



**CASA BRISA DULCE**  
**SIGNATURE ESTATES | PUNTA MITA**

 **RIVIERA PARTNERS**  
realty



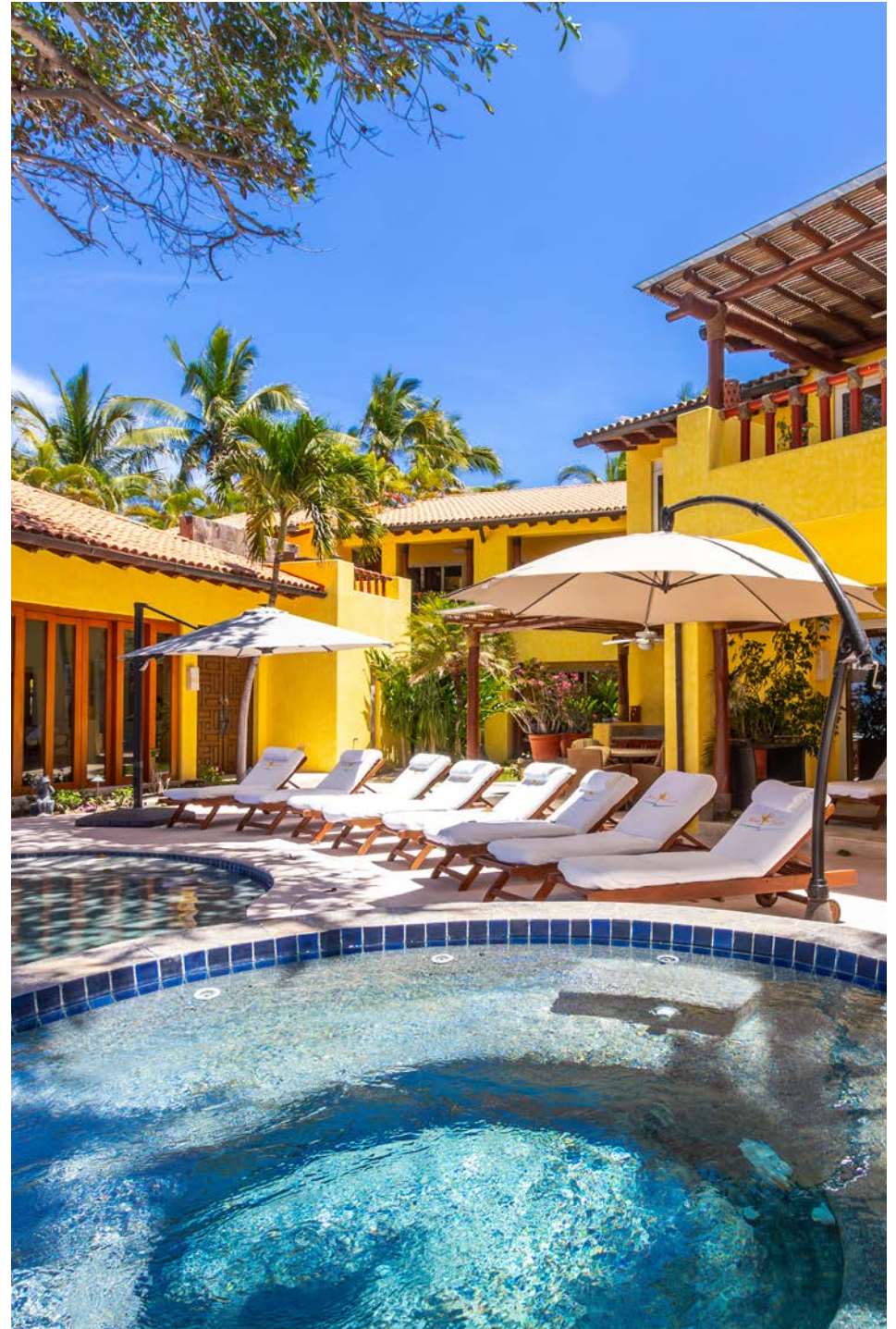




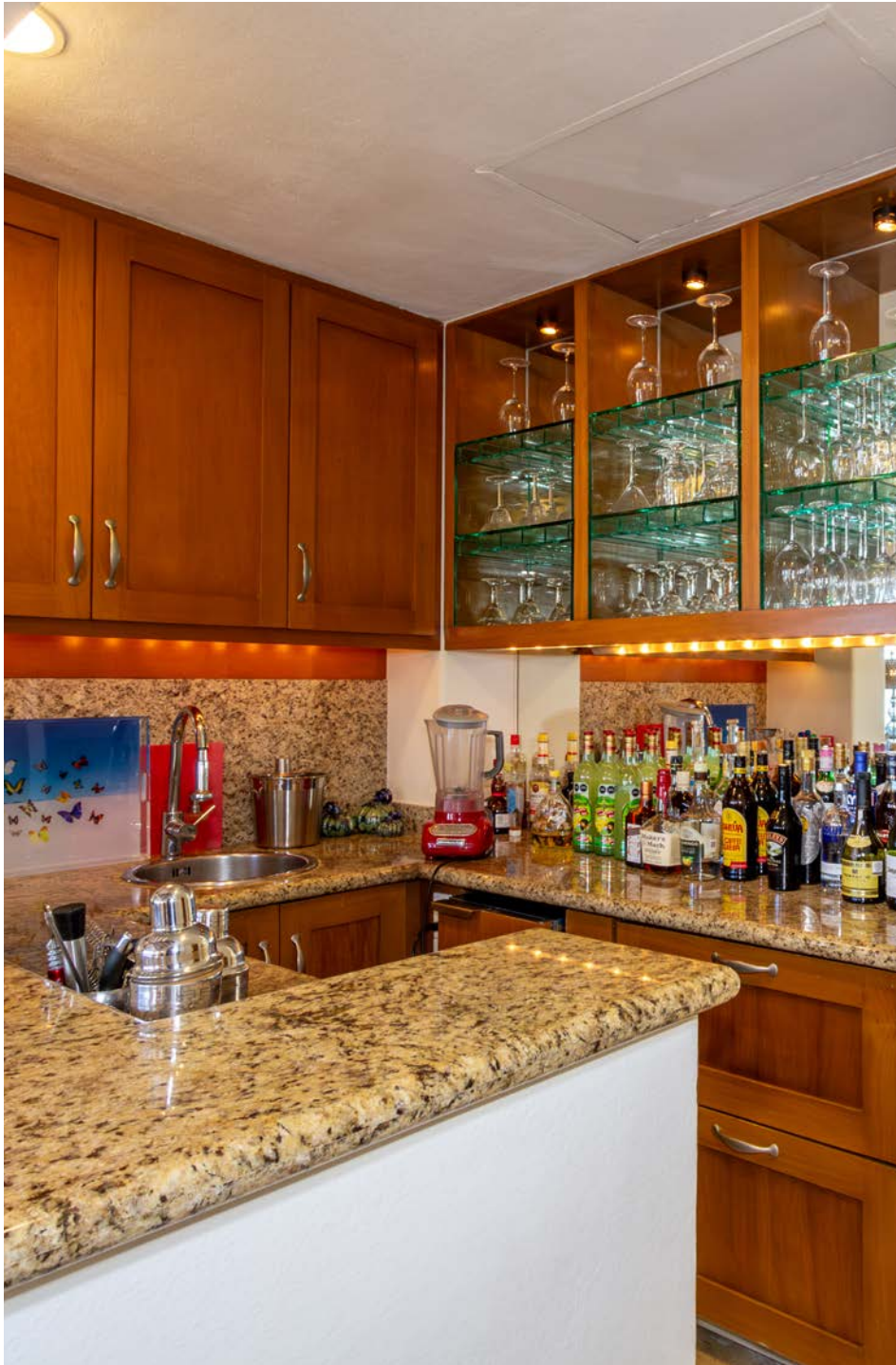
Casa Brisa Dulce, situated on nearly 1 acre and designed by noted architect Jaime Barba, is a breathtaking estate sitting directly on the most coveted beach inside the Punta Mita gates. Enjoy unobstructed views of the Pacific Ocean and island hole 3B of the Pacifico Golf Course. Swim in the heated pool or in the ocean directly in front of the house or lounge in the spacious hot tub. The house is part of the guarded Signature Estates subdivision and has its own gated entry as well.

The estate, completed in 2006 and meticulously kept up to date since then, was built for the busy executive and a large family who enjoy both entertaining and quiet time. The estate is fully stocked with all the modern conveniences. Enjoy the kayaks, paddle boards, boogie boards, mountain bikes, fishing equipment, snorkel gear and ping pong table plus all the resort amenities that Punta Mita has to offer.

