

SAYULITA, NAYARIT. MÉXICO

HIGHER LIVING



PUNTA TOKIPA

RIVIERA NAYARIT



# Surround yourself in beauty and luxury

Tokipa offers homes with stunning ocean views and direct oceanfront access. This exclusive enclave consists of sixty-two expansive home sites, all designed to provide a seamless blend of coastal living and modern elegance.

As part of your ownership, you'll enjoy access to the Punta Tokipa Beach Club, where pristine beaches, gourmet dining, and a variety of recreational activities are just steps from your new home. Uniquely connected just 5 minutes from the vibrant town center of Sayulita and 15 minutes from Punta Mita—Tokipa at Punta Tokipa ensures that every day feels like a vacation in your private paradise.

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# Escense



## Family friendly community

Whether you seek adventure, relaxation, or connection with nature, you'll find it all here. Join us at Punta Tokipa and experience the epitome of family-friendly luxury living.

By limiting the number of homes to only 62 privileged building sites residents can enjoy a more natural surrounding. This private gated peninsula encompasses an entire point making it an exemplary model for the concept that is Punta Tokipa.

To help every resident further experience the outdoors in luxury and comfort, the development of Punta Tokipa is designed to include numerous locations for people to gather and socialize without loss of privacy. The planned hilltop palapas will offer guests incredible 360 degree views of ocean, mountain, beach, jungle and nature.



## Inspired by local culture and nature

Punta Tokipa is a natural extension of the quaint village the community is named after. As good stewards of the land, this family friendly luxury community was born through conservation of natural resources and responsible development.

Come and discover your own piece of paradise – where the comforts of home meet the wonders of nature. Your journey to Punta Tokipa begins here.



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# Amenities & Lifestyle

Investing in a Tokipa property means embracing a lifestyle of unparalleled luxury and natural beauty.

As part of your ownership, you'll enjoy exclusive access to the Punta Tokipa Beach Club, where pristine beaches, gourmet dining, and a variety of recreational activities are just steps from your new home. With Tokipa, every day feels like a vacation in your private paradise.



# Clubhouse

Our Clubhouse is more than just a physical space; it's a hub for bringing our residents together.

Whether you're catching up with neighbors over a cup of coffee, hosting a private event, or participating in one of our community activities, this is where bonds are strengthened and friendships are formed.





# Gym and SPA

Maintain your active lifestyle at our state-of-the-art gym or unwind at our luxurious spa. Our fitness facilities are equipped with the latest equipment, while our spa offers a range of treatments to rejuvenate your body and mind.

Pamper yourself with massages, facials, and wellness therapies, ensuring you leave feeling refreshed and revitalized.



## Concierge Services

Our dedicated staff is here to assist you with any requests, from arranging excursions to ensuring your comfort and convenience.

## Security

Enjoy peace of mind with 24/7 security, providing a safe environment for your family to thrive..



# Beach Club / Restaurant

Dive into our inviting pools or relax on the poolside loungers while your kids play in the children's pool.

Whether you crave traditional Mexican cuisine or international delights, our talented chefs are ready to tantalize your taste buds with a diverse menu of culinary creations. Enjoy a delicious meal with your loved ones, all within the lush and welcoming ambiance of our community.



