



Nik Valcic International Investment Specialist

I AM PROUD TO INTRODUCE MANDARINA PRIVATE HOMES

In a spectacular setting one hour north of Puerto Vallarta on the pristine Riviera Nayarit, One&Only Mandarina Private Homes is an extraordinary residential offering — among the *first* One&Only Private Homes in the world available to own. Featuring a collection of 55 ultra-private villas, One&Only Mandarina Private Homes is nestled along a lush, tropical hillside above a one-mile stretch of sandy beach. Villas harmonize eloquently with the landscape and capture dynamic views of the surrounding Sierra de Vallejo mountain peaks and the crystal clear ocean below.

As a Canadian full-time ex-pat living in Mexico, I have helped many Canadians and US Citizens acquire homes and investment properties in Mexico. My team and I are adept at navigating all of the intricacies of ownership and residency here in Mexico. We can assist with all aspects of your acquisition, from residency visas to banking, we've done it and experienced it ourselves and we can assist you with it as well. Ownership at Mandarina extends beyond your front door to the amenities and services of the neighboring One&Only Mandarina resort. As a resident, you will enjoy an array of offerings for relaxation, wellness, cuisine and adventure, including the world-class Mandarina Polo & Equestrian Club. Contact me to arrange a private showing. nik_valcic@coldwellbanker.com.mx

OVERVIEW

636 ACRES

ONE&ONLY MANDARINA: 105 ROOMS

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ONE&ONLY PRIVATE HOMES: 55 VILLAS

DESTINATION

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

AVERAGE TEMPERATURES IN THE LOW 80s



CURRENT HIGHWAY

55 MIN TO MANDARINA FROM PVR AIRPORT

NEW HIGHWAY

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 spectacular spaces to simply 'be' unforgettable moments begin at One&Only.





