



# TEITIARE ESTATE

*your own slice of paradise*



**Teitiare Estate** is a unique and unequalled real estate offering in our region of the Pacific coast of Mexico. Simple stated, there are no properties in this area that we can compare it to. The estate is less than one hour from the hustle and bustle of the Puerto Vallarta International Airport. However, when you arrive at the gates and enter the property, you sense that you have left the world behind and have arrived in paradise. Cradled in an idyllic location where the dense jungle mountains meet the sea on a secluded beach, this property is centered on one of the most sought after tourism corridors in the country, between Sayulita and Punta de Mita, Mexico.

**The estate sits on 6.7 hectares (16.55 acres) of lush mountain jungle landscape tucked into the hillsides descending to 200 lineal meters of beachfront luxury.** There are currently two Villas constructed. The main Villa with 9 bedrooms sits on a bluff above the ocean with expansive views south to Punta Mita and north to its isolated sandy beach with good surfing available.

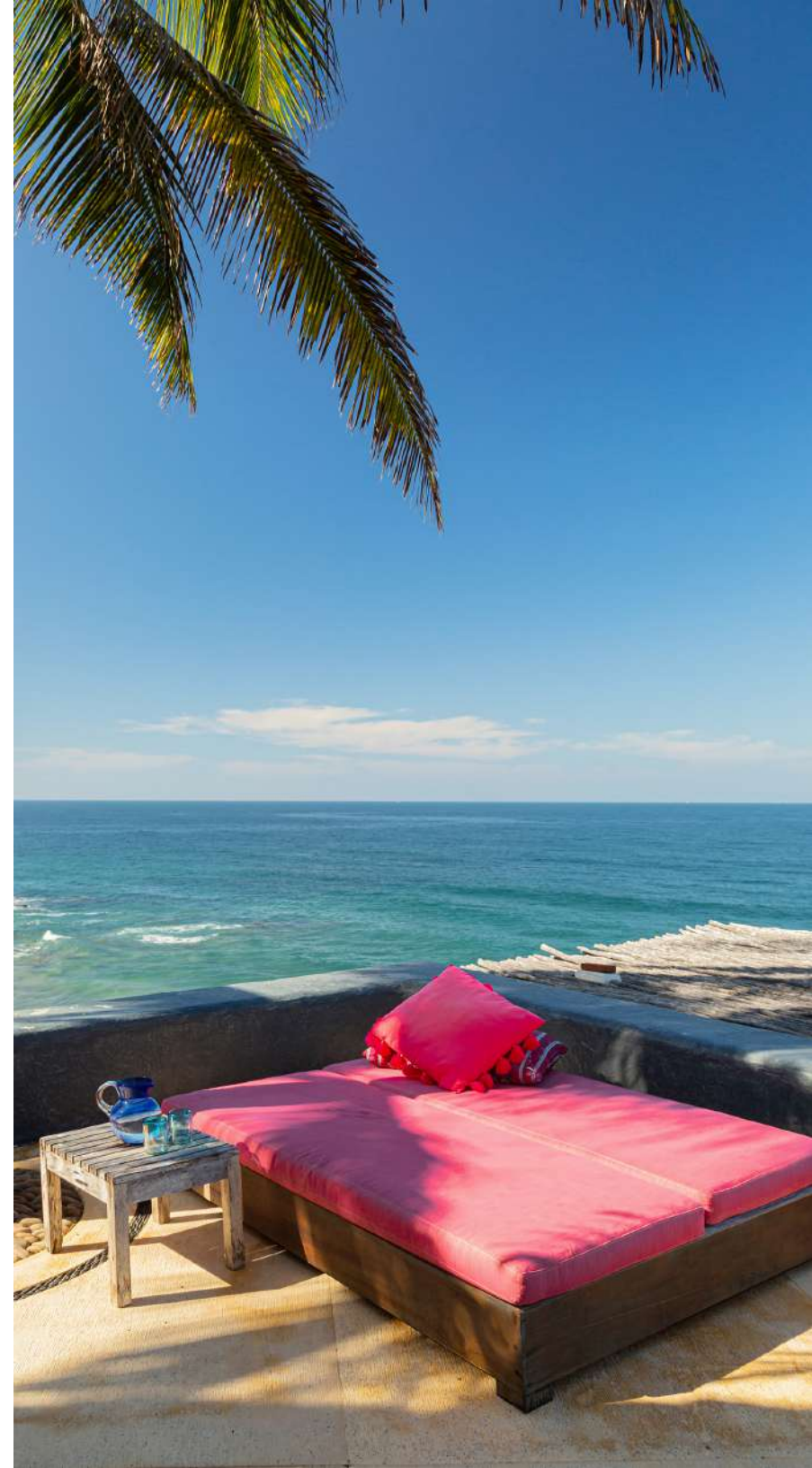


### **INSTALLED INFRASTRUCTURE INCLUDES:**

- \* Automated main entry gate with communication to Villa
- \* Perimeter fencing
- \* Phone and high speed Internet
- \* Roadway to main and jungle Villas
- \* CFE Electric supported with Solar Panels
- \* On site water treatment allowing reuse of water for irrigation
- \* Onsite well for drinking water
- \* Two Villas with a total of 11 bedrooms
- \* Wine Cellar
- \* Personal office
- \* Enclosed Golf practice area
- \* Fitness area with Sauna
- \* Theatre
- \* Wood and metal workshops

### **OPTIONS OF USE INCLUDE:**

- \* Private family compound that could have multiple homes sites.
- \* **Residential development.** Already has approved plans and valid construction permits to build 6 additional Villas and 15 condominiums.
- \* Current municipal building code allows for up to 90 hotel keys that could offer an amazing option for a **Luxury Boutique Hotel Brand.**





## PROPERTY DETAILS

- 11 Bedrooms
- 11 Full Bathrooms
- 2 Half Bathrooms
- Lot Area:  
716,616 SQ FT or 66,600 M<sup>2</sup>
- Total Construction Area:  
72,220 SQ FT or 6709.5 M<sup>2</sup>
- Furnished
- Infinity pool in each villa plus Jacuzzi
- Ocean & Jungle views