Beach Club



Clubhouse



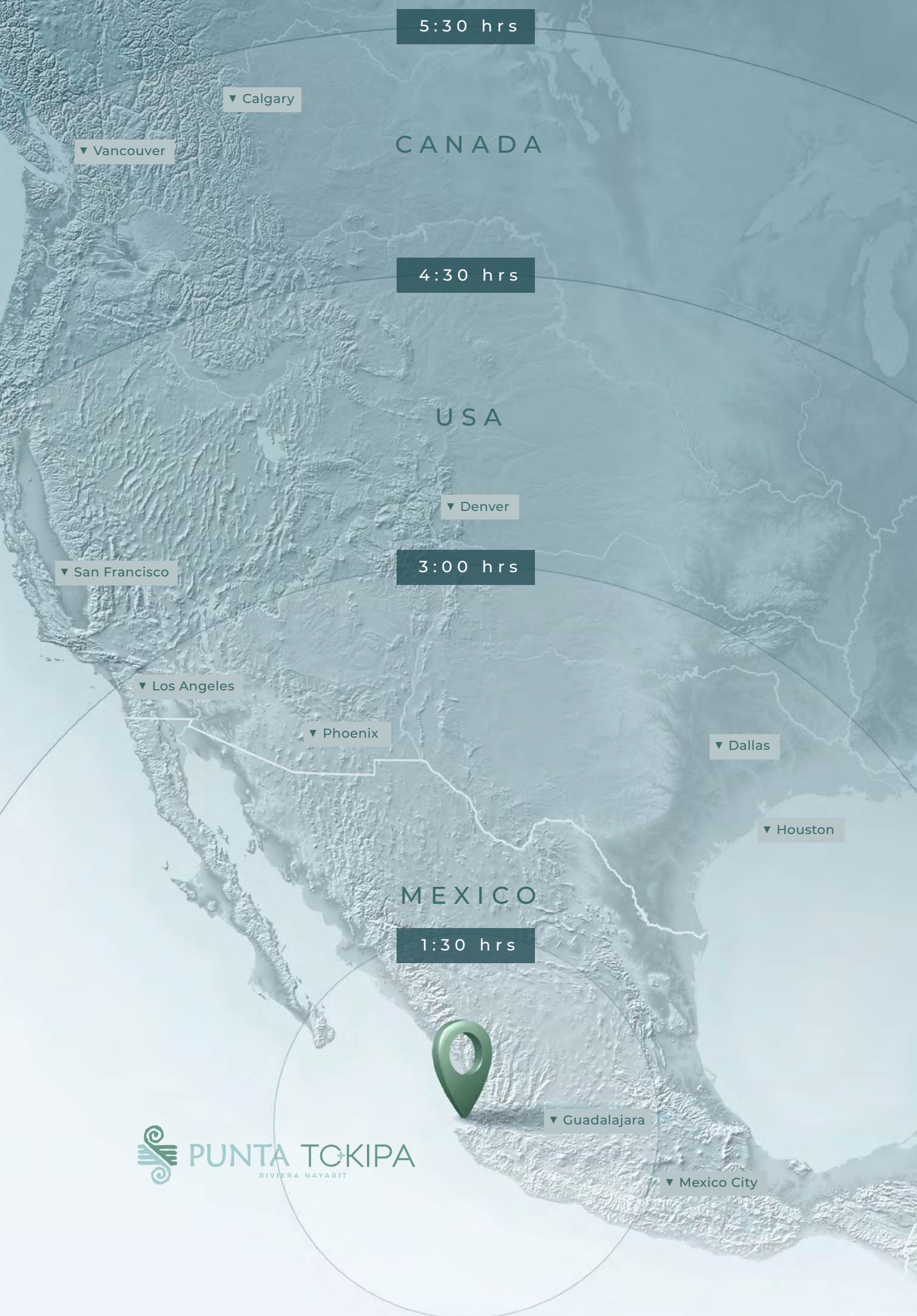


# Location

Direct flights\* into **Puerto Vallarta** from

- **Vancouver** - 5:20 hrs.
- **Calgary** - 4:45 hrs.
- **Los Angeles** - 3:00 hrs.
- **San Francisco** - 3:35 hrs.
- **Houston** - 2:50 hrs.
- **Dallas** - 2:40 hrs.
- **Phoenix** - 2:40 hrs.
- **New York** - 6:15 hrs.
- **Mexico City** - 1:30 hrs.
- **Monterrey** - 1:45 hrs.

\*Estimated times for reference use only



## Privileged Location

Tokipa is uniquely connected—just a 5-minute drive from the vibrant town center of Sayulita and 15 minutes from Punta Mita.

Nestled in lush vegetation and surrounded by turquoise waters, Tokipa offers an incredible development where unparalleled amenities at Punta Tokipa meet the Pacific coast's paradisiacal climate. This is more than a destination; it's a place where nature and luxury coexist, offering a lifestyle that feels like a perpetual escape to paradise.



# Riviera Nayarit

NAYARIT



▼ San Francisco

▼ Sayulita

Punta Mita ▼

▼ Bucerias

▼ Nuevo Vallarta

▼ Vallarta



JALISCO



# Available lots and exclusive houses

23 Medium lot / 1,282 m<sup>2</sup>

24 Medium lot / 1,287 m<sup>2</sup>

25 Small lot / 946 m<sup>2</sup>

28 Large lot / 1,567 m<sup>2</sup>

36 Large lot / 1,590 m<sup>2</sup>

43 Small lot / 845 m<sup>2</sup>

58 Small lot / 1,113 m<sup>2</sup>

27 Panorama House (Medium lot)

41 Tropical House (Small lot)



\*Illustrative images to size the spaces  
and visualize the concept, subject to changes and  
modifications without prior notice.



## Real images of built houses



Panorama House



Tropical House

# Casa Panorama



## Impressive beauty in the middle of the jungle

The modular unit, Panorama House consists of 6 separate bedrooms each with a full bath and private viewing decks. The main living and dining areas open directly onto a generous outdoor terrace with gourmet grill, infinity pool overlooking the spectacular Pacific Ocean.

