

RANCHO R+R
VILLA RANCHOS 7 | PUNTA MITA



RIVIERA PARTNERS
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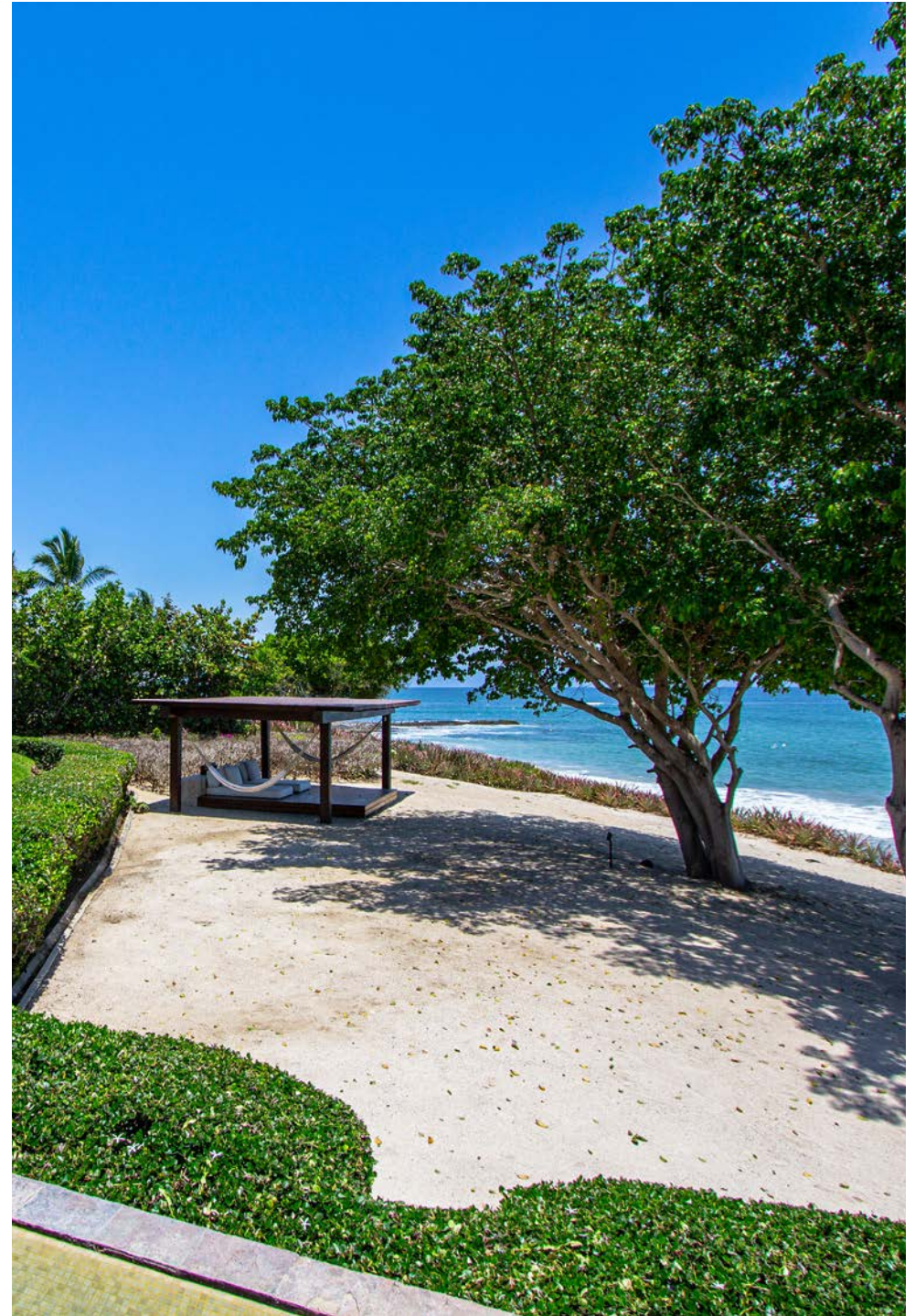
Rancho R + R is a timeless tribute to modern building with the highest design, construction specifications and unparalleled attention to every detail. A masterfully calculated indoor-outdoor retreat situated on more than 1.7 acres with 206 feet of beachfront on a spectacular sandy Pacific Ocean beach. This home captures far-reaching ocean views from every vantage point while offering exceptional in-residence services and world-class amenities of Punta Mita.

Envisioned to capture the extraordinary craftsmanship and beauty of Mexico, Rancho R + R speaks true to its purpose throughout. Featuring a private raised beach, lush tropical garden with an infinity-edged semi-Olympic 25 meter lap pool, which is shallow, ideal for swimming more seriously, and a child-friendly pool both perfect for family and friends to enjoy.

