



PUNTA TOKIPA

OCEANFRONT VILLAS & BEACH CLUB

EXTRAORDINARY LIFE
FOR EXTRAORDINARY PEOPLE

SAYULITA, NAYARIT. MÉXICO

DISCOVER YOUR SANCTUARY BY THE SEA

SAYULITA, NAYARIT. MÉXICO

Welcome to Punta Tokipa — an exclusive 33-acre coastal sanctuary designed for elevated living.

With just 62 oceanview and oceanfront homesites, this low-density community offers breathtaking vistas and direct sea access.



Blending coastal sophistication with the warmth of a connected lifestyle, Punta Tokipa is a place where nature, design, and experience come together. Owners enjoy privileged access to the Punta Tokipa Beach Club, where pristine beaches, gourmet dining, and curated experiences are just steps from home.



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ESSENCE



INSPIRED BY LOCAL CULTURE AND NATURE

Tokipa means “guest house” in the Huichol language, a symbol of hospitality, respect, and deep connection to the land. Inspired by this spirit, Punta Tokipa draws from the culture and nature that define this remarkable region.

Every detail, from layout to architecture, reflects a commitment to sustainability and harmony. Rooted in tradition and guided by intention, the community honors the past while creating a legacy for the future.



FAMILY FRIENDLY COMMUNITY

Whether you seek adventure, tranquility, or a deeper connection with nature, you'll find it here. Punta Tokipa is the epitome of family-friendly luxury living.

The community offers unmatched privacy, space, and harmony with the natural surroundings.

Thoughtfully designed gathering areas, including planned hill-top palapas with panoramic views, invite connection without compromising serenity.

A tropical landscape featuring stone steps and walls, split vertically. The scene is lush with greenery, including palm trees and other tropical plants. The stone walls and steps are constructed from large, irregular stones. The lighting is bright, suggesting a sunny day. The overall atmosphere is serene and natural.

EXTRAORDINARY LIFE FOR EXTRAORDINARY PEOPLE

AMENITIES & LIFESTYLE



As a Punta Tokipa homeowner, you'll enjoy exclusive access to the private Beach Club, where pristine beaches, oceanfront dining, and serene spaces invite both relaxation and recreation.

Begin your day paddleboarding from calm, private shores or recharging in the gym. Spend afternoons unwinding at the Beach Club or indulging in rejuvenating spa treatments. As the sun sets, dine by the sea, savoring locally inspired cuisine with loved ones. At Tokipa, every detail is crafted to enrich daily life with comfort, elegance, and meaningful moments, making every day feel like a vacation in your own private paradise.

CLUBHOUSE

Our Clubhouse is more than just a physical space, it's a welcoming hub where residents naturally come together. Whether it's a casual coffee with neighbors, hosting a private event, or joining in on community gatherings, this is where bonds are strengthened and friendships are formed.

GYM AND SPA

Wellness at Punta Tokipa is about nurturing both body and spirit. From energizing workouts in our state-of-the-art gym to unwinding in the serene setting of our luxurious spa, this is where balance is restored, and the mind is refreshed.

Our fitness center is equipped with the latest equipment, while our spa offers a range of treatments designed to rejuvenate both body and mind. Pamper yourself with massages, facials, and wellness therapies, ensuring you leave feeling revitalized and ready to create more unforgettable memories.

BEACH CLUB / RESTAURANT

Dive into our refreshing pool or relax on the poolside loungers while your kids splash in the children's pool.

Whether you're in the mood for traditional Mexican flavors or international favorites, our talented chefs are ready to delight your taste buds with a diverse menu of culinary creations.

Enjoy delicious meals with your loved ones at our ocean-view restaurant, surrounded by the lush, welcoming ambiance of our vibrant community.



CONCIERGE SERVICES

Life at Punta Tokipa is effortless, with a dedicated concierge team that takes care of the details, from arranging excursions to ensuring your comfort and convenience, allowing you to fully enjoy each moment.

