



An aerial photograph of the Punta Mita resort in Mexico. The image shows a lush green golf course on the left, a white sandy beach curving along the coast, and clear turquoise ocean waters. In the foreground, a rocky peninsula features a small green golf course. The sky is blue with scattered white clouds.

“PUNTA MITA IS THE ULTIMATE LUXURY TRAVEL DESTINATION”

– FORBES

An aerial photograph of the Punta Mita peninsula in Mexico. The image shows a lush green landscape with a golf course, several large resort buildings, and numerous smaller houses. The peninsula is surrounded by turquoise water with white waves crashing against the shore. In the background, there are more mountains and a larger body of water under a blue sky with scattered white clouds. The text "PUNTA MITA IS A 1500 ACRE PRIVATE PENINSULA WITH 9.5 MILES OF BEACHES AND COAST" is overlaid in white, bold, sans-serif font across the center of the image.

**PUNTA MITA IS A 1500 ACRE PRIVATE PENINSULA
WITH 9.5 MILES OF BEACHES AND COAST**

An aerial photograph of a tropical resort. A large, kidney-shaped swimming pool with clear turquoise water is the central focus. The pool is surrounded by a light-colored stone deck. To the left of the pool, there are several large, lush green palm trees. To the right, a sandy area is lined with numerous lounge chairs, each with a white umbrella. A person is seen swimming in the pool. The overall scene is bright and sunny, suggesting a warm, tropical climate.

**VAST RESIDENTIAL OFFERING, ESTATES,
VILLAS, CONDOMINIUMS AND HOME SITES**

TWO SIGNATURE RESORTS:



FOUR SEASONS
HOTELS AND RESORTS



ST. REGIS



An aerial photograph of a golf course in a tropical setting. The course features vibrant green fairways and greens, interspersed with numerous palm trees. A large sand trap is visible in the lower-left quadrant. In the distance, a dense line of trees separates the course from a blue ocean under a clear sky. A few people can be seen on the grass, and a white flag is visible on a green in the foreground.

TWO SIGNATURE JACK
NICKLAUS GOLF COURSES,
FULL TENNIS CENTER,
AND FITNESS FACILITIES.

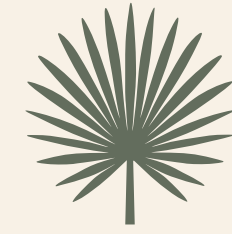
A wide-angle photograph of a tropical beach club at dusk. In the foreground, a large, rectangular swimming pool is illuminated with a soft blue light. To the left of the pool, three lounge chairs with light blue cushions and dark blue pillows are arranged on a wooden deck. Behind the pool, a large, open-air restaurant or bar is visible, featuring a wooden pergola structure with warm interior lighting. The restaurant is situated on a stone wall overlooking the ocean. In the background, a long pier extends into the sea under a deep blue twilight sky. Several tall palm trees are scattered throughout the scene, with one particularly large one in the center. The overall atmosphere is serene and luxurious.

FIVE FULL SERVICE BEACH CLUBS FOR RESIDENTS AND GUESTS, A FULLY EQUIPPED WATER SPORTS PROGRAM INCLUDING A PIER AND YEAR ROUND EVENTS.

