



# Casa Xzavian

SAN PANCHO, NAYARIT, MEXICO

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# RIVIERA NAYARIT

## *a luxury destination*

Stretching along Mexico's stunning Pacific coastline, the Riviera Nayarit is a sanctuary of natural beauty and barefoot luxury. With golden beaches, lush tropical jungles, and the majestic Sierra Madre mountains as its backdrop, this world-class destination has become a haven for discerning travelers and international investors alike.

From award-winning resorts and private oceanfront estates to vibrant cultural experiences and pristine marine reserves, the Riviera Nayarit seamlessly blends exclusivity, adventure, and unparalleled natural splendor.



# LOCATION, LOCATION, LOCATION

Riviera Nayarit is quickly becoming Mexico's most exclusive luxury destination, attracting global hospitality leaders like Ritz-Carlton Reserve, One&Only Mandarina, Rosewood, and Four Seasons Naviva.

Puerto Vallarta International Airport is **a short 50-minute drive** and is connected by more than 50 direct flights from major cities across North America, with service from leading airlines such as American, Delta, United, Southwest, and Air Canada.



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# SAN PANCHO, MEXICO

*in the heart of the Riviera Nayarit*

San Pancho is a charming seaside village that blends authentic Mexican culture with a refined, laid-back lifestyle. Known for its pristine beach, vibrant art scene, farm-to-table dining, and eco-conscious community, it attracts international travelers seeking tranquility, natural beauty, and a slower pace of life. With its bohemian spirit and boutique atmosphere, San Pancho offers a rare sense of exclusivity and connection to nature.

With a growing demand for high-end properties and limited availability, San Pancho has become one of Mexico's most coveted destinations for luxury real estate investment, offering both exceptional lifestyle value and strong appreciation potential.

