

# \$417,130 - 637 Cuauhtemoc S Vallarta

MLS® #42604

**\$417,130**

2 Bedroom, 2.00 Bathroom

Condos

N/A, Puerto Vallarta, JALISCO

[ENGLISH BELOW] Vista Cuale es donde la naturaleza, la tradición y el estilo de vida se unen en perfecta armonía. Ubicado entre la exuberante reserva ecológica "El Cerro" y el suave fluir del "Río Cuale", este desarrollo íntimo ofrece una oportunidad única de experimentar el alma auténtica de Puerto Vallarta mientras disfrutas de comodidad y arquitectura moderna. Vista Cuale cuenta con una cuidada selección de amplias unidades de 1 y 2 recamaras, junto con un exclusivo Penthouse de 3 recamaras que eleva la experiencia de vivir con mayor espacio, privacidad y vistas. Este proyecto es igualmente atractivo como un hogar refinado y como una inteligente oportunidad de inversión. A solo minutos de la energía de los mercados locales, playas, galerías de arte y vida nocturna, pero en un entorno tranquilo y alejado de las multitudes, Vista Cuale te invita a adoptar un ritmo de vida más relajado e inspirador. Detalles arquitectónicos cuidadosamente pensados, como acentos de cantera rosa mexicana, herrería artesanal y azulejos pintados a mano en las áreas comunes, celebran la riqueza de la artesanía local mientras crean una atmósfera cálida y atemporal.

[ENG] Vista Cuale is where nature, tradition, and lifestyle come together in perfect harmony. Tucked between the lush "El Cerro" ecological



MLS Vallarta Nayarit Compostela



MLS Vallarta Nayarit Compostela



MLS Vallarta Nayarit Compostela

reserve and the gentle flow of the "Cuale River", this intimate development offers a rare opportunity to experience the authentic soul of Puerto Vallarta while enjoying modern comfort and architecture.

Vista Cuale features a curated selection of spacious 1 and 2 bedroom units, alongside a limited 3 bedroom Penthouse that elevates the living experience with added space, privacy, and views. This project is equally attractive as a refined home and as a smart investment opportunity.

Just minutes away from the energy of local markets, beaches, art galleries and nightlife, yet peacefully removed from the crowds, Vista Cuale invites you to embrace a slower, more inspired rhythm of life. Thoughtful architectural details, such as accents of Mexican pink cantera stone, handcrafted ironwork, and hand-painted tiles in the common areas celebrate the richness of local craftsmanship while creating a warm, timeless atmosphere.

## Property View

Primary View      River

## Essential Information

MLS® #	42604
USD	US \$417,130.00
CAD	CA \$568,606.59
Mexican Pesos	MX \$7,191,279.49
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Construction Property Size	1,313.00 ft2
Type	Condos
Style	1 Level
Status	Active

List Price MXN                      MX \$7,299,786.00

### Community Information

Address                      637 Cuauhtemoc St. 501 Vista  
Location                      City, Riverfront  
Zone                              Puerto Vallarta  
Area                              Centro North  
Subdivision                      N/A  
Community                      El Cerro  
State                              JALISCO



### Unit Amenities

Appliances                      Hood/Vent, Washer/Dryer Ho  
Appliances: Range Gas  
# of Stories                      8  
Furniture                        Unfurnished  
# Units in Develop              22  
Unit #                              501  
Devices                            Ceiling Fans  
Air Conditioning                Mini-Split  
Water Heater                      Gas  
Floor Number                      5

### Common Amenities

Amenities                        24 Hours Security, Elevator, Intercom, Jacuzzi, Pool, Pool Heater  
Is Waterfront                      Yes  
Has Pool                            Yes

### HOA Information

HOA Fees (MX/Monthly)        \$4,904  
HOA Info                            24-hr Security, Building Insurance, Common Area Electric, Com  
Area Maintenance, Common Area WiFi, Gas, Pool Maintenance, Wa

### Additional Information

Date Listed                        March 13th, 2026  
Days on Market                    56  
Property Name                      VISTA CUALE  
Pre-Construction                Yes  
Pet Friendly                        Yes



## **John Forget**

Office: +52 (329) 298-6011

Cell: +52 (322) 109-4502

The prices herein advertised in USD currency are payable in Pesos MXN (Mexican currency) at the official exchange rate published at the Diario Oficial de la Federacion applicable on the date of payment or any other exchange rate agreed upon by the parties involved in the transaction.\* The list price in MXN (Mexican Pesos) reflects the property's price on the day it was listed. This price is provided for legal purposes. Please note that the owner may or may not accept this amount, and it is subject to negotiation. Information Deemed Reliable but Not Guaranteed. The listings on this site are displayed courtesy of the IDX program of AMPI Vallarta Nayarit MLS and may not be the listings of the site owner. ©2026 AMPI Vallarta Nayarit MLS. All rights reserved.

[Diario Oficial de la Federacion](#)