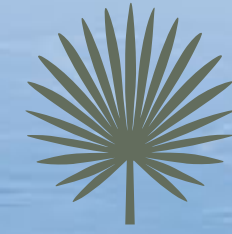


01

Project Overview



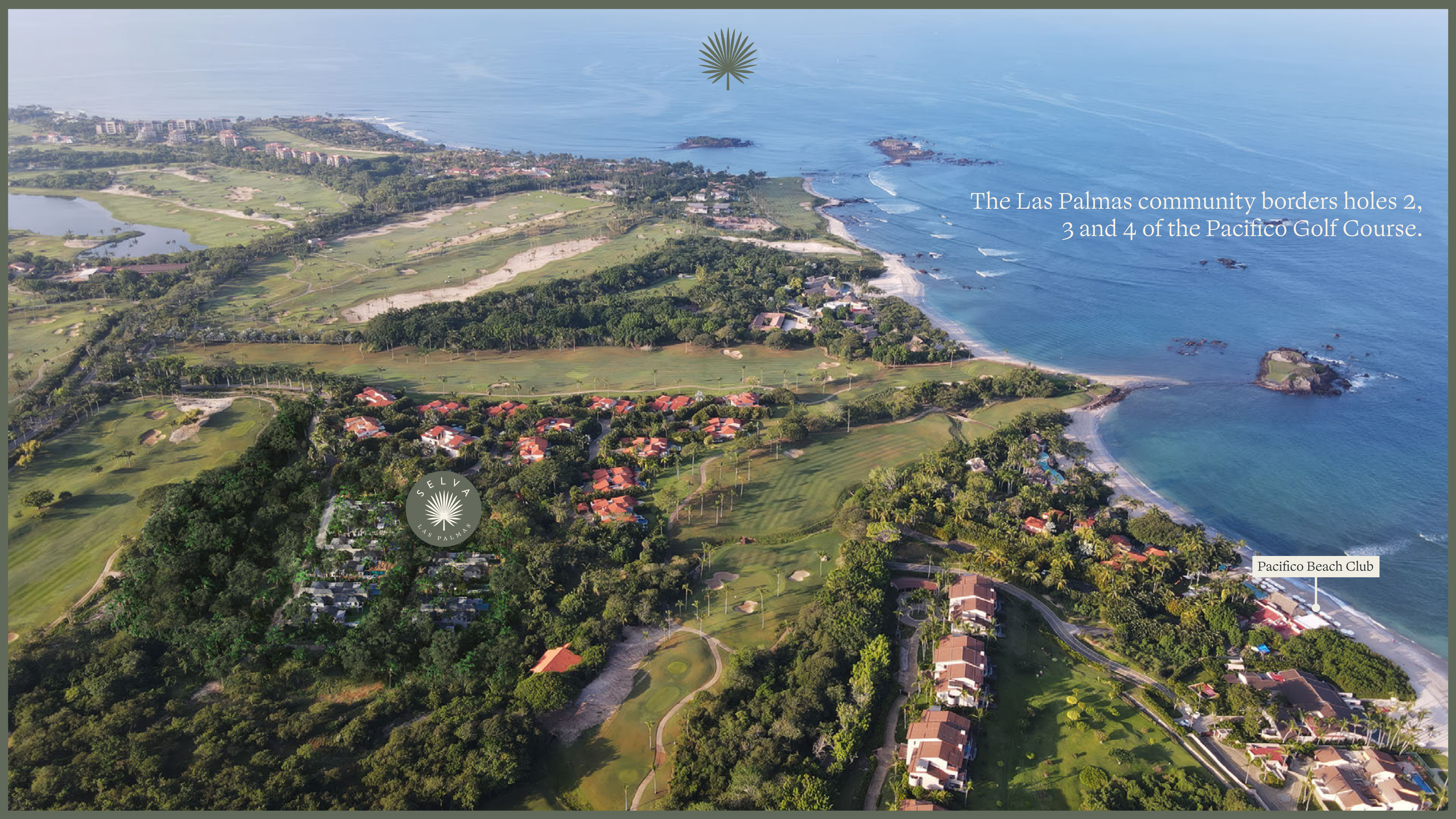
Las Palmas is a community consisting of 38 villas - 28 existing and 10 SELVA villas to be built - spread across 10 acres.

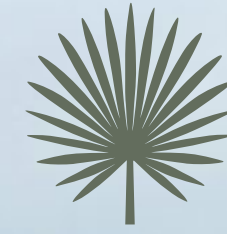


The Las Palmas community borders holes 2, 3 and 4 of the Pacifico Golf Course.

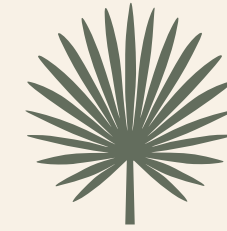


Pacifico Beach Club



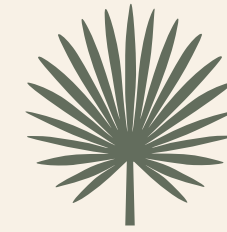


SELVA Las Palmas offers owners a very private, modern, quality residence embedded in the midst of jungle-like garden.



Allowing for maximum privacy, the 10-villa SELVA community is nestled within the existing Las Palmas Association. The villas, surrounded by lush tropical vegetation, create an intimate, secluded residential setting. The unique location is ideal for residents who appreciate the Punta Mita lifestyle and value a well-designed villa that puts privacy first - inside and out.

