

\$50,000,000 - 123 Litibu - Riviera Nayarit, Mexico

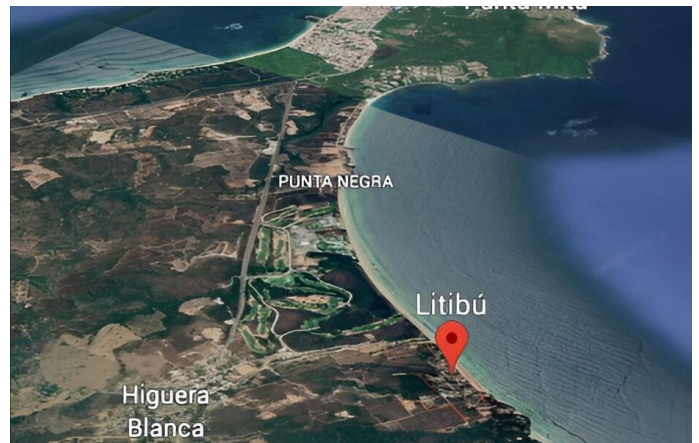
MLS® #20831057

\$50,000,000

0 Bedroom, 0.00 Bathroom,
Land on 35.00 Acres

RIVERA NAYARI, Mexico, OS

LitibÃ°, Nayarit, presents an exceptional investment opportunity for those seeking to enter the high-end tourism market in Mexico. This prime location is positioned to become a world-class luxury destination, offering a unique combination of exclusivity, strategic connectivity, and government-backed incentives. Exclusive Tourism & Residential Development Potential: LitibÃ° is an emerging hotspot for luxury tourism, with vast opportunities for high-end residential and commercial projects that cater to discerning travelers. Strategic Location & Accessibility: Just 43 km (50 minutes) from Puerto Vallarta International Airport, the area is well-connected via Federal Highway 200 and a new shortcut from Guadalajara (3 hours), making it highly accessible for both domestic and international visitors. Government Incentives & Support: Investors can benefit from a range of fiscal incentives, including tax deductions, investment stimulus programs, and advisory support from state and municipal agencies. Key initiatives like FONATUR and FIPROTUR further enhance financial viability. High-Quality Infrastructure & Services: The area offers modern urban services, competitive costs, and accessibility to essential amenities such as banks, hospitals, pharmacies, restaurants, and schoolsâ€”ensuring a seamless experience for both investors and visitors. Also available a prime oceanfront land, 2054 square meters, offers an exceptional opportunity for



development, perfect for creating a stunning beach club. With direct access to the shoreline, a unique and desirable location for a luxury retreat or recreational space, ideal for attracting high-end clientele.

Broker Disclosure: The broker and its associates are not responsible for the accuracy of measurements or information provided in this listing. It is the responsibility of the buyer and their representatives to independently verify all details, including but not limited to, property dimensions, features, and other pertinent information.

Essential Information

MLS® #	20831057
Price	\$50,000,000
Bathrooms	0.00
Acres	35.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	123 Litibu - Riviera Nayarit
Subdivision	RIVERA NAYARI
City	Mexico
County	County in Country of Mexico
State	OS
Zip Code	63735

Amenities

Utilities	Private Road, Other, None
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Exterior

Lot Description	Acreage, Many Trees
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School Information

District	Mexico
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Elementary	Mexico
Middle	Mexico
High	Mexico

Additional Information

Zoning	Rustic - No Zoning
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Listing Details

Listing Agent	Walter Goyochea
Listing Office	Allie Beth Allman & Associates

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