

PROPERTY MANAGED BY **VEHM**



Your next chapter
for Extraordinary Living

Iyari 8B

Iyari Villas | Punta Mita

4 BD | 5 BA | 1 HBA

6,501.40 (SQ FT)



Iyari B8

Iyari Villas

PUNTA MITA, MEXICO

\$ 4,990,000 USD

 4 Bedrooms

 5 Full Bathrooms

 1 Half Bathrooms

 Plunge pool

 Panoramic Ocean Views

Set within the exclusive hillside enclave of Iyari Villas, Iyari Villa 8B is a refined coastal residence that captures sweeping ocean and Litibú Bay views from nearly every space. Designed by renowned architect Jaime Barba, the home is elevated above Punta Mita's coastline, offering a rare combination of privacy, architectural clarity, and panoramic perspective. Its composition embraces the natural topography, allowing tropical landscapes and the Pacific horizon to shape daily living. The result is a serene yet sophisticated retreat defined by light, openness, and connection to nature.







Designed for those who seek privacy, architectural distinction, and sweeping coastal views, Iyari Villa 8B is a refined hillside residence set within the exclusive Iyari Villas community of Punta Mita. Elevated above the coastline, the home commands panoramic views of the Pacific Ocean and Litibú Bay, a rare perspective enjoyed from nearly every room. Designed by renowned architect Jaime Barba, the residence is carefully integrated into its natural surroundings, allowing landscape, light, and horizon to shape the living experience.

Ideal for both relaxed living and elegant entertaining, the villa is defined by its seamless indoor-outdoor flow. Expansive terraces extend from the main living spaces, creating a natural connection to the ocean-view plunge pool and surrounding tropical greenery. Open-plan living and dining areas, paired with a gourmet kitchen, a sophisticated environment where daily life unfolds effortlessly toward the sea.

The home offers four well-appointed bedrooms, each conceived as a private retreat. The primary suite is located on the main level, enjoying direct access to the ocean-facing terrace and uninterrupted views, while three en-suite guest bedrooms are positioned on the lower level, each opening to private terraces framed by lush vegetation.

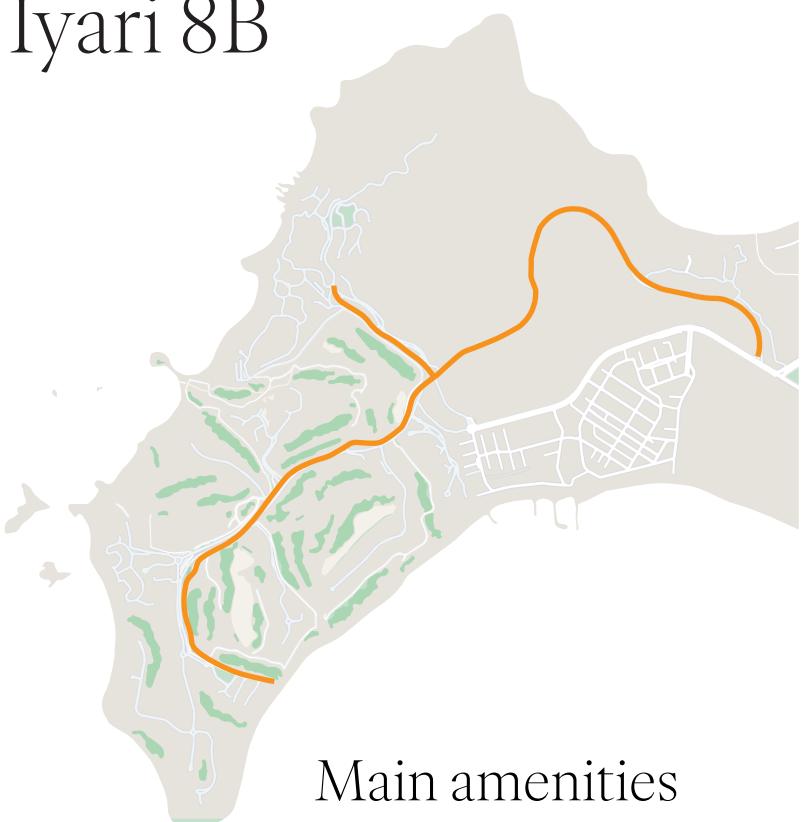
Life at Iyari Villa 8B is defined by tranquility, perspective, and connection. Days begin with sunlit ocean horizons, transition into quiet afternoons by the plunge pool, and conclude with serene sunsets over the bay. With convenient access to Punta Mita's private Beach Clubs, Jack Nicklaus Signature Golf Courses, world-class dining, and the nearby cultural enclaves of Sayulita and San Pancho, the villa offers an elevated coastal lifestyle rooted in elegance and ease.



IYARI B8



Iyari 8B



Main amenities

- Panoramic Ocean Views
- Private plunge pool
- Fully Furnished
- Architectural design
- Four en-suite bedrooms
- Access to Punta Mita Beach Clubs and golf courses



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