



PUNTA MITA • MÉXICO



The private oceanfront villa  
with a perfect balance between  
the fabulous service of a boutique hotel,  
and the warmth of a Mexican family home.



**PROPERTY NAME:** CASA KOKO, Lot area 6,275 mt<sup>2</sup>, Built area 2,247 mt<sup>2</sup>

**PROPERTY ADDRESS:** La Punta Estates, L5, Punta Mita, Nayarit, 63734, MEX

**OPENING DATE:** November 2017

**CLOSEST AIRPORT:** Puerto Vallarta International Airport (1 hour by ground transportation)

**LOCATION:** Casa Koko is located at La Punta Estates, the most exclusive section of Punta Mita, facing the Marietas Islands National Park, and right in front of **one of the best surf breaks** around, called Bahia.

It is 5 min. away from the St. Regis resort, the Punta Mita's pier and surrounded by two professional golf courses, four beach clubs and some of the most exclusive restaurants.





## PROPERTY DESCRIPTION

Located amidst Punta Mita's exclusive residential community and designed by **renowned architects Juan Collignon & Manolo Mestre** and **interior designer Karen Collignon**, Casa Koko is a breathtaking **9-suite private oceanfront villa**, perfect to accommodate **up to 22 guests** (18 adults & 4 children).

This magnificent villa comes with **Golf Premier Membership to St. Regis and Punta Mita amenities**, and it is fully staffed with a Concierge, House Manager, private Chef, waiters and maids, **making our guests feel well-pampered when staying with us.**

Two oceanfront master suites, two ocean-view guest suites, five garden bedrooms, all of them with en-suite bathrooms, a dining terrace beneath a palm-thatched roof, spa sanctuary, fitness room and an infinity pool fading into the Pacific ocean's horizon make Casa Koko **the ultimate family or group getaway destination.**

By day, off-road through virgin rain forests and secluded beaches, get up-close and personal with the whales and creatures just offshore, surf swell after swell, or **head next door for golf, tennis, beach clubs and restaurants.** Head back to the villa at sundown for a private evening yoga lesson or dinner with the house chef, gearing up for yet another day of adventure.

## DAY-TRIP SUGGESTIONS

From golf courses, to tennis courts, paddle boarding, surfing, cooking classes, yoga sessions and spa treatments, there are a number of **entertaining options to enjoy within Punta Mita** residential community.

But if your wanderlust drives you further, Casa Koko is also **the perfect base to explore the stunning surroundings** and enjoy luxury sailing around the Bay, zip lining in jungle adventure parks, swimming with dolphins, snorkeling, scuba diving, surfing, whale watching and literally an endless list of exciting activities.

For those who want to **go deeper into the richness of Mexican culture**, we offer also private flights to the old José Cuervo tequila distillery and the traditional towns of Tlaquepaque & Tonalá for a day discovering and shopping the most gorgeous colorful handcrafted pieces.

## CITIES & TOWNS WORTH VISITING

- 10 miles to the hippie chic shopping-paradise of **Sayulita** (20 minutes by car).
- 20 miles to traditional city of **Puerto Vallarta** (1 hour by car).
- 190 miles to **Guadalajara** –state capital of Jalisco, **Tequila** –traditional birthplace of Mexico's national spirit, and **Tlaquepaque & Tonalá** –arts & crafts shopping centers (60 minutes by private flight).
- 400 miles to **San Miguel de Allende**, one of the most charming historical Mexican towns, full of history and tradition (1.5 hours by private flight).