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**PRICE UPON REQUEST**



Punta Sayulita

Playa  
Los Muertos

Sayulita

Playa Carricitos

**TEITIARE  
ESTATE**

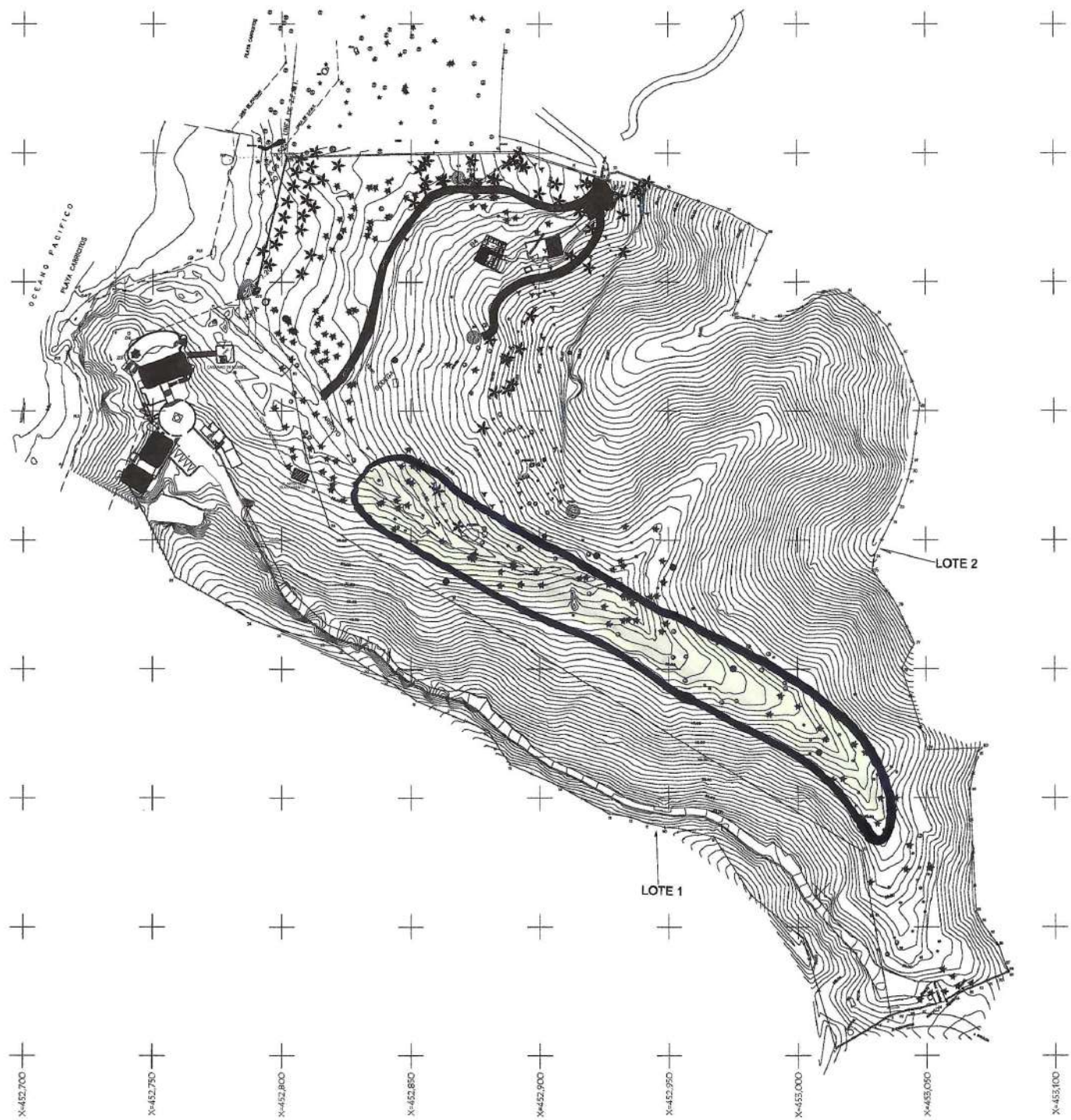






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**CUADRO DE CONSTRUCCION AREA DEL LOTE No.2**

LADO	RAMBO	SEMANA	V	C	O	R	D	E	P	A	D	A	S
1	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00	10000000.00

SUPERFICIE = 44825.89 m<sup>2</sup>

**CUADRO DE CONSTRUCCION AREA DEL LOTE No.1**

LADO	RAMBO	SEMANA	V	C	O	R	D	E	P	A	D	A	S
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SUPERFICIE = 11180.398 m<sup>2</sup>

**CUADRO DE CONSTRUCCION AREA COMPLETA DE REPAT.**

LADO	RAMBO	SEMANA	V	C	O	R	D	E	P	A	D	A	S
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SUPERFICIE = 11180.398 m<sup>2</sup>

# CASA O' TE MITI





## CASA O'TE MITI

The main building called "Casa O'Te Miti is situated on a rocky point with a 200 degree view of the Pacific Ocean this home features 9 bedrooms and 9.5 bathrooms, an infinity pool facing the ocean, wine cellar, cinema, tiki bar, gym, sauna, business office with library and a fully equipped kitchen.

