

LITIBU



BAY CLUB



BEACH LIVING

BEYOND THE EXPECTED

A welcome departure from the usual awaits. Discover a different side of Mexico's Riviera Nayarit, where the path less traveled leads to an extraordinary oceanfront community attuned to nature, relaxed coastal living and a sense of adventure that families can treasure forever.



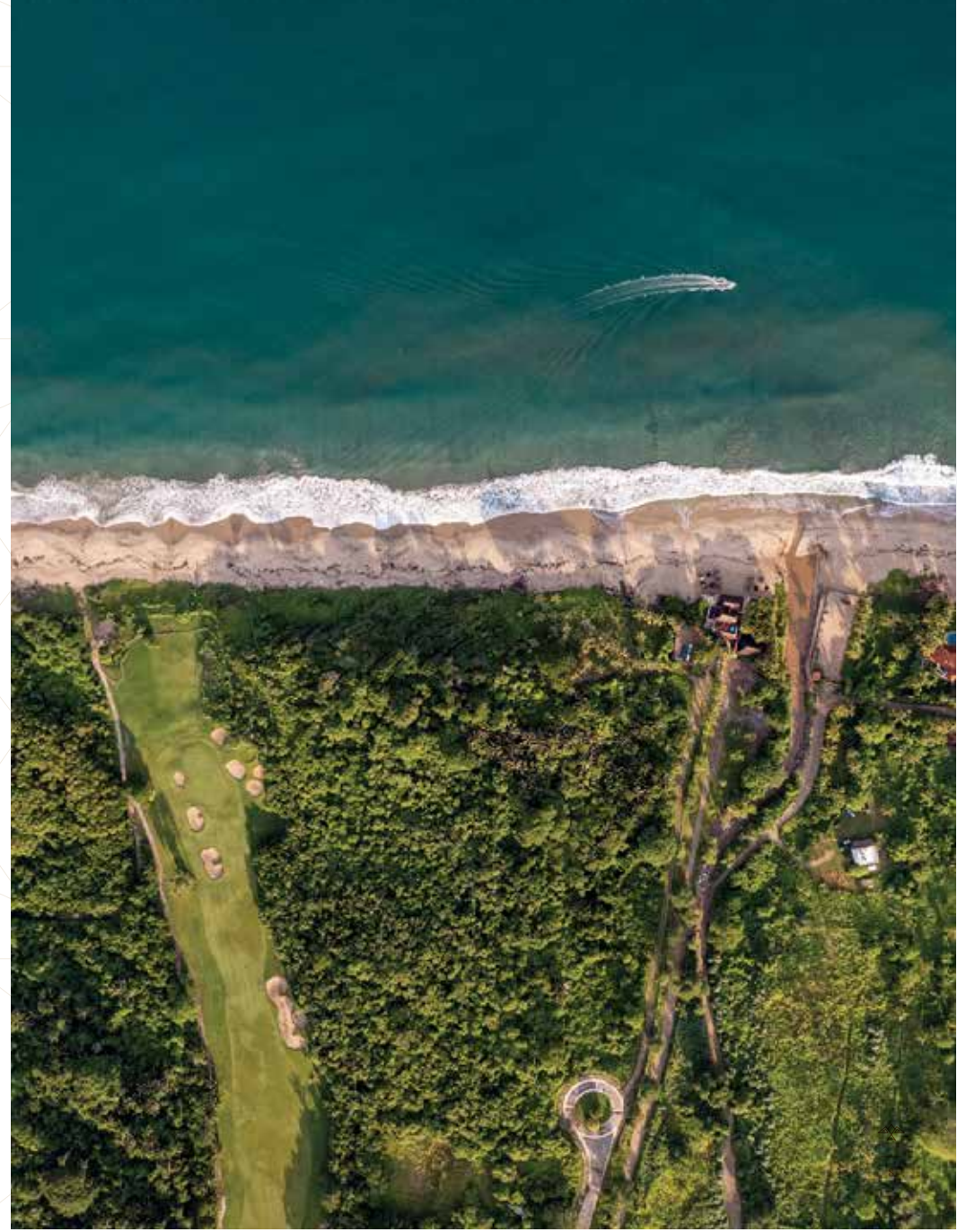


ORIGINS

THE CHOSEN LAND

It was a paradise waiting to be discovered, a hidden jewel on Mexico's Pacific coast that would beckon the hearts of the Aztec tribe known as the Tecoxquines (pronounced Te-Kos-Kin-Es) more than 2,000 years ago. It was here where warm ocean currents from the south met cooler ocean currents from the north, filling the air with a symphony of birdlife, a testament to the abundance of nature's gifts. Local folklore also spoke of a pervasive energy, a profound force attributed to the land's position in the vortex of the surrounding mountains anchored by the iconic Cerro del Mono (Monkey Mountain).