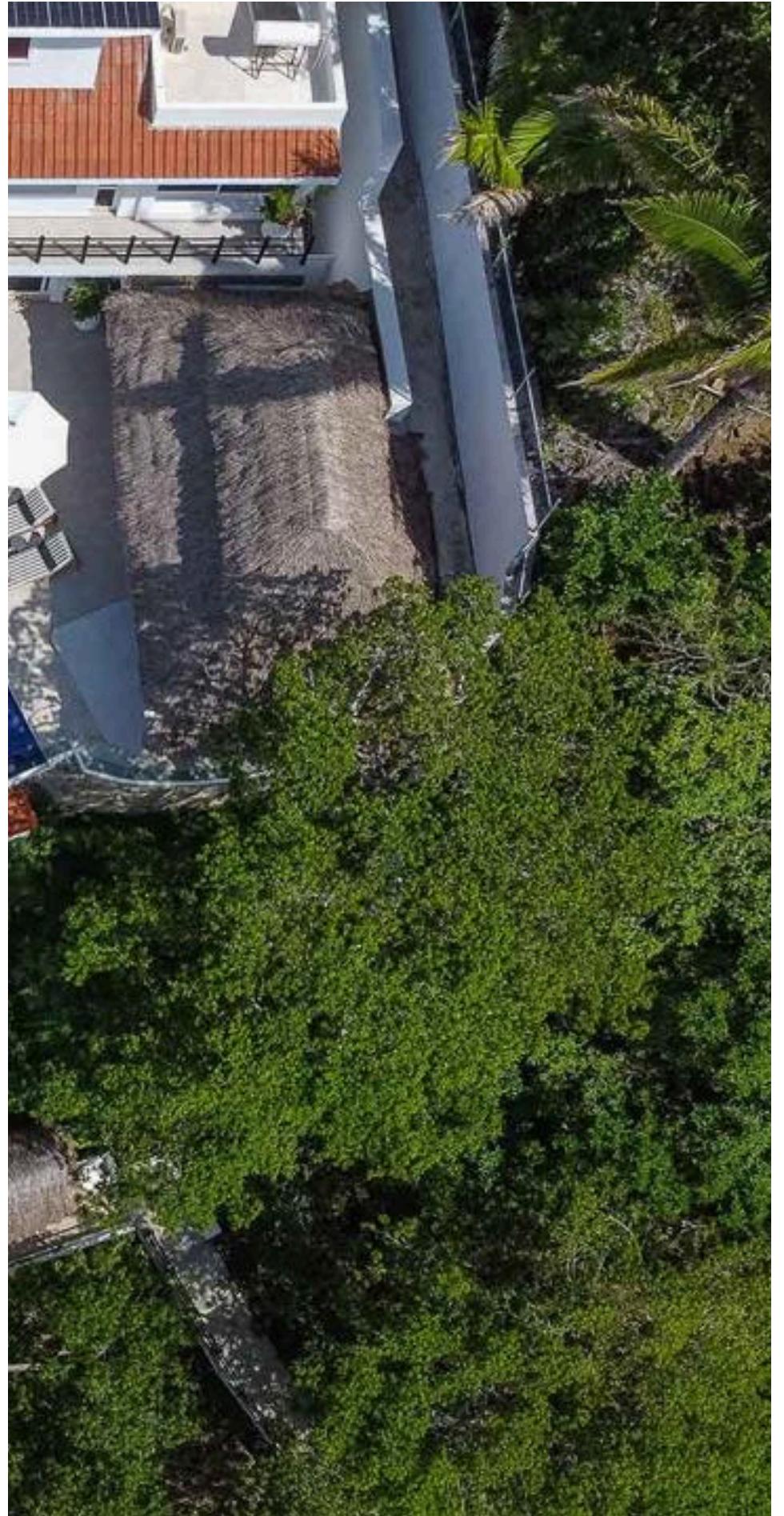
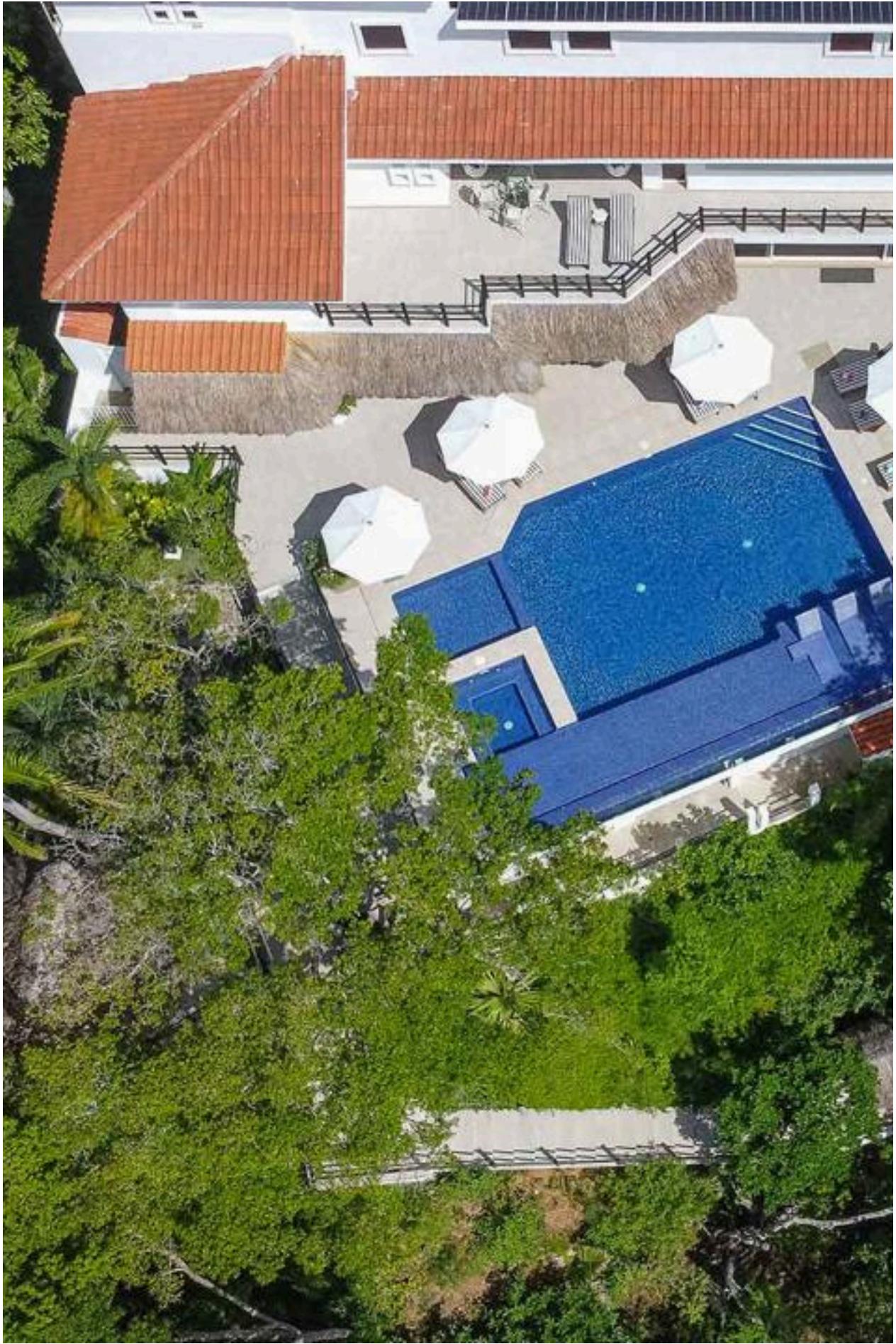