The convenient golf cart access to Pacifico Beach Club exclusive to Las Palmas takes you to the beach in seconds, and it's a fun, short walk for the kids. From Las Palmas you can also hop onto the biking/running path to go out and explore Punta Mita.



As Punta Mita continues to be recognized more and more as ‘The’ Mexican Pacific Coast resort community, SELVA’s central Punta Mita location becomes even more valued by its residents. SELVA residents are afforded a strategic location that provides them the opportunity to enjoy the amenities that the magnificent Punta Mita peninsula has to offer.





02

Architecture



Owning a villa in Punta Mita is a privilege for not too many residents. SELVA provides the seamless experience of living and playing in a golf cart beach community, uninterrupted by vertical offerings - without having to pay for an estate home.

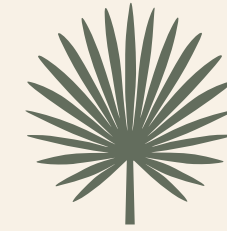


Designed by **Gabriel Lopez Morton Architects** and **Marina Pani Interiors**, SELVA exemplifies a sensitive integration of architecture and interior design, providing residents with a unique, one-of-a-kind design experience. With consideration to the surroundings and design, much care has gone into the selection of color palettes, building materials and structural layout so as to enhance the villa's unique and stylish presentation.

Gabriel and Marina collaborated closely to design a home that is sophisticated and modern, yet highly functional. Learning from the lifestyle of the Punta Mita community, SELVA strikes a tasteful balance between open, connected social spaces and private, restful personal areas.







Natural and native materials have been carefully selected to contribute to the villa's natural feel and to blend and harmonize with the surrounding tropical gardens. The villa design - inside and out - presents a clean, organic architecture that incorporates contemporary design and stylish taste with high quality craftsmanship.

Each villa has its own unique and distinctive ambiance for working, entertaining or simply enjoying oneself in a quiet relaxing environment.

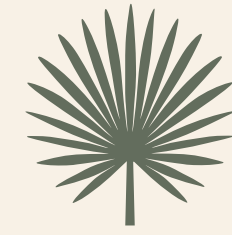


The entrance to the villa takes guests into a large courtyard that features a fountain and tropical garden, inspiring guests to unwind and explore the home beyond.