9 bedrooms • 12 bathrooms  
22 guests

---

### BEDROOMS & BATHROOMS

---

1. <b>Sol</b> Master Suite: 2 <sup>nd</sup> floor, Ocean view	1 King-size bed	En-suite bathroom (+ bathtub)
2. <b>Luna</b> Master Suite: 2 <sup>nd</sup> floor, Ocean view	1 King-size bed	En-suite bathroom (+ bathtub)
3. <b>Isla</b> Suite: 1 <sup>st</sup> floor, Reflecting pool view	1 King-size bed	En-suite bathroom (+ bathtub)
4. <b>Arena</b> Suite: 1 <sup>st</sup> floor, Garden terrace	1 King-size bed	En-suite bathroom
5. <b>Marea</b> Suite: 2 <sup>nd</sup> floor, Garden view	1 King-size bed	En-suite bathroom
6. <b>Brisa</b> Suite: 2 <sup>nd</sup> floor, Ocean view	1 King-size bed	En-suite bathroom
7. <b>Coral</b> Suite: 1 <sup>st</sup> floor, Garden terrace	2 Queen-size beds + 2 Bunk beds	En-suite bathroom
8. <b>Lluvia</b> Suite: 2 <sup>nd</sup> floor, Garden view	1 King-size bed	En-suite bathroom
9. <b>Caracol</b> Suite: 2 <sup>nd</sup> floor, Garden view	2 Full-size beds + 2 Bunk beds	En-suite bathroom

---

### SOCIAL AREAS

---

- Foyer
- Outdoor dining
- Outdoor lounge
- Infinity pool
- Media Room
- Family Room
- Sand terraces
- Indoor dining
- Gardens
- Fitness Room
- Spa
- Jacuzzi

---

### AMENITIES

---

- 2 Golf carts
- Sky TV
- BBQ Grill
- 8 Bicycles
- WiFi Internet
- Surround sound
- Hammocks
- Ping pong table

---

### INCLUDED SERVICES

---

- On-site House Manager
- Concierge
- Private Chef
- Waiters & Maids



## 2022 & 2023 NIGHTLY RATES

BEDROOMS	HIGH SEASON Nov to Apr	LOW SEASON May to Oct	CHRISTMAS WEEK 20 - 27 Dec	NEW YEAR WEEK 27 Dec - 3 Jan
6	US\$ 8,800	US\$ 7,500	○	○
7	US\$ 10,300	US\$ 8,900	○	○
8	US\$ 11,800	US\$ 10,500	○	○
9	US\$ 13,300	US\$ 11,900	US\$ 16,500	US\$ 26,200

### NOTES

- Minimum stay (for all seasons, except Holidays): 3 nights
- Minimum stay (for Holiday season): 7 nights
- Gratuity Fee: 10% over total Rental Fee.
- Rental Fee and Gratuity Fee are subject to 16% VAT tax.
- Airport transfer and Food & Beverage are not included.

### POLICIES

- Maximum number of guests is 22 (18 adults + 4 children).
- Management reserves the right to approve all guests of Casa Koko in advance of booking.
- All guest information is 100% confidential and private.

### CANCELLATION POLICIES:

#### RENTAL FEE & GRATUITY FEE

- 100% REFUND: Rental Fee + Gratuity fee are 100% refundable to Guest upon Casa Koko receipt of Guest's written notice of termination of this Agreement no later than seventy-five (75) days prior to the Arrival Date.
- 50% REFUND: Rental Fee + Gratuity fee are 50% refundable to Guest upon Casa Koko receipt of Guest's written notice of termination of this Agreement between less than seventy-five (75) days and no later than forty-five (45) days prior to Arrival Date.
- 0% REFUND: Rental Fee + Gratuity fee are NOT refundable to Guest upon Casa Koko when the notice of termination of this Agreement is communicated less than forty-five (45) days prior to the Arrival Date, or it is NOT communicated at all (No-show).

### COVID CLAUSES:

- In the event of a fortuitous need of rescheduling, Casa Koko is open to doing it within the next 12 months from the original arrival date, honoring the same rate agreed on in this contract. The only periods not applicable for rescheduling are the Thanksgiving week (last week of November) and the Holidays season (from December 20th to January 3rd).
- In the event of fortuitous cancellation due to COVID-related travel restrictions imposed by Governments and/or Migration Authorities, Casa Koko is open to full reimbursement or rescheduling.

















Forbes

AD  
ARCHITECTURAL DIGEST

CNN travel

MAXIM  
*By the*

Bloomberg

BAZAAR  
Harpers