

# Mangrove Dock

Roatan, Bay Islands, Honduras

For further information please contact [info@mangroveproperties.com](mailto:info@mangroveproperties.com)



Condo Numbering

4	7	1
5	8	2
6	9	3

The Mangrove Dock development on Mangrove Bight consists of three buildings each containing 3 approximately 1800 square foot three bedroom condo's with incredible ocean views. The Front two buildings sit on the water front looking out over our 1000 sq ft dock. The third building is slightly set back looking through the front two ensuring that it also has unobstructed ocean views. Parking will be available for all residents at the rear of their units; with several guest paces.

The condos come with two master bedrooms, a third bedroom/office flex space with a luxury queen size pull out bed. Both master bedrooms have adjoining bathrooms, with the second bathroom also doubling as the guest WC, accessed via the main living area. All units come with a fully fitted hardwood kitchen, granite counter tops and appliances. The entire condo has tiled floors as well as fully tiled bathrooms. Central air conditioning is used throughout the condo and hot water is provided by a main electric water heater.

All units come fully furnished with a contemporary Zen Balinese tropical design, to include all furnishing, linen, art, soft lighting etc. These units will be turn key, providing the client with a luxury condo that requires no additional purchases, ensuring totally stress free handover. We have also retained a leading North American management company, Exhale Hospitality to deliver an effective rental and management program. Should you require further information regarding future management, we will be happy to arrange for the program director to meet with you.

High quality Pvc windows and doors are used throughout the building, supplied by Kommerling windows. The penthouse units are 3600 square feet and mirror the lower

two units with the exception of having an 1800 sq ft tropical roof living space as well as the 300 sq ft of deck area on the front of the condo. Access to the tropical roof living space is via the main stair way as well as a spiral stair case from the main deck.

Each condo unlike any other development on Roatan will come with a boat slip.

There will also be a plunge pool situated between the front two buildings looking out over the water.

We are also pleased to announce that we will be installing the very latest technology in sewage treatment. The Biodigester treats sewage while it is in the tank and reduces the ammonia, bacteria and solids over 350 percent more effectively than a standard septic tank. The Biodigester also benefits from the fact that unlike standard septic tanks there is no discernable odour from the plant. For further information on the Biodigester see [www.bayies.com](http://www.bayies.com)

Payment terms are as follows:

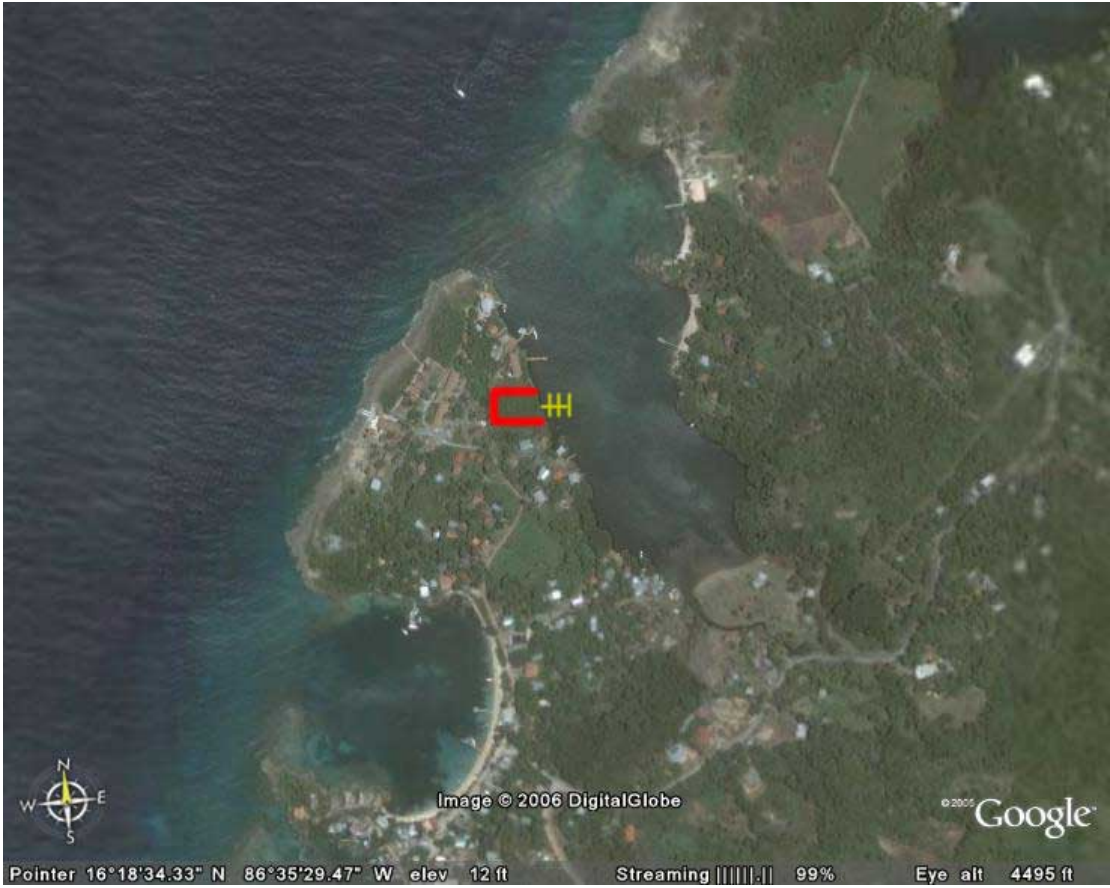
- 15% on signing
- 25% when the foundations are started
- 25% when the first floor walls are started
- 25% when the roof slab is started
- 10% at closing

Specific Prices for units as numbered:

- 1) \$799,000 – 3600 sq ft
- 2) \$599,000 – 1800 sq ft
- 3) – 1800 sq ft - **SOLD**
- 7) \$ T.B.A – 3600 sq ft
- 8) \$ T.B.A – 1800 sq ft
- 9) \$ T.B.A – 1800 sq ft
- 4) \$799,000 – 3600 sq ft
- 5) \$599,000 – 1800 sq ft
- 6) \$599,000 – 1800 sq ft

The developer reserves the right to alter design and other aspects of the development until contract closing has taken place.

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Pointer 16°18'34.33" N 86°35'29.47" W elev 12 ft Streaming |||||:| 99% Eye alt 4495 ft