SECURITY

Enjoy peace of mind with our 24/7 security team, dedicated to creating a safe, welcoming environment where your family can live freely, fully, and with a true sense of belonging.





BEACH CLUB



GYM AND SPA



CLUB HOUSE



RESTAURANT

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

5:30 hrs

▼ Calgary

CANADA

▼ Vancouver

4:30 hrs

USA

▼ Denver

3:00 hrs

▼ San Francisco

▼ Los Angeles

▼ Phoenix

▼ Dallas

▼ Houston

MEXICO

1:30 hrs

▼ Guadalajara

▼ Mexico City

 **PUNTA TOKIPA**
RIVIERA NAYARIT

Effortlessly Connected

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

Tokipa is more than a development, it's a place where world-class amenities meet the Pacific coast's paradisiacal climate.

Here, natural beauty and cultural richness converge to create a destination that feels both connected and serene, a setting where everyday life feels like a perpetual escape to paradise.



Riviera Nayarit

 **PUNTA TOKIPA**
RIVIERA NAYARIT



▼ San Francisco

▼ Sayulita

Punta Mita ▼

▼ Bucerias

▼ Nuevo Vallarta

▼ Vallarta



NAYARIT

JALISCO

SAYULITA

IS THE ♥ OF
RIVIERA NAYARIT
MEXICO





PUNTA TOKIPA
RIVIERA NAYARIT



Ocean view lots West

- 22 922 m² | **USD\$ 1,350,000**
- 23 1,283 m² | **USD\$ 1,650,000**
- 24 1,288 m² | **USD\$ 1,650,000**
- 25 946 m² | **USD\$ 1,350,000**

Ocean view lots Bahia

- 43 845 m² | **USD\$ 1,150,000**
- 44 1,137 m² | **USD\$ 1,375,000**
- 45 1,411 m² | **USD\$ 1,650,000**
- 46 1,231 m² | **USD\$ 1,500,000**

Panoramic Ocean view

- 30 2,864 m² | **USD\$ 3,800,000**

Ocean Front lots

- 26 2,933 m² | **USD\$ 4,500,000**
- 31 2,616 m² | **USD\$ 4,900,000**

In Development

- 36 **Casa Ipari** | Lot 36 - 1,461 m² | **USD\$ 5,900,000**
- 28 **Casa Copal** | Lot 28 - 1,568 m² | **USD\$ 5,900,000**

Tokipa Built Houses

- 27 **Casa Panorama** | Lot 27 - 1,122 m² | **USD\$ 3,950,000**
- 41 **Casa Tropical** | Lot 41 - 704 m² | **USD\$ 2,650,000**

