

Punta de Mita Wellness Village

Site Overview: Punta de Mita, Nayarit, Mexico

10 mins from Bill Gates \$200 Million USD investment and UAVI Condo's
\$1.9 Million USD to \$5 Million USD 70% sold.

<https://www.forbes.com/sites/doliaestevez/2017/01/03/bill-gates-recently-renovated-reclusive-mexican-resort-becomes-magnet-for-top-tech-executives/>

- Two Celebrity Golf Courses, 5-star restaurants, boutique stores.
 - A 9 min stroll to the best 5-mile white sand beach
- Only 45 mins north of Puerto Vallarta airport, 2-hour flight from L.A.
- **Completely Self Sustaining, Solar Power, Water, No Utility bills!**
- **24/7 Security Gated Community, Health and Wellness Center.**
- **14 Homes for sale with full rental property management at 30%**
 - **Vacation rental prices \$250 - \$1500 per night**



Wellness and community focus



Carreyeros Beach Punta Negra

Our Gated village is located right across from the main access road to the best 5-mile white sand beach in Nayarit. Enjoy the crystal-clear waters.

Safety and security

The infrastructure created for the nearby luxury resorts provides 24/7 security, with well-lit roads and a new hospital in Punta Mita. Parking next to your home.

The Jungle meets the Ocean

This area is known as a surfer's paradise, but it also has the 'Hidden Beach' islands just offshore that offer snorkeling. Private yachts for whale watching. Horseback riding through the jungle, zip lining and jeeps through the jungle.

Wellness Community Center

The village has its own yoga studio, treatment rooms, and community space for holistic therapies and body treatments. Well lit paths for community events

Mexican Community

The small Mexican town of Higuera Blanca, a 3 min drive, offers a taste of the cultural traditions of taco stands, coconut water, and locally grown produce. Punta de Mita is a resort town with restaurants, bars, and boutiques, 5 mins drive

Arts and Entertainment

Nearby Sayulita, a 15 min drive, and San Pancho, 20 mins, offer many shops, restaurants, and music venues. Bucerius and La Cruz are a 30-minute drive..

Sustainable Living Practices



Waste

Implement a comprehensive composting program for waste management.



Energy

Each home will have their own bank of solar panels to supply sustainable power without the need for city power, water or sewer. Well lit paths in the village and road to the beach.



Water

A fishing lake and pools from the natural water supply of the land, oxygenating the water with a waterfall and flowing water system. Alkaline and mineral rich filters for the healthiest drinking water.



Food

The village food forest includes tropical fruit trees, vegetables and fresh eggs. Locally grown produce is available at the local villages. Fresh fish from our lake or the local fishermen.



Transport

Golf carts and bicycles are supplied to access the nearby beach, village. and Sayulita. There is a bus service to Puerto Vallarta, Bucerius and La Cruz.



Community

Mezcal and Cacao ceremonies, sound healing, local alternative therapists include Rolfing, Acupuncture, touch therapy and cutting-edge therapy like stem cells. Thai Chi, Chi Gong & more.



Gardening

Lot sizes are 3000 SqFt to 4800 SqFt to encourage personal vegetable and herb gardens for each home. Each home will be shaded by a fruit tree, Bamboo or original ancient heritage tree.



Eco Friendly Materials

Choose eco-friendly materials for construction and daily activities.

Home Design & Lot Specifications – Anticipated Occupancy Feb 2025

Gated with 24/7 security. Parking at your home	Description	Size (sq ft)	Number of Bedrooms	Outdoor Space/Lot size	Price
A. 2/3 Bed, Two bath + Half Bath. Wood with large glass windows. 2nd level recessed windows and balcony	Ground Level Open Plan, Kitchen/Breakfast Bar, Living Room. Separate Office, half bath. 2 nd level 2 Ensuite bedrooms, large balcony and seating area.	1400 SqFt, 130 SqM	Two Ensuite Beds, Office can be guest room with half bath. Or to your custom design 3 rd Bedroom En-suite at additional cost.	3558 SqFt Lot	\$6,995,000 PESOS *\$349,000 USD
B. 3/4 Bed, 3 Bath + Half Bath. Steel frame Round House, with floor to ceiling glass walls. Palapa Roof. Balcony.	Open Plan Ground level with 2 level glass walls at the entrance. Kitchen/Breakfast Bar, Living room, separate office with half bath. 2 nd level 3 Ensuite Bedrooms. Balcony	3067 SqFt, 285 SqM	Three Ensuite beds, Office can be a guest room with half bath. Or to your custom design 4 th Bedroom En-suite at additional cost.	4847 SqFt Lot	\$11,995,000 PESOS \$595,000 USD
Custom Design You can add a One Bed In Law suite to your B. home	Open Plan, One level Kitchen/ Living Room, Half Bath, Ensuite Queen Bedroom	400 - 500 SqFt to your custom design at additional cost.	One Ensuite Bed to your design.	Attached to your home, only available for presales up to Dec 1 st 2024	By Quotation for your custom design.

