

The Duplex Villas

FOUR SEASONS PRIVATE VILLAS 33 & 34

PUNTA MITA



RIVIERA PARTNERS
realty





The Duplex Villas

FOUR SEASONS PRIVATE VILLAS 33 & 34
PUNTA MITA

An Unprecedented Opportunity on the Mexican Pacific.

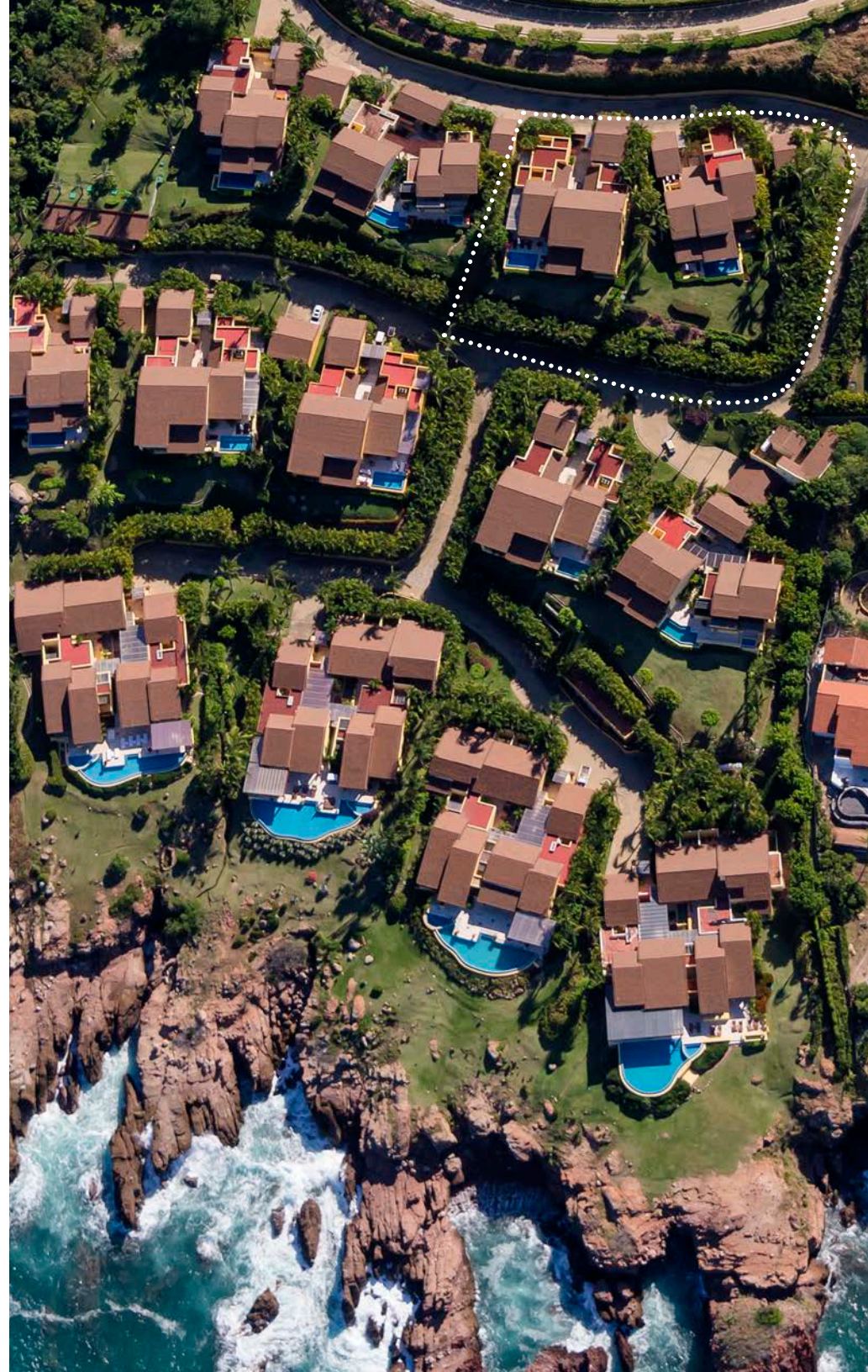
TWO VILLAS. ONE SINGULAR UNIVERSE OF LUXURY.