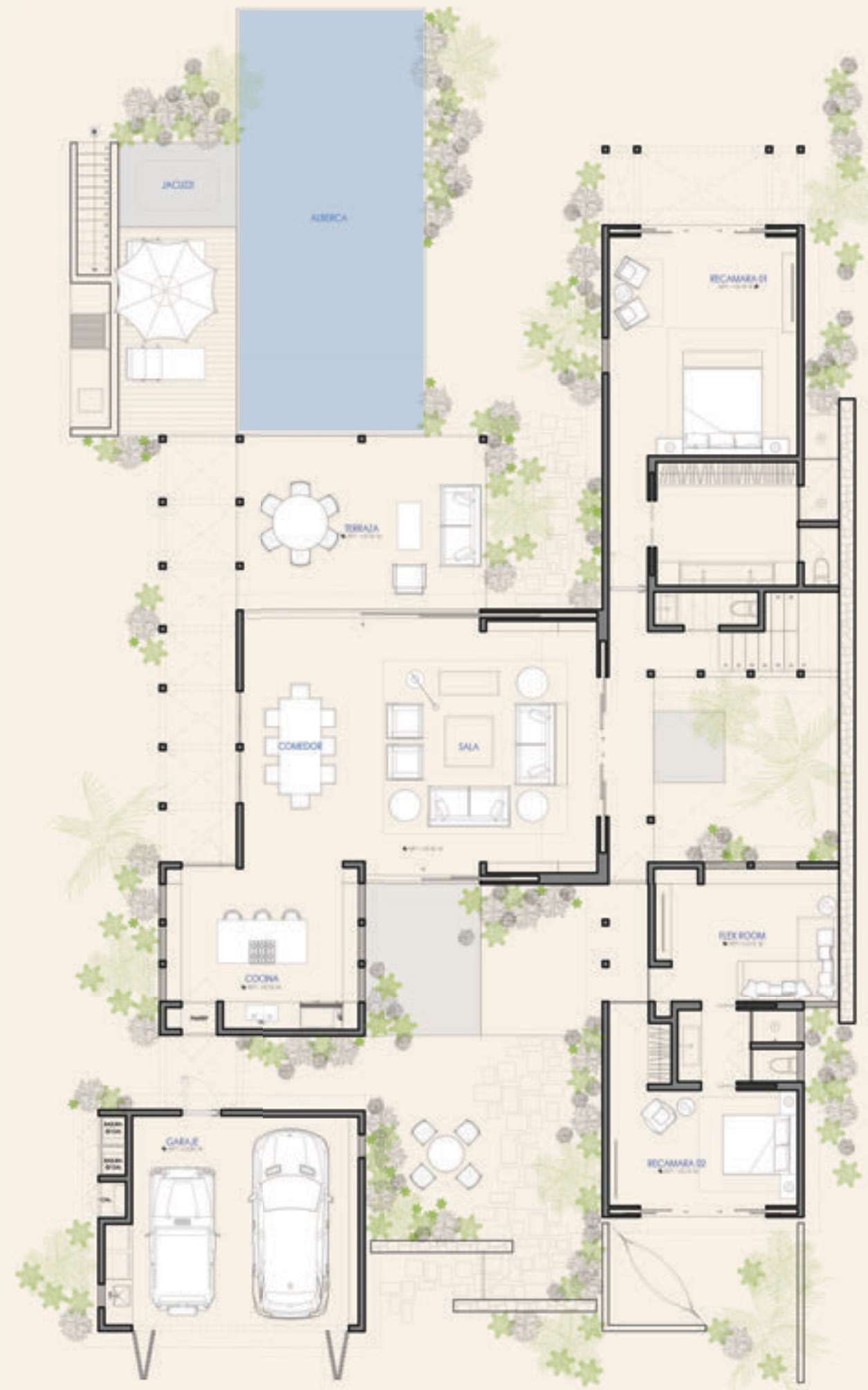




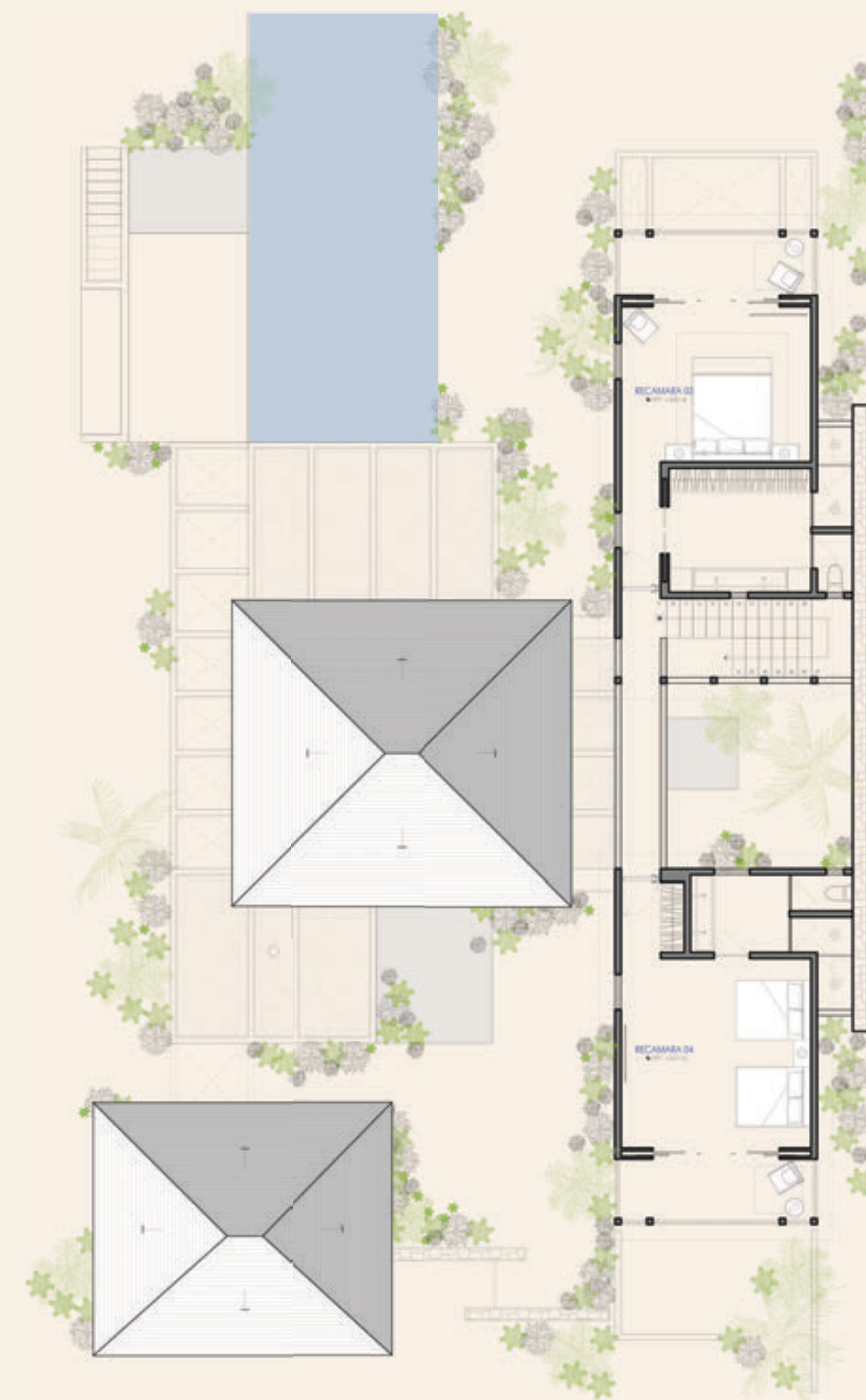
Site Plan



Floorplans



Lower Level

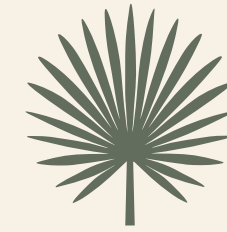


Upper Level