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



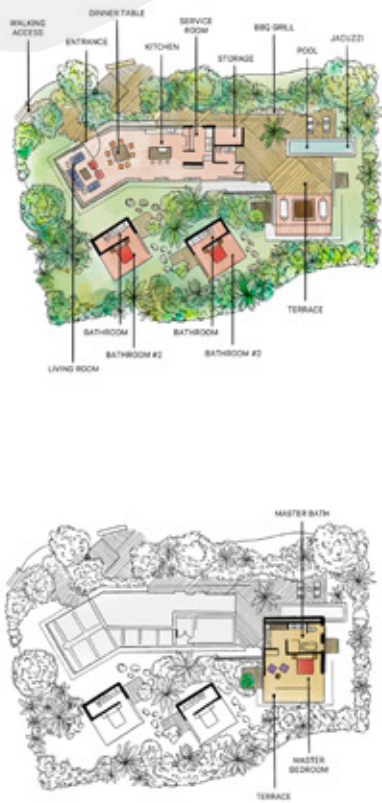
Panorama House



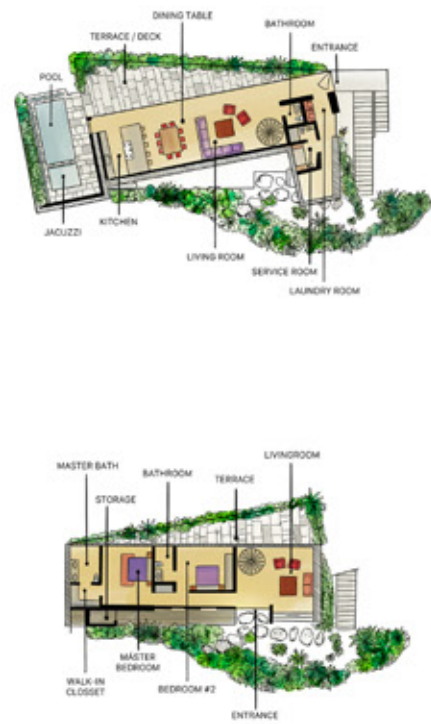
Tropical House

Some of our house models floor plans

01 Panorama



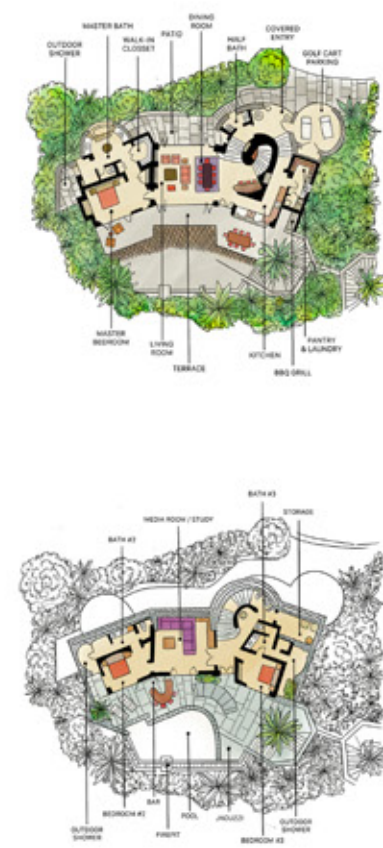
02 Escondida



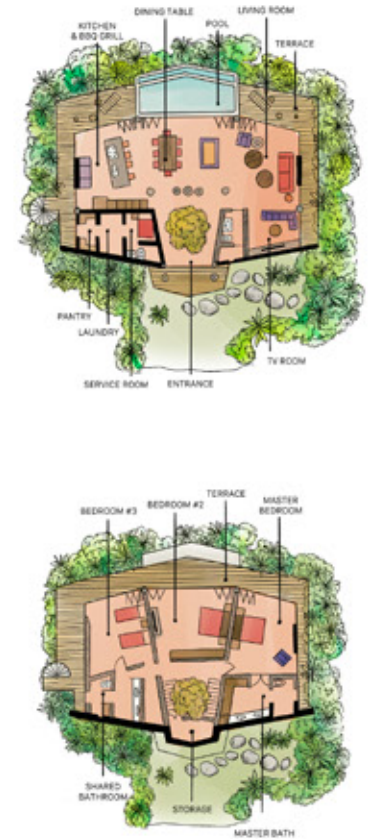
03 Casana



04 Casa



05 Treehouse



MEDIUM LOT

SMALL LOT

LARGE LOT

MEDIUM LOT

SMALL LOT

*Lots on which you can build



AVAILABLE LOTS

Ocean view lots West

- 22 922 m²
- 23 1,283 m²
- 24 1,288 m²
- 25 946 m²

Ocean view lots Bahia

- 43 845 m²
- 44 1,137 m²
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Panoramic Ocean view

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Casa Panorama

Jungle serenity, ocean views, and elevated design
Tucked into the lush hillside, Casa Panorama offers an elegant blend of privacy and connection to nature. Six stand-alone bedroom suites are thoughtfully positioned throughout the tropical landscape, each with its own bath and private deck, connected by stone walkways that blend into the natural topography.

