

*One & Only*

PRIVATE HOMES

*Mandarina, Mexico*

MANDARINA

NAYARIT, MEXICO







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ONE&ONLY  
RESIDENTIAL OFFERINGS

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# 55 ultra - private, oceanside villas

## ONE&ONLY MANDARINA PRIVATE HOMES

Each villa in the One&Only Mandarin Private Homes collection is architecturally unique and custom designed specifically for its location. Two residence styles—villas and estate villas—feature four, five and eight-bedroom floor plans, offering up to nearly 19,000 square feet of seamless indoor and outdoor living. Envisioned to suit a range of lifestyles, two-story designs include infinity-edged pools and gracious outdoor spaces for gathering and entertaining. More intimate spaces are tucked beneath the shade trees or nestled along the ocean-view mountainside.







## residential offerings

### VILLAS

4 & 5 Bedrooms  
5,160 to 6,850 Interior Sq Ft  
2,400 to 3,060 Exterior Sq Ft

Designed to engage with their surroundings, the villas are centered around the outdoor living spaces, with great rooms open to the pool terrace and multiple, private bedroom suites.

### ESTATE VILLAS

8 Bedrooms  
10,840 Interior Sq Ft  
8,070 Exterior Sq Ft

Expansive estate villas comprise two homesites, creating an extremely private experience designed for multi-generational living and large-scale entertaining.





ONE&ONLY  
DESIGN & ARCHITECTURE

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"Each day, you can wake up and decide what kind of experience you want to have. The villas are really the instruments that frame those experiences."

RICK JOY, ARCHITECT OF  
ONE&ONLY MANDARINA  
PRIVATE HOMES





# architecture

VILLA DESIGN

One&Only Mandarin Private Homes features the innovative, forward-thinking vision of the award-winning Rick Joy Architects, a firm renowned for its climate responsive, environmentally sensitive work. The villas are designed to blend with the landscape rather than reshape it—taking a humble approach that allows nature to take center stage. Thoughtful architecture and careful, low-density land planning allow for dramatic, dynamic living.











## VILLAS BY RICK JOY ARCHITECTS

The secluded, mountainside setting of One&Only Mandarin Private Homes affords residents absolute privacy and serenity. Nestled amidst the trees, the villas are carefully positioned to maximize sunlight, ocean breezes and view lines, offering varying experiences based on their location. Far-reaching vistas capture the hillsides fading into jungle canopies, the landscape dropping off to the sea, and the sun slipping beneath the ocean.



# interiors

VILLA DESIGN

Bathed in natural light, open-concept interiors provide endless possibilities—intimate, private spaces and those for gathering and entertaining. The light throughout is ever-changing, whether filtered through the trees or reflecting off the blue ocean. Glass walls blur the line between indoors and out, while subtle details integrate seamlessly into the design. Custom woodwork, stone accents and earthy tones add a rich, textural warmth to the living spaces.











## CUSTOM INTERIORS BY ONE&ONLY MANDARINA

Enhancing the architecture from within, contemporary, holistic interiors feature world-class materials, refined detail and the finest quality of finishes. Every aspect is designed with an heirloom quality that can be passed down from generation to generation. Residents may choose from a selection of three furniture and finishings packages, highly curated by One&Only to ensure homes are remarkably designed and furnished upon arrival.

### MANDARINA

The Mandarin design scheme enlivens the interiors with vibrant pops of color, red clays and warm metals, including copper and brass accents.

### BEACH SERENE

The soothing Beach Serene design scheme features soft colors and subtle accents, minimal contrast, light-colored finishes and pale metals, including silver, tin and aluminum.

### TROPICAL SHADOWS

Contrasting the neutral interiors, this design scheme features a dark tone base and accent fabrics, dark finishes and blackened metals, including oil rubbed bronze and hot rolled steel.





ONE&ONLY  
AMENITIES & SERVICES

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# One&Only

MANDARINA

*Mexico*

## the resort

### ONE&ONLY MANDARINA

Residents of One&Only Mandarin Private Homes enjoy residential, resort and amenity offerings as rich and diverse as the land they are set upon. From a lush, mountainside setting to the exquisite pristine beachfront—One&Only Mandarin features world-class cuisine, blissful wellness, an exceptional kids' club and custom-tailored experiences that are harmoniously in tune with nature. Homeowners enjoy priority reservations, exclusive pricing and signing privileges at the neighboring One&Only Mandarin. In addition to the meticulous and gracious services of One&Only Mandarin, homeowners enjoy a host of residential services designed for turnkey, effortless ownership. Pairing discreet, personalized service and unprecedented amenities, One&Only Mandarin Private Homes offers a lifestyle of unforgettable experiences within a remarkable destination to call home.







