



LITIBÚ BAY CLUB

RIVIERA NAYARIT

AN INSIDER OPPORTUNITY





WE INVITE YOU

Step into the inner circle of Litibú Bay Club, the newest private club community along Mexico's famed Riviera Nayarit. As one of the privileged few, you have the rare opportunity to acquire, at incomparable pricing, a residence from our limited release of first-phase ocean view residences at this extraordinary oceanfront enclave before the offering is publicly unveiled.

Where the jungle meets the sea, just north of Punta Mita and slightly south of Sayulita, Litibú Bay Club offers 754 feet (230 meters) of beach frontage on the swimmable shores of Litibú Bay—one of the longest stretches of white-sand beach in the Riviera Nayarit.

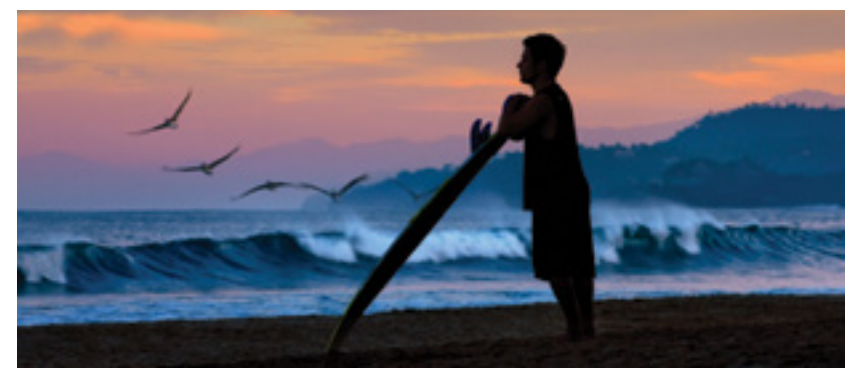
Tempered by balmy sea breezes and framed by inspiring views in every direction, overlooking the picturesque 18th finishing hole of the Higuera Golf Club, a Greg Norman signature design, Litibú Bay Club is all about relaxed coastal living at its finest. Introducing a collection of styles of contemporary residences designed by highly regarded Mexico City-based TALLER ADG, with a host of uniquely curated amenities for every generation—all carefully planned across 21 secluded acres on the northern border within the Litibú resort-gated community.








LITIBÚ
BAY CLUB







 NORTH |  SCALE 1:500m

Beach Club

The vibe is laid-back at this contemporary beachfront sanctuary featuring an infinity-edge pool, open-air restaurant, members lounge, Surf Shack for outdoor pursuits—and a poolside bar, the ideal hangout to grab a fish taco and ice-cold cerveza.

Sports & Adventure Club

This indoor-outdoor venue has it all for every family member: Pickleball, padel and tennis on Plexipave® courts, a great lawn, separate family and lap pools, a café and juice bar, an organically designed indoor-outdoor fitness building equipped with exercise machines, free weights and a dedicated movement studio for classes in yoga, Pilates and spin-cycling. And for post-workout there's a sauna, steam room, jacuzzi, cold plunge pool and private outdoor treatment cabanas.

Private Residences

Made up of contemporary compositions merging abundant glass with native wood and stone, a cluster of neighborhoods will feature 171 private residences in various styles that capture the essence of coastal living, blurring the lines of indoors and out—including Beach Estates, Beach Houses, Ocean Villas, Golf Villas and Bay Villas.

LEGEND

1. BEACH CLUB

- Restaurant & Bar
- Infinity Pool & Spa
- Pool Bar
- Outdoor Pursuits
- Owners' Lounge
- Practice Putting Green
- Storm Room Lounge

SPORTS & ADVENTURE CLUB

2. GREAT LAWN & PLAYGROUND

3. FITNESS

- Weight Room
- Cardio Equipment
- Movement Studio
- Outdoor Fitness Areas

4. FAMILY CLUB

- Arts & Crafts
- Game Room

5. COURTS

- Tennis (1)
- Pickleball (4)
- Padel (2)
- Shade Pavilion

6. CAFÉ

- Juice & Smoothie Bar
- Grab & Go/ Sundries

7. FITNESS POOL

8. FAMILY POOL

9. SPA

- Men's & Women's Locker Room
- Indoor & Outdoor Showers
- Treatment Garden
- Steam Room & Sauna
- Cold Plunge & Jacuzzi

10. THE PRESERVE

- INAH Archaeological Site
- Interpretive Paths

11. RESIDENTIAL SERVICES

12. GATE HOUSE

13. BOH

14. GOLF HOLE #18



- The Greg Norman-designed Higuera Golf Club is right next door, a spectacular par-72 gem with a unique routing that combines a handful of oceanfront holes and several that are carefully woven through the lush jungle landscape, offering challenging play for all skillsets.
- Hikes to Cerro del Mono (Monkey Mountain) are conquered in half a day, its 1,000 foot summit revealing epic sunsets and 360° views of Litibú Bay and beyond.
- Renowned surf breaks within a 10-minute drive are numerous, ideal for those fond of glassy swells, uncrowded sands and 80° waters.
- Kid-sized fun includes volleyball, mini soccer, and a family pool, as well as a game room and sports club café.

