



*One&Only*

PRIVATE HOMES

*Mandarina, Mexico*

YOURPVREALTORS.COM

## One&Only Mandarinina: A Global Benchmark in Private Ownership.



**Nik Valcic**  
**Realtor, Mexico Real Estate Advisor**

Nestled within the emerald cliffs of the Riviera Nayarit—just an hour north of Puerto Vallarta—One&Only Mandarinina Private Homes represents one of the most exclusive residential opportunities in the world. This limited collection of 55 ultra-private villas is perched eloquently above a mile-long stretch of pristine Pacific coastline, harmonizing with the lush jungle and the peaks of the Sierra de Vallejo.

As a Canadian expat living full-time in Mexico, I specialize in bridging the gap for North American buyers. My team and I are experts in the nuances of Mexican ownership, from securing residency visas to navigating local banking. We don't just facilitate transactions; we provide the blueprint for your new life in paradise.

Ownership here extends far beyond your villa. As a resident, you enjoy seamless access to the world-class amenities of the One&Only resort, including the Mandarinina Polo & Equestrian Club. Experience a life of wellness, adventure, and unparalleled service.

Contact me for a private showing: [nik@Mexhome.com](mailto:nik@Mexhome.com)



## OVERVIEW

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636 ACRES

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ONE&ONLY MANDARINA:  
105 ROOMS

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ONE&ONLY PRIVATE HOMES:  
55 VILLAS

## DESTINATION

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PUERTO VALLARTA  
INTERNATIONAL AIRPORT -  
MULTIPLE DIRECT FLIGHTS  
DAILY FROM U.S., CANADIAN,  
AND MEXICAN CITIES

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345 DAYS OF SUNSHINE  
A YEAR

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AVERAGE TEMPERATURES  
IN THE LOW 80s



## CURRENT HIGHWAY

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55 MIN TO  
MANDARINA FROM  
PVR AIRPORT

## NEW HIGHWAY

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35 MIN TO MANDARINA







## MASTER PLAN SITE MAP

# One&Only

*At home in the world's most inspiring locations, hand-picked for exceptional beauty and unique*

*cultural charm, One&Only Beach Resorts, Nature Resorts, Urban Resorts and Private Homes are havens of outstanding style and service that place you in the heart of every fascinating environment. From incredible, authentic cuisine, to unique tailored excursions, and special spaces to simply 'be' unforgettable moments begin at One&Only.*







*One&Only*

PRIVATE HOMES

*Mandarina, Mexico*



## VILLAS

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4 & 5 BEDROOMS

6,380 — 7,390 INTERIOR SQ FT

2,280 — 3,200 EXTERIOR SQ FT

## ESTATE VILLAS

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8 BEDROOMS

11,480 INTERIOR SQ FT

6,640 EXTERIOR SQ FT





## VILLA OVERVIEW

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AMONG THE FIRST ONE&ONLY  
PRIVATE HOMES IN THE WORLD

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17 VILLAS IN PHASE 1  
55 VILLAS TOTAL

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MULTI-DIRECTIONAL  
VIEWS

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EVERY HOME IS ARCHITECTURALLY  
UNIQUE AND CUSTOM BUILT  
FOR ITS LOCATION

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PARTNERSHIP WITH DELOS' HOME  
WELLNESS IN PHASE 1 HOMES



## ONE&ONLY HOMEOWNER BENEFITS

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PRIORITY BOOKINGS AND  
PREFERENTIAL RATES OFFERED AT  
ALL ONE&ONLY RESORTS

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DISCOUNTS ON BOOKINGS, FOOD  
AND BEVERAGE, SPA, RETAIL AND  
RESORT À LA CARTE SERVICES AT  
ANY ONE&ONLY RESORT

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ONE&ONLY PRIVATE HOMES  
RENTAL PROGRAM

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ONE&ONLY PROPERTY  
MANAGEMENT

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GLOBAL AND LOCAL  
CONCIERGE SERVICE

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DEDICATED ONE CONTACT







POOL TERRACE





LIVING ROOM  
& POOL TERRACE





LIVING & DINING  
ROOM





MASTER  
BEDROOM





EXTERIOR  
VIEW 1





EXTERIOR  
VIEW 2



# AMENITIES & SERVICES





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3 BEACH CLUBS

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7 WORLD-CLASS  
DINING OPTIONS

---

6 RESORT POOLS

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INTERNATIONAL POLO  
& EQUESTRIAN CLUB

---

ONE&ONLY SPA

---

KIDSONLY CLUB

---

JUNGLE COURSE

---

ESTUARY







KIDS ONLY CLUB

TREE  
HOUSE





FLATLANDS





ALMA

BREAKFAST, LUNCH & DINNER

—

FAMILY-FRIENDLY POOLS

—

BOUTIQUE

—





ALMA





## THE JETTY

SET OUT FOR SAILING, PADDLE  
BOARDING, SNORKELING  
AND OTHER WATER ADVENTURES

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SUNSET COCKTAILS

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THE JETTY





## THE JETTY BEACH CLUB

OCEANFRONT DINING

—

FAMILY-FRIENDLY POOLS

—

MASSAGE CABANAS

—





THE JETTY  
BEACH CLUB





CARAO

ADULTS-ONLY

—

WORLD-RENOWNED CHEF  
ENRIQUE OLVERA

—

OCEAN-VIEW DINING

—





CARAO





## CANALAN BEACH CLUB

ONE-MILE STRETCH OF SANDY,  
SWIMMABLE BEACH

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CASUAL BEACHFRONT  
DINING AT ALLORA

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CANALAN  
BEACH CLUB





ALLORA



## CLIENT PAYMENT SCHEDULE

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40% INITIAL DEPOSIT

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30% ROUGH IN AND ROOF ON

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30% UPON DELIVERY







I have had the privilege of touring, viewing and inspecting all aspects of this truly unique offering.

This is indeed a rare opportunity to purchase at a pre-construction phase. I welcome any and all of your questions or if you would like to view this unique property, I would be happy to arrange an in-person tour. Individual homes are offered starting at \$6.5 million USD.

Contact Nik Valcic by phone 1-778-300-0159 or  
[nik@Mexhome.com](mailto:nik@Mexhome.com)

*Nik Valcic*

MANDARINA

RIVIERA NAYARIT

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