### ONE&ONLY MAJAHUA BEACH CLUB

The calm, swimmable, blue waters of the Pacific gently lap the shore in front of One&Only Majahua Beach Club, where days can be spent enjoying as much or as little as one pleases. Infinity-edged pools appear as if their waters touch the sea and beachside terraces provide a setting of relaxed, casual elegance for seaside dining. Child-friendly pools and a nursery provide young ones with hours of enjoyment, while private massage cabanas offer the signature, rejuvenating treatments of One&Only Spa.

### THE JETTY

Homeowners may set off on their ocean adventures from The Jetty, which stretches out over the sea in front of One&Only Majahua Beach Club. Residents may moor their yachts or watercrafts, enjoying direct, easy access for sailing, whale watching and paddleboarding in the blue-water cove. A symbolic destination within One&Only Mandarin, The Jetty's end is marked by a circular fire pit, where a flame ignites nightly, representing the center of a long dormant volcano that shaped this landscape ages ago. Residents may gather there nightly for cocktails or to take in the colorful sunset.





## THE POINT

On the southernmost peak of One&Only Mandarina lies The Point, an adult-only destination capturing the most spectacular sunset views at Mandarina. An infinity-edged pool extends out over the mountainside, as if suspended above the ocean. A world-renowned chef will bring unique, globally inspired cuisine to the dinner menu at The Point, an extraordinary dining destination seamlessly connected to nature.



## THE PLATEAU

Tucked amidst the gently sloping hillsides of One&Only Mandarina, The Plateau offers its own distinct, poolside lounging and dining experience.

The Plateau is a destination for the whole family, featuring infinity-edged pools, cabanas, daybeds, and open-air dining for breakfast, lunch and dinner.

A destination bar below overlooks the sea from amidst the trees, while a custom boutique provides a curated collection of items for residents to enjoy.





### KIDS' CLUB

The wonders of Mandarin are brought to life for young residents by the nurturing One&Only team at the 85,000-square-foot Kids' Club. Children will be immersed in nature, from the tree houses designed for playtime and stargazing, to the butterfly sanctuary, where they can help nourish the Mandarin butterfly population. They may also explore the land's archaeological significance, with ancient petroglyphs from the Cora civilization. A nature hut offers an educational experience, where children will learn about the insects and animals that thrive in the jungle. Kids' Club offerings include nature trails and an outdoor amphitheatre, as well as plentiful indoor spaces for rest and relaxation, including a cinema, nursery and game room.

### ONE&ONLY SPA

One of the most alluring of the One&Only Mandarin amenities is the One&Only Spa, featuring a collection of open-air treatment rooms nestled beneath a canopy of trees. Spa treatments blend ancient, indigenous traditions with unique, progressive therapies. Spa guests may dip in the cold plunge pool or soak in the mud bath before enjoying the spa's holistic wellness offerings. The dedicated fitness team creates personalized wellness programs in the fitness studio and outdoor yoga palapa. The beauty lounge offers a range of salon treatments, providing expert care inspired by nature.







MANDARINA  
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## community

### **THE FLATLANDS**

In addition to the resort amenities of One&Only Mandarin, residents will also have access to the amenities of the entire Mandarin community, stretching from the tropical, Riviera Nayarit jungle to the magnificent water's edge. Centrally located between the mountain peaks of Mandarin, the Flatlands is a sprawling, green landscape, featuring some of the most outstanding amenities in the community.





## MANDARINA POLO & EQUESTRIAN CLUB

One of the most unique and exceptional offerings is the world-class Mandarin Polo & Equestrian Club, also designed by Rick Joy Architects. Whether a novice or champion, rider or spectator, Mandarin Polo & Equestrian Club is a remarkable destination for residents to enjoy the highly specialized equestrian lifestyle. It will host several international events each year and offer horseback riding tours and lessons, children's activities, and weekly Mexican charro nights featuring local riders, live music and festive cuisine. The polo lounge offers a distinct dining experience, indoors and out, while a terrace and shaded cabanas provide the ideal setting for watching the action on the two, tournament-sized polo fields. Among the club's equine offerings are a 30,000-square-foot jumping arena, 13,000-square-foot dressage arena, 20 acres of irrigated grass pastures and an onsite veterinary hospital led by a world-renowned equine veterinarian.