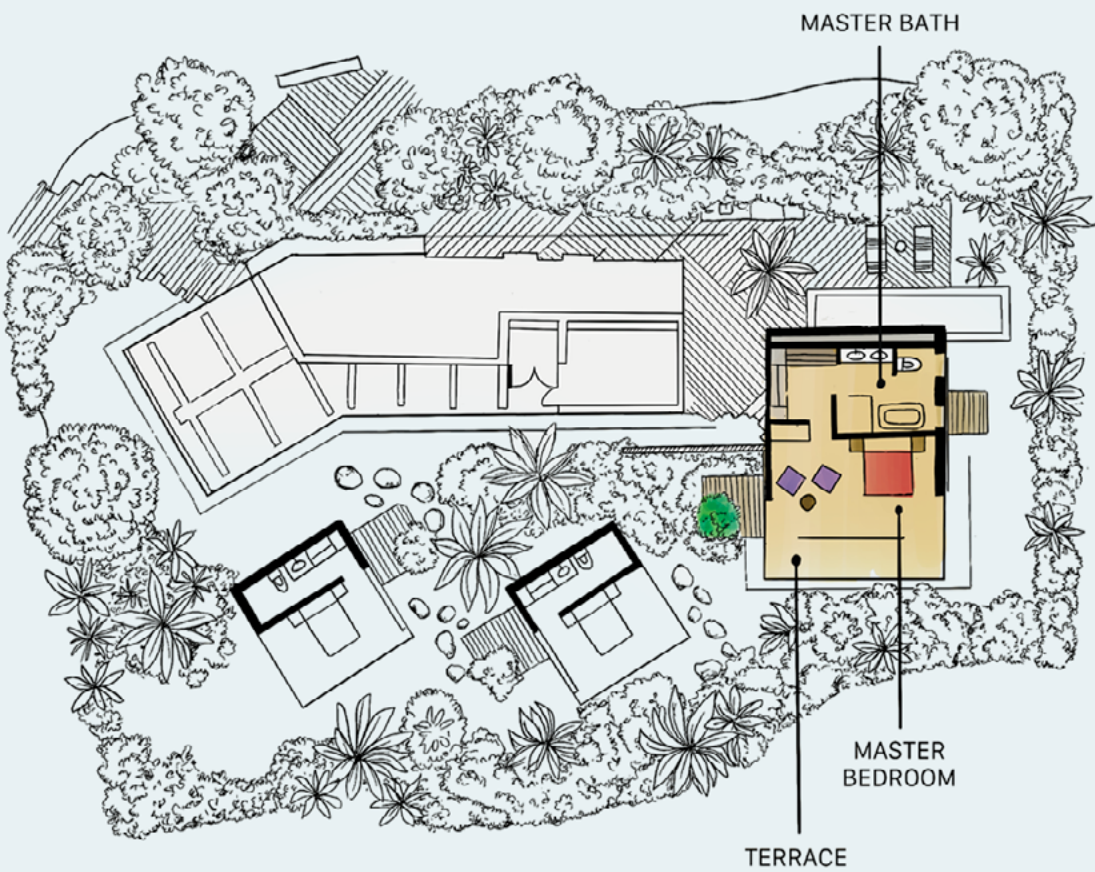
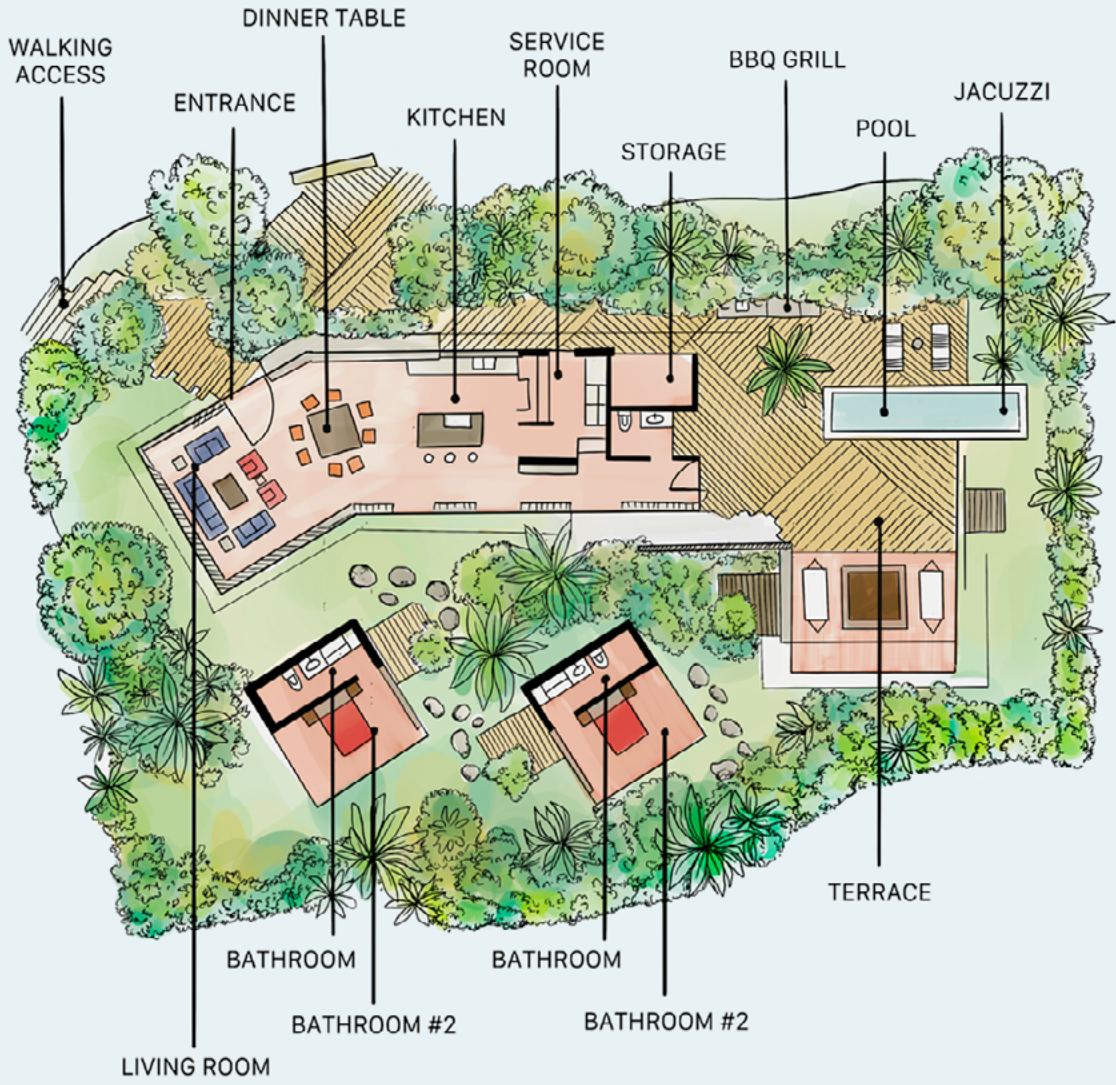
The bedrooms are designed as independent, stand-alone units ingeniously dispersed throughout the property's tropical woodlands each nestled into the sloped topography accessible by stoned walkways.

- Lot Size 1,122 m<sup>2</sup> / 12,077.10 ft<sup>2</sup>
- Construction 568 m<sup>2</sup>/ 6,113.90 ft<sup>2</sup>
- 6 bedrooms with full bathrooms and private decks
- 1 Full bathroom.
- Service room.
- Living room.
- Storage room
- Grilling station / Terrace
- Pool





# Floor Plan















# Casa Tropical

A photograph of a tropical house named Casa Tropical. The house features a thatched roof and a floating wooden deck. The deck is elevated on stilts and has a railing made of natural wood. There is a swimming pool to the right of the house. The house is surrounded by lush greenery and trees.

## Your private refuge within nature

Casa Tropical is thoughtfully designed as a four-bedroom sanctuary, with an option to upgrade to a tapanco version. This residence harmonizes with the natural environment, minimizing its impact by incorporating a floating lower deck.

The deck is crafted to blend seamlessly with the landscape, featuring carefully placed openings that allow papalillos trees to rise through the outdoor space, creating a living connection between the home and its surroundings.

