feel alive every day
The Surroundeds

Bahía de Banderas is the largest natural bay in Mexico and the seventh largest in the world. Because the states of Nayarit and Jalisco have borders on the Pacific Ocean that meet at the Bahía de Banderas, it is home to two of the most important destinations in all of Mexico: Puerto Vallarta and the Riviera Nayarit.

The surprising scenery of the coast and the rich variety of marine fauna in its waters have earned the bay recognition from UNESCO as one of the most beautiful bays in the world. The bay’s more than 59.6 miles of coastline provide access to the regions of Puerto Vallarta, Costa Sur and Costa Norte.
Puerto Vallarta
Located in the bay’s central zone, Puerto Vallarta is a multi-colored mosaic of extraordinary climate; spectacular beaches bordered by mountains; exuberant vegetation; a variety of stores, restaurants, bars, boardwalk, and festivals; and the magic of an unmatched native Mexican population rich in fascinating traditions and customs.

Costa Sur
The Southern Coast of the bay is distinguished by tranquil waters, abundant vegetation and beautiful beaches framed by the Sierra Madre mountain range. In this region can be found the small towns of Mismaloya and Boca de Tomatlán, along with hidden beaches far from the hustle and bustle, such as Yelapa, Las Ánimas, Quimixto and the spectacular Los Arcos maritime reserve.

Costa Norte
The bay’s Northern Coast offers the best of both worlds; from exclusive resorts and world-class golf courses to typical small towns and tranquil beaches. The North Coast is home to Los Veneros and is made up of the Nuevo Vallarta, Bucerías, La Cruz de Huanacaxtle and Punta Mita zones.
Los Veneros is located in the heart of the Mexican Pacific on the north coast of the Bahía de Banderas between the Cruz de Huanacaxtle and Punta de Mita just 25 minutes (16 miles) from Puerto Vallarta International Airport.

Located on the same latitude as Hawaii, Puerto Vallarta offers an extraordinary climate with more than 300 days of sunshine per year and average temperatures of 77°F during the day and 68°F at night.
The Residences
The scenery, a mixture of indigo, sapphire and cyan that meet on the horizon, provides the ideal backdrop for the forms that are characteristic of Contemporary Mexican coastal architecture. These proud forms come together purely, simply and naturally at the edge of the Pacific.

Tropical vegetation and an extensive beach of fine white sand caressed by the sea are the elements of surroundings that, in harmony with the comforts of a world-class destination, make this a perfect location. Los Veneros makes it possible to pause, take a deep breath, marvel at the surrounding beauty and set off on a new experience each day.
The internationally prestigious firm George W. Girvin Associates completed the site plan and Master Plan for Los Veneros and the landscape architecture as well, succeeding in creating surroundings that evoke tremendous pleasure for residents while at the same time protecting, preserving and emphasizing the location’s natural beauty.

The earthly paradise of Los Veneros extends across 37 acres on the Pacific Coast. The development spans 1,262 feet of beachfront and will include a boutique hotel with 80 suites as well as eight buildings housing residences. The buildings, consisting of four and six floors, will provide space for 239 residences distinguished by their spectacular views of the bay and impeccably finished decor that speaks in complete harmony with the surroundings.

1. Principal entrance
2. Boutique Hotel
3. Tennis courts
4. Beach Club
5. Spa
6. Outdoor covered barbecue area
7. Restaurant
8. Children’s Club
9. Ecological Reserve

Residences:
A  Agave
B  Buganvilla
C  Ceiba
D  Dátil
E  Ébano
F  Fresno
G  Granada
P  Pacífico
Sayulita
Penthouse

Levels: PH MF – PH FF
No. of floors: 2
No. of bedrooms: 4
Number of baths: 4 ½
Pool: Yes
Interior area: 3,496.54 ft²
Exterior area: 2,828.97 ft²

