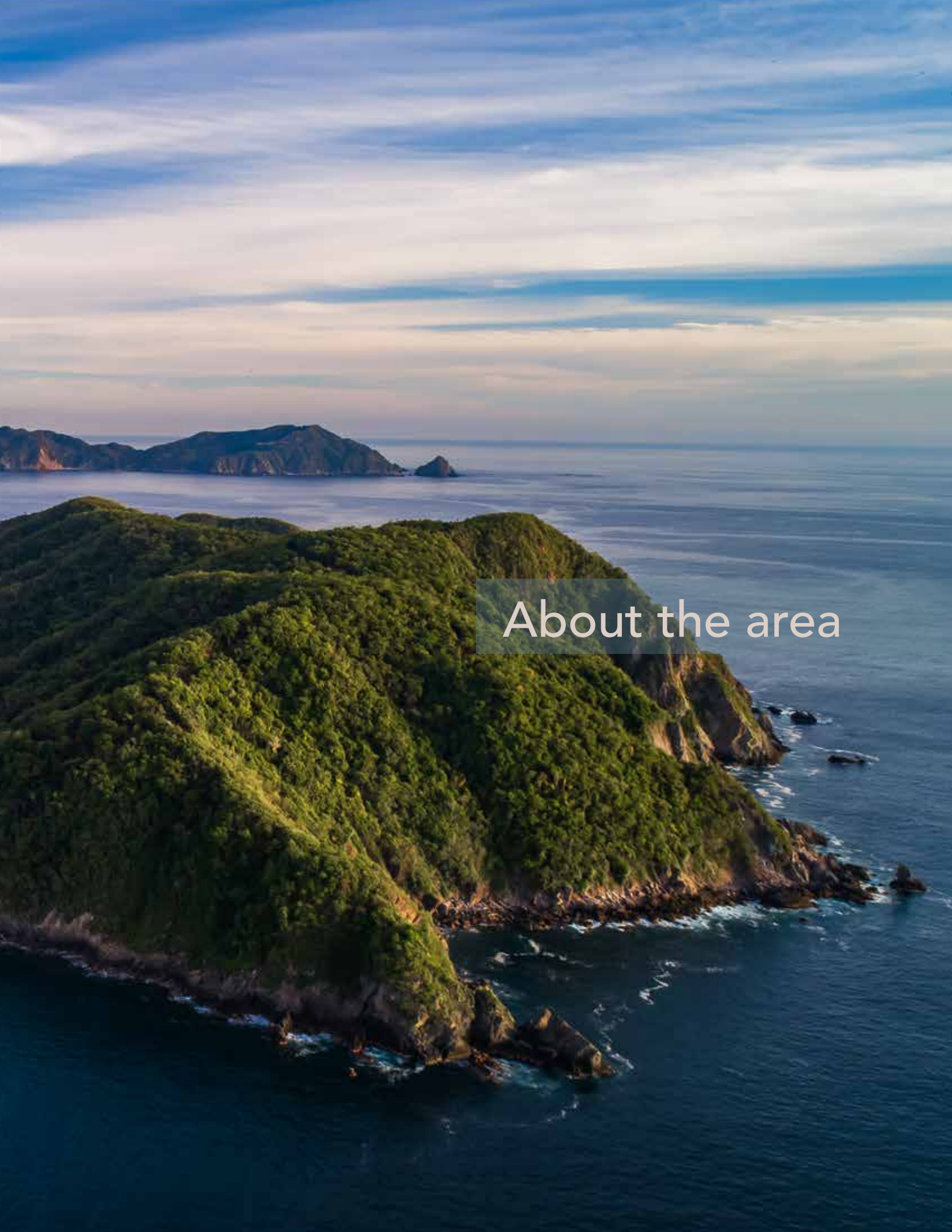


CUASTECOMATES

An exclusive luxury project brought to you by



An aerial photograph of a rugged, forested coastline. The land is covered in dense green vegetation and slopes down to a rocky shore where waves are breaking. In the distance, other islands and a small rock formation are visible under a sky with soft, wispy clouds. A semi-transparent rectangular box is overlaid on the right side of the image, containing the text "About the area".

About the area

Emerging Luxury Destination

The Pacific coast of Mexico is rapidly gaining popularity among visionaries and entrepreneurs who recognize its incredible potential. This stunning stretch of coastline, featuring breathtaking beaches, striking capes, and serene bays, extends from Puerto Vallarta to Manzanillo. Nestled between these two destinations is Cuastecomates, a land poised for a visionary project to bring it to life.

This area, long a favorite of the jet-set elite, is becoming more accessible thanks to new infrastructure developments, including a new airport and highway. These projects are expected to significantly boost tourism to this already celebrated paradise. The landing strip has been completed, and a future road will allow local residents to access the main highway without crossing the runway. These facilities are projected to be operational within two years. Upon completion, the airport will be a 90-million-peso facility capable of accommodating 170-passenger aircraft, serving both commercial and private flights.

Local authorities have dubbed this region "a diamond in the rough" and believe it is "destined to become the most beautiful beach on the Pacific coast." Last year's announcement of a US \$400-million investment package will transform the Costalegre coastline like no other in the country.

The possibilities for ambitious projects within these 150 hectares of land overlooking the vast Pacific Ocean are endless.



Surrounding Developments







6 hr

5 hr

4 hr

3 hr

2 hr

1 hr

Accessibility



Puerto Vallarta Airport (PVR):

Distance: approximately 2.5 to 3 hours by car.

Flights: Puerto Vallarta is a major international hub with flights from many cities in the US, Canada and other international locations, as well as domestic flights from across Mexico.



