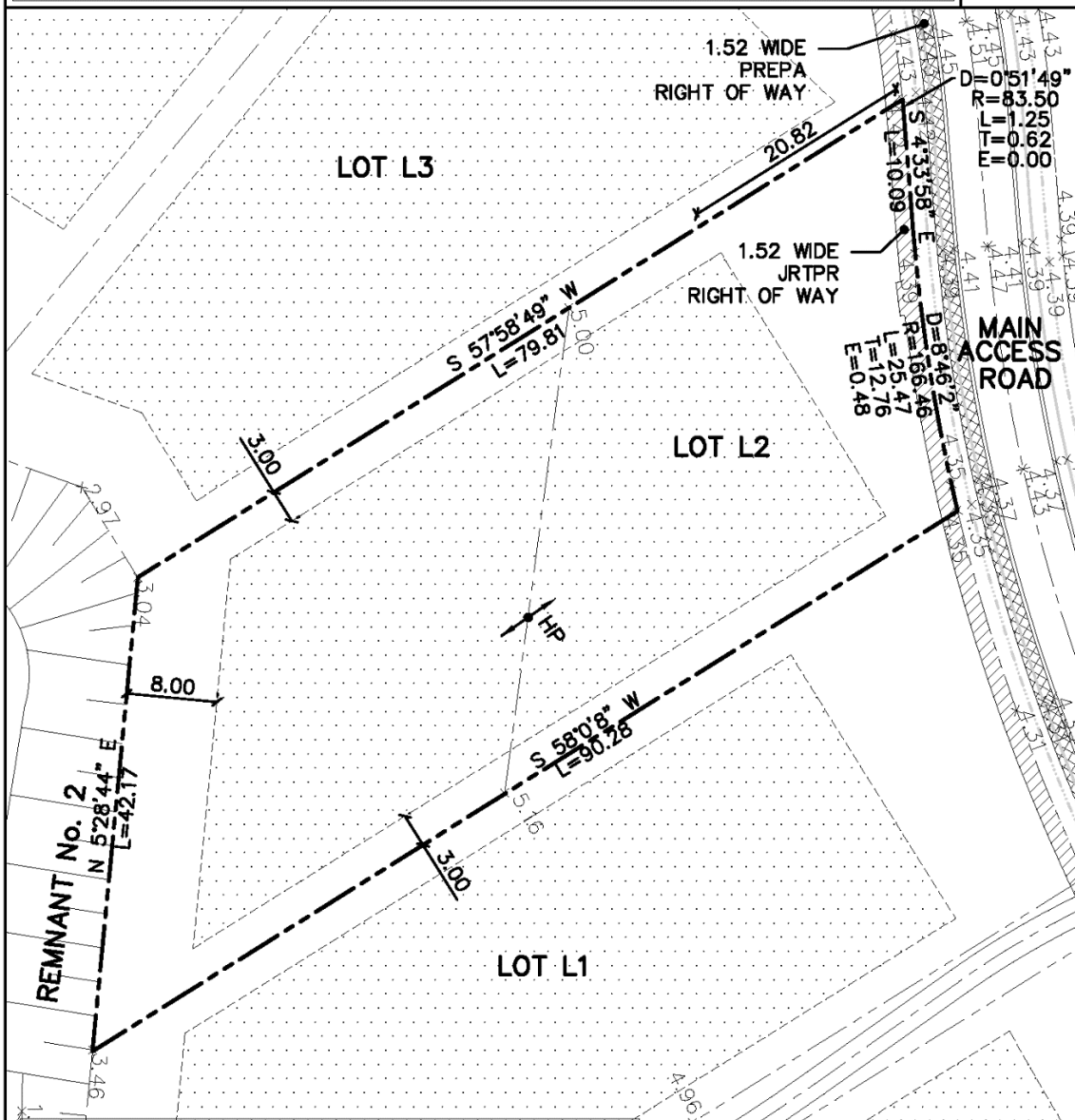


# BAHIA BEACH ATLANTIC ESTATES RESIDENTIAL DEVELOPMENT



SCALE=1:500

DATE: 11/29/2018



LOT AREA (SM)		2,828.2762
LEGAL DESCRIPTION		
NORTH	79.81	BY LOT L3
SOUTH	90.28	BY LOT L1
EAST	36.81	BY MAIN ACCESS ROAD
WEST	42.17	BY REMNANT No. 2

**LEGEND:**SOIL TO BE IMPROVED USING  
DEEP DYNAMIC COMPACTION**NOTE:**1. ALL DIMENSIONS AND ELEVATIONS  
ARE IN METERS.

## PLOT PLAN LOT No. L2

# CMA

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