In their native tongue, the Tecoxquines named these sacred lands Litibú—song of the birds—reflecting the essence of this storied place of astonishing natural beauty and riches. Within a treasured realm where the jungle meets the sea, serenaded by the lullaby of birdsong, is a new haven of home whose every nuance is still inspired by the wonders of our natural world. This is Litibú Bay Club.





Welcome to Litibú Bay Club

Just north of Punta Mita and slightly south of Sayulita, Litibú Bay Club is a tropical retreat of distinctive beachfront living amidst the jungled rhythms of nature on Litibú Bay along Mexico's celebrated Riviera Nayarit. Blessed with the same latitude as the Hawaiian Islands, the club's grounds total 21.3 acres (8.5 hectares) with 754 feet (230 meters) of beach frontage on swimmable shores—one of the longest stretches of white-sand beach in the Riviera Nayarit.

A tropical paradise tempered by balmy sea breezes, with the gambol

of humpback whales in the bay during winter, the club is framed by inspiring views of the Pacific Ocean, the Sierra Madre mountains and Cerro del Mono, with sweeping vistas of the distant curve of Litibú Bay and the Punta Mita peninsula—a panorama equally magical at sunset or at night with its luminous dance of bright, twinkling white lights.

Litibú Bay Club presents 171 private residences in a mix of styles with a host of curated club amenities for families and couples alike, all within a Greg Norman golf course-gated community.




LITIBÚ
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Barefoot memories await

Thoughtfully oriented to embrace ocean waters, the Beach Club is an organic-contemporary sanctuary for strengthening the bonds of family and friendships. The vibe is laid-back and carefree, where the signature open-air restaurant and Surf Shack for outdoor pursuits mingle with a comfortable members lounge, the idyllic hangout in which to unwind while taking a break from the sun.

Families can't help but be captivated by the stylish beach pool whose infinity-edge design affords the surreal illusion of floating in mid-air above Pacific waters. By day, the poolside bar is the spot to grab a fish taco and ice-cold cerveza, but by night, inviting daybeds beneath the flicker of canopy lights and the moon's glow

usher in a decidedly sexier demeanor.

Overlooking the 18th green of the next-door Greg Norman Signature design, the private putting course sets the stage for spirited competitions (and friendly wagering) while sipping cool cocktails and witnessing another indescribable sunset.

Steps away, pristine Litibú Beach invites all manner of fun and discovery, be it a morning run, a sunset stroll, hunting for seashells or reveling in the simple joy of building sandcastles. Further enhancing club life is an ongoing calendar of activities where every generation is invited to explore, learn and awaken as they connect with others who share the love of Mexico's treasures—and the curiosity for new experiences.