Schematics Elevation

Schematics Plans

Penthouse Main Floor
Penthouse First Floor
Mismaloya
Penthouse

Levels: L2 MF - L3 FF and PH MF - PH FF
No. of floors: 2
No. of bedrooms: 3
No. of baths: 3 ½
Pool: Yes

Interior area: From 1,630.62 to 1647.30 ft²
Exterior area: From 1,403.39 to 1410.71 ft²

Schematics Elevation

Schematics Plans

Level 2 Main Floor
Level 3 First Floor

Penthouse Main Floor
Penthouse First Floor

Penthouse Main Floor
Penthouse First Floor
Yelapa
Penthouse

<table>
<thead>
<tr>
<th>Levels</th>
<th>PH MF – PH FF</th>
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<tr>
<td>No. of floors</td>
<td>2</td>
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</tr>
<tr>
<td>Number of baths</td>
<td>3 ½</td>
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<tr>
<td>Pool</td>
<td>Yes</td>
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<tr>
<td>Interior area</td>
<td>2,555.35 ft²</td>
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<td>Exterior area</td>
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Schematics Elevation

Schematics Plans

Penthouse Main Floor

Penthouse First Floor
**ATICAMA**  
**VILLA GARDEN**

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<th>Levels</th>
<th>Garden and L1</th>
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<td>No. of floors</td>
<td>1</td>
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<td>No. of bedrooms</td>
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<td>Interior area</td>
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<td>Exterior area</td>
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**BUCERÍAS**  
**VILLA GARDEN**

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<tr>
<td>Interior area</td>
<td>2,324.46 ft²</td>
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<tr>
<td>Exterior area</td>
<td>From 463.92 to 1,670.88 ft²</td>
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Marieta

Levels: L2 and L3
No. of floors: 1
No. of bedrooms: 4
No. of baths: 4
Pool: No
Interior area: 3,200.32 ft²
Exterior area: From 1,297.91 to 1,766.25 ft²

Miramar

Levels: L2 and L3
No. of floors: 1
No. of bedrooms: 3
No. of baths: 3
Pool: No
Interior area: 2,659.00 ft²
Exterior area: From 6,415.2 to 9,120.2 ft²

Schematics Elevation

Schematics Plans

Level 2

Level 3
Style Captured in Every Detail
The beauty of Los Veneros is born of the simplicity and the curves of its natural elements. It takes form in the selection of refined materials that forge a unique character that expresses itself in every detail.

The successful Los Veneros style comes from the fusion of the creative ideas of Barba Ramírez Arquitectos and Uribe, Krayer & Farca. Together, they have created an exceptional atmosphere that harmonizes the use of space with a relaxing interior esthetic that gives life to a spaciousness that captures the value of here and now.
No matter how small the detail, the finishing touches stand out at Los Veneros, from the outstanding quality of the materials to the fine craftsmanship with which it was built. The result: an exceptional space where beauty and comfort are the guiding principles.

Architectural details
• Spacious floor plans that combine functionality with esthetics
• Private balconies or patios
• Large windows that allow full appreciation of the bay views and provide lots of natural light for interiors
• High ceilings that emphasize the spacious interiors

Interior Décor Finishings
• Golden “Tepeji Busardeado” marble floors
• Solid wood entrance and interior doors
• Drywall ceilings
• Imitation wood PVC window coverings
• Red cedar closets

Outdoor Décor Finishings
• South American hardwood railings with coamacate ties
• South American hardwood pergolas
• Vestibule entryway with Piedra Bola stone surface
• Sliding glass terrace and balcony doors integrated with both interior and exterior spaces

Gourmet Kitchen
• Totally equipped kitchen with Santa Cecilia granite countertops
• Solid wood cabinetry
• Deep double-bowl sink manufactured by Franke
• Six-burner stove manufactured by Wolf
• Wall-installed stainless steel stove exhaust hood
• SubZero refrigerator
• Frigidaire dishwasher
• Frigidaire microwave

Bathrooms
• Golden Tepeji Busardeado marble tops, walls and floors
• Stanza sink and bathroom accessories
• Kohler toilet
• Urrea bathtub
• 9 millimeter wall mirror
The Experience
AMENITIES

Los Veneros has numerous amenities that allow you to live new experiences every day whether you want to just rest and relax or test your spirit for adventure.