Ideal for entertaining or preparing meals for the family, Casa Brisa Dulce contains a gourmet kitchen with a walk-in refrigerator and a spacious living and dining "great room" which opens up to the pool and ocean. Off of the dining room is a covered outdoor breakfast dining patio with views of the ocean. The estate is fully equipped







with high speed internet, a Sonos entertainment system, and internet-enabled televisions. Two family rooms allow ample space for fun and a quiet library with its full bath provides a welcome quiet place to relax.

The estate comfortably sleeps up to 16 people in 6 bedrooms, one apartment and one swing library/bedroom. It contains 8 full bathrooms and 2 half-baths, one of which is a dedicated staff bath in the garage. Casa Brisa Dulce has 2 study/offices, complete with computers and printers. The master study includes a wet bar and double window that opens to the sea, providing stunning views in a private office setting.

Importantly, as a resident of the Signature Estates, residents and their guests enjoy full access to the Four Season Hotel, a simple 200 yard walk down the beach or a short golf cart ride away. In addition, membership to the Punta Mita golf and beach clubs will allow residents access to all resort amenities, including the Pacifico Beach club located right next door.





- 8 bedrooms, which includes one swing bedroom
- 8 full bathrooms, plus two half bathrooms
- Living/dining room with working gas fireplace
- Full bar with sink, double fridge drawers, ice maker and wine refrigerator
- Powder room (half bath)
- Gourmet kitchen with Sub Zero refrigerator and freezer and separate walk-in refrigerator and ice maker
- Downstairs family room with TV and refrigerator bar
- Library
- Master office
- Kitchen office
- Upstairs family room with TV and refrigerator bar
- Poolside patio with dining table, ice maker, refrigerators, and rotisserie grill
- Heated swimming pool with sunken sitting area
- Hot tub
- Poolside full bath with shower
- Firepit with 8-10 chairs surrounding it
- Poolside storage room, complete with kayaks, snorkel gear, beach toys, paddle boards, mountain bikes, fishing gear and ping pong.









