A wide-angle photograph of a tropical resort's poolside area. In the foreground, several wooden lounge chairs with black and white striped cushions are arranged on a light-colored tiled deck. Large white patio umbrellas with wooden frames provide shade. The central feature is a large, rectangular swimming pool with blue and white tiled edges. The pool is set against a backdrop of lush green tropical trees and a clear blue sky with scattered white clouds. The ocean is visible in the distance. A thatched roof structure is partially visible on the right side.

# CASA XZAVIAN PORTFOLIO

# ABOUT Casa Xzavian

- OCEANFRONT VILLA WITH MAIN HOUSE + 2 CASITAS
- PRIVATE BEACH
- 8 BEDROOMS AND 10.5 BATHROOMS
- HEATED SALT WATER POOL
- RECENTLY REMODELED WITH HIGH END MATERIALS AND SOPHISTICATED FURNITURE
- HOUSE SIZE: 941.28 M<sup>2</sup> | 10,131 SQ FT
- LOT SIZE: 3,790 M<sup>2</sup> | 40,795 SQ FT
- THREE-STAGE WATER FILTRATION SYSTEM THROUGHOUT THE ENTIRE PROPERTY
- SWEEPING OCEAN VISTAS VISIBLE FROM EVERY ROOM







# Main Bedroom

Spacious ensuite with ocean views, living area, and walk-in closet.



# Bedroom #2

Ensuite with closet and full bathroom.



# Bedroom #3

Ensuite with sweeping ocean views and full bathroom.



# Bedroom #4

Spacious ensuite with balcony access, ocean views, walk-in closet, and full bathroom.



# Bedroom #5

Ensuite with ocean views  
and full bathroom.



# Terraza

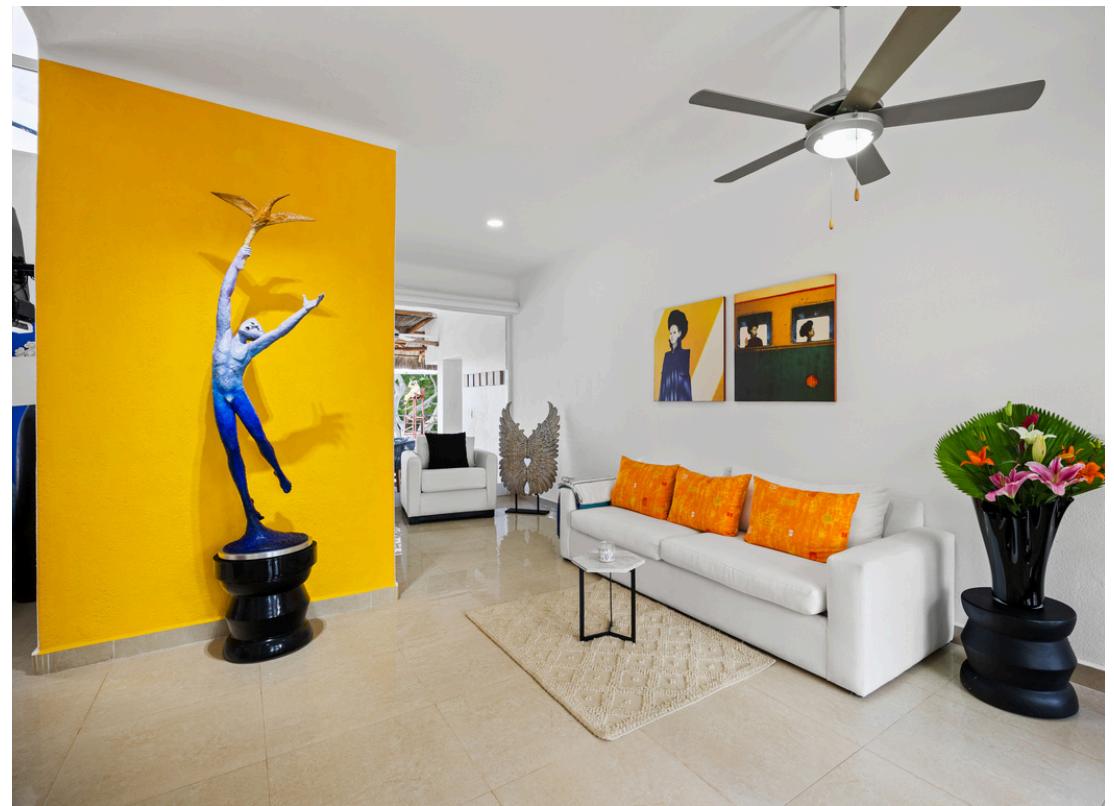
Jungle-view terraza, an ideal space for yoga, wellness rituals, or tranquil moments with friends and family.