Beach Club  Spa

Bars  Tennis courts  Restaurants

Walking trails  Pools  Business center  Fitness gym
Los Veneros and its surroundings offer multiple options for satisfying all types of personalities, interests and tastes. Your days will be filled with unique moments that will recharge your energy. Live them.
SERVICES

Los Veneros has been created according to a single philosophy: Create homes that make it possible to live and enjoy every moment. Providing the ultimate in efficiency and warmth and unmatched level of service comes with the knowledge and experience of a company that has earned a prestigious reputation in the hotel and guest services industry.

In addition to offering a rental program, this same company will offer a diversity of services aimed at enriching the experience of residents and their guests, including: Preparations for your arrival and departure from Puerto Vallarta, including restaurant reservations, events, tours, sporting activities as well as housekeeping, laundry, dry cleaning and supermarket-shopping services.
From the moment we decided to create Los Veneros, our dream has been to build yours. We work passionately day after day to create the foundation and the details that will make your home a reality.

ICON GROUP
The vision, development and sales for this project are the responsibility of ICON GROUP, a Mexican firm dedicated to the management of investment and development projects for first-class residential and tourism real estate. Today, ICON GROUP is developing projects at Punta de Mita in Nayarit, Puerto Nuevo in Baja California, and Puerto Cancún and Playa del Carmen in Quintana Roo.
www.icongroup.com.mx

OST DEVELOPMENTS
OUEST Developments, a land development company and a co-developer of Los Veneros selected the location for the development of this project. OUEST Developments is one of the leading developers in the region and the creator of the concept and master plans for Punta de Mita and Costa Banderas. The region has become one of the most prestigious and exclusive in all of Mexico and the world.

WALTON STREET CAPITAL
The project is backed by WALTON STREET CAPITAL, a leading private real estate investment company in the United States. With the backing of a series of opportunity and value-added funds, Walton St. Capital plans to invest approximately $3 billion in capital in 150 different projects in the American and international real estate markets.
www.waltonst.com

GEORGE W. GIRVIN ASSOCIATES
The internationally prestigious design firm George W. Girvin Associates has more than 30 years of experience and is headquartered in California. The firm’s work includes landscape architecture and the design and planning of parks and recreational areas, university campuses, resorts, hotels and golf courses. The firm’s portfolio of accomplishments includes extraordinary design projects such as: One & Only Palmilla, Los Cabos, Mexico; Sheraton Hacienda del Mar, Los Cabos, Mexico; Harbor View Inn, Santa Barbara, Calif.; and Montalcino at Napa Valley, Napa, Calif.

B-R ARQUITECTOS
The architecture is under the responsibility of BARBA+RAMIREZ ARQUITECTOS, an internationally recognized architectural firm with headquarters in Guadalajara, Jalisco. In recent years, B + R Arquitectos has participated in the construction planning, design and management of various projects in Bahía de Banderas and Punta de Mita, including Villas Solana, the Punta Mita beach club, Casa Tortugas also in Punta de Mita, Rancho Banderas on the Banderas coast and various homes in the exclusive Punta Mita and Costa Banderas development zone.

KRAYER + FARCA
A world-class team of award-winning design and architecture professionals has created the interior design for Los Veneros. OFELIA URIBE, ERICA KRAYER & EZEQUIEL FARCA, with headquarters in Mexico City, has worked on multiple international projects including hotels, stores, restaurants, real estate developments and private homes. This specialized team of designers creates poetic, functional, sensual and inspiring spaces of color and energy that generate a feeling of well being.
This offer to purchase real property interest is void in any jurisdiction where the seller has not been approved to sell real property interests, or has not otherwise complied with applicable law.

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