

# Villa Koko

Region: Punta Mita **Sleeps: 12 - 22**

---

## Overview

Situated in the exclusive residential community of Punta Mita, Mexico, is the luxuriously chic Villa Koko. This stunning villa, that needs to be seen to be believed, is located on the north end of Banderas Bay in the state of Nayarit, and is a private gated complex that neighbours the famous Four Seasons and St. Regis hotel resorts. The incredible nine suite private oceanfront villa, which can accommodate up to eighteen adults and an additional four children features stunning en-suite bathrooms, an infinity pool, and breathtaking views of the Marietas Islands, mountains and golf courses.

Upon arrival guests will be blown away by the magnificent architecture; courtesy of the world-renowned architects Juan Collignon and Manolo Mestre, with interior design by Karen Collignon. When paired with the incredible exclusivity of the surroundings; Villa Koko is the perfect slice of tropical paradise for a large family holiday, golf retreat, or corporate trip.

Interior and exterior flow together seamlessly thanks to the use of natural materials such as stone and wood both inside and out, along with hay roofing and lush palm trees, which provide cooling shade. The decor is raw and neutral throughout the whole villa, with shades of cream in the plush sofas and carpets in the lounge areas, as well as rich wooden tables and natural, earthy fabrics. The villa features huge floor to ceiling windows which flood the rooms with light and fresh tropical breezes, adding to the overall atmosphere of rustic, barefoot, hippie chic, that absolutely oozes luxury. Villa Koko's authentic utopian vibe is fantastically complemented by some thoroughly modern touches; guests here can enjoy a fully equipped kitchen, decorated in neutral shades of shell and pearl, beautifully offset by warm chunky wooden furniture, light stone flooring, and black marble accents. The Villa comes complete with staff to tend to your every whim, including a chef, waiter and bartender, as well as a media room, fitness room, and a spa featuring steam room, cold shower, and outdoor stone bathtub. Guests will also be able to enjoy state-of-the-art entertainment systems, wifi, and Sonos digital sound systems throughout, as well as automated Lutron lighting, both inside and out, allowing you to create the perfect atmosphere, whatever the occasion.

Each suite in the villa features either king or queen size beds, lounge areas and air conditioning, as well as hammocks, vanity areas, and an incredible balcony or terrace to showcase the magnificent views. The bedrooms are rich with dark woods and earthy tones, with chunky exposed ceiling beams and



stunning contemporary style artworks adorning the walls. All of the nine bedrooms at Villa Koko are en-suite, giving guests the option of a stand-alone shower, rain shower, outdoor shower, or bathtub.

Villa Koko features several incredible outside areas, including an alfresco dining area situated under the hay roofing, which provides seating for 18 guests at handsomely crafted wooden tables, as well as a sand terrace fire pit - perfect for cosy evenings with a glass of wine and the sand between your toes while the waves lap the shore. There's also a separate barbecue area, hammocks, sun loungers, hot tub, and 90ft heated infinity pool.

## Facilities

Villa/House • Wow Factor • Instagrammable • Wellness • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Beach • Walk to Restaurant • <1hr to Airport • Coffee Machine • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Satellite TV • TV • Bicycles Provided • Sauna/Steam • Gym/Fitness Room • Home Cinema • Caretaker/Owner on Site • Beachfront • Waterfront • Seaview • Watersports • Sailing • Canoeing/Kayaking • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic • Scuba Diving • Boat Trips • Seafront



# Interior & Grounds

## The Villa

Villa Koko is a luxury villa located in a prime position within exclusive Punta Mita, comfortably accommodating up to 18 adults and 4 additional children across 9 beautifully-appointed, en-suite bedrooms.

### Ground Floor

- Media room
- Family room
- Dining room with pool and ocean views

### First Floor

- Isla Suite with king-size bed, pool view and en-suite bathroom
- Arena Suite with king-size bed, garden terrace and en-suite bathroom
- Coral Suite with 2 queen-size beds, additional bunk beds and en-suite bathroom (*ideal family suite!*)
- Caracol Suite with 2 double beds, additional bunk beds and en-suite bathroom (*ideal family suite!*)

### Second Floor

- Sol Master Suite with king-size bed, ocean view and en-suite bathroom
- Luna Master Suite with king-size bed, ocean view and en-suite bathroom
- Marea Suite with king-size bed, garden view and en-suite bathroom
- Brisa Suite with king-size bed, ocean view and en-suite bathroom
- Lluvia Suite with king-size bed, garden view and en-suite bathroom

### Exterior Grounds

- Private infinity pool
- Jacuzzi
- Outdoor living room
- Gardens
- Sand terrace with hammock
- Firepit