# Home Office

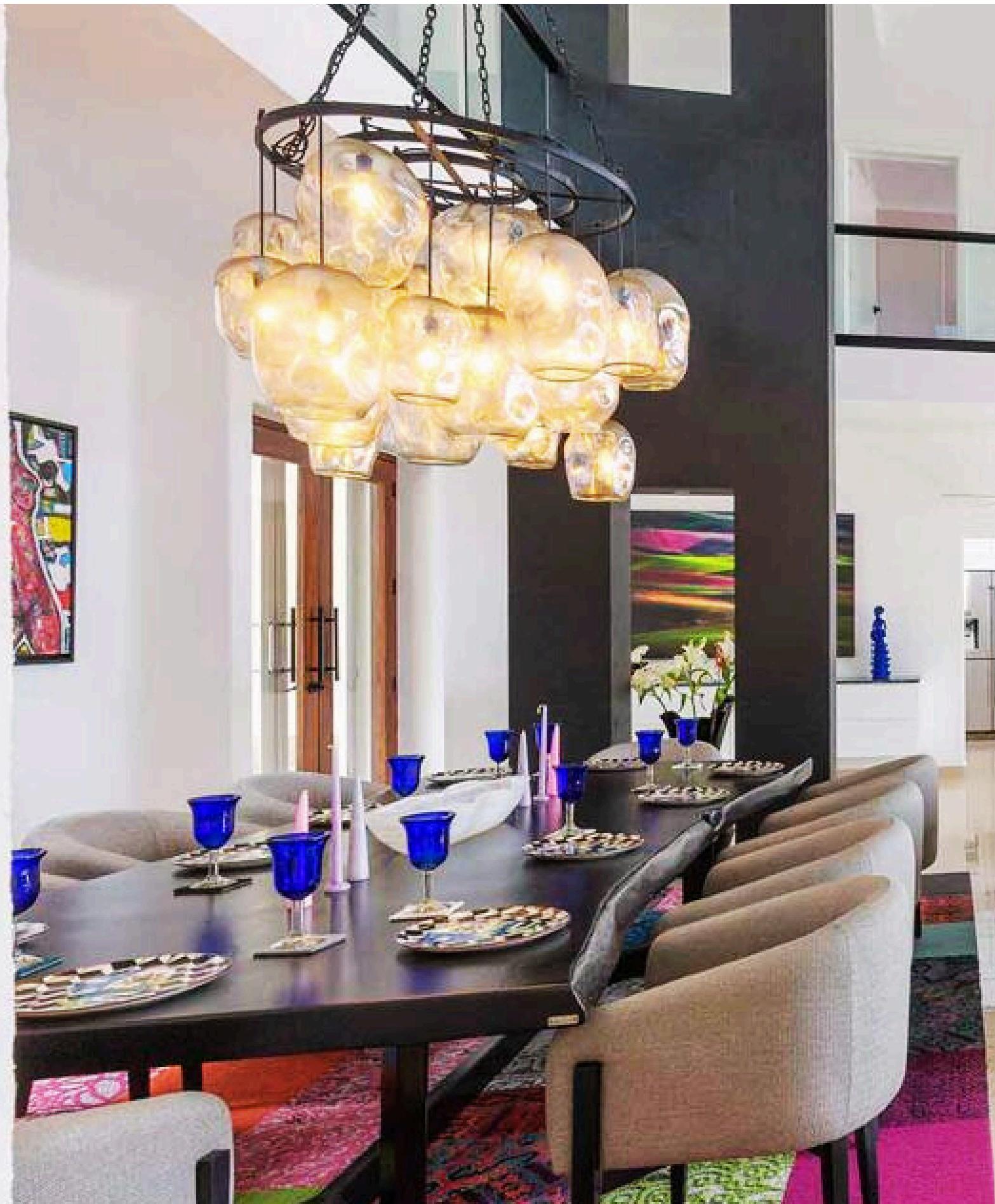
Generous workspace  
with a sleek desk and  
a comfortable lounge  
area,





