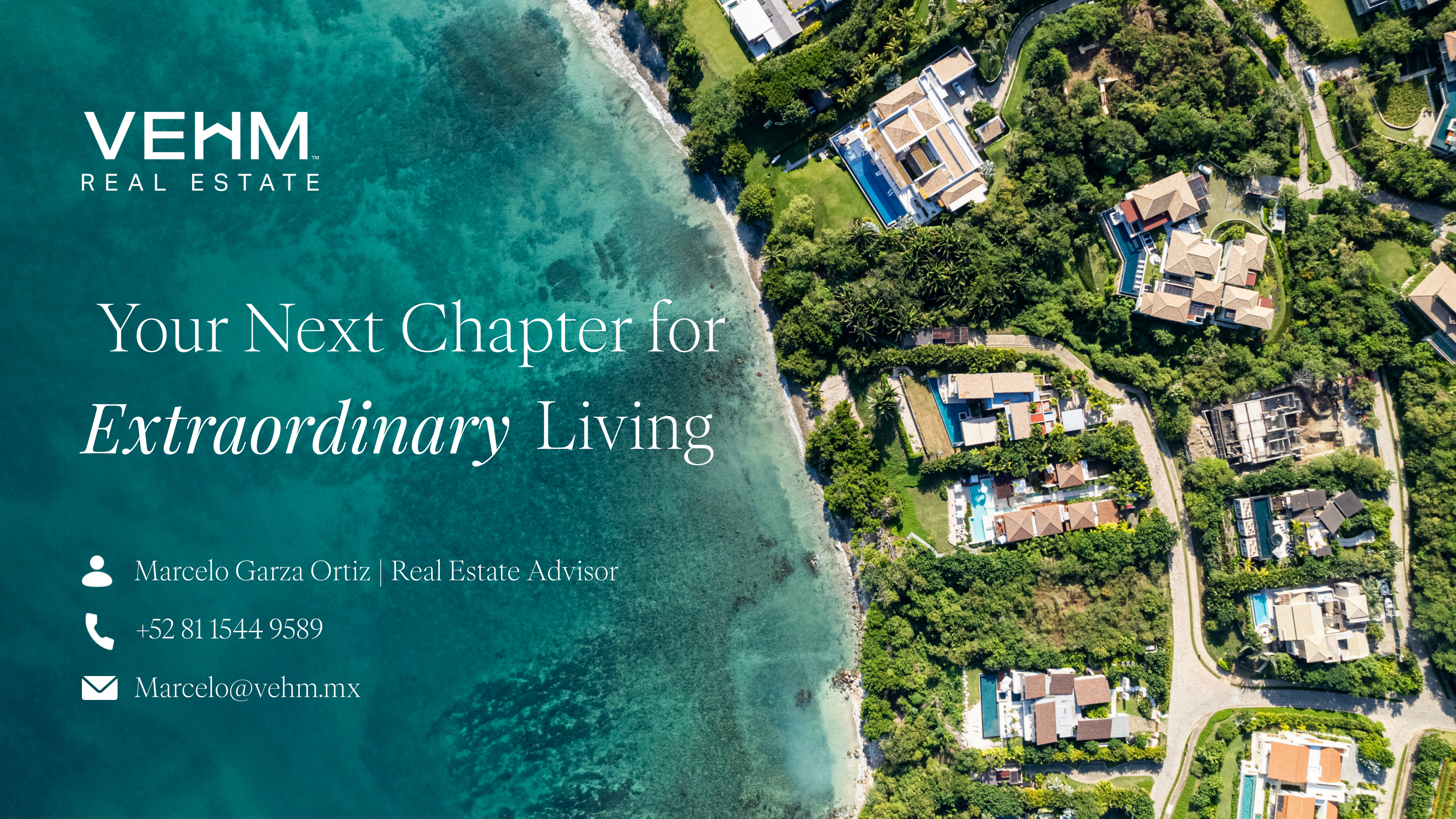




VEHMTM
REAL ESTATE

Your Next Chapter for *Extraordinary* Living

 Marcelo Garza Ortiz | Real Estate Advisor

 +52 81 1544 9589

 Marcelo@vehm.mx



M
MONTAGE
RESIDENCES
PUNTA MITA





PUNTA MITA

Set on a stunning 1,500-acre peninsula embraced by the Pacific Ocean, Punta Mita is a sanctuary of luxury and serenity. This exclusive resort and residential community enchants with its unspoiled beauty, world-class amenities, welcoming ambiance and incredible lifestyle. Surrounded by nature's untouched wonders, Punta Mita invites you to rediscover a profound connection with the earth, while immersing yourself in the timeless elegance of Mexican culture. A true gem of Riviera Nayarit, it has become Mexico's premier luxury retreat for those seeking a perfect escape — whether for an exquisite getaway or a forever home.

