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LA COSTA



Your guide to Puerto Vallarta

A message from Colin Caryk - Your local guide and real estate professional.

If you are reading this guide then you have already taken the first and most important, steps to owning property or living in Puerto Vallarta Mexico. Congratulations, you are joining thousands of other Canadians who have made the same choice. As I hope to show you in this guide, there are a variety of reasons why PV is the top choice for real estate investors in Mexico.

As a person who has taken all (or some) of the steps that you are about to undertake, obtaining residency, purchasing a home, buying a car, opening a bank account and many others. I can sympathize with any anxiety you might have, I view my responsibility to you as more than just a professional who can help you buy or sell your property, but also as trusted resource that you can rely on for important information about living or working in Mexico.

Demand better; no one will work harder for you! These words are far more than a Tagline, they are my personal philosophy and guarantee. I work for you and your interests, my job is to minimize risk, make or save you money and be effective with your time. I work for YOU and if I'm not doing my job, you can let me go. With over 30 years as a sales professional and consultant, I have never lost sight of who I work for, and it is the single most important reason I am successful. I will provide you: with the latest rules and legal contracts to protect your investment, industry insights and statistics to back up the numbers and I will fully inform you of your choices, so you can make informed decisions.

Whether you're buying and selling for the first time, or are a seasoned vet, The business of Real Estate need not be stressful or exhausting, and If I can leave you with one nugget of information - after the down payment..it's just rent. You can take comfort in knowing that I will always communicate, inform and tell you the truth. I will look after your interests. Rest Assured. Call Me . Demand Better. No one will work harder for you.

**Have You Ever Dreamed of Owning
a Home in a Tropical Paradise?
I Can Help Make That Happen.**

COLIN CARYK YOUR REALTOR® IN MEXICO

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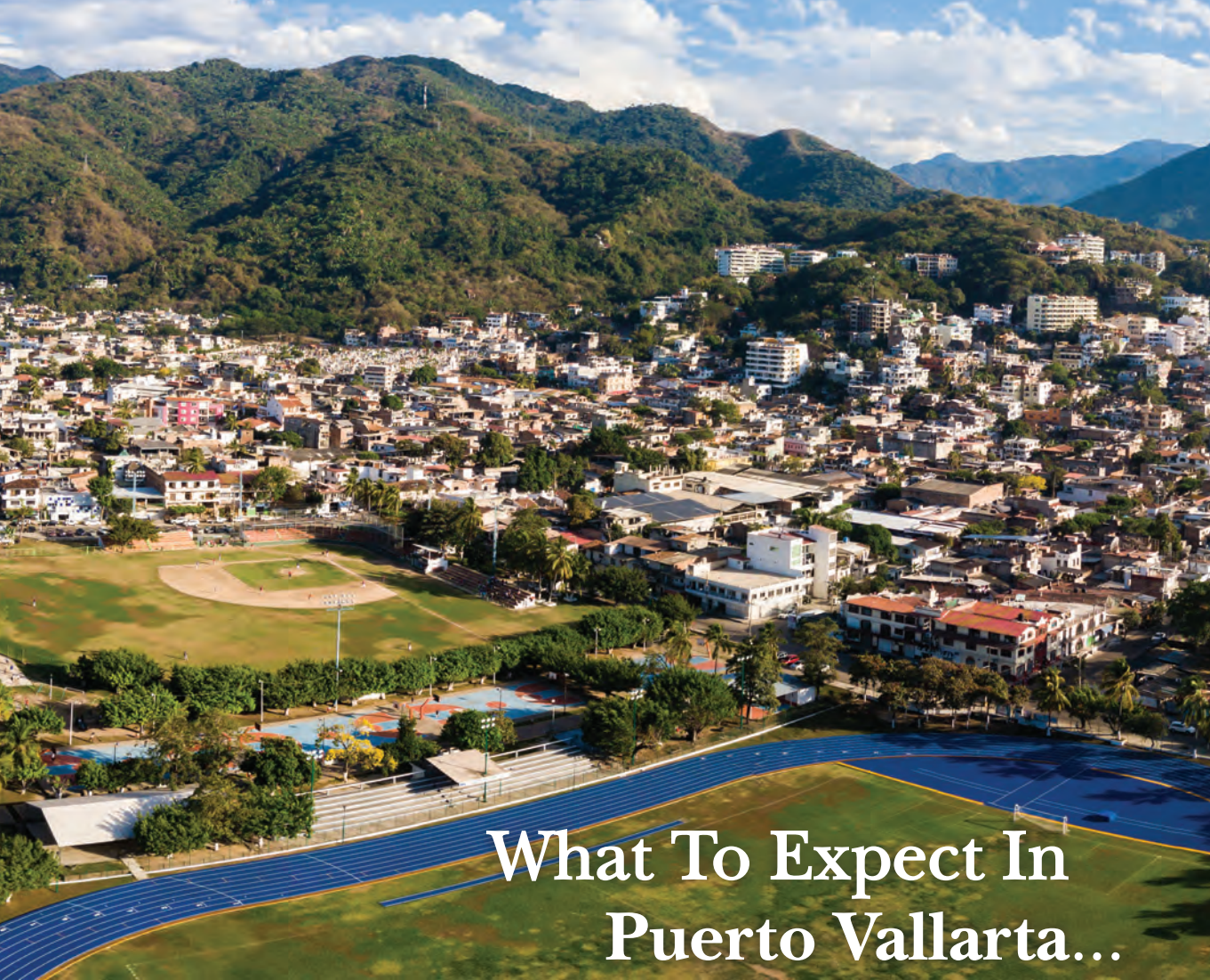
Why Puerto Vallarta...

