



Lot 78 — Lomas de Mismaloya

\$155,000 USD

\$2,635,000 MXN · \$505/m²

Ocean- and mountain-view homesite, ready to build

THE PROPERTY

Lot size	306.79 m ² (3,301 sq ft)
Land use	Residential — zoned for single-family construction
Building density	40% ground coverage (C.O.S. 0.4) · 1.8 floor-area ratio (C.U.S.)
Topography	Gentle slope, buildable — no demolition or remediation needed
Legal status	Publicly deeded, 2026 property tax paid, free of liens
Community	Gated, private, controlled access off Ruta 200 Sur

WHY THIS LOT

- Privileged views of the Pacific Ocean and the surrounding mountains
- Legally clean and ready to close — publicly deeded, current on taxes, free of liens
- One of the last gated communities left on Puerto Vallarta's south side
- Zoned residential, gentle slope — build immediately, no site prep required

HOA & UTILITIES — WHAT TO BUDGET FOR

HOA maintenance	\$500 USD/year (vacant lot rate)
Water	One-time connection fee, then billed quarterly by consumption
Electricity	CFE service runs directly to the edge of the lot
Drainage	Individual septic system required (no municipal sewer at this lot)
Included in HOA	Trash collection 3x/week, paved road maintenance, street lighting, water tank chlorination

Full written guide: legacyvallartarealty.com/lot-78-lomas-de-mismaloya-ocean-view-homesite/

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