JUST A FLIGHT AWAY FROM PARADISE

Punta Mita sits along Mexico's breathtaking Pacific coastline, a paradise where exclusivity meets effortless accessibility. Just 45 minutes from Puerto Vallarta International Airport, this tropical haven welcomes international visitors with direct flights from major U.S. Canadian & Mexico cities.



A WORLD-CLASS GOLF DESTINATION

Punta Mita is a golfer's paradise, featuring two exceptional Jack Nicklaus Signature Golf Courses that offer not only challenging play but also stunning views of the surrounding natural beauty.

PACIFICO GOLF COURSE

Renowned for its iconic "Tail of the Whale" hole, the world's only natural island green, this par-3 offers golfers a truly unique and challenging experience.

With eight holes along the ocean and stunning panoramic views, Pacific Golf Course combines strategic play with breathtaking scenery, making it a must-play for golfers of all levels.

BAHIA GOLF COURSE

The Bahia Golf Course presents a distinctive challenge with its undulating fairways and greens. Known for its panoramic views of Bahia de Banderas, several holes feature majestic oceanfront views. With a variety of elevation changes and water hazards, this course demands precision and skillful navigation. Designed to seamlessly integrate the lush vegetation and coastal beauty of the area, Bahia Golf Course offers an extraordinary golfing experience with magnificent tropical landscapes at every hole.



MONTAGE HOTELS & RESORTS

Punta Mita welcomes the latest member of the Montage Hotels & Resorts collection; the ultra-luxury hospitality management company founded by Alan J. Fuerstman.

Designed to serve the affluent and discerning traveler and homeowner, Montage hotels feature an artistic collection of distinctive hotels, resorts, and residences. Each Montage property offers comfortable elegance, a unique sense of place and spirit, impeccable hospitality and memorable culinary, spa and lifestyle experiences.

Situated on 63-acres in the Punta Mita Peninsula, Montage Punta Mita will feature 140 guestrooms, Spa Montage and a top-of-the-line fitness center, a collection of premium culinary experiences, resort pools, Compass Sports center offering pickleball, tennis and a variety of outdoor activities, flexible meeting and event spaces, a game room, and the brand's signature Paintbox children's program. Montage Punta Mita will also offer 91 private Montage Residences within the resort community.



MONTAGE RESIDENCES PUNTA MITA

We are thrilled to introduce a unique opportunity to own a piece of paradise with the much-anticipated Montage Residences Punta Mita. Nestled within four architecturally stunning buildings by renowned Mexican architect Alejandro Bernardi, this exclusive collection offers 31 luxurious residences that bring indoor-outdoor living to life. Imagine unwinding on expansive terraces with breathtaking views of Las Marietas Islands and the Bay of Banderas, while every detail of your residence is crafted to embody Punta Mita's natural beauty and refined privacy.

Here, the vibrant surroundings blend seamlessly with the elegance of Montage Punta Mita Resort, offering you a private, residents-only haven that complements your lifestyle. Discover artfully designed three-and four-bedroom residences that honor the tropical allure of Punta Mita while delivering the modern sophistication you desire. Welcome home to Montage Residences Punta Mita — where luxury, tranquility, and the magic of the Pacific coast await.