At the center, an open-concept living space flows seamlessly onto a spacious terrace with a gourmet grill and infinity pool, overlooking sweeping views of jungle and the spectacular Pacific Ocean.

HIGHLIGHTS

- 6 private bedroom suites.
- Living room.
- Expansive terrace with ocean-view infinity pool.
- Open-air living & dining areas.
- Service room.
- Gourmet grilling station.
- Lot Size 1,122 m² / 12,077.10 sqft²
- Construction 568 m² / 6,113.90 sqft²

#Tokipa built houses

Casa Tropical

Your private refuge within nature

Casa Tropical is a four-bedroom sanctuary thoughtfully designed to blend with the jungle, featuring a floating lower deck that minimizes impact on the land. Native trees rise through openings in the deck, creating a living connection between architecture and nature. Option to upgrade to a tapanco layout available.

HIGHLIGHTS

- 4 private bedroom suites (tapanco upgrade available).
- 2 open-concept living areas.
- Expansive terrace with pool.
- Dual decks integrated into the landscape.
- Walk-in closet and half bathroom.
- Service and laundry rooms.
- Storage room.
- Lot Size 704 m² / 7,577.79 sqft²
- Construction 517 m² / 5,564.94 sqft²

#Tokipa built houses





Casa Copal

A Legacy of Luxury.

A five-bedroom family retreat designed to inspire connection across generations. From vaulted boveda ceilings to ocean-facing terraces with private jacuzzis, every detail reflects Punta Tokipa's vision of sustainable elegance.

HIGHLIGHTS

- 5 expansive bedroom suites with private terraces & jacuzzis
- Infinity pool with panoramic ocean views
- Gourmet kitchen and open-concept living/dining areas
- Covered pergola, BBQ space & outdoor bar
- Office with private entrance
- Full gym, laundry, and staff quarters
- Lot: 1,567.98 m² / 16,877.59 sqft²
- Construction: 749.43 m² / 8,066.79 sqft²

Crafted to surprise and inspire, Casa Copal is a living legacy, where thoughtful design, lush nature, and everyday comfort blend to create something quietly extraordinary.

#In development

RAÍZ + BBLECHE + TOKIPA RESIDENTIAL

Casa Copal is the result of a collaboration between architecture, art, and conscious development, a proposal where design, territory, and living experience come together in a shared vision of dwelling in harmony with the environment.



Casa Ipari

Perched on a jungle-clad hillside, Casa Ipari blurs the line between architecture and nature. Thoughtfully stepped into the terrain, the home unfolds across multiple levels, with the heart of the residence on the main floor: a grand palapa for open-air living, dining, and gathering, all flowing seamlessly to the infinity-edge pool and panoramic jungle views.

On the main floor, the kitchen, media room, service areas, and primary suite form a fluid, functional layout. Below, four additional bedroom suites offer generous views and privacy, while a dedicated gym creates space for wellness and restoration.

KEY FEATURES

- 5 spacious bedroom suites with panoramic views
- Open-air palapa for living, dining, and entertaining
- Infinity-edge pool nestled in the jungle canopy
- Gourmet kitchen, media room, and primary suite on main level
- Dedicated gym and wellness space
- Natural stone, hardwoods, and artisanal finishes
- Passive cooling, solar control & sustainable design strategies
- Lot: 1,700 m² / 18,298.65 sqft²
- Construction: 695 m² / 7,480.92 sqft²

More than a home, Casa Ipari is a reflection of conscious living, a quiet statement of how architecture can connect deeply with place, purpose, and people.

#In development

CRAFTED BY GVIV (GVIVCO.MX)

Casa Ipari is built with honesty and intention, using natural, local materials like wood and stone that age with grace. Passive design strategies ensure cross ventilation, solar control, and energy efficiency, fostering harmony with the environment.