VILLAS

4 & 5 BEDROOMS 6,380 - 7,390 INTERIOR SQ FT 2,280 - 3,200 EXTERIOR SQ FT

ESTATE VILLAS

8 BEDROOMS
11,480 INTERIOR SQ FT
6,640 EXTERIOR SQ FT



VILLA OVERVIEW

AMONG THE FIRST ONE&ONLY PRIVATE HOMES IN THE WORLD

17 VILLAS IN PHASE 1 55 VILLAS TOTAL

MULTI-DIRECTIONAL VIEWS

EVERY HOME IS ARCHITECTURALLY UNIQUE AND CUSTOM BUILT FOR ITS LOCATION

PARTNERSHIP WITH DELOS' HOME WELLNESS IN PHASE 1 HOMES



ONE&ONLY HOMEOWNER BENEFITS

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

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

ONE&ONLY PRIVATE HOMES RENTAL PROGRAM

ONE&ONLY PROPERTY MANAGEMENT

GLOBAL AND LOCAL CONCIERGE SERVICE

DEDICATED ONE CONTACT



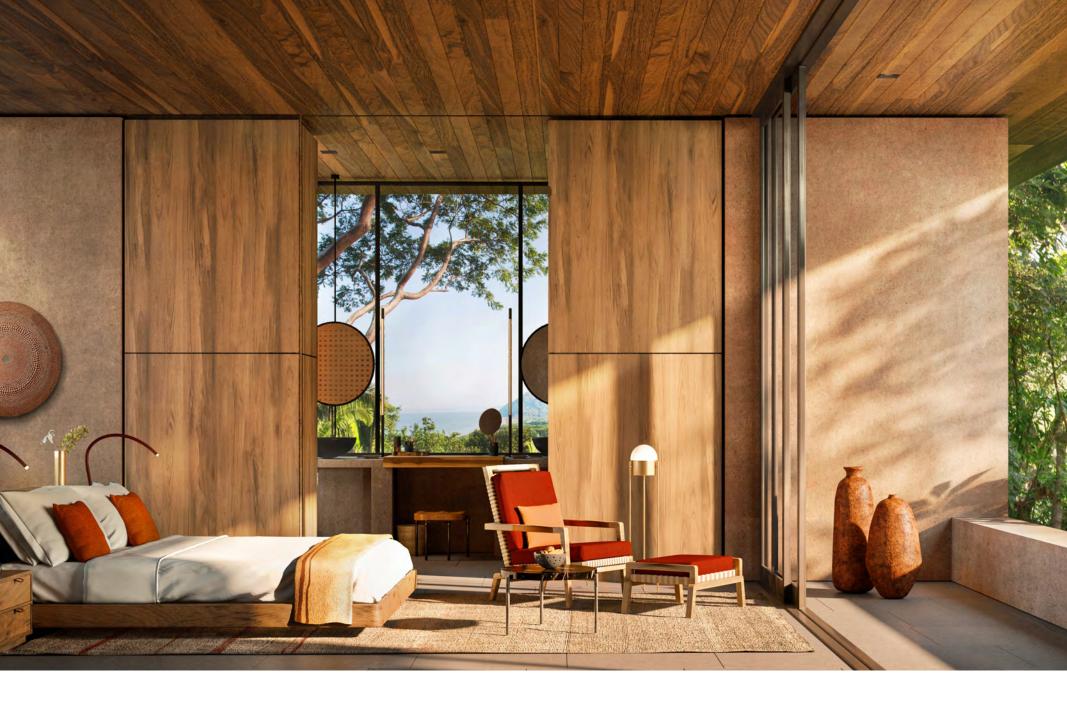




LIVING ROOM & POOL TERRACE



LIVING & DINING ROOM



MASTER BEDROOM





EXTERIOR VIEW 2



3 BEACH CLUBS

7 WORLD-CLASS DINING OPTIONS

6 RESORT POOLS

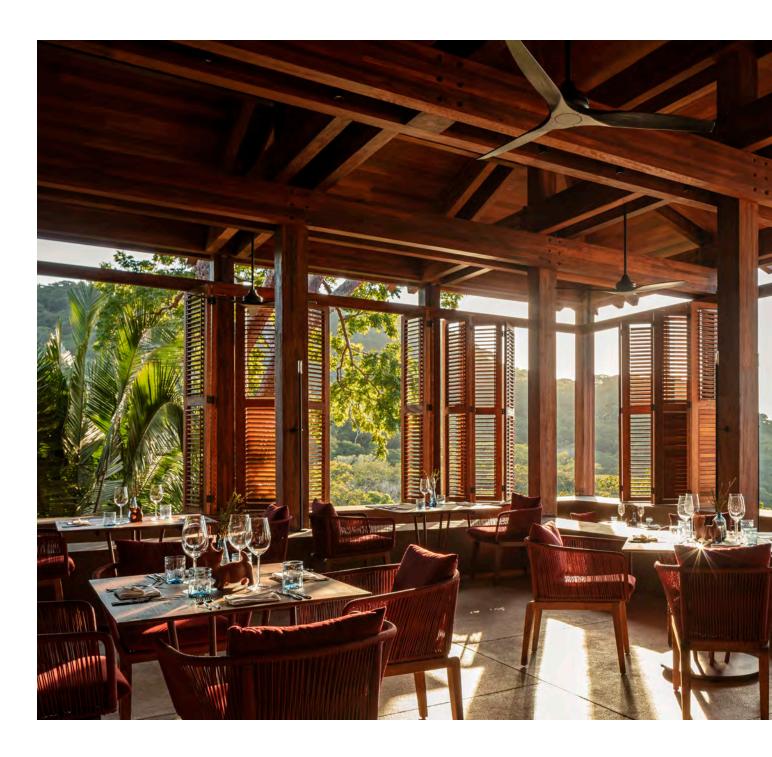
INTERNATIONAL POLO & EQUESTRIAN CLUB

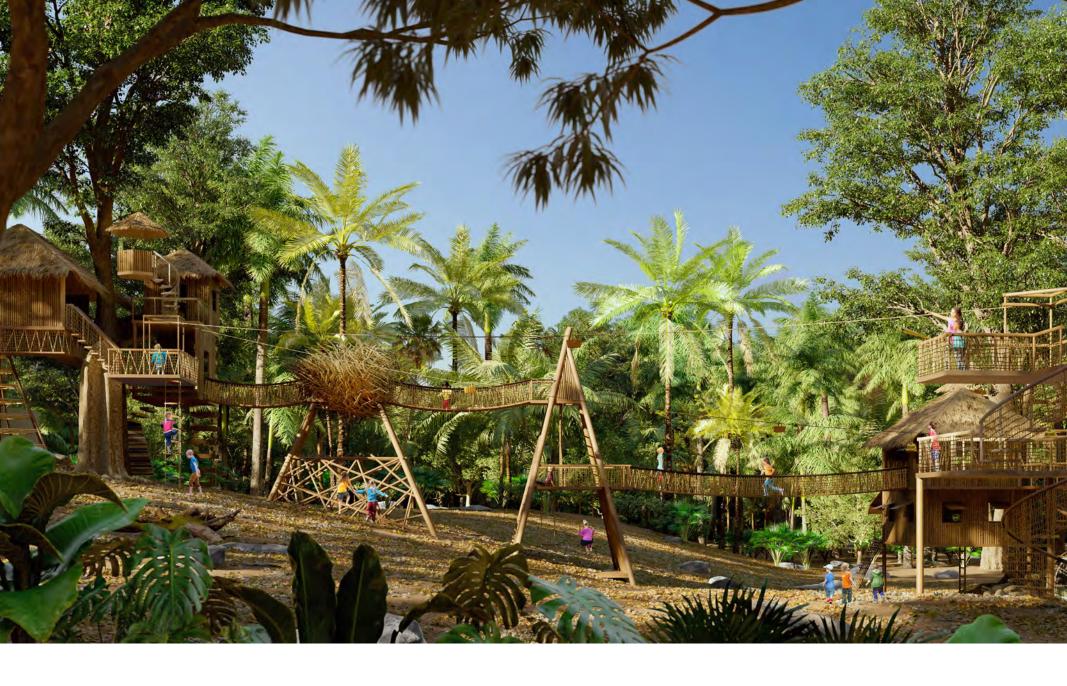