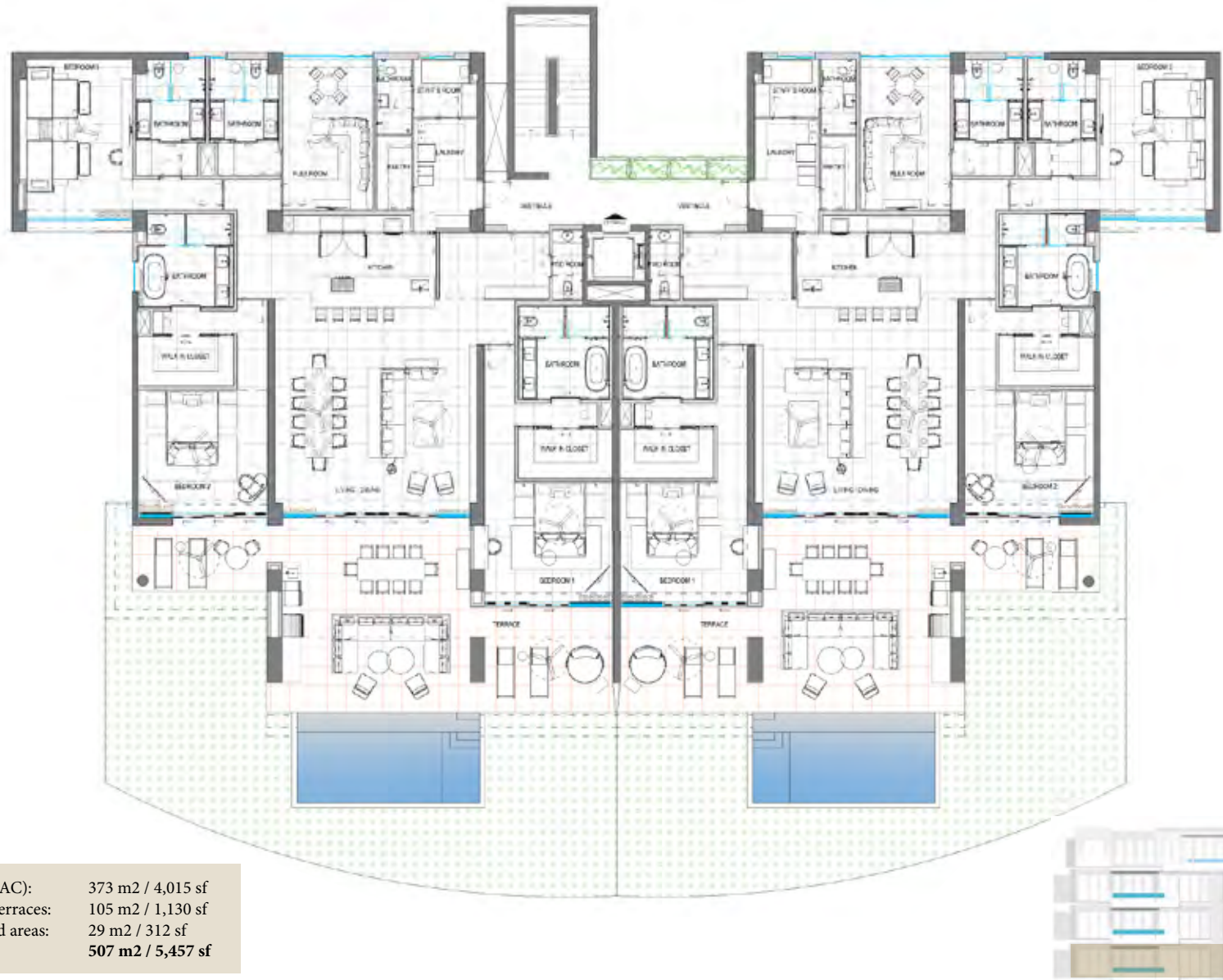






BUILDING TYPE A

Garden Residence | Three Bedrooms



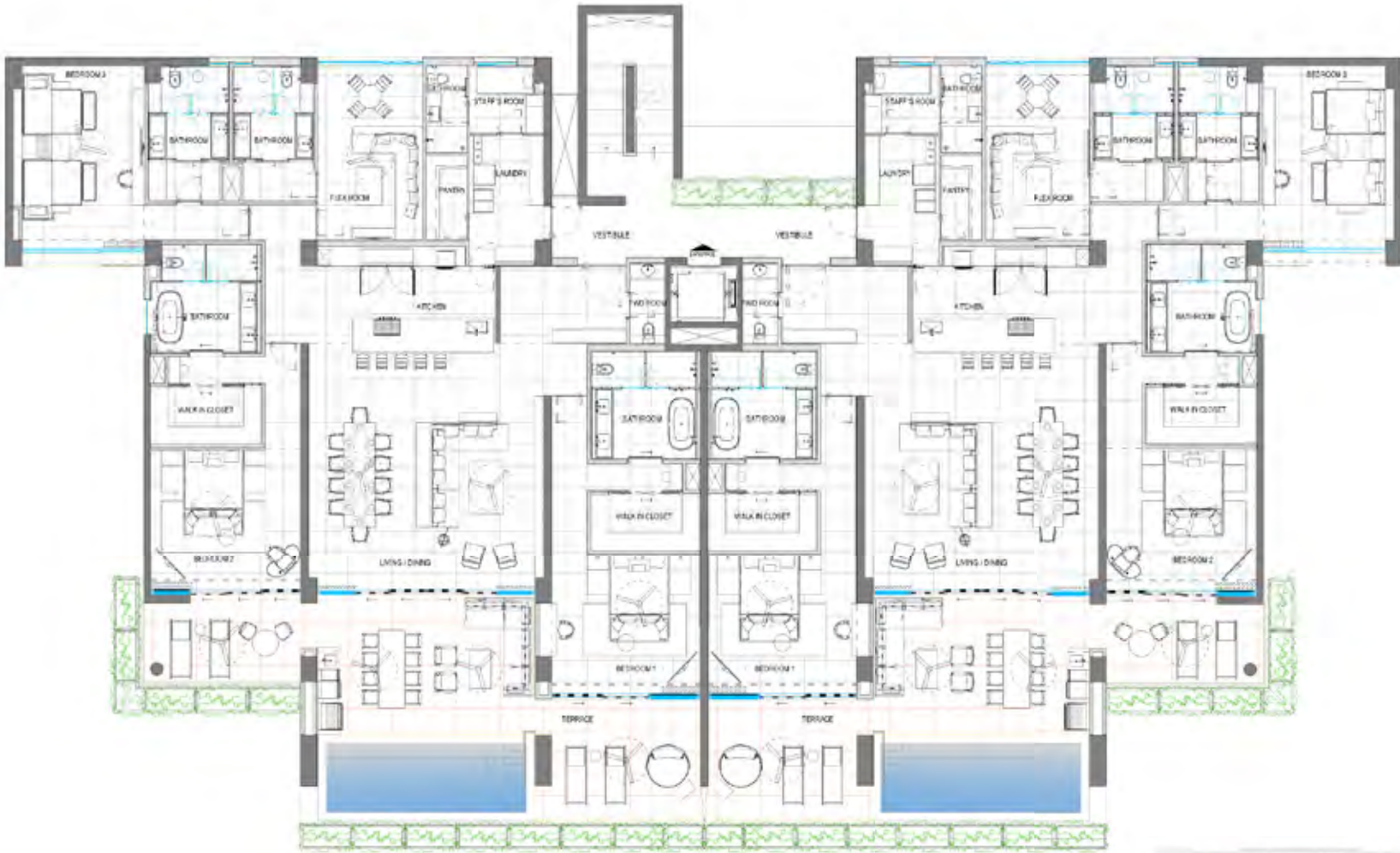
Covered (AC):	373 m2 / 4,015 sf
Covered terraces:	105 m2 / 1,130 sf
Uncovered areas:	29 m2 / 312 sf
Total:	507 m2 / 5,457 sf

Preliminary project subject to change without notice, images are merely informative, therefore they do not represent any manifestation whatsoever of how project will be or will be finished, as it is merely a project and, in any case, it only corresponds to the project's first phase.



BUILDING TYPE A

Second & Third Level | Three Bedrooms



Covered (AC):	373 m2 / 4,015 sf
Covered terraces:	104 m2 / 1,119 sf
Total:	477 m2 / 5,134 sf



Preliminary project subject to change without notice, images are merely informative, therefore they do not represent any manifestation whatsoever of how project will be or will be finished, as it is merely a project and, in any case, it only corresponds to the project's first phase.



BUILDING TYPE A Penthouse Level | Five Bedroom



Covered (AC):	609 m2 / 6,555 sf
Covered terraces:	249 m2 / 2,680 sf
Uncovered areas:	11 m2 / 118 sf
Total:	869 m2 / 9,354 sf



Preliminary project subject to change without notice, images are merely informative, therefore they do not represent any manifestation whatsoever of how project will be or will be finished, as it is merely a project and, in any case, it only corresponds to the project's first phase.