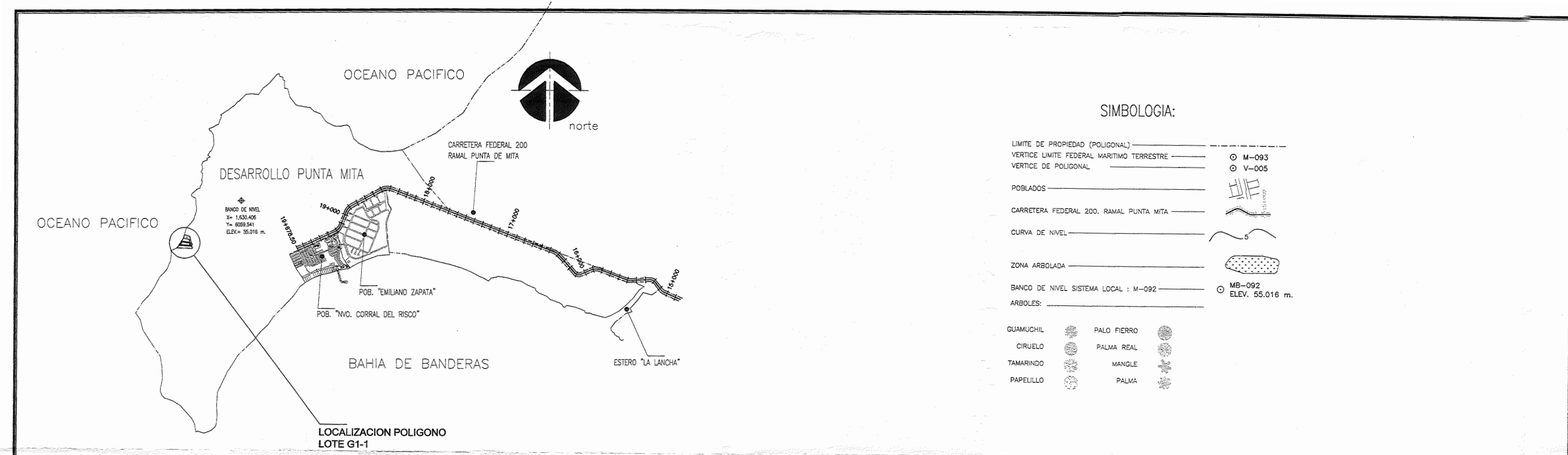






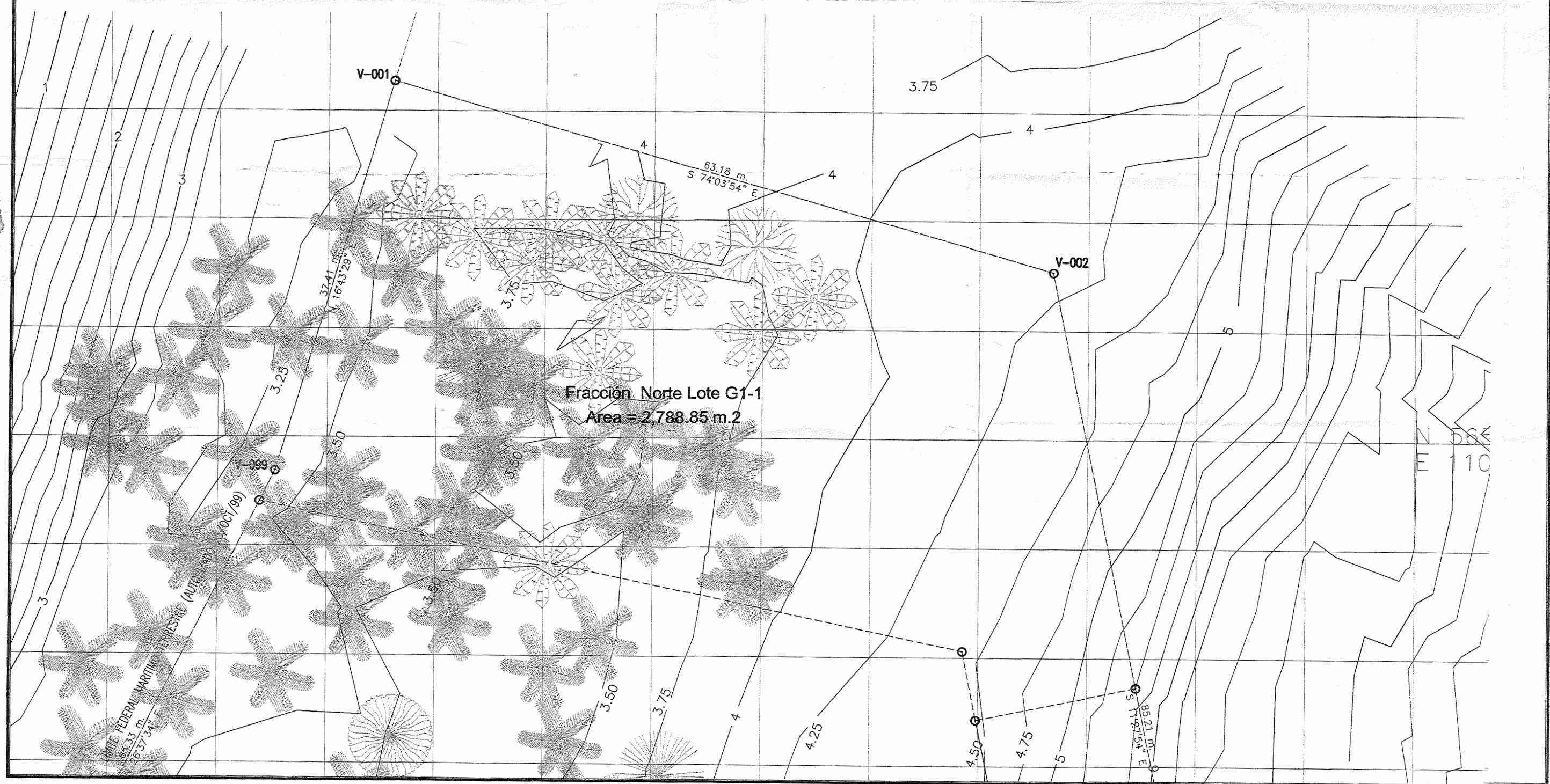




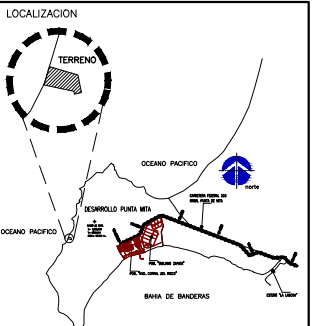
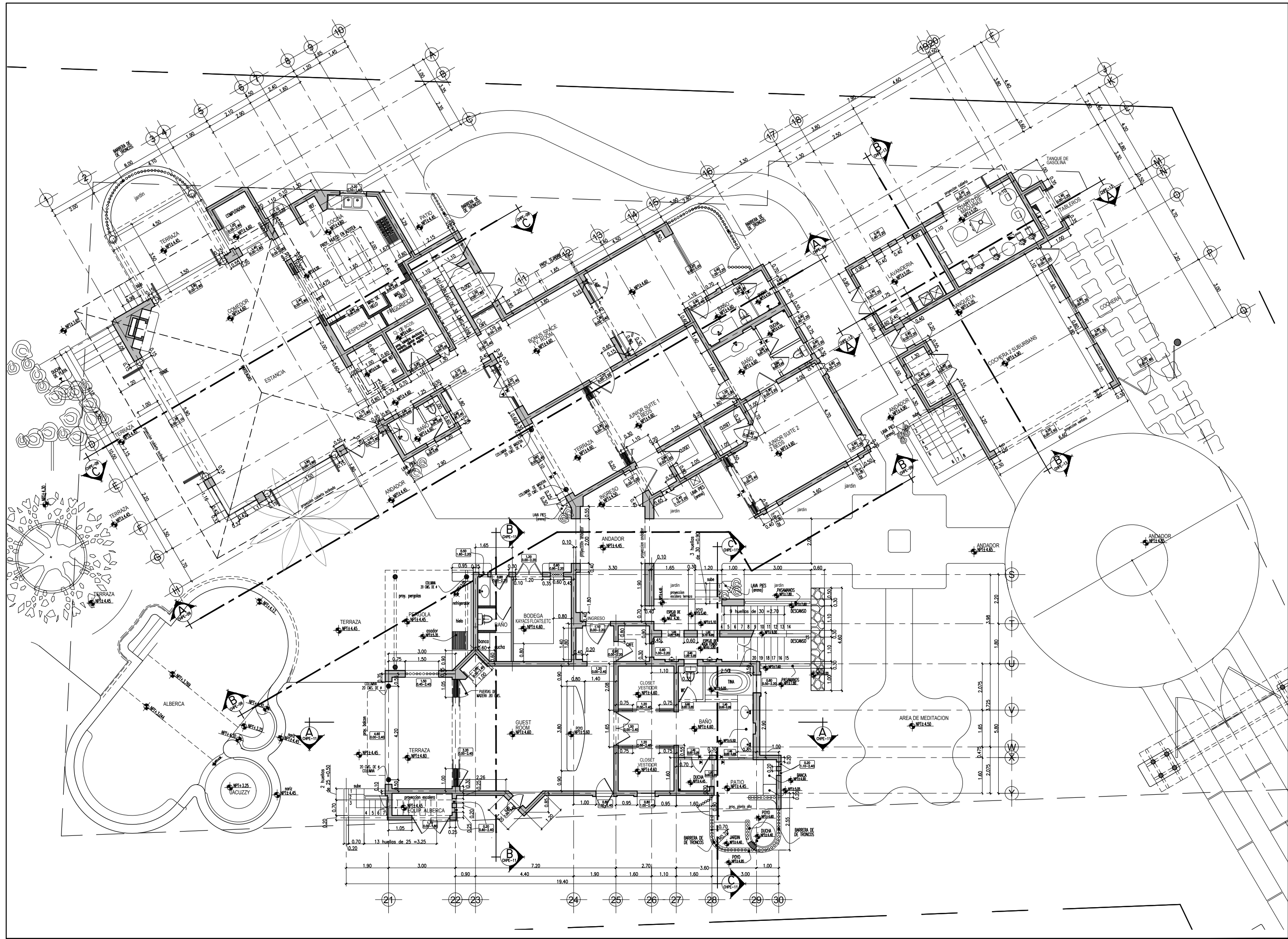


**SIMBOLOGIA:**

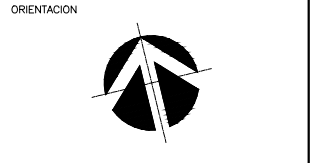
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  - VERTICE LIMITE FEDERAL MARITIMO TERRESTRE ————
  - VERTICE DE POLIGONAL ————
  - POBLADOS ————
  - CARRETERA FEDERAL 200. RAMAL PUNTA MITA ————
  - CURVA DE NIVEL ————
  - ZONA ARBOLADA ————
  - BANCO DE NIVEL SISTEMA LOCAL : M-092 ————
  - ARBOLES: ————
- |                             |         |
|-----------------------------|---------|
| ○ M-093                     | ○ V-005 |
| ○ MB-092<br>ELEV. 55.016 m. |         |
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- |           |   |             |   |
|-----------|---|-------------|---|
| GUAMUCHIL | ● | PALO FIERRO | ● |
| CIRUELO   | ● | PALMA REAL  | ● |
| TAMARINDO | ● | MANGLE      | ● |
| PAPELILLO | ● | PALMA       | ● |