Located on the West Coast of Mexico, sits Puerto Vallarta. Protected by the Sierra Madre mountains, Puerto Vallarta is part of the Banderas Bay, that stretches from Boca de Tomatlán to Punta Mita.

You have many options when thinking about living and investing in Mexico. While many parts of Mexico are beautiful, it is my belief that Puerto Vallarta offers the best options. Some of the many reasons include, large (and soon to double in size) airport with direct connections to most major cities in the USA and Canada, true Mexico living, yet with all the modern amenities; great cell service, high speed Internet, Costco, Home Depot and more. PV is also located a short flight to Guadalajara or Mexico city making it easy to discover other parts of Mexico or the world. The hurricanes are rare, and when they do appear, their path rarely approaches town. While it's still a relatively small city, it has a big town feel and heart with 4 major arts venues that produce off-Broadway quality productions, shows and visiting artists.

A wonderful climate, spectacular natural surroundings, a safe environment, access to excellent medical care and exciting business possibilities are all important factors that draw American, Canadian and Mexican nationals alike to Puerto Vallarta.

Owning property in Mexico is definitely possible, you do not need a Mexican corporation and the property you buy is not a lease. Millions of US and Canadians are enjoying ownership in Mexico and look forward to handing down their property to children and grandchildren. We can show you how in the [step by step](http://www.yourPVRealtors.com/): www.yourPVRealtors.com/ buyers



What To Expect In Puerto Vallarta...

LEISURE...

There is no shortage of leisure activities in Puerto Vallarta and the surrounding areas. From water sports to Golf and so much more, there is simply no leisurely activity that Puerto Vallarta does not offer.

Water sports are embedded in the lifestyle of Puerto Vallarta. From water-skiing and surfing to tubing and snorkeling, the Banderas Bay offers residents and visitors alike an unparalleled experience when it comes to water sports and activities. From Punta Mita to the South Shore, the bay is always bustling with folks enjoying this amazing part of the tropical lifestyle.