Manzanillo Airport (ZLO):

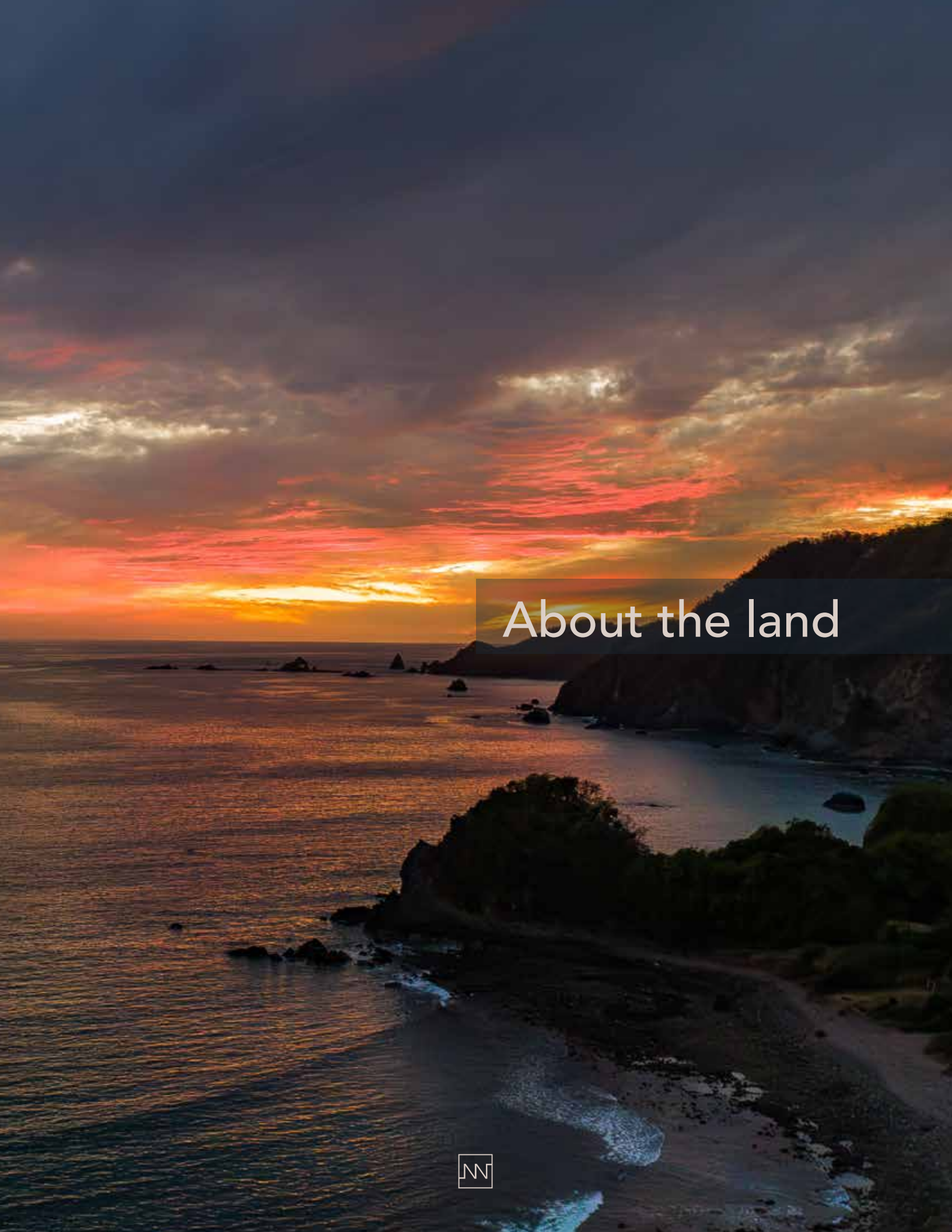
Distance: approximately 1.5 to 2 hours by car.

Flights: This airport receives flights from major Mexican cities like Mexico City and Guadalajara, as well as some international flights from the United States and Canada.



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A full-page background image showing a sunset over a rugged coastline. The sky is filled with dark, heavy clouds, with a bright orange and yellow glow from the setting sun breaking through near the horizon. The sun's light reflects on the choppy surface of the ocean. In the foreground, a dark, rocky headland with some vegetation curves into the water. The overall mood is serene and majestic.

About the land



Nestled along the sun-kissed beaches of Cuestacomates in the heart of Costa Alegre, the most talked-about new tourist destination on Mexico's Pacific coast, lies an extraordinary 81.6 hectares (816,000m²) of potential. This property boasts 1.5 kilometers of pristine beachfront, offering unparalleled opportunities for visionary developers.

With its natural beauty and perfect topography, this location is tailor-made for high-end hotels, resorts, and multimillion-dollar mansions, akin to the neighboring Careyes which already features a four-season hotel and golf courses. The land comes fully equipped with all services, access, documentation, zoning rights, and permits, as well as four underground wells of fresh water.

Moreover, the area is currently witnessing a staggering \$1 billion USD in investments, transforming it into Mexico's new hotspot. Adding to its appeal is the upcoming 2025 opening of a new international airport nearby, along with major highway access linking it to international gateways like Puerto Vallarta and Manzanillo.

This development opportunity is not just promising; it's poised to redefine luxury coastal living in Mexico.





Lot satellite view:



David Fitzgerald

Phone: +52 322 2275 877

Mail: david@innovista.mx

Availabiliy: 9:00 AM - 8:00 PM CTZ

Maria Eugenia Casas

Phone: +52 322 111 1882

Mail: maru@innovista.mx

Availabiliy: 9:00 AM - 8:00 PM CTZ