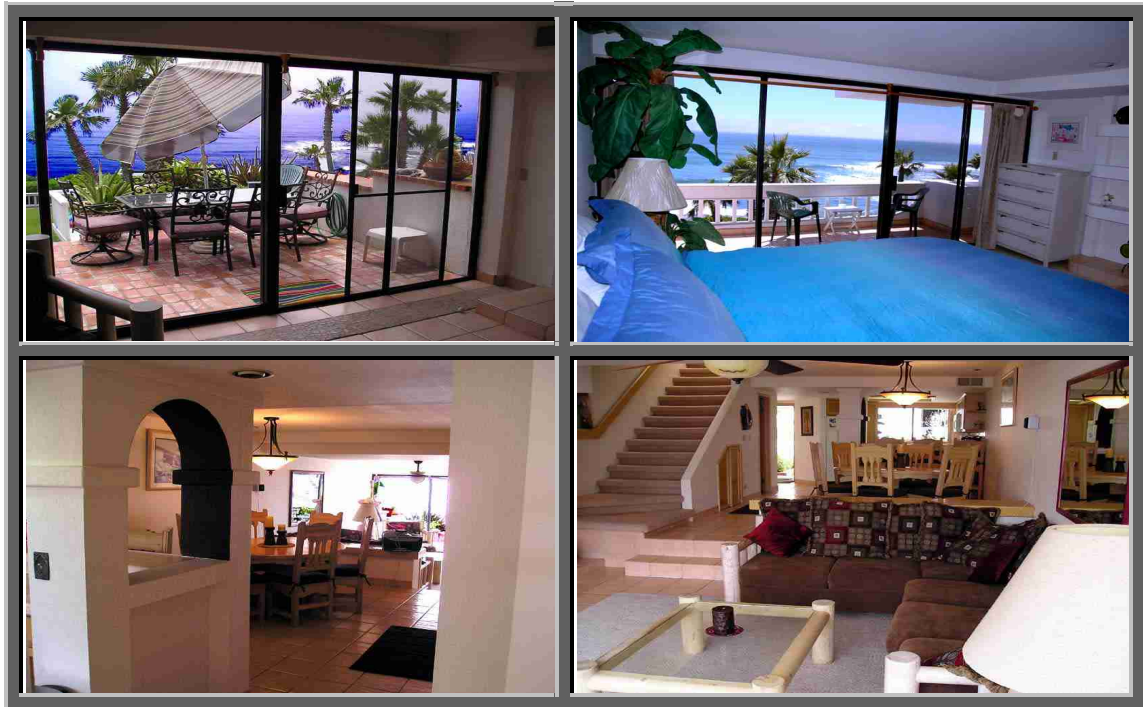


# CLUB MARENA - VILLA ALBERCA

This is one of the very popular oceanfront villas in Club Marena that rarely come for sale.

**A SURFERS DREAM!!!** This residential resort home is provided "turnkey"; furnished ready for use by you and your guests. It has a great rental history. It features spectacular ocean views, an oceanfront master suite w/ private balcony, attached 2 car garage, a lush private courtyard, 2 fireplaces, oceanfront patio & deck and much more. Relaxation, tranquility, private access to the **best surf in the area** and the beautiful serenity of this seaside jewel make it one of the most desirable properties in the area. It WILL NOT LAST at the very competitive price of **\$595,000!**



- 2BR + 2.5BA with the over 2700 sq ft as follows
  - Approx 1600 sq ft of living space
  - Approx 800 sq ft of deck & patio space
  - Approx 400 sq ft of garage (2 car)
- An oceanfront master suite with a spectacular view, a fireplace, a pillow topcal king bed, oceanfront patio & a private bath
- A 2<sup>nd</sup> BR with a queen bed and a private bath
- Culinary Kitchen with all major appliances
- Central heat and water purification system
- 2 car garage with generous built in storage and a large walk-in lock-out maintenance room
- A large fully furnished oceanfront patio & deck
- Living room with fireplace, spectacular views of the surf & descanso bay
- Home theater/surround sound system with Satellite TV
- **Broadband wireless internet & US Phone**
- Great rental history Set up very well for guests
- Laundry area with a full size Washer & Dryer

Since 1991 Club Marena has been the areas premier, exclusive, oceanfront, private, guarded, gated, resort community. The resort boasts private access to an uncrowded, famous, high quality surf break, a spectacular oceanfront pool complex and a quality tennis facility. There are world class golf courses and several spas nearby. More details at <http://www.oceanfrontbaja.com/listings.htm> .

**LARRY FRENCH**

US CELL 303.588.9406 | [larry.french@prubaja.com](mailto:larry.french@prubaja.com) | [www.oceanfrontbaja.com](http://www.oceanfrontbaja.com)  
Office Location at KM41 on the free road across from Las Gaviotas