Golf is a HUGE past time in Puerto Vallarta, with dozens of golf courses designed to excite even the most skilled golfer. Among these is the Marina Vallarta golf course. Located in Marina Vallarta, a prestigious and residential area 5 minutes from Puerto Vallarta's international airport, this 18-hole golf course boasts incredible views of the Banderas Bay and Sierra Madre mountains. Once you've hit a couple hole in ones, you can head over to the club house to enjoy a beautiful, tranquil lunch overlooking the sprawling grounds that is the Marina Vallarta golf club.

Other favorites include the Bahia and Pacifico Golf Courses in the luxurious and private Punta Mita Community, as well as the Flamingos Golf Course in Nuevo Vallarta. With plenty more to choose from, Puerto Vallarta offers Golfing fanatics what no other tropical destination can. Come find your new favorite course!



ENDLESS BEACH (OR RIVER) DAYS...

There is no shortage of beach frontage in Puerto Vallarta. With dozens of beaches, each with their own personalities and characteristics, the perfect beach is waiting for you. From the hot sand to the crystal-clear waters, beach days are endless here in Puerto Vallarta, usually ending with an absolutely breath-taking sunset that those up North could only dream of.

The beaches of Puerto Vallarta and Nayarit are only a short drive (and often, walk) from each other. Conchas Chinas in the South Shore, for example, is only about a 5-minute drive from Los Muertos Beach in the bustling Romantic Zone of Puerto Vallarta, while Litibu beach in Punta Mita has the clearest waters and softest white sand one could ever imagine, making it a must-see on the list of Puerto Vallarta beaches.

Explore all of the beaches that Puerto Vallarta has to offer. Whether you're soaking in the rays or taking a dip in the refreshing, calm waters, you will never grow tired of this tropical lifestyle.

More of a river kind of guy or gal? You're in luck! Puerto Vallarta has the best of both worlds – salt and fresh water. Río Cuale, El Eden, and Palo Maria are just some of the many rivers in the Puerto Vallarta area. Locals and tourists alike enjoy hikes in the Sierra Madre mountains, finishing with a dip in the fresh river waters. Of course, there are always the Vallarta Adventure tours, which take you ATVing or Ziplining up into the mountains and over the rivers. Endless adventures await you in Puerto Vallarta.

What To Expect In Puerto Vallarta...

FOOD...

The gastronomic experience of Puerto Vallarta and the surrounding areas are absolutely unparalleled. Puerto Vallarta offers an amazing range of cuisine from haute Mexican and international restaurants to casual taco stands on the street. The current "farm to table" trend in cuisine has been the way families and restaurants in Puerto Vallarta have been preparing food for generations due to the incredible abundance of fresh seafood, fruits and vegetables, meats, hand-crafted breads and cheeses, and spices found in the region.

Puerto Vallarta and Nayarit are also home to numerous farmers markets that take place weekly. Whether you head to the Nuevo Vallarta, La Cruz, Olas Altas or Marina Vallarta market, you can expect to find local food vendors, offering anything from exotic Indian cuisine to decadent tacos (often with Vegan options).

CULTURE...

Puerto Vallarta offers a rich and exquisite arts and culture. Whether it is a night of live theatre or cabaret at Act II, a tour through the numerous galleries in the art district or simply a walk along the famous and newly renovated Puerto Vallarta Malecon to witness the incredible sand sculptures, Vallarta is a culturally rich city on a world-class scale. (Cate Valcic, local star and Coldwell Banker agent on stage shown here.)

HOSPITALS / HEALTHCARE...

Medical and dental care in Puerto Vallarta is of a very high quality with extremely reasonable prices compared to what Americans, in particular, are accustomed to paying for health care. There are a variety of private hospitals, medical practices and dental offices in Puerto Vallarta that offer state-of-the-art technology, medical professionals trained to the highest standard and services offered in English.

SCHOOLING...