ONE&ONLY SPA

KIDSONLY CLUB

JUNGLE COURSE

ESTUARY





KIDS ONLY CLUB

TREE HOUSE



FLATLANDS

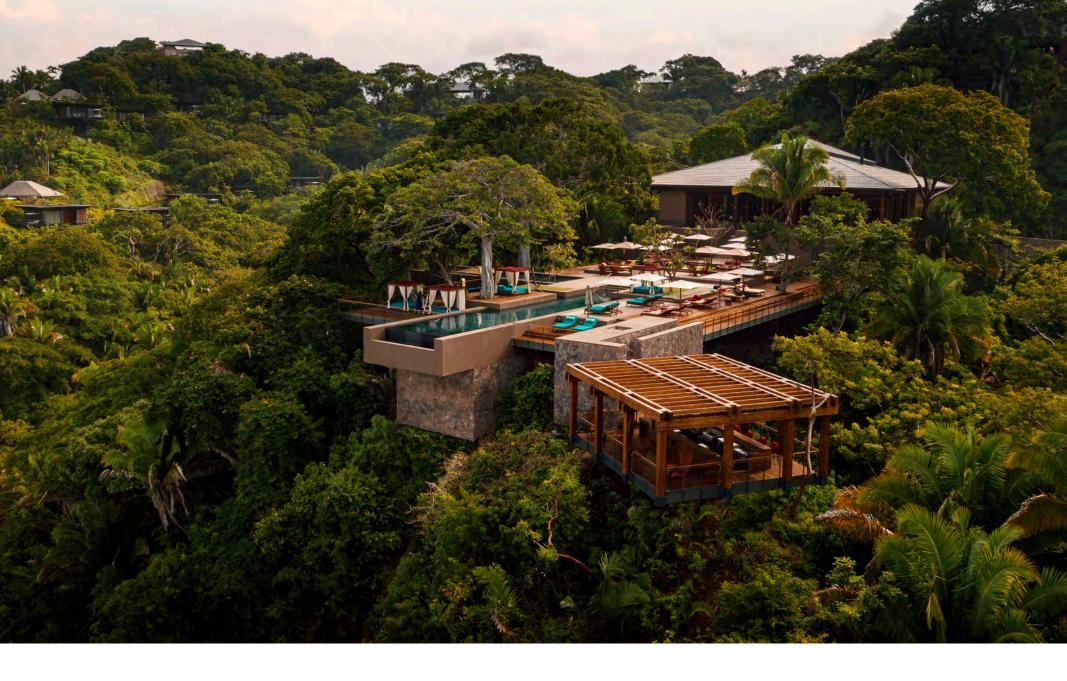


ALMA

BREAKFAST, LUNCH & DINNER

FAMILY-FRIENDLY POOLS

BOUTIQUE



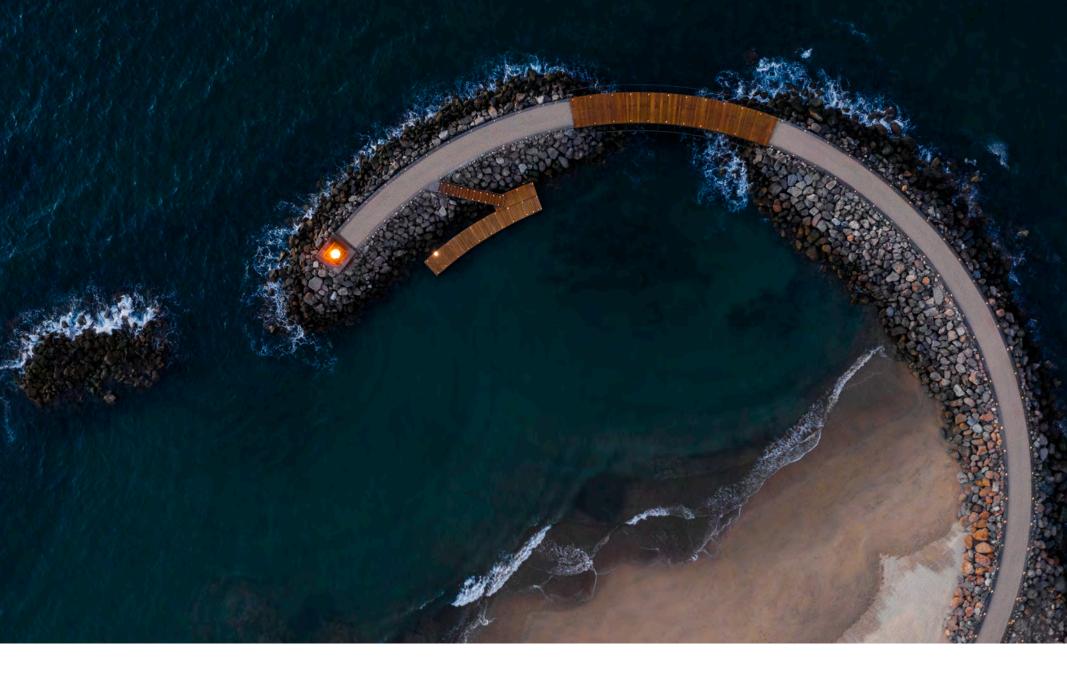
ALMA



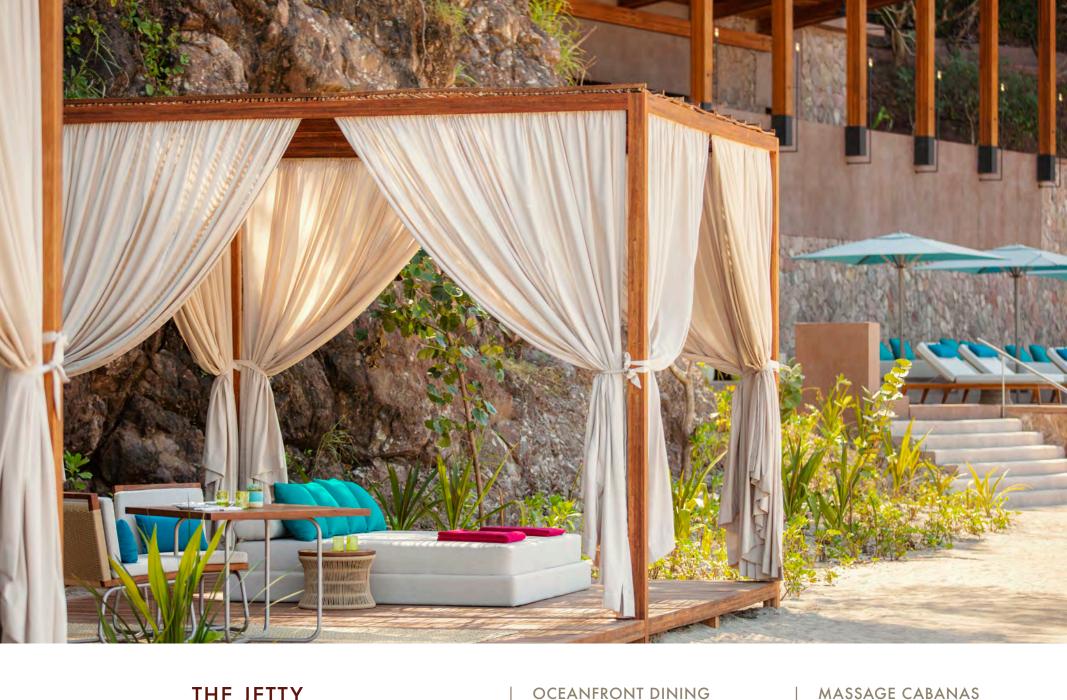
THE JETTY

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

SUNSET COCKTAILS



THE JETTY



THE JETTY **BEACH CLUB**

OCEANFRONT DINING

FAMILY-FRIENDLY POOLS



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