Unique Architectural Elements (You can custom design)

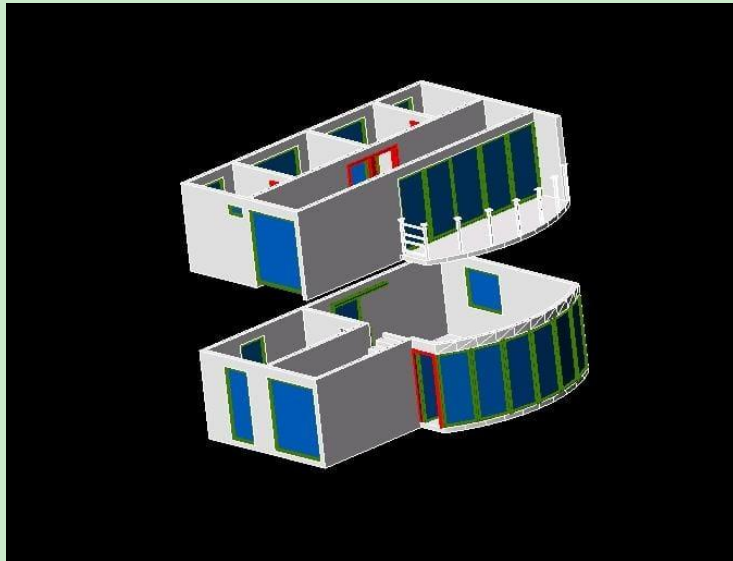
A – 2/3 bed



Ai Generated Artist impression of Architect's Design

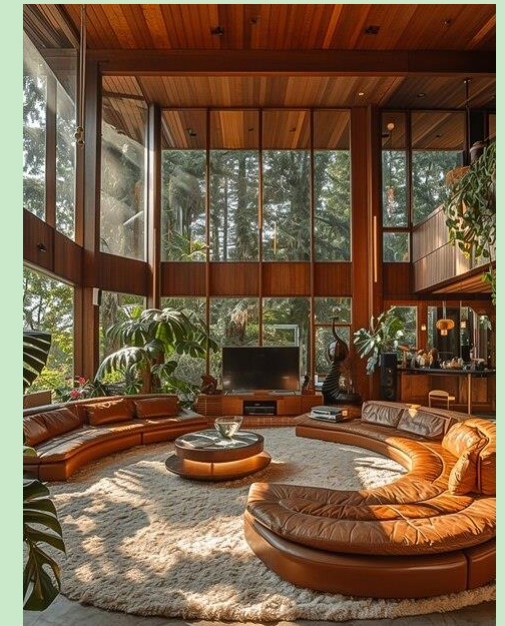


B – 3/4 Bed Round



B. Large Bay Windows, Balcony 2nd floor

- Natural Wood Construction (A)
- Steel and 6mm Glass Walls, Palapa Roof (B)
- High quality Artisan Wood Finishes and Floors
- Artisan Wood crafted Kitchens and island
- Large fitted Wardrobe's in each bedroom
- Ensuite Bathrooms
- Stunning Large Windows
- Open High Ceilings on the 2nd level
- Additional Office room and half bath (B,C)
- UV and anti-glare, shatter-proof windows.
- Includes Fridge,Washer,Dryer, Stove, AC.



Comparable house prices on the market (SqFt) in the area

Our Prices.

2 Bed 1400 SqFt \$349,000 USD

3 Bed 3067 SqFt \$595,000 USD

**Ask about our
Payment Plans!**

**1300 SqFt
\$425,000 USD**

CASA TAMBORES
SIR91019
(sayulitalife.com)

**1250 SqFt
\$560,000 USD**

Casa Dulce in Sayulita,
Mexico (sayulitalife.com)

**2100 SqFt home
\$1,095,000 USD**

Casa Almas in Sayulita,
Mexico (sayulitalife.com)

**2500 SqFt home
\$725,000 USD**

CASA SANDIA
SIR013124
(sayulitalife.com)

**850 SqFt home
\$595,000 USD**
Terra Luz Eco Village

Casa Ladrillo Blanco
(sayulitalife.com)

**604 SqFt Condo
\$270,000 USD**

Marsala Bucerias,
Bucerias - Pacifico
Property

**ACTUAL PHOTO OF
CARREYEROS BEACH
9 MIN WALK FROM THE
VILLAGE**

The Wellness Village Team



Julie Ann is the Founder of Influence Publishing Inc. and published over 300 health and wellness authors over the last 14 years. This gives her a global network of over 200,000 for her podcast, TV show and retreats. She is a TEDx speaker and has been featured on International TV, radio and podcasts. She is the owner of the House of Influence Retreat Center in Puerto Vallarta, and the Mexican corporation Casa de Influencia S.A. de C.V.

www.influencepublishing.com

Facebook: @Influencepublishing

www.houseofinfluencepublishingandmedia.com

<https://www.facebook.com/CasadeInfluenciaPV>

FOR MORE INFORMATION Please Email or Whatsapp (52) 322 105 5517

CASADEINFLUENCIA@GMAIL.COM

Planning Consultant & Architect: Arq.

Daniel Adrian Uribe Martinez

Structural Engineers: ING. Pedro de Jesus

Rodriguez Rosales

Accountants: Lic. Ricardo Omar Cacique

Borrego

Lawyers: LIC. BARTOLOMÉ GUZMÁN ROMERO.

Abogado.

Notaria Pública 10, Nuevo Vallarta,
Nayarit.

bguzman@notariadiez.net

Tel. 01 (322) 297 2142

Cel. (322) 171 3509