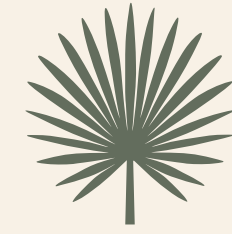
03

Project Features



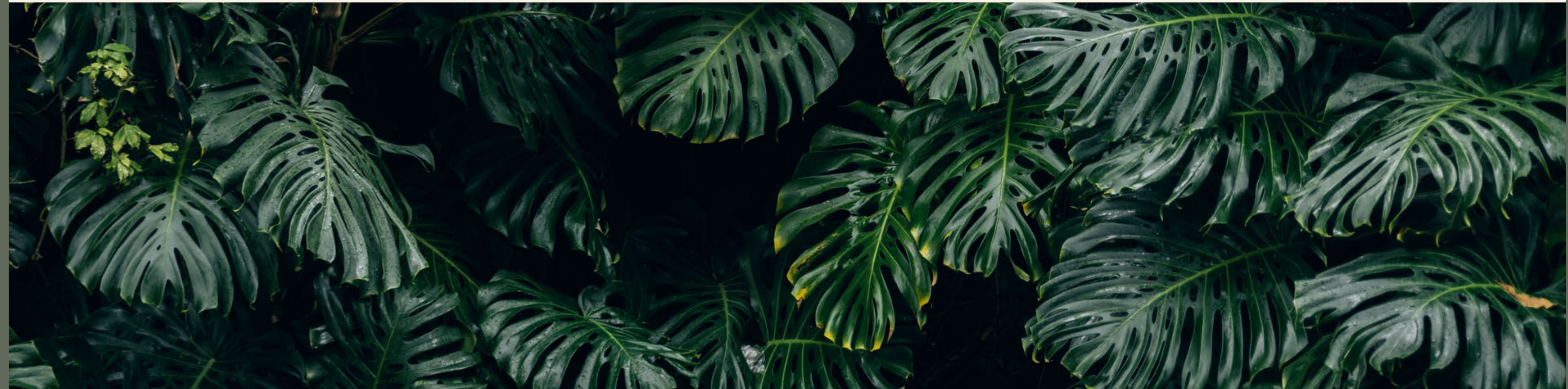
The project features 10 villas with 4-bedrooms plus flex room or office, comfortably accommodating 8-10 adults.

