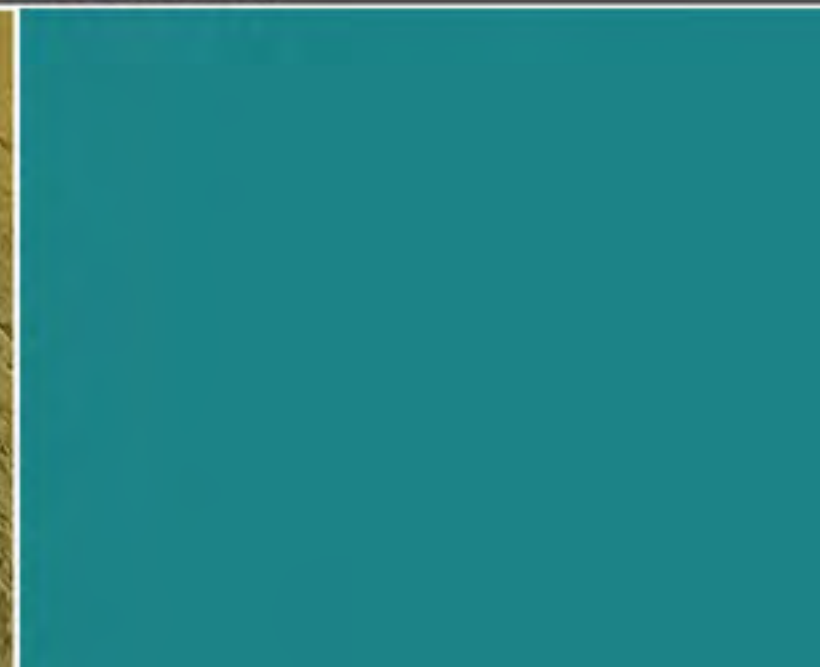
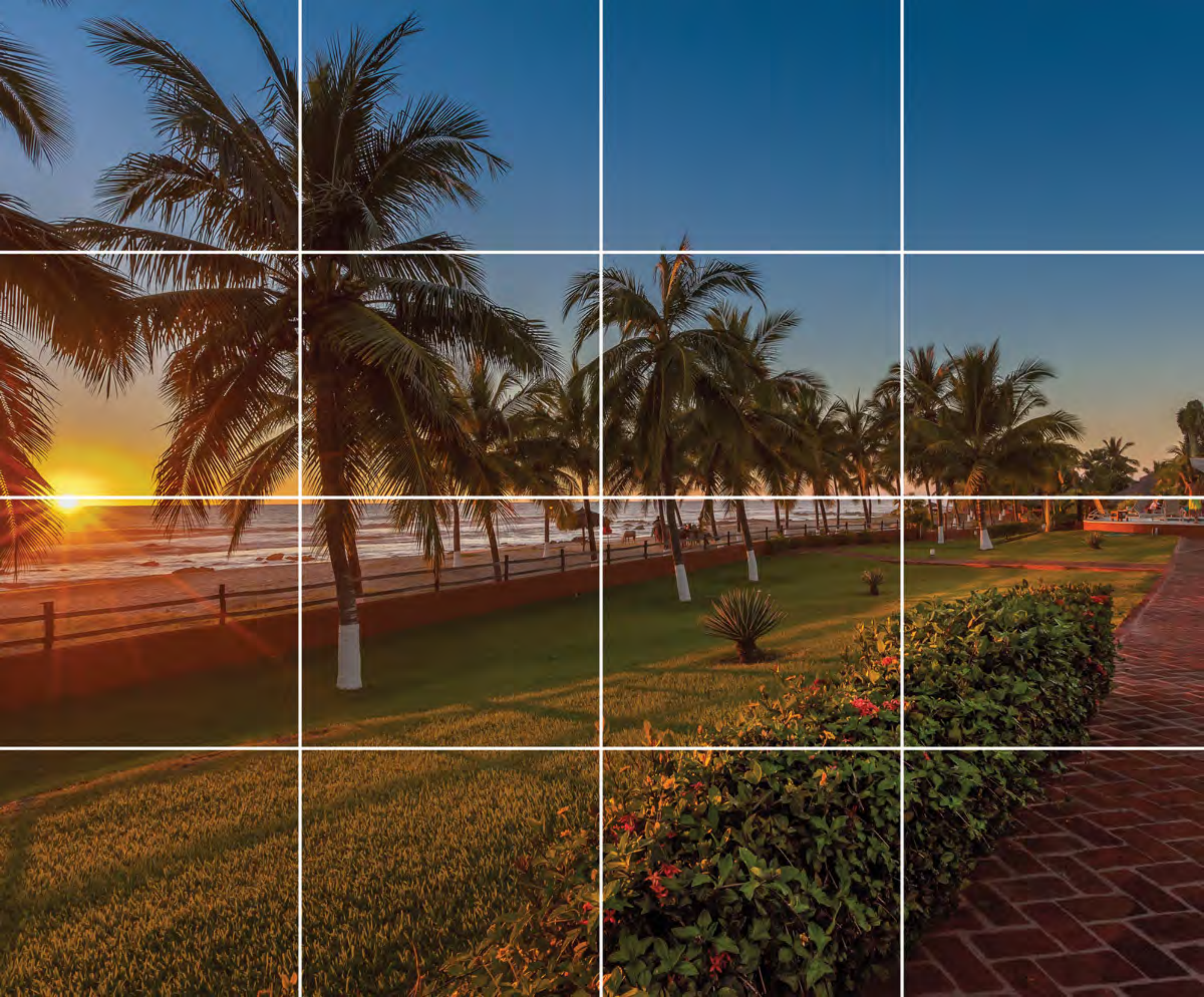