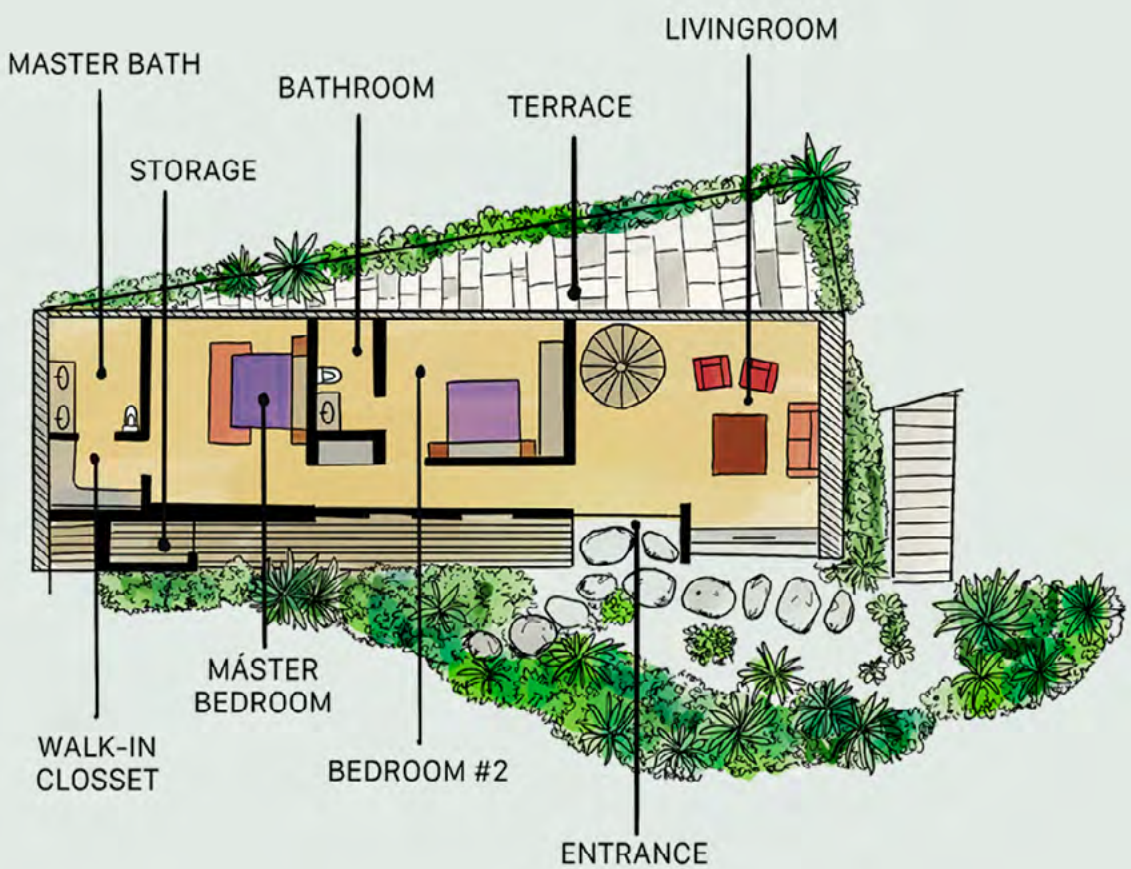
- Lot Size 704 m<sup>2</sup> / 7,577.79 ft<sup>2</sup>
- Construction 517 m<sup>2</sup>/ 5,564.94 ft<sup>2</sup>
- 4 bedrooms with private bathrooms.  
(upgrade to tapanco)
- 1 walk-in closet