Puerto Vallarta has some of the finest schools and institutions that tropical paradise can offer. From the American School, located in Marina Vallarta, to the British-American School in Fluvial, Puerto Vallarta's schooling is extremely competitive and offers children some of the best educational tools to get them ready for the world. There are also numerous pre-schools and nurseries, offering fantastic educational play-time and socializing for little ones.





Neighborhoods At A Glance...

They often say, it's not so much the house itself you're buying, but the neighborhood. That being said, location is key, and with so many amazing places to buy property in Vallarta, it can be overwhelming where to begin your search. Well, we are here to help! Read all about the incredible neighborhoods and areas in Puerto Vallarta and the Banderas Bay.

CONCHAS CHINAS...

Conchas Chinas, which literally means Chinese Shells, is home to beautiful beaches and jaw-dropping homes. Just a 5 min drive south from downtown, Conchas Chinas is known as one of Vallarta's more rocky beaches, though this has its perks. These rocks form little pools and pockets of water along the shore of Conchas Chinas, making it ideal for a calm swim close to home. The sand is soft as can be, perfect for catching some rays or taking a walk at sunset.

With most homes dating back to the 1950s and 60s, Conchas Chinas has a rich history in Puerto Vallarta as one of THE most affluent neighborhoods. So much so in fact, that many locals refer to it as the Beverly Hills of Vallarta. This all started when engineer Guillermo Wulff brought his friend John Huston down to show him the beautiful land of Puerto Vallarta, which became the set of his movie "The Night of the Iguana." This was a crucial moment in Vallarta's history, as Richard Burton and Elizabeth Taylor put Puerto Vallarta on the map of the rich and famous, who of course moved down or bought property in Vallarta, primarily in Conchas Chinas.

A mix of contemporary, modern and traditional homes, Conchas Chinas real estate has it all in terms of architecture. Some homes are nestled up in the tranquil hilltops, while some are beachfront beauties. Some with infinity pools overlooking the beautiful bay, others with tennis courts and sprawling land. While each home has its own style, you can be sure to find architecture of the highest quality.

Conchas Chinas is a strictly residential area. Luckily for residents and vacationers alike, Conchas Chinas is a 5 minute drive to the Romantic Zone, the heart of Vallarta where all of the action takes place. A vibrant and lively nightlife scene, fantastic restaurants and bars, and of course the famous Los Muertos beach and Malecon. The thing that makes Conchas Chinas so great is its proximity to the hustle and bustle; close enough to enjoy yet far enough to relax and be at one with the tranquil energy of the surrounding nature.

Locals love Conchas Chinas, not only for its easy beach access, but for the beautiful crystal clear water. Conchas Chinas is both a favorite and classic beach and area to both locals and non-locals alike. If you are a beach lover, you are in luck. Conchas Chinas is your new paradise.

DOWNTOWN – GRINGO GULCH...

Downtown or “el Centro” is generally classified as the area flanking the beautiful Malecon boardwalk and includes the famous Gringo Gulch neighborhood made famous by Elizabeth Taylor and Richard Burton and the properties adorning the mountainside. Puerto Vallarta’s Downtown area and Gringo Gulch is characterized by its cobblestone streets, terracotta colored rooftops, balconies brimming with bugambilia, the iconic church tower, the town plaza and ocean views, ideal for those seeking that authentic Puerto Vallarta atmosphere. Here you will find all kinds of residential and commercial properties from classic Mexican homes, luxury villas, traditional apartments, modern condos, studios and spaces for commercial ventures. Close access to the Malecon, the beach, restaurants, bars and entertainment make it a popular choice for living or for rental income.

This is a lively neighborhood for those who want to live the authentic Mexican experience, although there are quiet pockets for more tranquil lifestyles. Here you will have many attractions on your doorstep, all complemented by the potential for finding properties with amazing views and quaint architecture.

The gentrification of the ‘Gulch’ has progressed to the point now that high-quality reno’s and in-fill buildings have generated some beautiful properties of all shapes and sizes. Its narrow streets with cobblestones are reminiscent of Europe and Old Mexico and is an area that is much loved by its residents for being the “real” Puerto Vallarta.