Shaded living areas throughout the property are open to the oceanfront experience, blurring the line between indoors and out connecting you subtly with nature. Offering a rare duality of experiences, the home's two dining terraces and Italian-inspired chef's kitchen are designed for large-scale entertaining, while additional spaces allow for quiet contemplation and reflection.

This home comes newly furnished with custom pieces, as well as, curated, contemporary and original artworks by some of Mexico's most renowned and celebrated artists. It also comes with a wine room, guest kitchen and family room, three car garage, laundry room, AC Pantry and other store rooms. Accommodating multi-generational living and extended visits by family and friends, Rancho R + R features seven bedrooms, including a remarkable, second-floor master suite and a separate, private guest wing. Outside sitting areas on both levels. Two media rooms offer an escape from the outdoors, with one located off the main living area and one in the guest wing, featuring a kitchenette. Two bedroom staff house and separate staff facility with lunch area, lockers, and bathrooms.

Ranchos Estates are signature properties within the master development of Punta Mita, not only for their size but because of their distinguished views across the azure blue waters of the Pacific to the Sierra Madre mountain range rising up behind charming Puerto Vallarta. Many of Punta Mita's most remarkable residences by some of the world's leading architects are found in this elite development. Rancho R + R is definitely one of them.







- 7 Bedrooms
- 7.5 Bathrooms
- Lot area: 1.73 Acres or 7001 m²
- Total construction area:
16,000 sq ft or 1,486 m²
- Infinity-edged lap pool
& child-friendly pool