TRADITION & SUSTAINABILITY



At Punta Tokipa, nature shapes how you live, with balance, beauty, and intention. Here, tradition and sustainability intertwine to create a sanctuary where families come together to connect with the land, the ocean, and each other. Your home becomes part of the landscape, and your lifestyle becomes part of something greater.

This masterfully planned community honors the rich heritage of the region while embracing a conscious approach to modern living. Homes are thoughtfully integrated into the lush jungle environment, designed to harmonize with their surroundings rather than disrupt them. Every detail invites you to slow down, feel present, and create lasting memories with the people you love most.

Adventure begins just outside your door. Hike jungle trails alive with birdsong, paddle through crystal waters, or stroll barefoot along untouched shoreline. At Tokipa, each day is an invitation to reconnect, with nature, with loved ones, and with yourself.

Beyond the thrill of the outdoors, Punta Tokipa offers a deeper kind of luxury: space to breathe, time to savor, and a lifestyle where sustainability, happiness, and meaningful moments with family go hand in hand. It's a place where unforgettable memories are made, and a legacy of conscious, connected living is passed from one generation to the next.



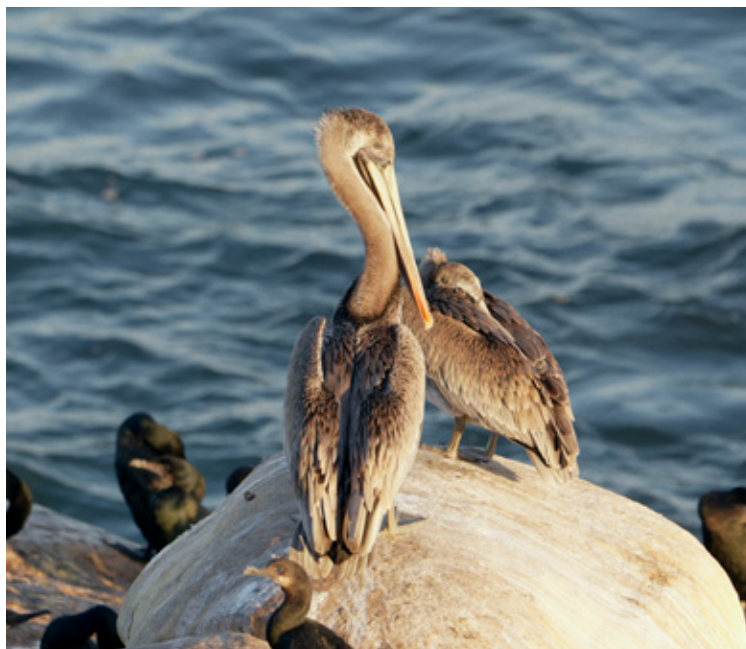


A hidden sanctuary

Punta Tokipa's commitment to preserving its natural surroundings gives residents a truly unique experience. The pristine rocky shoreline and lush jungle are alive year-round with a rich variety of bird species, creating a living gallery for nature lovers.

This breathtaking environment also attracts artists from around the world, drawn to its untouched beauty and endless inspiration. Many capture the spirit of Punta Tokipa through photography, painting, and literature.

Here, every moment invites you to witness and be inspired by the wonders of nature.

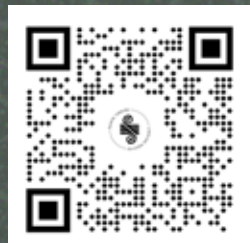


The unique taste of México

Savor authentic Mexican cuisine at open-air cafes and restaurants, each offering a warm, relaxed atmosphere. Just minutes from the vibrant streets of Sayulita and the refined elegance of Punta Mita, these dining spots invite you to indulge in rich, locally inspired dishes crafted to delight your taste buds. After a sun-soaked day, unwind at a lively cantina with a refreshing drink, fully immersed in the vibrant culture and culinary traditions of the region.







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