HOTEL ZONE...

Puerto Vallarta’s Hotel Zone has transformed over the last couple of years and is now Puerto Vallarta’s most up and coming area for dining and evening entertainment. It is also perfectly located within easy reach of Downtown and the Malecon as well as the Marina area, while boasting shopping malls, banks and many other conveniences.

Despite being home to many of Puerto Vallarta’s first hotels as well as new resort developments, the Hotel Zone remains an affordable option for real estate with close access to the beach. Here you can find numerous options from high-end luxury condos to classic Mexican style apartments. Convenience is key here, making it the ideal investment for vacation rentals as well as family homes or retirees looking to be within close distance to modern facilities like restaurants, spas, banks, hospitals and shopping.

Characterized by its beachfront location, this area of Puerto Vallarta has received a lot of investment in the last few years, making it a prime real estate option. Close to shopping, restaurants and medical facilities, the Hotel Zone continues to be a great choice.

This zone has been experiencing a renaissance over the past 5 to 7 years with new, contemporary luxury condominium towers (Icon, Grand Venetian, Peninsula) combined with an array of vibrant high-quality restaurants and a few new hotels (Hilton). Most recently the new high-end retail mall, the ‘ISLAS,’ is making this area not only a highly desirable vacation/hotel area but also a very livable residential area as well.





MARINA VALLARTA...

Home to beach-front and marina-front condos and luxury homes overlooking the famous Marina Vallarta Golf Course, Marina Vallarta is an area that doesn't need much of an introduction. Located right next to the airport, the Marina has been home to the affluent since its development in the 1980s. One of Puerto Vallarta's more exclusive areas, the Marina is a largely residential and quiet neighborhood, especially the homes located on the famous 18-hole Marina Vallarta Golf Course. Streets are lined with palm trees, while the grounds are well-kept and maintained. Tranquility, luxury, and comfort are the three words that best describe Marina Vallarta. And, the location simply couldn't be better! Five minutes from the airport, fifteen minutes to downtown Puerto Vallarta and Nuevo Vallarta, you are centrally located with everything you could ever want and need in ways of convenience stores, restaurants, bars, and more.

The Marina malecón, or boardwalk, not to be confused with the famous downtown Vallarta malecón, circles the yacht-filled Marina, boasting a breath-taking backdrop of the never-ending Sierra Madre mountains. Along the malecón, you will find restaurants, bar and shops, offering an energetic and lively scene both during the day and night. During the day, passers-by walk the malecón, where they often gaze in amazement at the Marina's most beloved attraction, the Crocodile, who sits in front of Los Alcatrazes Restaurant. Though the Marina is a largely residential area, the malecón offers both residents and visitors a burst of action and entertainment. Another main attraction of Marina Vallarta is Plaza Marina and Plaza Neptuno, two shopping centers filled with spas, medical offices, clothing stores, you name it. The Marina offers everything from lively restaurants and bars to shopping centers that check every box!

Home to the American School, one of Puerto Vallarta's most prestigious private schools, the Marina is a family-oriented neighborhood that offers plenty of amenities for both children and parents: Walking paths that are stroller-friendly, bookstores such as The Living Room with a children's area in the back, and Dewey, a secure, indoor playground where the kids can play while parents chat. With so many perks for family recreation, Marina Vallarta has become a favorite for families with children, both younger and older.