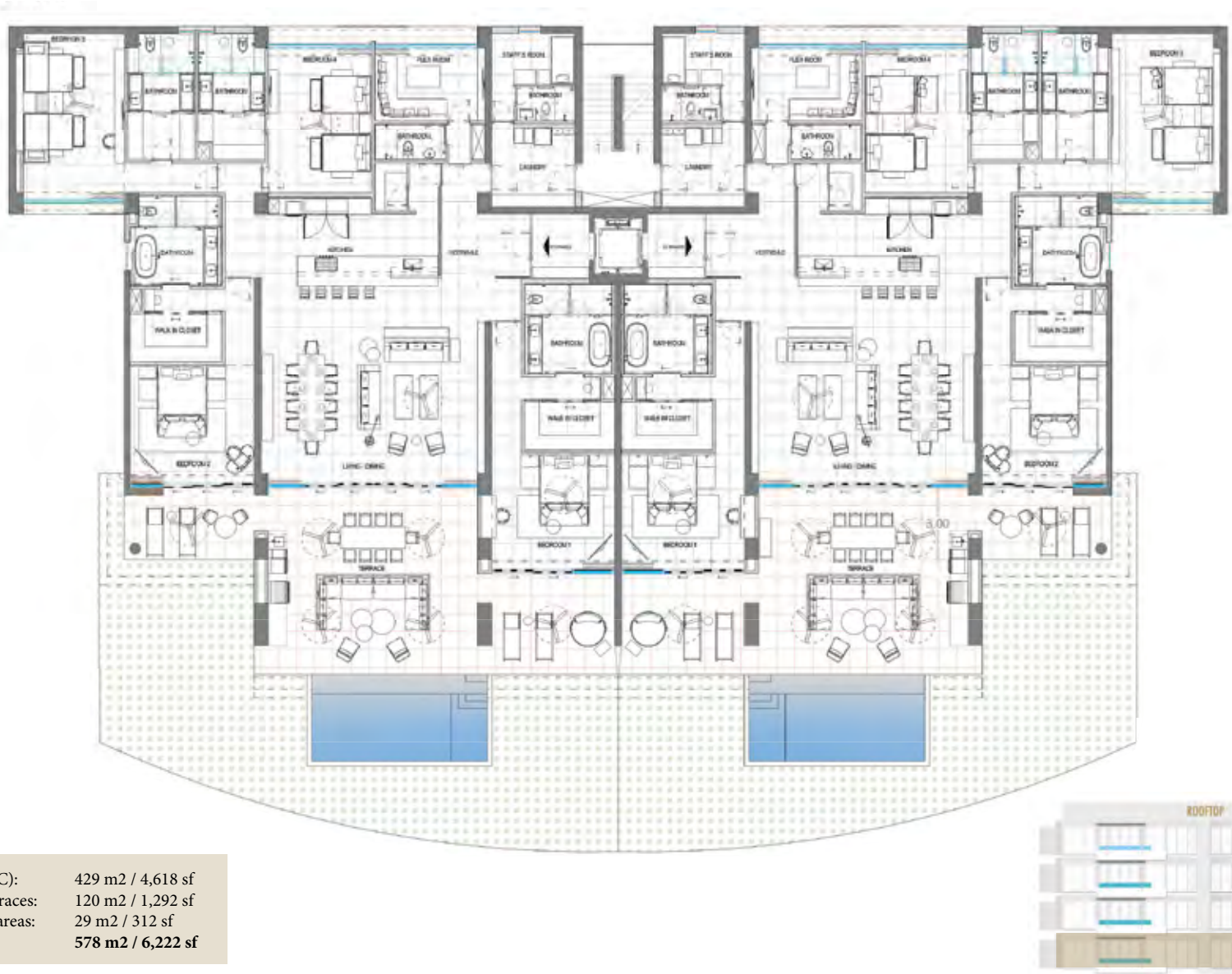


All renderings are intended to be graphic representations for illustrative purposes only, and final finishing and design plans are subject to change.