- 1 half bathroom
- Service room
- 2 living areas
- Storage room
- Laundry room
- Terrace
- 2 Decks
- Pool







# Floor Plan











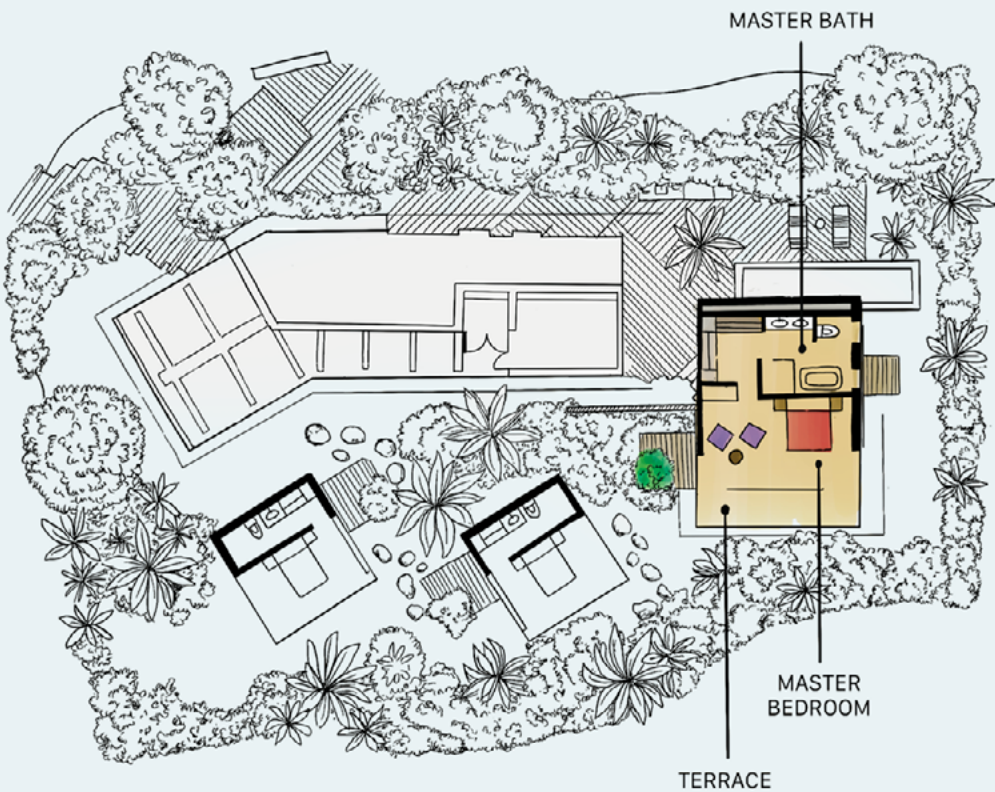
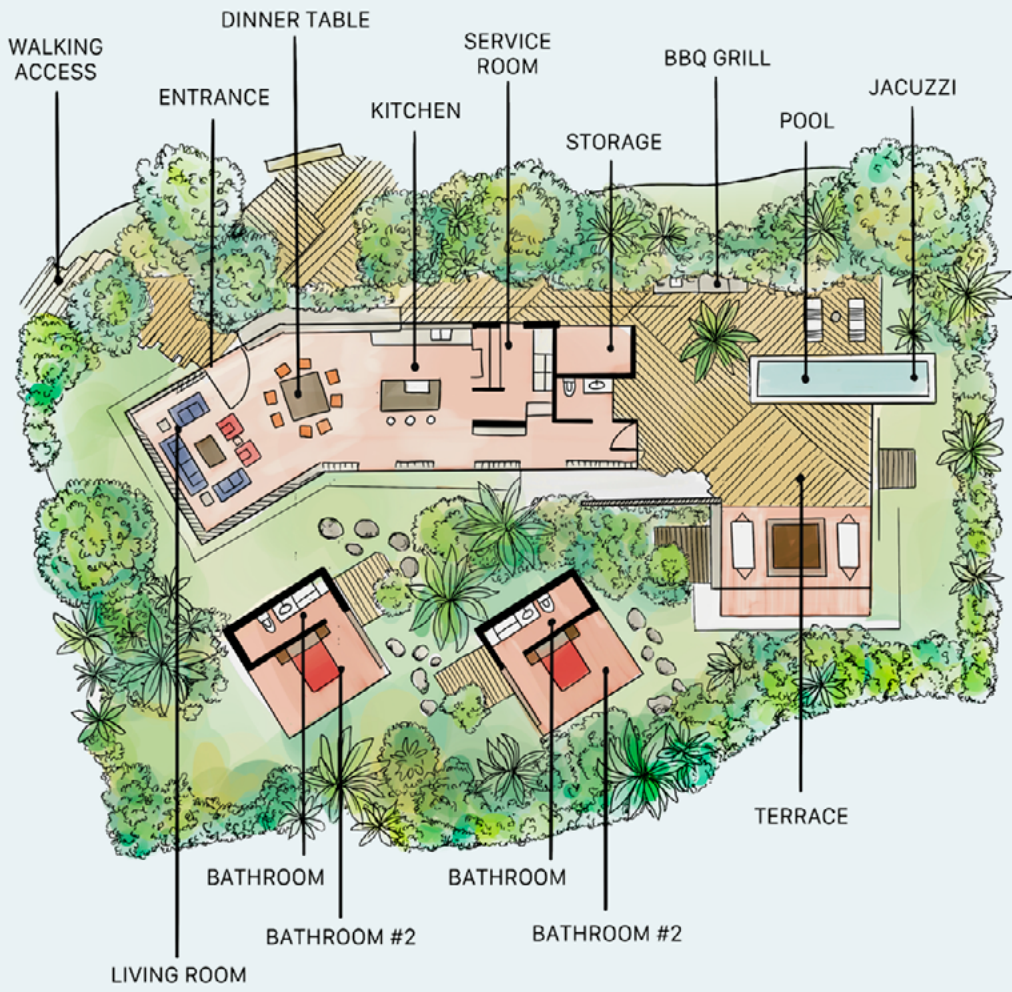