The healthy, active life

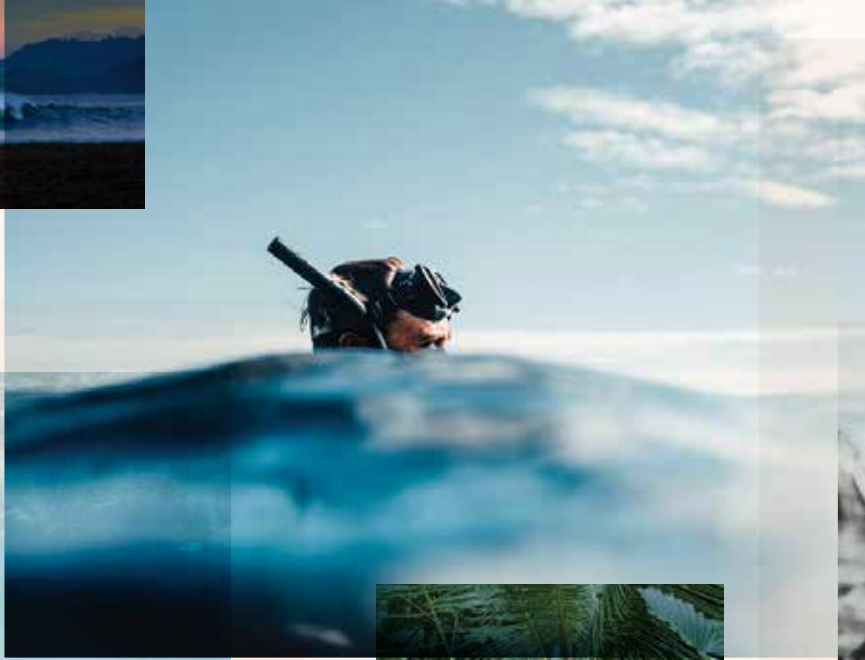
Just steps from home, the Sports & Adventure Club is an indoor-outdoor amenity with something for every generation. Fitness enthusiasts will find a lap pool and the full complement of advanced exercise machines and free weights, all supported by classes in yoga, Pilates and spin-cycling. Post-workout, dedicated men's and women's locker rooms offer recovery amenities including an infrared sauna, jacuzzi, cold plunge pool and spa treatment rooms.

Racquet sport competitors will get their fill of play on a variety of Plexipave® courts including pickleball courts, padel courts and a tennis court—all with shaded seating areas where friends and family can cheer each other on. Enhancing the fun of competitive play, player programs are

anticipated to include individual lessons, clinics and game finding.

The club's youngest members are sure to be found on the multi-use lawn playing volleyball or mini soccer, or swimming the day away at the kids' pool and water slides. Other youth-inspired experiences include a movie theater, unique arts and crafts, and arcade classics and karaoke for teens in their own game room. Kids and kids-at-heart hang at the venue's coolest space: the tropical smoothie bar and its assortment of refreshing paletas in an array of flavors. Throughout the year, special kid-centric adventures abound, including scavenger hunts, turtle hatchling releases, overnight campouts in tents and beach bonfires with telescopes for marveling at the cosmos.







Living at Litibú Bay Club

At one with nature, the private residences of Litibú Bay Club are designed to forge a connection with owners and the soulful jungle surrounds. Designed by the distinguished architectural firm of Mexico City-based TALLER ADG, the homes are contemporary compositions of four-sided architecture exhibiting the same level of materiality and detail all around. The designs merge abundant glass with the finest stone indigenous to the region, as well as artful native wood-slatted patterning designed to heighten the alluring interplay of light and shadow. Blurring the lines of indoors and out, the homes heighten the feeling of being one with the rhythms of nature in her every mood, albeit in modern comfort.





Embracing the allure of coastal living is a total of 171 private residences. As unique as the contemporary coastal architecture are the homes' rare orientation embracing both Cerro del Mono views and inspiring panoramas of Litibú Bay and the Punta Mita peninsula.

The residential offering presents exceptional variety, each home and villa a private sanctuary permitting nature to take center stage. The oceanfront Beach Estates and oceanfront Beach Houses represent the ultimate form of ownership, private single-family havens unfurling to the white sands of Litibú Beach. The sleek designs feature "show through" entrances without walls—framing forever-blue backdrops of the boundless Pacific in dramatic fashion.



A collection of Ocean Villas presents ground-level gardens and penthouse pools with unfettered ocean views. Thoughtfully sited along the 18th fairway of Higuera Golf Club are a limited number of Golf Villas and Bay Villas, both attuned to laid-back luxury as well as gorgeous panoramas blending lush greens with Pacific blues.



Into the wild blue

When the ocean calls, the Beach Club is the place to be. Here, an Outdoor Pursuits team orchestrates whatever you have in mind—from skim-boarding, surfing, kayaking, e-foiling and kite-surfing to stand-up paddle-boarding and snorkeling adventures. Whatever your pursuit, you're sure to glean a richer understanding of the natural wonders along this renowned stretch of the Mexican Pacific.