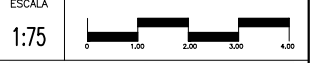


UBICACION: PUNTA DE MITA, MUNICIPIO DE BAHIA DE BANDERAS, OAXACA, MEXICO.



E	COMPLEMENTACION DEL PROYECTO	ABRIL 14 2005
D	ACTUALIZACION DE PROYECTO	MARZO 16 2005
C	SE CORRIGE POR REGLAMENTOS	ENERO/ 8/2005
B	SE MODIFICA DISEÑO DE ALBERCA	DIC/13/04
A	EDITADO PARA REVISION	SEP/17/04
No.	REVISION	FECHA

EL TAMAÑO ORIGINAL DE ESTE DIBUJO ES 91x61 CMS.



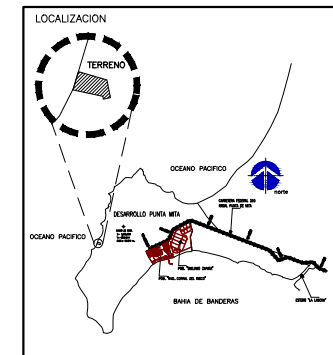
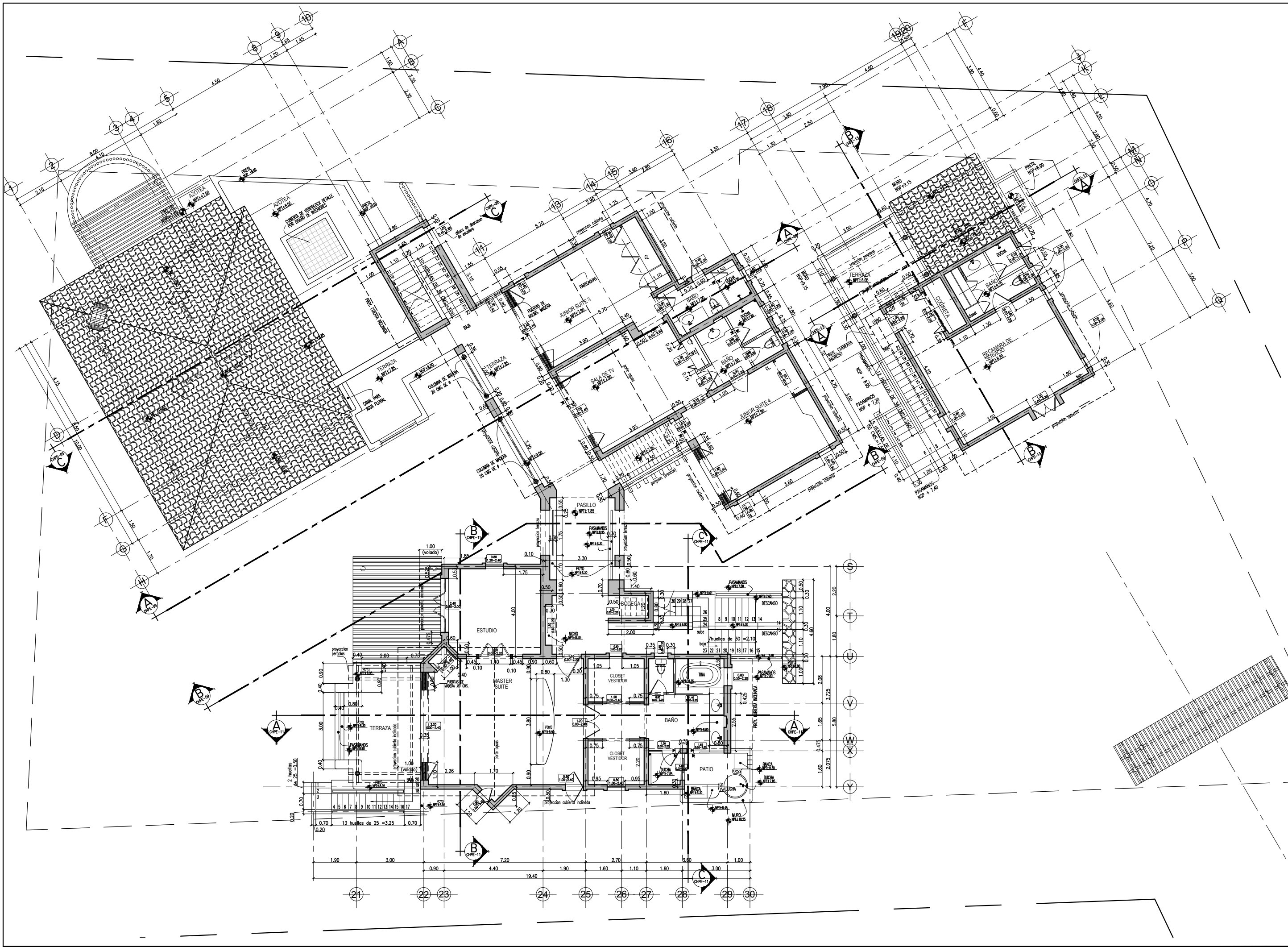
**HERSH FAMILY**  
 LOT 4 SIGNATURE ESTATES  
 ETAPA DE PROYECTO  
**EJECUTIVO**  
 AREA  
 CONJUNTO