Some of our house  
models floor plans

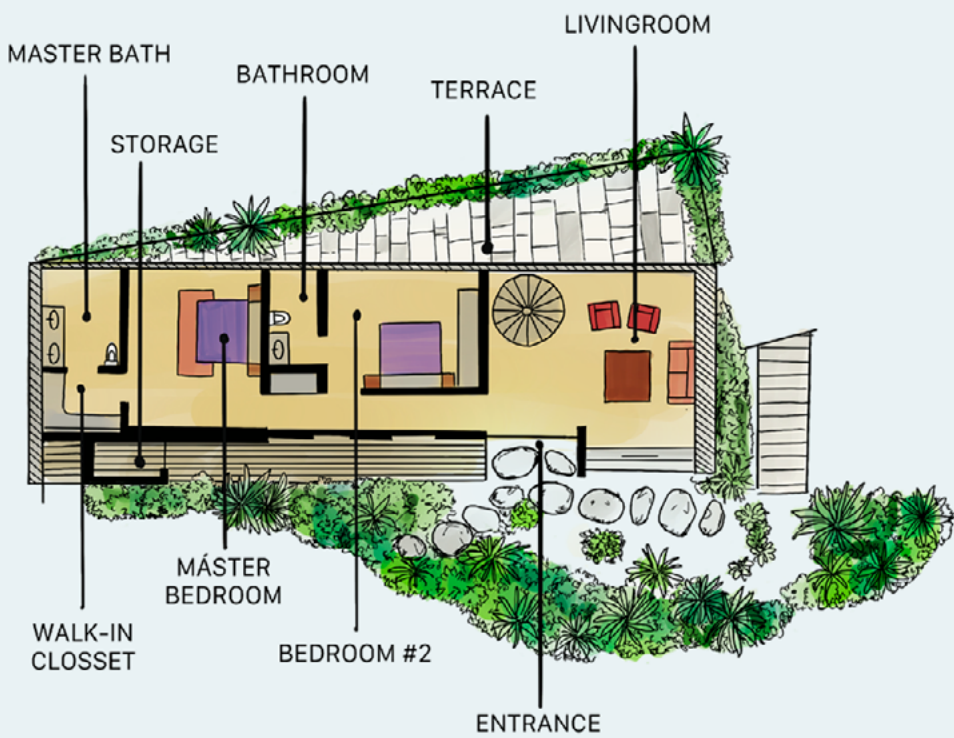
# 01 Bambo



\*Lots on which you can build

Medium Lot

# 02 Escondida

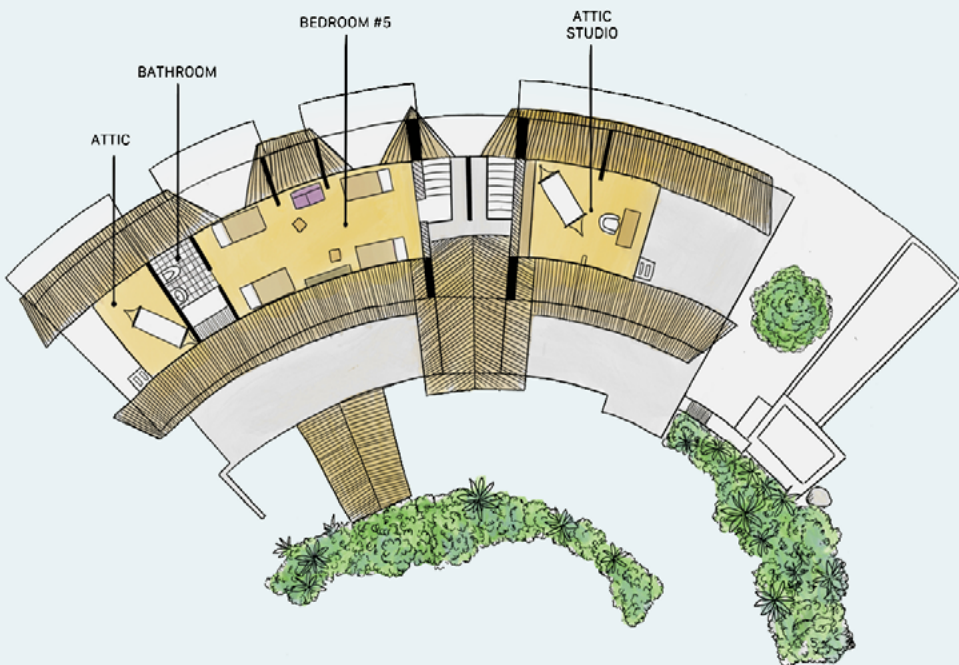
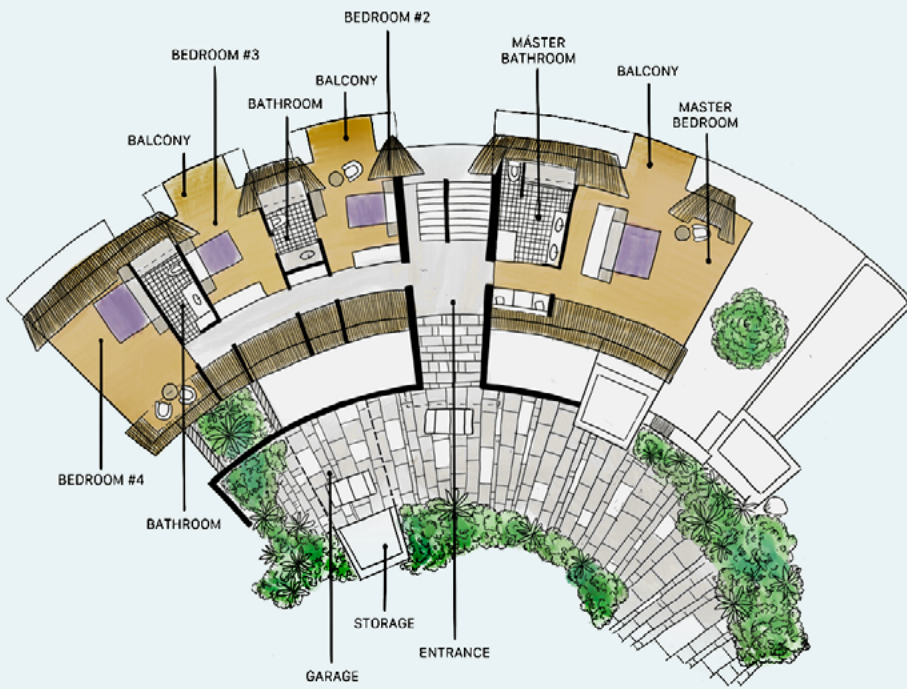
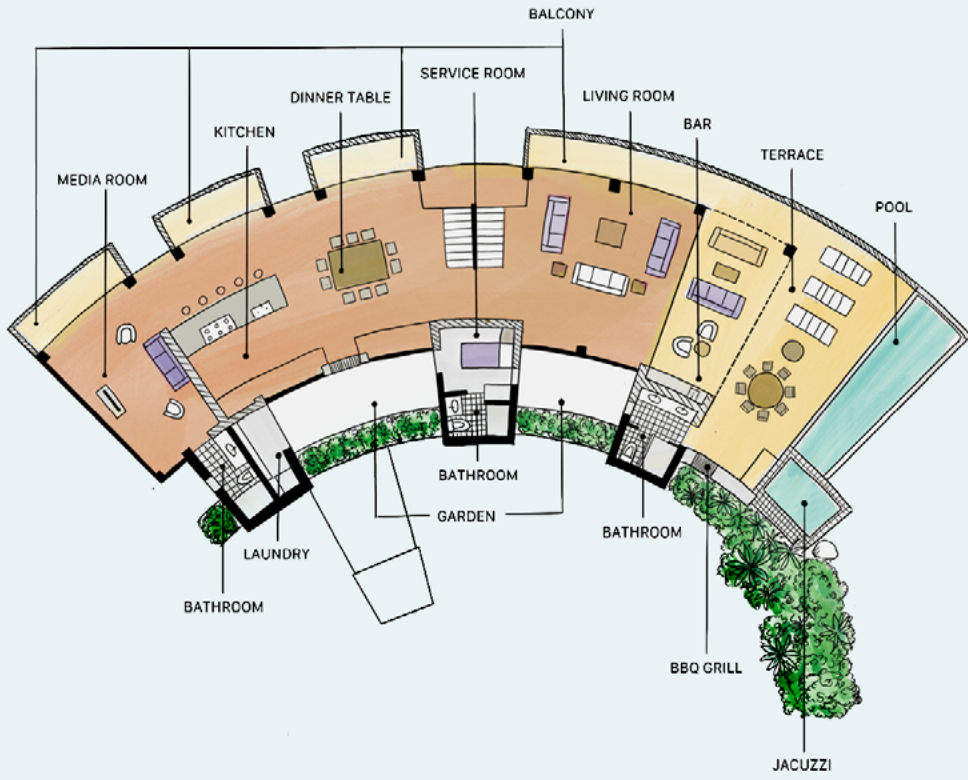