# Living Area

Fully remodeled living area with sophisticated furniture and expensive art collection.



# Kitchen

Gourmet kitchen with high end appliances, and large pantry room.



# Outdoor Area

Relax and entertain in this idyllic setting, featuring a saltwater pool and a dedicated BBQ area.

The sunset palapa offers a stunning vantage point to unwind and take in the breathtaking ocean views.







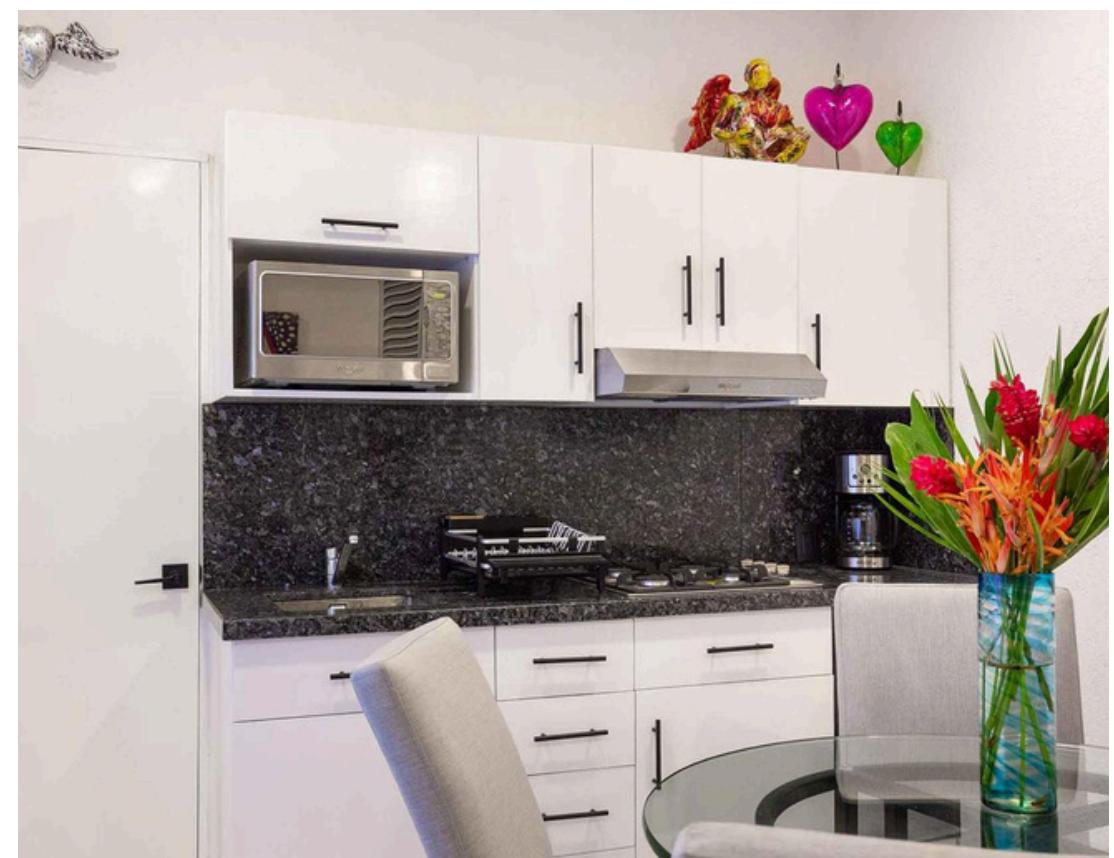
# Casita #1

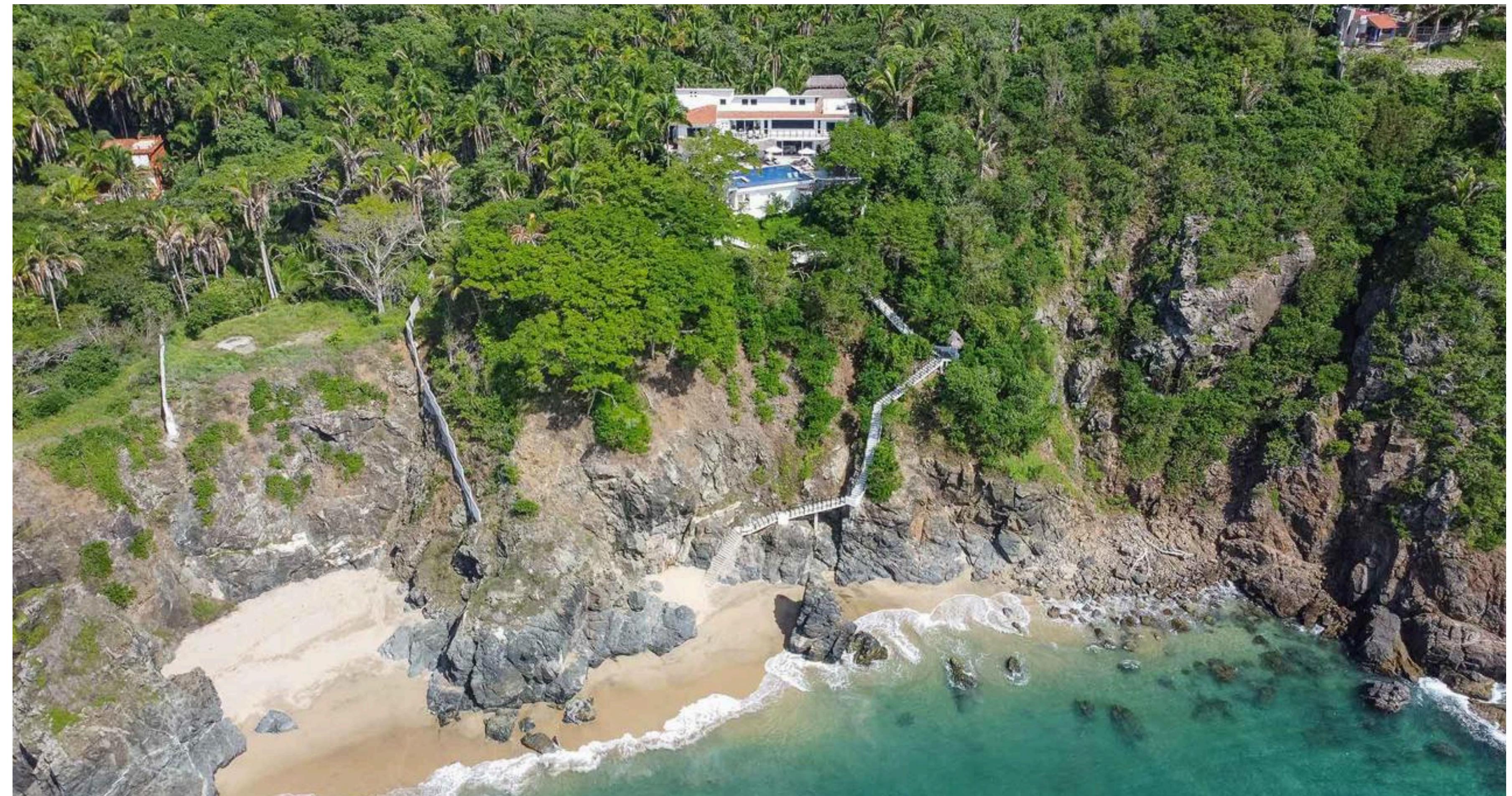
2 Bedrooms, 2 bathrooms,  
kitchen and terraza with  
bbq area.



# Casita #2

1 Bedroom, 2 bathrooms,  
kitchen and terraza with  
bbq area.





Let's us take  
you on a tour.

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[click here to watch the video](#)



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OFFERED AT  
\$6,900,000 USD

**Casa Xzavian**  
San Pancho, Nayarit, Mexico

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## CONTACT US

At Wanderlust, we know that life is meant for living. We aspire to help our clients realize their dreams and savor every moment. Our team of energetic and driven entrepreneurs has over 20 years' combined business experience in Latin America. Equipped with extensive on-the-ground experience, we can guide you through the property buying and selling process in Mexico and make sure you're living the dream in no time.

**BENNY LOVE**

BROKER

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