Because Marina Vallarta is home to hotels and resorts, such as the Marriott, Velas Vallarta, and the Mayan Palace, there is no shortage of amenities. Live in the Marina and looking to go on a staycation? Enjoy a day pass at one of the Marina's many hotels and resorts. Or, hit the beach! The Marina has access to Boca de Tomates beach, boasting breath-taking views of the Banderas Bay. Perfect for a walk on the beach at sunset or a dip in the ocean during the day. As far as restaurants are concerned, the Marina is jam-packed with incredible restaurants that should not be overlooked. Ocho Tostadas in the Marina is a frequented favorite, with often a large line to be seated. It is adored by both locals and tourists, who enjoy the fresh, high-quality seafood with all the service and perks of fast-food dining. Whether you're looking to grab a quick bite and beer at the bar, or a nice family lunch at a table, Ocho Tostadas accommodates it all! There is never a shortage of places to eat in the Marina. With all different tastes and flavors, the gastronomic experience of Marina Vallarta is not one to overlook.

Of course, you can't forget our Full-Service Coldwell Banker La Costa Marina Office, located on Calle Ancla, right across from La Terraza Restaurant. We always have one of our Real Estate Professionals on duty, ready to serve you and your Real Estate needs. The luxury neighborhood of the Marina offers residents and visitors alike both a bustling neighborhood with restaurants, bars, and convenience services, as well as a quiet and cozy oasis away from busy downtown Vallarta.

MISMALOYA AND BOCA DE TOMATLÁN...

The quaint and captivating towns of Mismaloya and Boca de Tomatlán can be found on the highway leading south from Puerto Vallarta. Steeped in charm and history, these communities are also gateways to some of the most beautiful beaches and coves on Banderas Bay.

While Mismaloya basks in the beauty and historical significance of its Hollywood years, made famous as the set for John Huston's movie, *The Night of the Iguana* starring Richard Burton, Deborah Kerr and Ava Gardner, Boca de Tomatlán is a quaint fishing village where you can take water taxis to the various beach towns along the southern coast. These communities are ideal for retired couples, vacation homes and investments boasting a mix of luxury villas and traditional style housing.

Here you are immersed in the tropical beauty of Puerto Vallarta's south shore surrounded by jungle and flanked by amazing ocean views. The Vallarta Botanical Gardens, zip line adventure parks and the film set for *The Night of the Iguana* can also be found here as well as water taxis and boat charters to secluded beaches further down the coast.

Enjoy an exclusive lifestyle shrouded by nature's blessings. Here those who love fishing and watersports will benefit from close access to the sea and Los Arcos marine park. The local communities in both of these neighborhoods are particularly close knit with a significant number of expats too.

View and water-front properties are extremely well priced in these areas in comparison to 'closer-in' South Shore offerings, due to the slightly longer distance to town.



PITILLAL...

Pitillal is a large bustling neighborhood with a distinctly local feel, situated to the east of the city. With its own traditional Mexican town square, thriving commercial center and quaint personality, Pitillal is a town in its own right that has been absorbed over the years by the municipality of Puerto Vallarta. This picturesque area of Puerto Vallarta has been somewhat ignored, or better said, kept a secret. The little town/suburb has grown significantly and is definitely becoming an interesting alternative for people with a modest budget for living and purchasing a home.

"El Pitillal" known simply as Pitillal has a lot to offer in terms of stores and typical Mexican restaurants with homemade recipes. You will find shoes, sandals, clothes, souvenirs, liquor stores, you name it, selling products at a fraction of the prices you will find in downtown Puerto Vallarta.

You can expect a typically Mexican lifestyle here where the town has maintained its traditional characteristics. A close sense of community, albeit few expats, although numbers are growing.

The real estate market is active and very affordable in Pitillal. Here you can find large properties at bargain prices.



ROMANTIC ZONE...

Romantic Zone, Old Town, and Olas Altas are all names referring to the downtown area of the Romantic Zone. Full of vibrant colors and home to an energetic lifestyle. With the Rio Cuale and Los Muertos Beach surrounding you, it just doesn't get any better. Over the last few years, we have seen a huge Real Estate boom in this area, with condominium complex after condominium complex being constructed. With a new condominium and a new restaurant on almost every corner, it is clear that this is the place to be.