With a coveted location central to renowned surf breaks, Litibú Bay Club is a hidden paradise for those fond of glassy swells and 80° waters. Local surf spots within a 10-minute drive are numerous, inviting easy surfaris to La Lancha, Monuments, La Bahía, Burros and El Faro (also known as Lighthouse, which is only accessible by boat). Of course, you can also be picked

up by a seaworthy panga and be ferried to any number of nearby, and uncrowded, surf spots.

Litibú Bay Club is also in the heart of one of Mexico's three main whale-breeding regions, so you're perfectly positioned to witness the majesty of the great humpback whale right offshore from mid-December to the end of March.

An enjoyable 15-minute boat ride from El Anclote brings you to Islas Marietas National Park, designated a UNESCO site for its exceptional diversity of marine life—making it a must-visit for snorkelers and scuba divers. The islands are also home to the famous Playa del Amor (Beach of Love), a secluded crater open to the sky.





ADVENTURES ON LAND

Your natural playground

Welcome to your new backyard—where adventure is all around. Hikes to nearby Cerro del Mono are easily conquered in half a day, with a trek to its summit revealing epic sunsets and 360° views of Banderas Bay. Mountain biking, zip-lining and horseback riding are nearby, and so are local towns with historic charm such as Puerto Vallarta, and the authentic Mexican fishing villages of Sayulita and El Anclote.

Another world of conveniences awaits within the greater Litibú masterplan just moments away. Enjoy a visit to the luxurious Conrad

Punta de Mita, a five-star resort with a trio of enticing eateries, stylish poolside bars and Conrad Spa—an inspiring sanctuary in which to restore mind, body and soul.

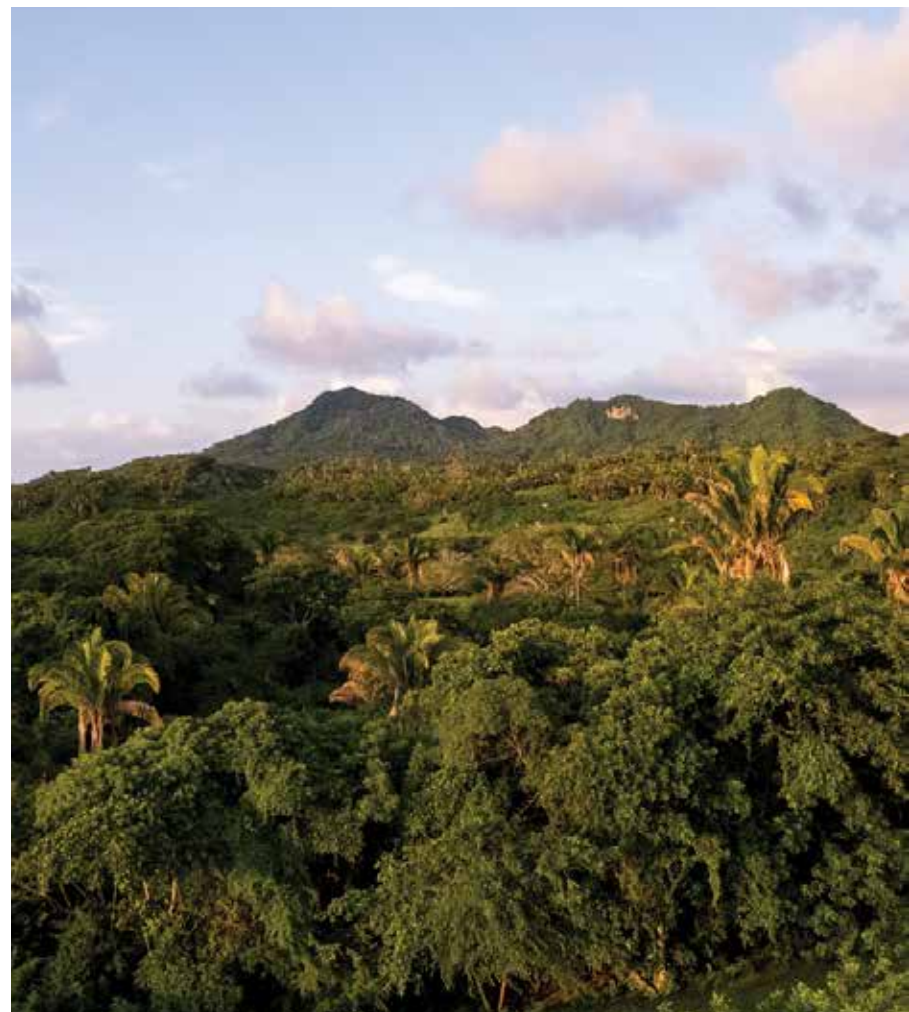
Of course, with the club fronting the signature finishing hole of the 18-hole Higuera Golf Club, swinging away is easy on this noteworthy par-72 layout by Greg Norman. There's challenging play for all skillsets with tricky layouts, strategic bunkering and breathtaking ocean views throughout. Bring your best tee-shot to the 8th hole, a par-3 gem demanding accurate aim to an island green with water on all sides.