## THE OUTPOST

Adventure begins at The Outpost, the place for residents to set off for a day of exploring and adrenaline-fueled jungle excursions. Experienced guides will lead residents through the Jungle Course at The Outpost, featuring a zipline, climbing wall, rappel course and obstacle trail. Miles of hiking, biking and horseback riding trails begin at The Outpost, while nearby sports fields and courts offer soccer, tennis, basketball, pickle ball and more. The Outpost is the perfect place to unwind and relax after the day's adventures, featuring a plush movie theatre with snack bar and open-air arcade.



## THE FARM

The Farm is a distinct destination and culinary experience for the entire family. Its lush, bountiful gardens, greenhouse and orchards will provide sustainably grown, seasonal ingredients. The abundant harvest will be the culinary inspiration for The Farm's authentic, fireside farm-to-table restaurant, offering a highly intimate dining experience for 20 guests at the main garden table and for ten people in the interior dining room. The Farm will provide a range of experiences, including cooking classes, curated live workshops and stargazing towers. The kids' farm offers educational programming, allowing children to interact with the animals who thrive here for hours of mesmerizing fun.



## CANALAN BEACH CLUB

This family-oriented destination is situated along a one-mile stretch of secluded, sandy beach. An infinity-edged pool and shaded terraces are perfect for seaside gathering, dining and unwinding. The serene waters are ideal for swimming, sailing, paddleboarding and kayaking, with gear provided by the club's experienced water adventure guides. Upon returning from the sea, residents may pamper themselves in the outdoor massage treatment rooms, replenishing both the body and mind.

## ESTUARY

Winding through the Flatlands of Mandarin is the Estuary, which nourishes the coastal plant and animal life. The Estuary is home to diverse ecosystems and hundreds of bird species that migrate to the region. Mandarin walking paths meander alongside the estuary, where residents and guests may stroll and enjoy plentiful birdwatching. They may also set out to explore its serene waters by kayak or paddleboard.





RIVIERA  
NAYARIT

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An aerial photograph of a tropical coastline. In the foreground, a steep, rocky cliff covered in dense green forest descends to a small, sandy beach. The water is a vibrant turquoise color. In the background, rolling green hills and mountains stretch towards the horizon under a clear sky. The overall scene is lush and scenic.

"It's a special privilege  
to be here –in the jungle,  
by the sea."

RICK JOY, ARCHITECT OF  
ONE&ONLY MANDARINA  
PRIVATE HOMES



## mexico's pacific coast



### A DESTINATION OF RARE NATURAL WONDER

Mandarina is situated along the pristine Riviera Nayarit, a 200-mile stretch of coastline on Mexico's Pacific shore. The nearby Puerto Vallarta airport is a major international destination welcoming direct, 2 to 3-hour flights from the southern United States, as well as direct flights from a host of other U.S., Mexican and Canadian cities. Though an easily accessible destination, Riviera Nayarit offers the appeal of a new frontier, with an allure and mystique that speaks to adventure seekers and nature enthusiasts alike. Its rich biodiversity includes lush jungles, majestic mountains and calm, swimmable beaches, a rarity on the Pacific Coast of Mexico.





## riviera nayarit



### AN EXTRAORDINARY PLACE TO CALL HOME

The scenic drive to Mandarin from the airport, which will be a mere 30 minutes upon completion of a new highway link, stretches past palm-fringed beaches, tropical jungle, nature sanctuaries and quaint coastal towns. Surfing mecca Sayulita boasts some of the best area surf breaks and a laid-back village vibe, while the town of San Pancho features a charming downtown with authentic shopping and dining. Mandarin is surrounded by thousands of federally protected acres in the Sierra del Vallejo Mountains, ensuring views and privacy will remain unobstructed and preserved. The area enjoys some of the world's best climate conditions, with 345 days of sunshine a year and average temperatures in the low 80s.



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