- 4-bedroom floorplan
- Two master bedrooms: one on the main floor and one on the upper level
- Flex room/office
- Four bathrooms, one in each bedroom suite
- Powder room near social area
- Jacuzzi
- Private pool
- BBQ area
- Indoor/outdoor living areas
- Entrance and interior courtyards
- Gardens
- Double car garage with laundry and storage space
- Underground mechanical room with storage space



Gardens & Pools

The gardens at SELVA are the centerpiece and crowning achievement of the project. The meticulous landscaping creates lush tropical green spaces that enhance your living experience, providing privacy, decor, tranquility and an ambience of relaxation. Every window, terrace, and the intimate pool area treats you to captivating vistas of vibrant plants, flowers, trees, and majestic palms.





The inviting pool and BBQ area are optimally located at the outer edge of the villa's ample terrace, which is an extension of the living and dining area. This provides a smooth transition between indoor and outdoor living spaces, and allows family and guests to stay connected as they go about their various activities.





Strategically located in the center of Punta Mita, SELVA's location favors privacy and tropical gardens. The well-crafted villa is positioned amid exuberant vegetation and complemented with views of the historic Careyeros Hill. The holistic design of the villa, with its natural surroundings, awe-inspiring beauty and sense of peace, all contribute to make SELVA the perfect sanctuary.



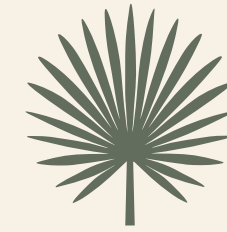


The open concept kitchen, dining and living area flow into the terrace and pool area. Windows abound, enhancing the sense of coexistence with nature. The bedrooms and flex room, while easily accessible from the social area, are set slightly apart so as to maximize peace and privacy.

Four expansive bedrooms with accompanying en suites offer something for everyone. There are two master bedrooms with attached terraces, including one on the ground floor to accommodate stair-free living, plus two more bedrooms, each with a patio or balcony.







Garage & Storage

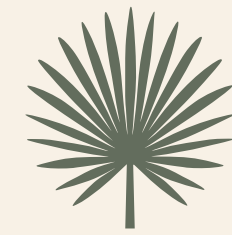
As many Punta Mita owners attest, the garage is an important, valued part of a property.

Storage space is key to stash all the toys enjoyed in this community. Villa ownership makes storing gear much easier and more accessible than in vertical condominiums. In addition to the double garage, the floor plan includes room for storage, as well as many spacious closets throughout.



04

Developer Track Record



zeiba.

is a unique hands-on boutique developer with relevant local development experience.

Recent experience includes:

Punta Mita & Vallarta Areas

Reserva Hacienda de Mita, Punta Mita

Reserva is a 4 acre enclave of six estate homes that are part of Hacienda de Mita - one of the most coveted communities in Punta Mita - with its own private beach club and access to great surf at Anclote beach. The homes feature six spacious bedrooms with glorious bathrooms with outdoor spaces. This is the perfect family estate with enough space to entertain two families plus friends.

www.reservapuntamita.com



Las Terrazas, Punta Mita

Repositioned 27-unit condo project that was originally built in 2007. Zeiba acquired 20 units and undertook a full remodel of common areas and interiors, including an important unit enhancement, and ran the HOA until stabilized. Successfully marketed and sold this formerly distressed project in 3+ years.

www.terrazaspuntamita.com



Oasis, Puerto Vallarta

Condominium in Downtown PV. The first phase included a 50-unit tower with riverfront amenities. Project was very successful, especially at the time of development in 2008. Final phase is expected to be completed in late 2023 with 95+ units.

www.oasisvallarta.com



UAVI, Litibú, Punta Mita

UAVI is a brand new exclusive community set along the pristine beach at Litibú, in Riviera Nayarit. Beautifully designed condos, sweeping ocean and mountain views, and extensive oceanfront amenities make UAVI the ultimate place to live and unwind. All 44 units feature spectacular ocean views with generous floorplans of 3, 4 & 5 bedrooms.

www.uavi.mx







SELVA

LAS PALMAS

www.selvapuntamita.com

Developed by Zeiba with a special focus on responsible development that caters to families and the Punta Mita Lifestyle.

*Proprietary and Confidential
Information and terms subject to change without notice.*