- Exceptional accessibility from most major cities in the U.S. and Canada with an easy 45-minute drive from Puerto Vallarta International Airport to the club.
- High-ropes adventures in The Preserve, encircling a protected archeological site serving as a living window into ancient Nayarit culture.
- Accessibility to urban amenities from the modern conveniences of Puerto Vallarta to the distinct charm of the authentic fishing villages of Sayulita, San Pancho and El Anclote.
- Limitless ocean adventures from surfing, stand-up paddle-boarding, kayaking and kiting to snorkeling, scuba diving and sport-fishing.

- Closeness to Litibú Beach, ideal for long beach walks, shelling and swimming for the whole family thanks to its swimmable waters.

- Proximity to the greater Litibú masterplan featuring luxury hotels such as the five-star Conrad Punta de Mita.
- The dance of humpback whales swimming offshore from mid-December till the end of March.

- The developers behind Litibú Bay Club—Contact Development Company (CDC)—(previous nearby projects include Punta Mita, Punta Sayulita and the recently opened Conrad Punta de Mita luxury hotel) and GBM Real Estate, an affiliate of Grupo Bursátil Mexicano (GBM), one of the most renowned financial companies in Mexico. Combined,

the owner/developer team possess 30+ years of Mexico real estate experience and have participated in real estate projects totaling more than \$1.5 billion within the commercial, office, industrial, residential and hospitality sectors.

- Architectural design by award winning, Taller ADG of Mexico City. Founded by Alonso de Garay, Taller ADG specializes in respectfully merging elegant built environments with natural sites. Planning and landscape architecture is from VITA, a renowned studio founded by Don Vita with over 30-years' experience in resort planning and design.

Secluded, yet easily within reach

With exceptional accessibility from most major metropolitan cities in the United States and Canada, Litibú Bay Club is an easy 45-minute drive from Puerto Vallarta International Airport and is conveniently situated between a mix of fun surf spots with appeal to surfers of every level.

🌀 SURF BREAKS



SAYULITA 🌀


LITIBÚ
BAY CLUB

PUNTA NEGRA 🌀

PUNTA
MITA

MONUMENTS 🌀

BAHIA (COVE) 🌀

🌀 EL FARO

🌀
LA LANCHA

BURROS 🌀

 PVR AIRPORT



Early access

Insiders will have the first opportunity to preview and choose from any of the residences available in Phase 1 prior to the public sales launch of the Litibú Bay Club in November 2024. Moreover, the first 15 purchasers will receive the following purchase incentives:

Two-tier discount incentives

INSIDER TIER I

15% Discount (Limited to purchasers 1 - 7)

The first 7 reservation holders will receive a 15% discount off the list price of any Phase 1 residence.

INSIDER TIER II

10% Discount (Limited to purchasers 8 - 15)

Reservation holders 8 – 15 will receive a 10% discount off the list price of any Phase 1 residence.

Payment terms

The following payment terms will apply to this Insider Offering:

\$25,000 Refundable Deposit (21-day Period)

30% Payment due at Signing of Promise to Purchase Agreement

40% Payment due at Roof On (or equivalent) Construction Completion

30% Payment due at Delivery Notification (less \$50,000 holdback for Punch List)

Phase 1 inventory

Ocean Villas (21) – Four story buildings w/ underground parking featuring 3, 4 & 5-bedroom units including ground floor/pool garden and Penthouse units- Price range \$1.4m - \$3.4m

Golf Villas (6) – Three story building w/ 3 & 4-bedroom units featuring ground floor garden/pool & two-level Penthouse- Prince range \$1.4m - \$2.4m

We invite you to take advantage of this insider pre-sales ownership opportunity and be one of the first to discover the Riviera Nayarit's newest and most prestigious private club community, the Litibú Bay Club.

For further information please contact info@litibubayclub.com
and a member of our sales team will be in touch.