BUILDING TYPE B

Garden Residence | Four Bedrooms



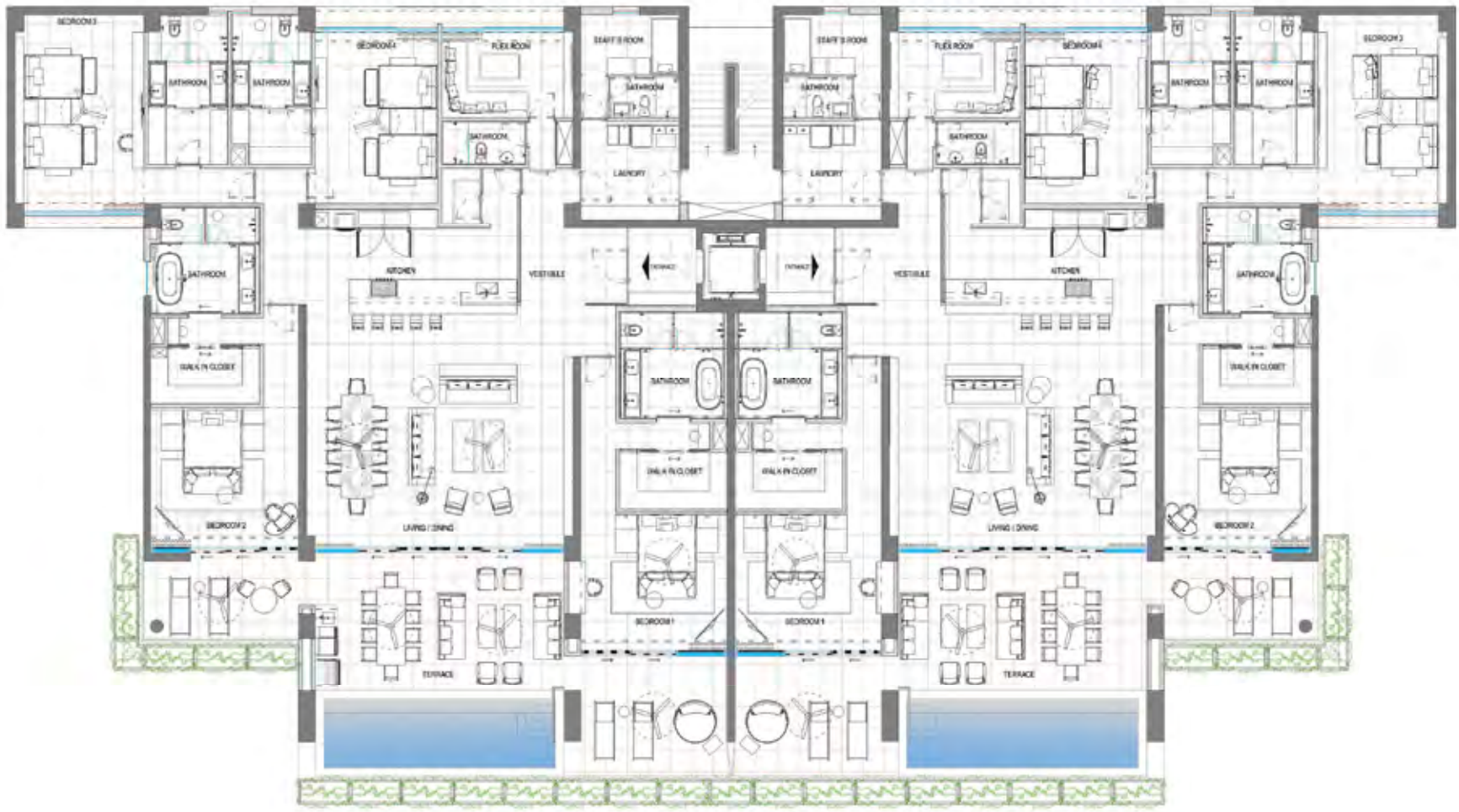
Covered (AC):	429 m2 / 4,618 sf
Covered terraces:	120 m2 / 1,292 sf
Uncovered areas:	29 m2 / 312 sf
Total:	578 m2 / 6,222 sf

Preliminary project subject to change without notice, images are merely informative, therefore they do not represent any manifestation whatsoever of how project will be or will be finished, as it is merely a project and, in any case, it only corresponds to the project's first phase.