CONTENIDO DE LA PAGINA  
**PLANTA BAJA ARQUITECTONICA**

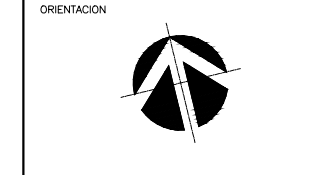
PROYECTO:	B.R. AROS.	REVISO	ARO. G.R.A.
DIBUJO:	C.A.B.H.	FECHA	SEP/17/04
CLAVE DE LA PAGINA		REVISION	

**CHPE-06** **E**



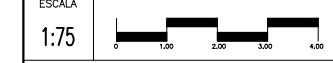


UBICACION: PUNTA DE MTA, MUNICIPIO DE BAHIA DE BANDERAS, NAYARIT MEXICO.



E	CORRECCION DE NIVELES EN CUBIERTAS DE ESTANCIA Y SE COMPLEMENTA INF. EN AREA DE RECAMARA DE SERVICIO	ABRIL 14 2005
D	ACTUALIZACION DE PROYECTO	MARZO 16 2005
C	SE CORRIGEN DISEÑO DE BARANDALES EN TERRAZAS	ENERO /24/05
B	SE CORRIGE POR REGLAMENTOS	ENERO/ 8/2005
A	EDITADO PARA REVISION	SEP/17/04
No.	REVISION	FECHA