In the ultra-luxury real estate market, certain opportunities simply do not come twice. The Duplex Villas – Villa 33 and Villa 34 – are precisely that: two private residences side by side within Four Seasons Private Residences at Punta Mita, connected through shared gardens and conceived to function as a single, exceptional domain.

With a combined 14,472 sq ft (1,344.5 m²) of construction, nine bedrooms, nine full bathrooms, four terraces, 2 powder rooms, two garages, and two private pools with Jacuzzis, these duplex villas offer a scale and versatility that no individual property within the resort can match.

A GARDEN THAT BRINGS IT ALL TOGETHER.

What sets The Duplex Villas apart from any other property in Punta Mita is not only their size – it is their connection. The gardens of both villas merge into an extraordinary private green space, creating a sense of openness and seclusion that far exceeds what any standalone villa in the resort can offer. Two worlds, seamlessly united.



VILLA 33 – THE GRAND DAME

Spanning 7,997 sq ft (743 m²) across two levels, Villa 33 is the larger of the two. Its 5 bedrooms and 5.5 bathrooms make it the heart of the experience: expansive, commanding, and designed to entertain with grace. The primary suite features a private jacuzzi on the terrace with open ocean views – a privilege reserved for very few. Fully furnished and appointed with top-tier finishes throughout.



VILLA 34 – THE JEWEL

At 6,474 sq ft (601.5 m²) with 4 bedrooms and 4.5 bathrooms, Villa 34 completes the ensemble with effortless sophistication. Intimate by comparison, yet equally refined: a private pool, a jacuzzi on the primary suite terrace, and Pacific views that frame every moment of the day. Fully furnished and move-in ready from day one.



THE MOST POWERFUL RENTAL ASSET IN PUNTA MITA.

The Duplex Villas are more than a residence – they are a value-generating engine. Currently operated jointly within the **Four Seasons vacation rental program**, they have been designed to maximize occupancy and returns. Their combined capacity, garden connectivity, and the backing of the Four Seasons brand position them as the highest-potential vacation rental asset on the entire Riviera Nayarit.

As an owner, you also gain full access to all resort privileges: exclusive beach clubs, signature dining, a world-class spa, and 24-hour concierge service.

THREE WAYS TO MAKE THIS UNIVERSE YOURS:

Villa 33 – available individually

Villa 34 – available individually

Duplex Villas – joint acquisition with special terms



WHAT THE DUPLEX VILLAS OFFER EXISTS NOWHERE ELSE.

Punta Mita is the epicenter of luxury on Mexico's Pacific coast. Two contiguous Four Seasons villas, with connected gardens, an active rental program, and unobstructed ocean views – this is an asset the market is unlikely to offer again.

FSPV 33: 5 Bedrooms · 5.5 Bathrooms
· 7,997 sq ft (743 m²) · 2 terraces • Garage
Private Pool & Jacuzzi · Ocean View · Fully Furnished

FSPV 34: 4 Bedrooms · 4.5 Bathrooms
· 6,474 sq ft (601.5 m²) · 2 terraces • Garage
Private Pool & Jacuzzi · Ocean View · Fully Furnished

DUPLEX VILLAS: 9 Bedrooms · 9 Full Bathrooms · 2 Powder Rooms
· 14,472 sq ft (1,344.5 m²) · 2 Private Pools & Jacuzzis
· 4 terraces • 2 Garages
· Connected Private Gardens · Ocean View · Fully Furnished

· Vacation Rental Program











AV. DE LAS REDES S/N, PUNTA DE MITA, NAYARIT 63734, MÉXICO
TEL : 329.291.5442 / 329.291.5402
INFO@RIVIERAPARTNERSREALTY.COM • WWW.RIVIERAPARTNERSREALTY.COM