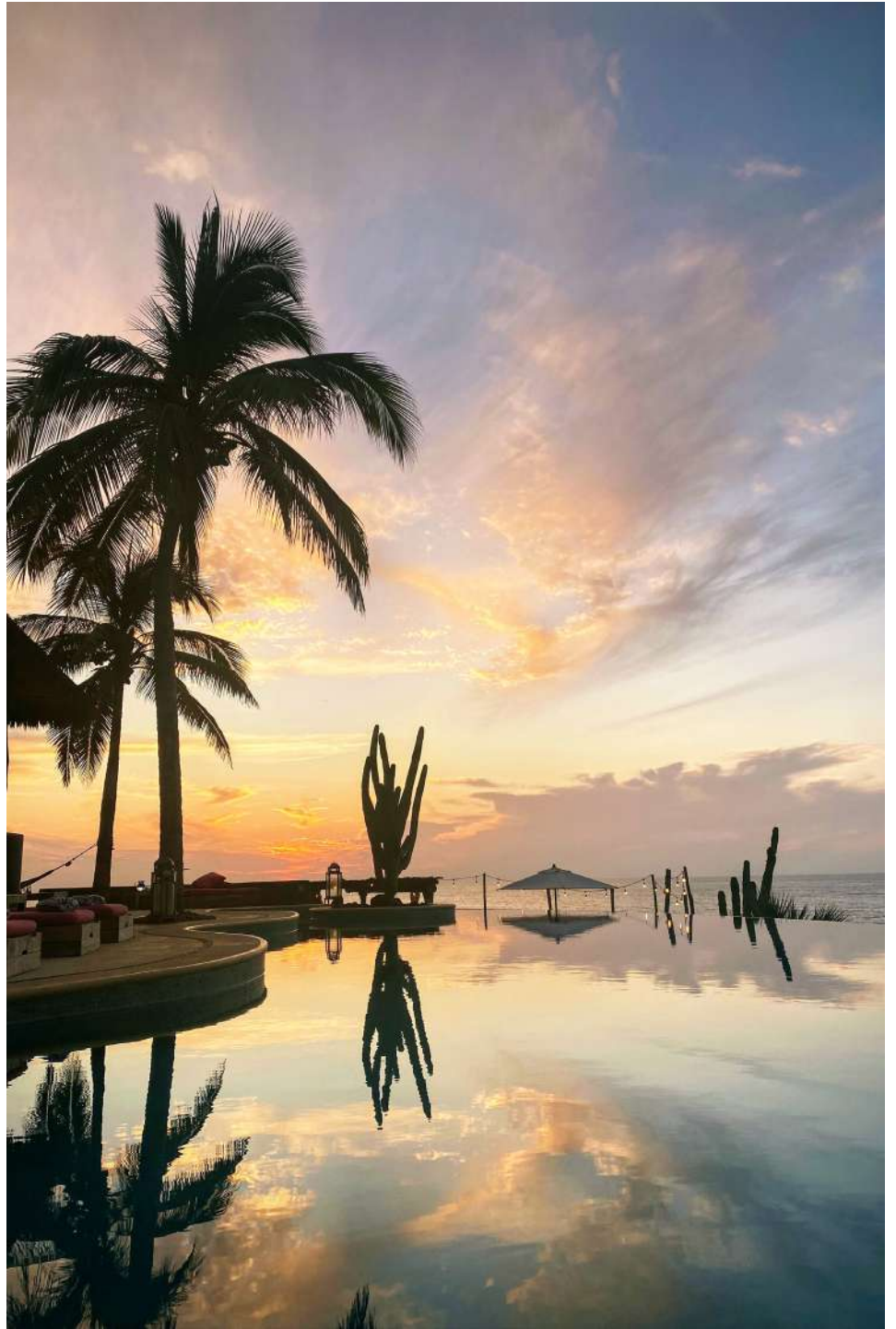














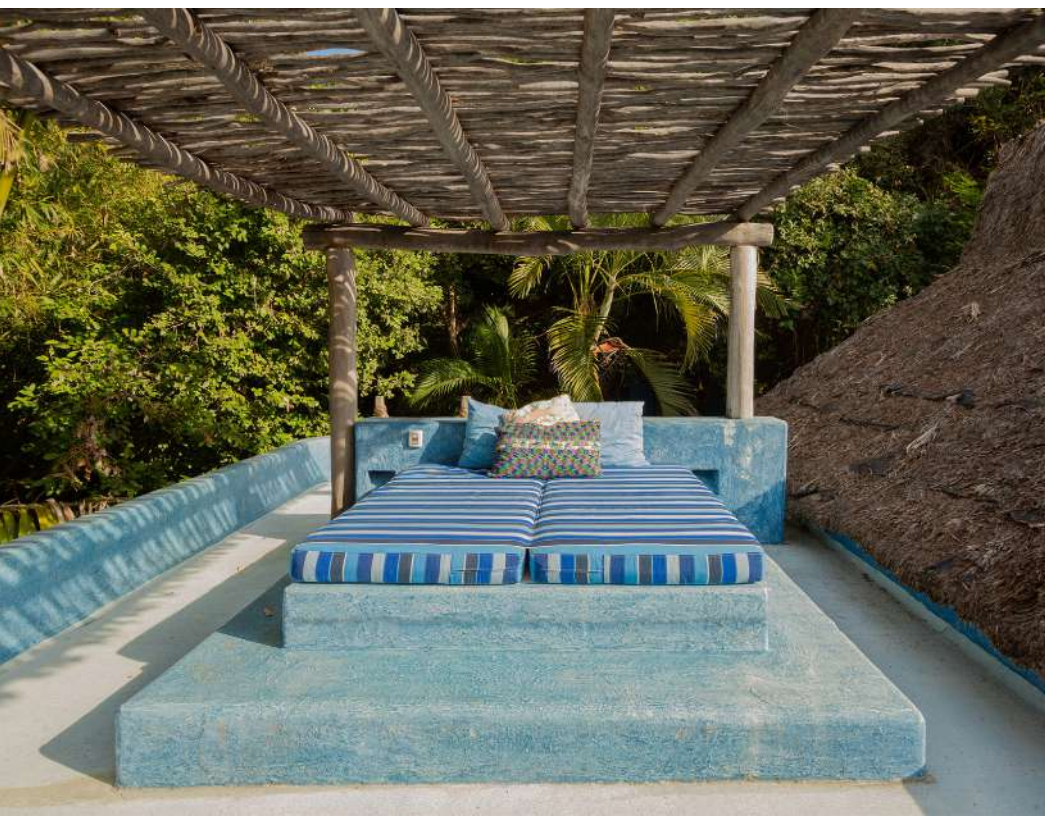
# CASA NINAMU



## CASA NINAMU

Surrounded by hundreds of Palm trees and the jungle, this 2 bedroom casita offers splendid views of the beach, the sunset and the jungle. 2 bathrooms and a rooftop terrace make it very comfortable, the ideal complement to the main villa.







☎ +52 322 152 3292

✉ [jp@jpmrealestate.com](mailto:jp@jpmrealestate.com)

🌐 [www.jpmrealestategroup.com](http://www.jpmrealestategroup.com)



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