\*Lots on which you can build

Small Lot



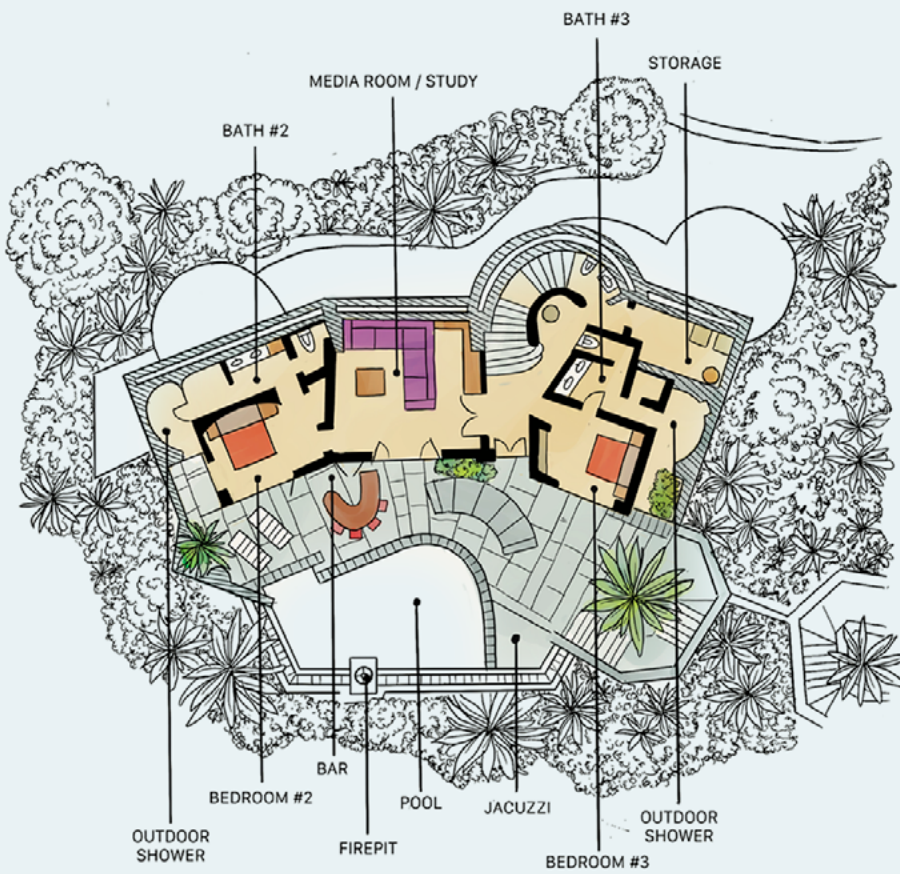
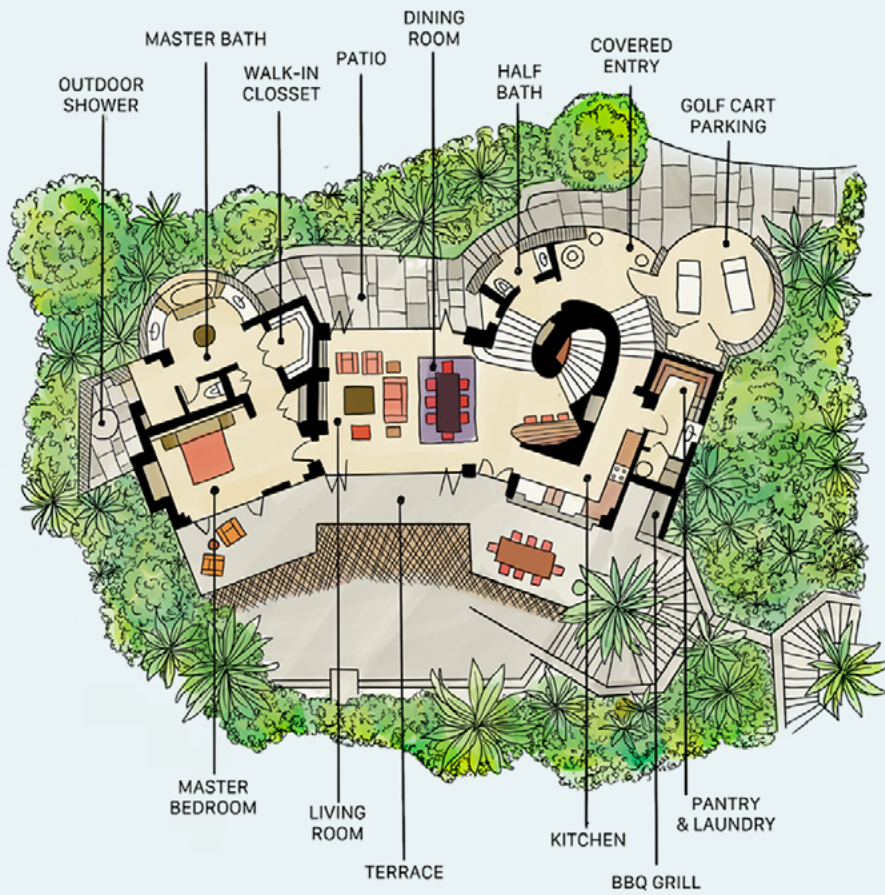
# 03 Casona