Litbú Bay Club is situated along the lush 18th fairway of the spectacular Higuera Golf Club.

The Preserve

The fun for kids and families alike continues at The Preserve, which offers the thrills of a high-ropes adventure course and the wonders of a protected archeological site serving as a living window into historic Nayarit culture. Here, interpretive trails encircle the INAH (Instituto Nacional de Antropología e Historia) archeological site housing sacred 2,000-year-old petroglyphs, priceless Tecoxquine-carved offerings and other ancient treasures—all offering a fascinating glimpse into the lives of the region's original inhabitants. The trails from The Preserve continue throughout the entire community, from its jungle-dense interior to its white-sand beach and points beyond.



Northerly views from Litibú Bay Club reveal the jungled heights of Cerro del Mono (Monkey Mountain).





In the hands of proven visionaries

The team ushering in the creation of Litibú Bay Club is a thoughtfully assembled compilation of seasoned talent in real estate development, private investment, land planning, architecture, landscape design and real estate branding and marketing.

Contact Development Company

Contact Development Company (CDC) is a fully integrated resort real estate development company specializing in the development of environmentally and socially conscious upscale resort and residential club communities and their related components including resort hotels, golf courses, private clubs and residential properties. CDC takes great pride in creating truly unique and memorable developments that are "place appropriate" and harmonious with each project's locale. Since 1997, CDC has envisioned, developed and collaborated on several resort projects in Mexico, including the Punta Mita and Punta Sayulita resort and residential communities, and the Conrad Punta de Mita resort hotel, among others.

THE TEAM

GBM Real Estate

An institutional investment group specializing in real estate projects in Mexico, GBM Real Estate's key employees boast 30+ years of combined real estate experience in the country. The firm was established through a collaboration between Grupo Bursátil Mexicano (GBM), one of the most renowned financial companies in Mexico; Alonso De Garay, an architect with extensive experience in urban design and development; and Patricio Desentis, a real estate expert with 12+ years of experience. GBM Real Estate and its partners have participated in Mexico real estate projects totaling more than \$1,5 billion US within the commercial, office, industrial, residential and hospitality sectors.

Taller ADG

Mainly dedicated to carrying out architectural projects that are destined to be socially relevant, Taller ADG values each stage of the creation process. The firm has experience in projects of various types and scales. Its intervention in architectural rescue and reuse of buildings with artistic and heritage value stand out, with a particular enthusiasm for the design of schools, stadiums and public spaces. ADG is proposed as a workshop by its founder, Alonso de Garay, since he approaches his work as a path of learning and improvement, with the dedication and passion that can only be consigned to art, always seeking to approach each project sensibly.

VITA

VITA is a studio of planners, landscape architects and architects dedicated to respectfully merging the built environment with the natural setting through thoughtful, collaborative design. Inherent in the firm's design process are knowledge and respect for local/regional cultures and customs, the environment and history. This understanding of the land and its inhabitants is the foundation of VITA's work, providing cultural connections to place.

InterCommunications® Inc.

Based in Newport Beach, California, InterCom® is a full-service strategic marketing communications company with 40 years of experience positioning or repositioning a wide range of real estate projects into recognized and preferred brands that have provided significant returns on investment for their owners, investors and development partners. The firm's strength is in creating enduring brand identities that speak directly to the desires of a sophisticated global market. Since 1984, the company has contributed to over \$15 billion in real estate sales and acquisitions for its clients.





Secluded, yet easily within reach

With exceptional accessibility from most major metropolitan cities in the United States and Canada, Litibu Bay Club is an easy 45-minute drive from Puerto Vallarta International Airport.

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