CASUAL BEACHFRONT DINING AT ALLORA



CANALAN BEACH CLUB



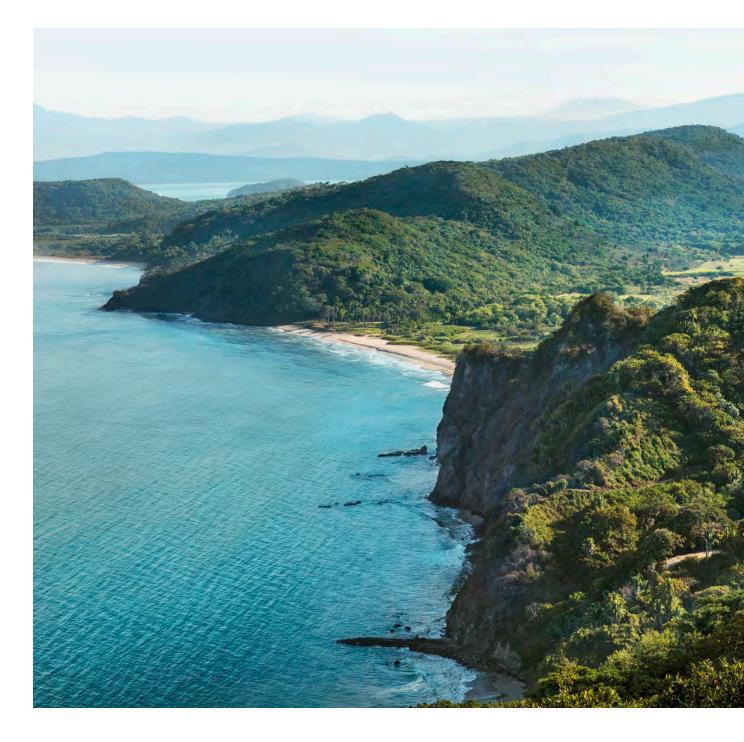
ALLORA

CLIENT PAYMENT SCHEDULE

40% INITIAL DEPOSIT

30% ROUGH IN AND ROOF ON

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 preconstruction 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 \$5.5 million USD. Contact Nik Valcic by phone/WhatsApp 52-322-274-7775 or nik valcic@coldwellbanker.com.mx

Nik Valcic



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