BUILDING TYPE B

Second & Third Levels | Four Bedrooms



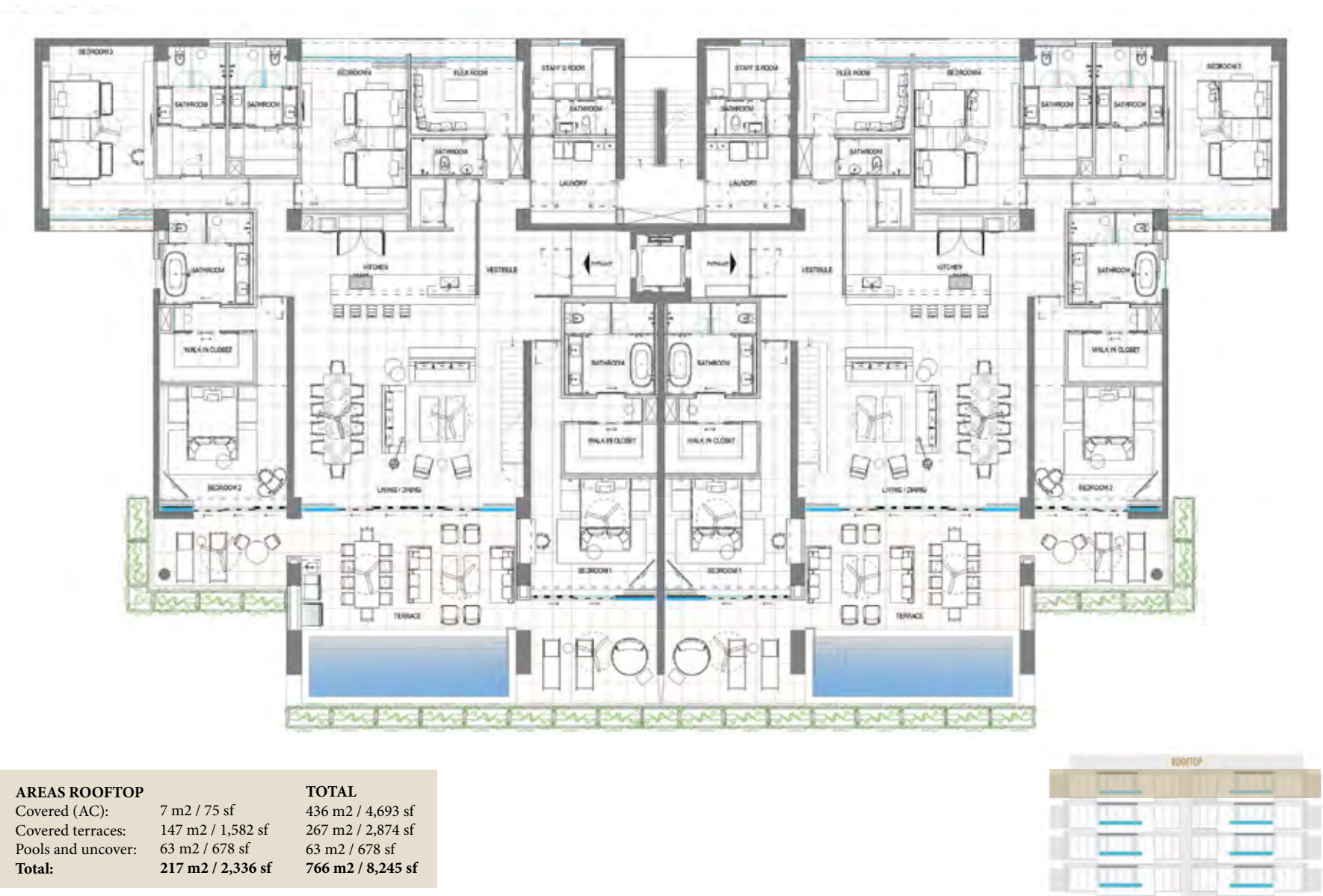
Covered (AC): 429 m2 / 4,618 sf
 Covered terraces: 120 m2 / 1,292 sf
Total: 549 m2 / 5,909 sf



Preliminary project subject to change without notice, images are merely informative, therefore they do not represent any manifestation whatsoever of how project will be or will be finished, as it is merely a project and, in any case, it only corresponds to the project's first phase.



