



# Mita Woods

## PVRPV Real Estate

### Property Information:

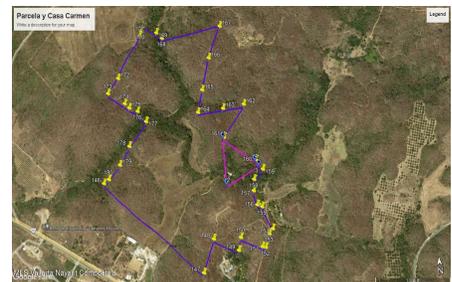
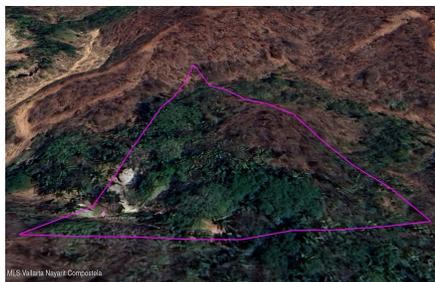
**\$ 995,000.00 USD** For Sale

- **Type:**
- **Bed(s):**
- **Bath(s):**
- **Country:** Mexico

- **State / Region:** NAYARIT
- **City:** Riviera Nayarit
- **Area:** Punta de Mita
- **Year Built:** 0

### Property Description:

Exceptional investment opportunity near Punta de Mita: 12,506.99 m (134,624 sq ft) of lush tropical land just across from Auberge's Susurro del Corazon. Ideal for securing zoning to develop a small gated community or premium condominium regime, the property offers walkable jungle pathways, its own water source, and 4 income-producing properties (3 small cabins and one main house). A natural ridgeline provides prime sites with sweeping ocean views. Since the neighboring parcel is already zoned for a small condominium community, obtaining matching zoning for this property should be straightforward, opening the door to the potential unification of both sites. This property is presently I zoned as N-BOS-A. The goal could be to change it to a H211 at some point or just keep it as it is.



PROYECTO DE CONSTRUCCION DE UN CASERIO PARA 10 UNIDADES HABITACIONALES EN LA ZONA RUSTICA DE LA COMUNIDAD INDIGENA DE LA SIERRA DE LA NEBLINA, MUNICIPIO DE SAN CARLOS, GUAYAS, ECUADOR.

**CUADRO DE COORDINACION FRACCIONES - PARCELA 1980**

ORDEN	FRACCION	COORDENADAS	AREA
1	FRACCION 1	1000,000 1000,000	1000,000
2	FRACCION 2	1000,000 1000,000	1000,000
3	FRACCION 3	1000,000 1000,000	1000,000
4	FRACCION 4	1000,000 1000,000	1000,000
5	FRACCION 5	1000,000 1000,000	1000,000
6	FRACCION 6	1000,000 1000,000	1000,000
7	FRACCION 7	1000,000 1000,000	1000,000
8	FRACCION 8	1000,000 1000,000	1000,000
9	FRACCION 9	1000,000 1000,000	1000,000
10	FRACCION 10	1000,000 1000,000	1000,000
11	FRACCION 11	1000,000 1000,000	1000,000
12	FRACCION 12	1000,000 1000,000	1000,000
13	FRACCION 13	1000,000 1000,000	1000,000
14	FRACCION 14	1000,000 1000,000	1000,000
15	FRACCION 15	1000,000 1000,000	1000,000
16	FRACCION 16	1000,000 1000,000	1000,000
17	FRACCION 17	1000,000 1000,000	1000,000
18	FRACCION 18	1000,000 1000,000	1000,000
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22	FRACCION 22	1000,000 1000,000	1000,000
23	FRACCION 23	1000,000 1000,000	1000,000
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25	FRACCION 25	1000,000 1000,000	1000,000
26	FRACCION 26	1000,000 1000,000	1000,000
27	FRACCION 27	1000,000 1000,000	1000,000
28	FRACCION 28	1000,000 1000,000	1000,000
29	FRACCION 29	1000,000 1000,000	1000,000
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67	FRACCION 67	1000,000 1000,000	1000,000
68	FRACCION 68	1000,000 1000,000	1000,000
69	FRACCION 69	1000,000 1000,000	1000,000
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95	FRACCION 95	1000,000 1000,000	1000,000
96	FRACCION 96	1000,000 1000,000	1000,000
97	FRACCION 97	1000,000 1000,000	1000,000
98	FRACCION 98	1000,000 1000,000	1000,000
99	FRACCION 99	1000,000 1000,000	1000,000
100	FRACCION 100	1000,000 1000,000	1000,000

**SUPERFICIE = 10.000,00 m<sup>2</sup>**

**COORDENADAS UTM**  
 UTM: 18QUD  
 Zona: 18QUD  
 Paralelo Sur: 01° 00' 00" S  
 Meridiano Oeste: 78° 00' 00" W  
 Fuente: Sistema de Referencia Geográfica de Ecuador 2022  
 MGL: mgl@yaho.com.ec / 322 77 99 530