### Additional Facilities

- Wi-Fi connection
- Digitally controlled A/C system, fans, blackout curtains and lighting system in every guest room
- 65" 4K TV flat-screen with Apple TV & Netflix in every guest bedroom
- 75" 4K curved-screen TV with Denon & Bose sound system and Apple TV in the Media Room
- Sonos digital sound system controlled by a central iPad and connected to Spotify, streaming playlists to 9 different areas of the property
- Fitness room
- In-house spa with steam room, cold shower and outdoor stone bathtub



(treatments available for an additional charge)

- Nespresso coffee station in every guest room
- 6 vintage bicycles
- 2 golf carts (seating 4 people in each)

## Location & Local Information

Punta Mita is a 1,500 acre private peninsula home to several exclusive hotel resorts and exclusive gated communities. Situated in the Riviera Nayarit, north of Puerto Vallarta, this luxurious locale is popular with the rich and famous, and has won multiple accolades to boot. Punta Mita is known for its pristine beaches and unpolluted waters, as well as its private beach clubs, spectacular golf courses, and stunning ocean views. The beaches offer a multitude of activities to enjoy, including surfing, scuba diving, windsurfing and paddle-boarding, and thanks to it sharing the same latitude as the Hawaiian Islands, gentle sea breezes keep the temperature comfortable during the warm winters and hot summers. With an average of 345 days of sunshine a year, Punta Mita boasts one of the most pleasant climates in the world.

Nayarit itself is a tropical wonder whose Pacific coastline stretches for almost 200 miles, and provides an incredible backdrop of mountains, lush, colourful vegetation, and endless golden beaches. Banderas Bay, where you'll find Villa Koko is located in Nayarit and is one of the most beautiful tropical bays in the world. Every year it plays host to a spectacular natural phenomenon; humpback whales arriving to give birth. The incredible sight of the whales breaching, jumping, and spouting water, along with catching glimpses of their newborns, is an experience that holidaymakers will never forget.

## Local Amenities

Nearest Airport	<b>Licenciado Gustavo Díaz Ordaz International Airport (42 km)</b>
Nearest Town	<b>Corral del Risco (4 km)</b>
Nearest City	<b>Puerto Vallarta (45 km)</b>
Nearest Restaurant	<b>Restaurant Sufi (1 km)</b>
Nearest Supermarket	<b>Mercado Ollín (3 km)</b>
Nearest Beach	<b>Beach (300 m)</b>
Nearest Golf	<b>Punta Mita Golf Club (3 km)</b>



Nearest Tennis

**Punta Mita Tennis Center**  
**(3 km)**

---

## What we love

- Villa Koko is situated within an exclusive and private gated community in one of the most beautiful areas in Mexico - if not the world. With spectacular ocean views, use of exclusive golf and beach club facilities, and your own private 90ft infinity pool, this is the ultimate in luxury holiday destinations
- The villa is beautifully designed and decorated throughout to allow indoors to blend seamlessly with outdoors. The use of raw and natural materials in both the interior and exterior design allows guests to enjoy a truly open plan holiday experience
- Located on the Riviera Nayarit, Villa Koko enjoys warm weather and cool breezes throughout the year; perfect for enjoying the golden sandy beaches and glittering turquoise waters

## What you should know...

- Two of the rooms feature bunk beds and so the total maximum group size the villa can accommodate is 18 adults and an additional 4 children
- Please note that there is a food & beverage deposit due of \$120 per night, per adult (subject to 16% VAT tax) on top of the advertised rates - this will be pre-charged to your card a couple of weeks prior to your arrival

# Terms & Conditions

- Security deposit: \$15,000 due prior to arrival and to be refunded in full, subject to a damage inspection on departure.
- Arrival time: 4 pm.
- Departure time: 10 am.
- Energy costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes, included in the rental price.
- Internet access?: Yes, high-speed Wi-Fi is included in the rental price.
- Changeover day: Flexible.
- Minimum stay: Please note that there is a 3-night stay, this is 7-nights over the Festive period.
- Pets welcome?: Not permitted.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: The 16% VAT tax and 10% Gratuity Fee have been included in the rental price.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Other Ts and Cs: FOOD & BEVERAGE: There will be a pre-charge deposit to the guest's credit card a couple of weeks prior to your arrival. That deposit will be used for pre-stocking based on the menu created by the Chef according to the guests' preferences. Upon arrival, any other local, chargeable services they might want like massages, yoga or excursions will be added to the same account. At the end of your stay, the local property managers will present a final expenses report and we will reimburse or charge any pending balance.

**Please note that this property requires a 50% deposit at time of booking.**