BEACHFRONT
REAL ESTATE

MEXICO





524 FEET of beachfront

Situated on over six acres of meticulously groomed grounds with over 500 feet of beachfront and swaying palms lies this private bungalow style retreat. This secluded oasis is located just 25 miles north of Ixtapa-Zihuatanejo along the Pacific coast of Mexico.

Whether you are arriving on one of the many direct flights from the United States or from within Mexico, Majahua Palms is only a 45-minute drive from the airport.

With its back to the jungle and its face to the sun and sea, Majahua Palms currently operates year round as a boutique hotel accommodating up to 50 guests. Surfers from all over visit the area to take advantage of the world class surfing that's available. Yoga enthusiasts find serenity underneath the 1,000 sq. ft. rooftop open-air studio while nature lovers explore the nearby estuaries.

This property is ideal for large families, groups, or anyone looking for one of the few remaining beachfront properties of this size and the unspoiled beauty that makes it so unique.

PRIVATE BUNGALOWS

FALL ASLEEP EVERY EVENING TO THE SOUND OF WAVES WHILE BEING CARESSED BY **SEA BREEZES** AND SWAYING PALMS.

There are a total of eight traditional Mexican style bungalows with adobe structures, palm roofs, tile floors, wooden shutters and simple furnishings. Five of the bungalows have unobstructed ocean views. Each unit comes with a bathroom and private terrace. There are two suites and two apartments, all of which have kitchenettes, air conditioning, and terraces. In all, a total of 50 guests can be accommodated at one time - nestled in private, lush settings with walking paths to the pool, beach, and restaurant.

ACCOMMODATIONS:

- 8 bungalows
- 2 suites with kitchenettes & A/C
- 2 apartments with kitchenettes & A/C
- 1 employee quarters apartment

SWAYING PALMS AND ENDLESS OCEAN VIEWS







BEAUTIFUL SUNSETS

Troncones, Mexico, located in the state of Guerrero, is one of the few remaining coastal towns that has not been overrun by tourism. This charming fishing village is the epitome of authentic Mexico with the breezes blowing in fresh and pure from the sea. The sounds echoing from this sleepy town are only those of nature at its finest. The area boasts a year round tropical climate with the dry season taking place in the winter months.