\*Lots on which you can build

Large Lot

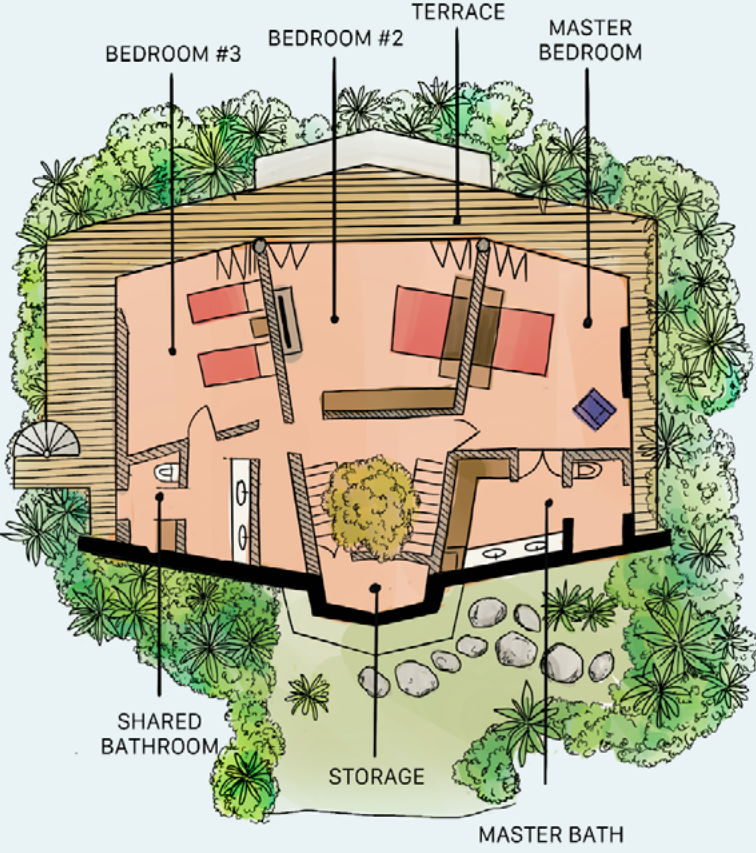
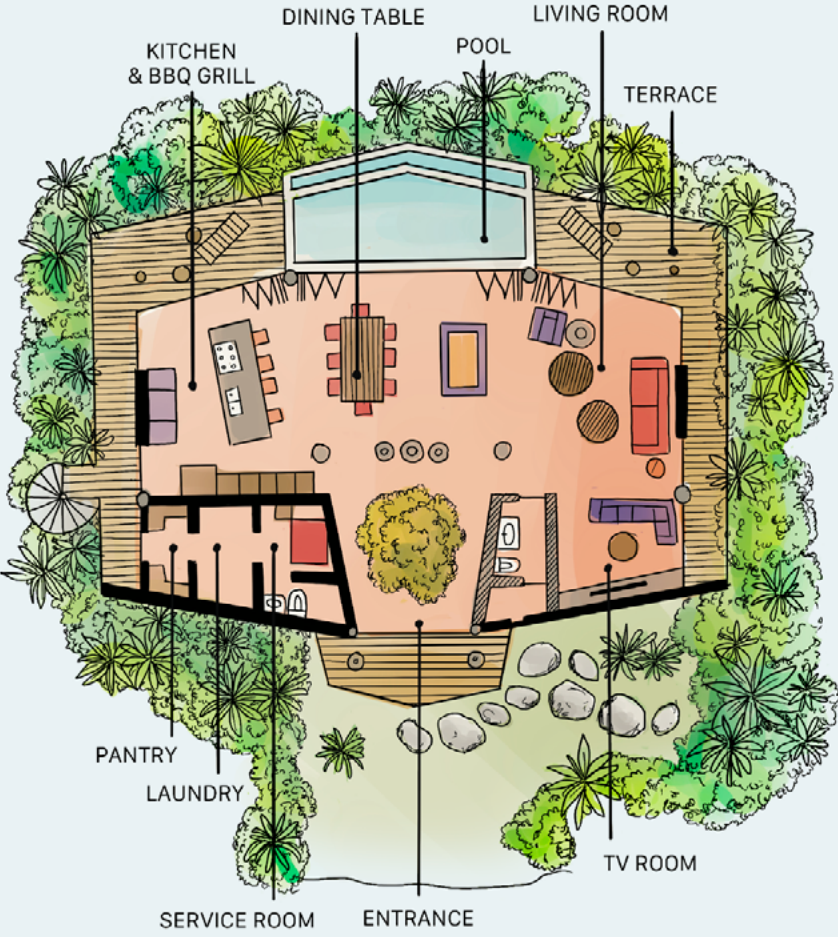
# 04 Casa



\*Lots on which you can build

Medium Lot

# 05 Treehouse



\*Lots on which you can build

Small Lot

# Tradition & Sustainability

At Tokipa, your journey to creating a truly majestic home begins with the promise of unmatched luxury and joy for your family. Nestled within the Punta Tokipa community, Tokipa offers everything you need for a life filled with great food, luxurious surroundings, and unforgettable moments.

Beyond the comfort of your home, the pristine beaches and turquoise waters await, while the surrounding nature beckons you to explore jungle trails, capture breathtaking photos, and enjoy bird watching.

Whether you're hiking through lush vegetation or diving into the deep blue ocean, Tokipa provides the perfect setting for endless adventure. From water skiing and surfing to kayaking and parasailing, life at Tokipa is a harmonious blend of excitement and serenity.

It's step one in planning a truly relaxing majestic home filled with all the elements that will make your family amazingly happy. Great food, luxurious surroundings, natural beauty and unforgettably good times all wait for your arrival at Punta Tokipa.

Not only can you relax and enjoy the beach and ocean, but you can also enjoy the surrounding nature and vegetation. Hiking jungle trails, photography and bird watching are among the more pleasurable activities to be experienced while visiting sunny Mexico.

This environment is also ideal for water skiing, surfing, kayaking, scuba diving, kite surfing are great activities to experience the waves and depth of the beautiful blue ocean.





# The unique taste of México

Savor the authentic flavors of Mexico in a variety of open-air cafes and restaurants, each offering a warm and welcoming atmosphere perfect for couples and families alike.

Nestled between the exclusivity of Punta Mita and the vibrant town of Sayulita, these dining spots allow you to indulge in the rich local cuisine, crafted to delight your taste buds. After a sun-soaked day, unwind at a lively cantina with a refreshing cold drink, immersing yourself in the vibrant culture and culinary traditions of the region.



## A hidden sanctuary

Punta Tokipa's commitment to preserving its natural surroundings offers residents a truly unique experience, where the local wildlife thrives year-round. The pristine rocky shoreline and verdant jungle are alive with diverse bird species, providing a living gallery for nature lovers.

This breathtaking environment also draws artists from around the world, who find endless inspiration in its untouched beauty, often capturing the essence of Punta Tokipa through photography, painting, and literature. Here, every moment is an opportunity to witness and be inspired by the wonders of nature.



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