SALE PRICE:
USD \$15,950,000





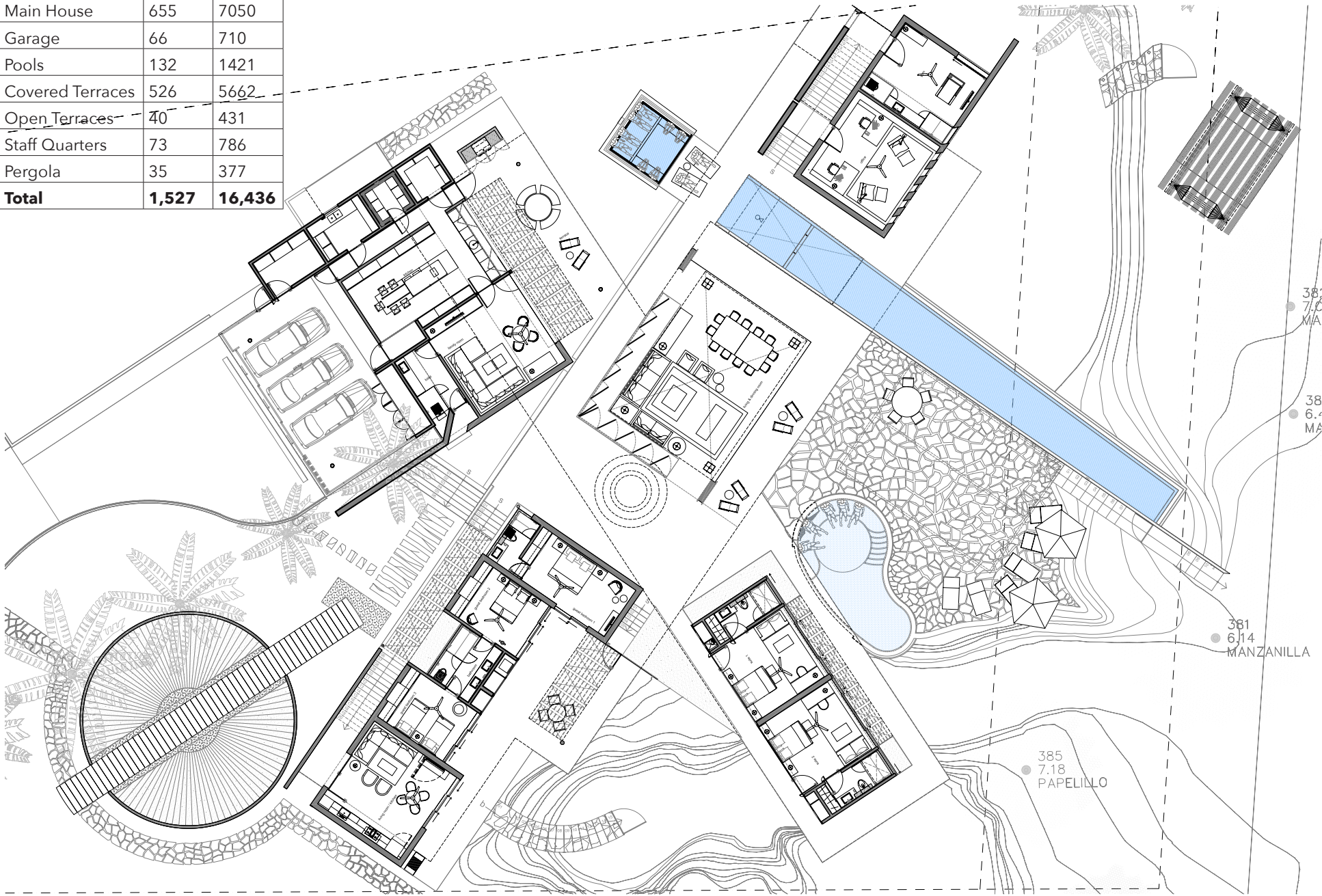




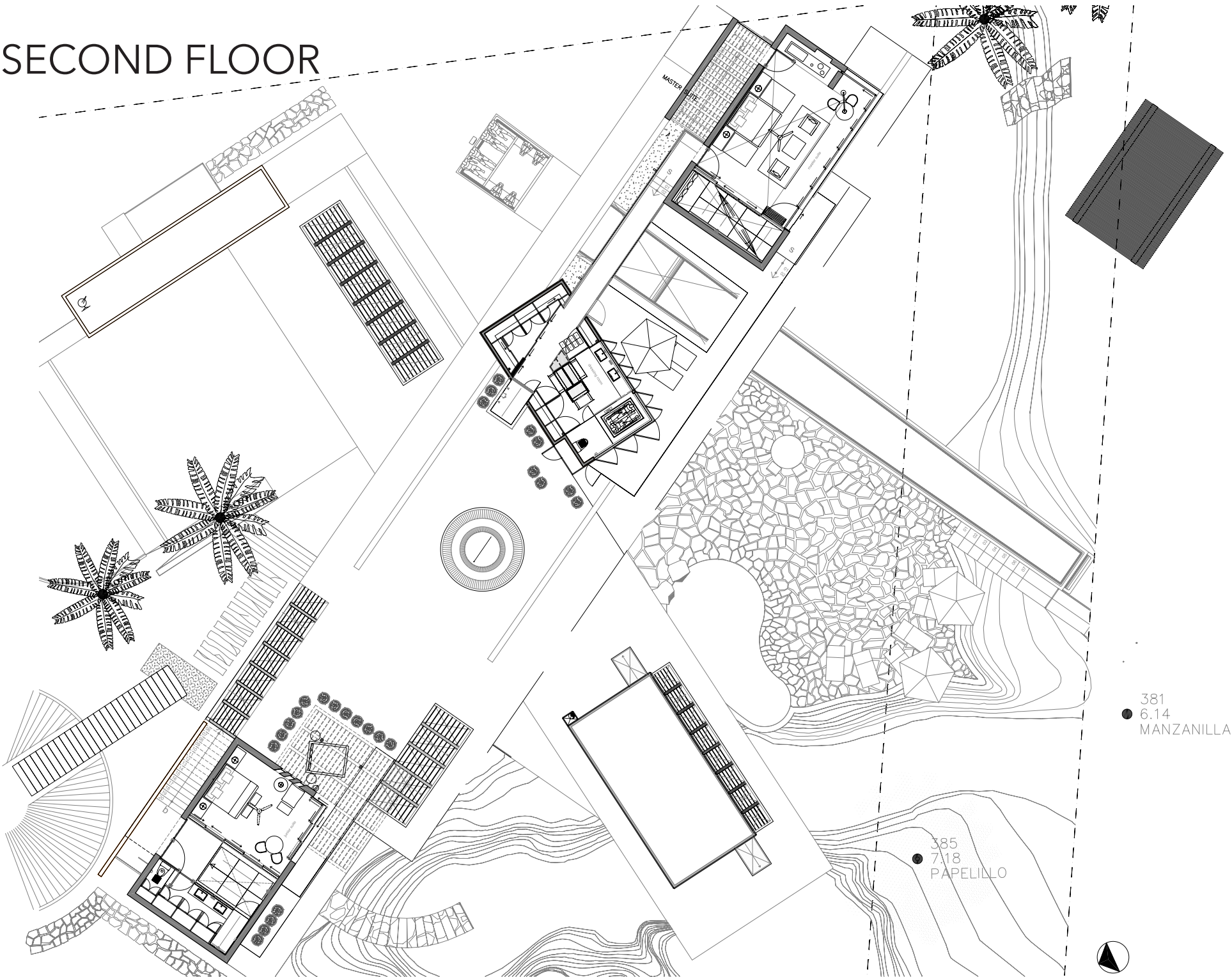


MAIN LEVEL

Area	Sq Mtrs	Sq Ft
Main House	655	7050
Garage	66	710
Pools	132	1421
Covered Terraces	526	5662
Open Terraces	40	431
Staff Quarters	73	786
Pergola	35	377
Total	1,527	16,436



SECOND FLOOR











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