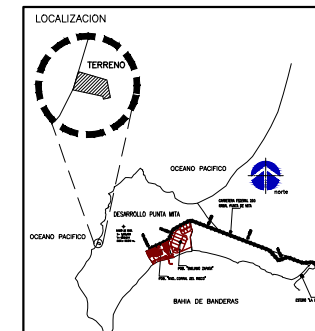
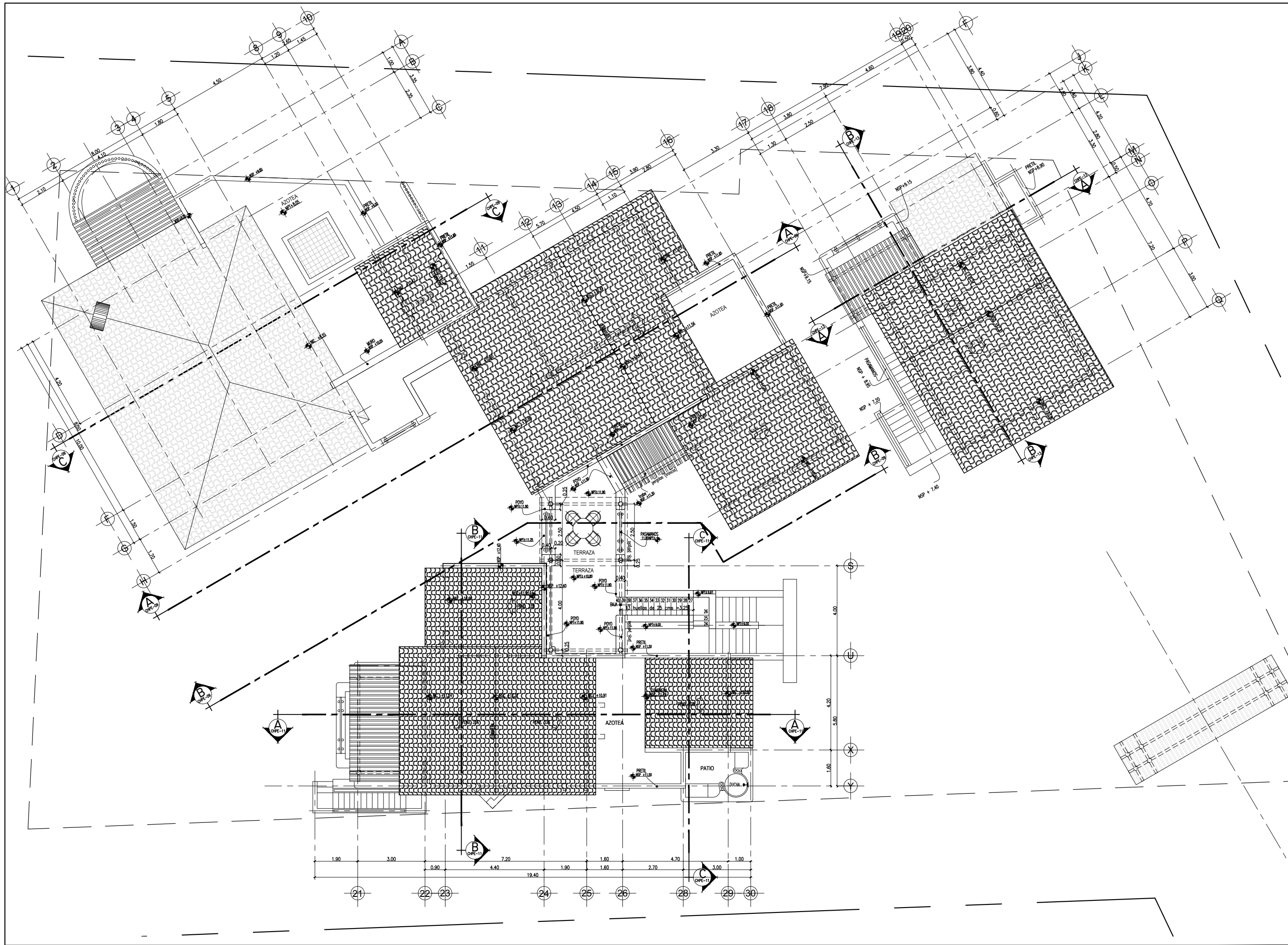
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**HERSH FAMILY**  
 LOT 4 SIGNATURE ESTATES  
 ETAPA DE PROYECTO  
**EJECUTIVO**  
 AREA  
 CONJUNTO  
 CONTENIDO DE LA PAGINA  
**PLANTA ALTA ARQUITECTONICA**

PROYECTO:	B.R. AROS.	REVISO	ARQ. G.R.A.
DIBUJO:	C.A.B.H.	FECHA	SEP/17/04
CLAVE DE LA PAGINA	<b>CHPE-07</b>		<b>E</b>



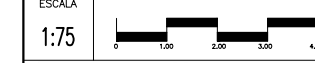


UBICACION: PUNTA DE MITA, MUNICIPIO DE BAHIA DE BANDERAS, BAJA CALIFORNIA SUR, MEXICO.



E	CORRECCION DE NIVELES EN CUBIERTAS DE ESTANCIA Y JUNIOR SUITES	ABRIL 14 2005
D	ACTUALIZACION DE PROYECTO	MARZO 16 2005
B	SE CORRIGE POR REGLAMENTOS	ENERO/ 8/2005
A	EDITADO PARA REVISION	SEP/17/04
No.	REVISION	FECHA

EL TAMAÑO ORIGINAL DE ESTE DIBUJO ES 91x61 CMS.



**HERSH FAMILY**  
LOT 4 SIGNATURE ESTATES

ETAPA DE PROYECTO  
**EJECUTIVO**

AREA  
CONJUNTO

CONTENIDO DE LA PAGINA  
PLANTA DE AZOTEAS

PROYECTO:	B.R. AROS.	REVISO	ARQ. G.R.A.
DIBUJO:	C.A.B.H.	FECHA	SEP/17/04
CLAVE DE LA PAGINA		REVISION	

**CHPE-08**      **E**





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