As you indulge yourself in the 2,000 sq. ft. swimming pool in front of the sea, Mother Nature brings her finest sunsets directly in front of this property. Hundreds of palm, coco, mango and lime trees strategically surround this sanctuary nestled between the Sierra Madre Mountains on the Mexican Riviera.

Restaurant

beachfront

Dining

The full service restaurant and bar are located directly on the premises, adjacent to the 2,000 sq. ft. swimming pool. After playing a round of golf in nearby Ixtapa and working up an appetite, indulge in the local flavors while overlooking the Pacific Ocean.

There is an abundance of natural foods available on and around the property, from the sea, and from the markets and farm stands. Small, local farmers offer the most beautiful, fresh produce grown the natural way and brought to market at its prime. Take advantage of these foods prepared in the traditional 'Guerrero' ways, or incorporate the local, fresh ingredients into your own recipes.





ENDLESS ACTIVITIES

“LIFE HAS NO LIMITATIONS EXCEPT THE ONES YOU MAKE”

Whether you seek total relaxation in the midst of tropical beauty with the ambiance of the ocean or have a desire to surf some of the best waves in North America, Troncones has plenty to offer for all ages.

You don't have to venture far away in order to take advantage of the endless activities available. Begin your journey on horseback directly on the beach out front or clear your mind in the 1,000 sq. ft. open air yoga studio as you look out to the serenity of the palms and sea. The nearby estuary is filled with many species indigenous to the area and can be explored on kayak or foot.

Play a round of golf in the Ixtapa-Zihuatanejo area, which is about a 30 minute drive by car. High-rise hotels dot the coastline of this Metropolis-like town with infinite shopping available.



SURF

World class surfing is abundant in the area and can be found in only a matter of minutes. Nearby surf spots include Troncones Point, La Boca, La Saladita, Manzanillo Bay, and the Ranch.

Surf instructors are available in the area, perfect for beginners and even children.



HORSEBACK

Explore the area on horseback and be taken back in time. It's not uncommon to see more horses than cars on the road. Guided tours are available or, for the more adventurous, explore nearby trails and jungle on your own.

Miles of unspoiled beaches

Restaurant & Yoga

The 2,583 sq. ft. full service restaurant and bar are located towards the front of the property, immediately adjacent to the 2,000 sq. ft. swimming pool. The second floor of the main building is where the two 1,205 sq ft. apartments are located. The 1,076 sq. ft. open air palapa yoga studio is situated on the 3rd level.

Private Bungalows

Six of the bungalows, each equipped with two queen beds, are located on the south side of the property while the Honeymoon and Fiesta bungalows are located on the north side of the property. The honeymoon bungalow sleeps two while the fiesta bungalow sleeps up to eight.

Mango Suites

The Mango suites are located in the rear of the property - providing a little more privacy. The suites were given their name due to the 28 producing mango trees that surround the grounds leading up to the two units.



LET YOUR CREATIVENESS INSPIRE YOU

Zoning laws allow for one's creativeness and vision to use this property as their architectural canvas. Whether you choose to make modest expansions to this property or configure a completely new compound or resort, you are only limited by your imagination.

Adjacent lots, totaling 13,000 sq. meters, are also available for purchase. When combined with the sale of the six acre beachfront property, the adjacent lots can be offered at a substantial discount. The purchase of the additional lots allow for more revenue generating development and real estate options.

To see one architect's vision of a newly designed retreat on this property including tennis courts, fitness center and an expansive infinity pool overlooking the Pacific Ocean, please visit our website.

SUMMARY

- 6.4 acres
- 524 feet of beachfront
- 2,000 sq. ft. swimming pool
- 16,788 sq. ft. of construction
- 190 palm, mango & coco trees
- 25 miles north of ZIH airport



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