BUILDING TYPE B
Penthouse| Four Bedrooms

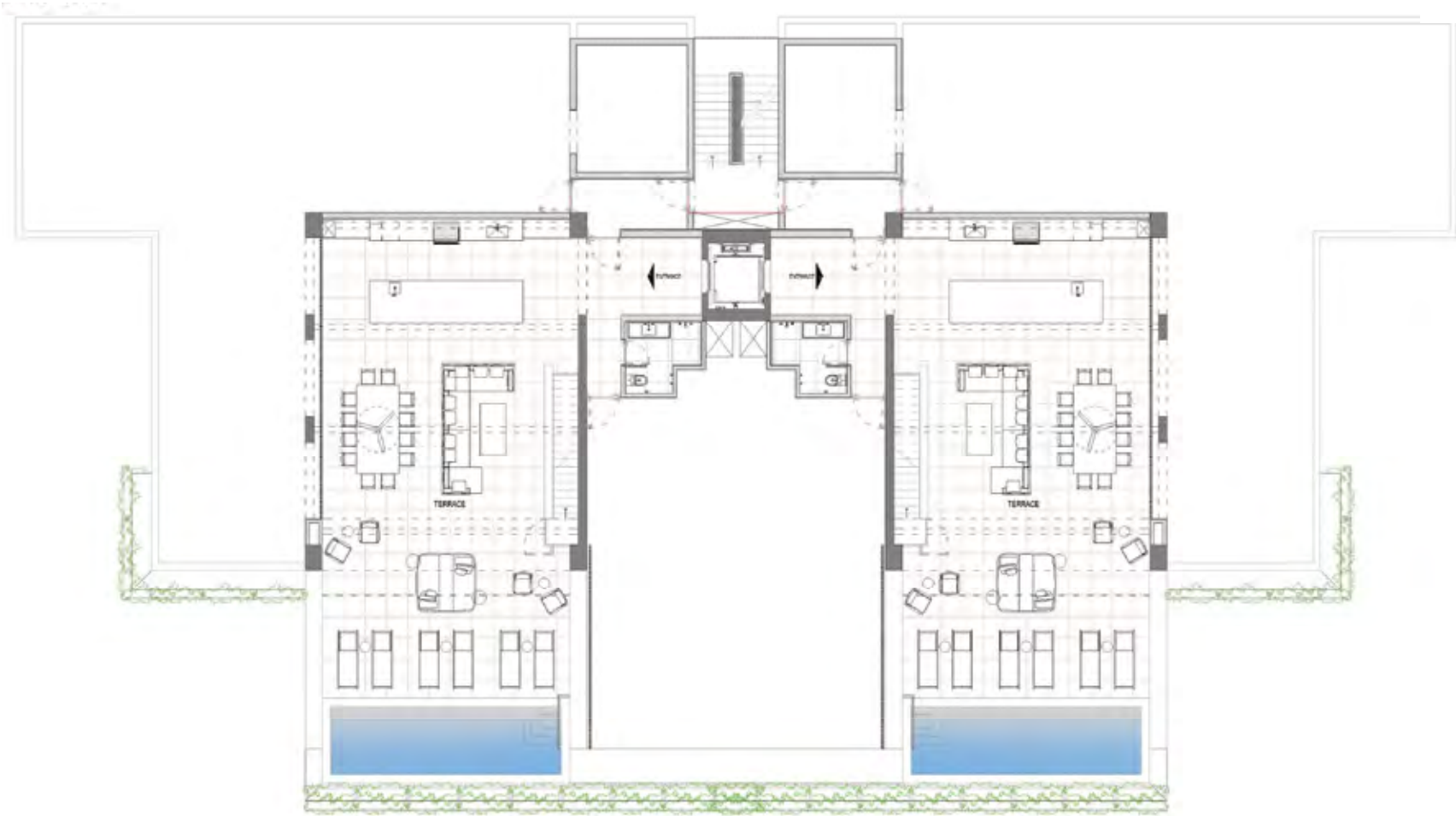


Preliminary project subject to change without notice, images are merely informative, therefore they do not represent any manifestation whatsoever of how project will be or will be finished, as it is merely a project and, in any case, it only corresponds to the project's first phase.



BUILDING TYPE B

Roof Top

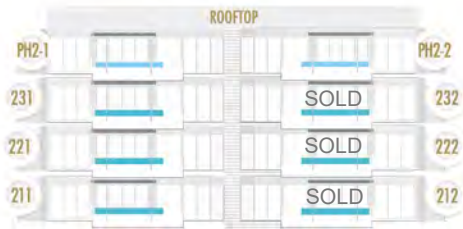


AREAS ROOFTOP		TOTAL
Covered (AC):	7 m2 / 75 sf	436 m2 / 4,693 sf
Covered terraces:	147 m2 / 1,582 sf	267 m2 / 2,874 sf
Pools and uncover:	63 m2 / 678 sf	63 m2 / 678 sf
Total:	217 m2 / 2,336 sf	766 m2 / 8,245 sf





BUILDING 2 - TYPE B ●



BUILDING 3 - TYPE B ●



BUILDING 4 - TYPE B ●



BUILDING 5 - TYPE A ●



TYPE	AVAILABLE UNITS	UNIT	NEW PRICE
BUILDING TYPE A Building 1	SOLD OUT		
BUILDING TYPE B Building 2	1	211	\$5,450,000
	1	221	\$5,150,000
	1	231	\$5,800,000
	1	PH 2-1	\$6,975,000
	1	PH 2-2	\$6,975,000
	5		
BUILDING TYPE B Building 3	1	321	\$5,200,000
	1	331	\$5,895,000
	1	PH 3-1	\$6,975,000
	1	312	\$5,600,000
	1	PH 3-2	\$6,975,000
	5		
BUILDING TYPE B Building 4	1	411	\$5,600,000
	1	421	\$5,300,000
	1	431	\$5,995,000
	1	PH 4-1	\$6,975,000
	1	412	\$5,600,000
	1	422	\$5,300,000
	1	432	\$5,995,000
	1	PH 4-2	\$6,975,000
	8		
BUILDING TYPE A Building 5	1	511	\$4,950,000
	1	531	\$5,250,000
	1	512	\$4,950,000
	1	PH 5	\$9,650,000
	4		
UNITS TOTAL	22		

PROGRESSIVE PAYMENT PLAN

- 10% deposit upon reservation (non-refundable once reservation period ends)
- 10% due at execution of definitive agreement
- 20% start of vertical construction notification
- 30% due at rooftop completion
- 30% due upon delivery notice