Always at the epicenter of action in Vallarta, the Romantic Zone is home to tourists, ex-pats and of course, locals. New restaurants and bars are popping up daily, while old favorites continue to thrive. Here, you find yourself surrounded by unparalleled flavors, whether new or old. Cafe de Olla for example, has been in the hearts of Vallartans and tourists alike since the early 1990s, when it first opened on Basilio Badillo. It is still going strong, alluding to the heritage and deep roots that exist in the Romantic Zone. With so much history and soul, this area has a personality unlike anywhere else in the bay.

If the restaurants weren't enough, the Romantic Zone is full of boutiques and shops you simply can't help but peek into. Be prepared to shop until you drop. Whether you're looking for colorful ceramics, jewelry, hammocks, beautiful textile products, or just some plain old souvenir shirts, this is the place to be! The Mercado Isla Rio Cuales is a classic, frequented by tourists looking for a special souvenir. The boutiques are spread throughout the cobblestone streets of the Romantic Zone, a staple of this zone. Each street has its own personality, and you feel enchanted by each and every one of them.

Living in the Romantic Zone has its perks. Not only are you where all the action is, but you are steps from the famous Los Muertos beach, pier, and Malecón. The Los Muertos pier was completed in 2013, adding yet another special attraction to this already illuminated area. With public seating and a large walkway, the pier is great for a beautiful night stroll or to look at the beautiful panoramic view of the bay. The Malecón serves as the boardwalk of Puerto Vallarta, allowing those who walk it to go from Los Muertos Beach to Los Camarones Beach in the 5 de Diciembre neighborhood. Perfect for your morning jog or bike ride.

SIERRA MADRE...

El Tuito, Cabo Corrientes and Tomatlán are towns located just over an hour's drive south from Puerto Vallarta on Highway 200 towards the state of Colima, protected within the lush tropical foothills of the Sierra Madre Mountains and within close driving distance from the sea. These towns enjoy stunning mountain views and a quaint Mexican vibe for those looking to purchase property in areas where nature is king. El Tuito is a small traditional Mexican town with just over 3,500 inhabitants located in a lush valley while the areas around Cabo Corrientes and Tomatlán offer many options for sustainable architecture and ecologically conscious developments.

As the names suggests, the Sierra Madre region stands out for its mountain views and tranquility. Real estate is available in the main towns and villages, in addition to the potential for buying land to build your own properties.

The lifestyle is very laid back, offering a traditional Mexican village lifestyle. There are many ecological projects and ventures here including subsistence farming and eco-communities. You will also find ranches of all kinds and weekend houses like Rancho Primavera and Hacienda El Divisadero.





VERSALLES...

Versalles, which was once a strictly residential area, has now become the most up and coming neighborhood in Vallarta. Home to dozens of new restaurants that locals and tourists alike are raving about, Versalles is the new place to be. Located smack dab in the middle between Marina Vallarta and the Romantic Zone, Versalles is what we call a bridging neighborhood.

When Chef Memo Wulff first opened Barrio Bistro in 2015, Versalles was an area with little movement. Off the main drag but close enough to the action, it was a strictly residential neighborhood only frequented by locals. After Barrio Bistro's opening, slowly but surely more restaurants started popping up and now it is absolutely THE place to go for all things food in Vallarta. Barrio Bistro paved the way for dozens of new restaurants, sparking a gastronomic movement and experience that is unparalleled. Now, in 2021, Versalles has become one of the hottest and trendiest neighborhoods. With development after development going up, more people are moving to Versalles than ever before. Its gastronomical experience and little shops is what sets it apart. Whether you're looking for a coffee shop, a brunch spot, a candlelit dinner, or a hip bar to get your Raicilla on, Versalles absolutely has it all.

Beautiful and modern developments like Venecia Palm Springs are critical to the growth of Versalles, and offer a breath of fresh air to the already existing architecture. Not only are they an incredible investment opportunity for those looking to rent out to vacationers, but they also serve as wonderful homes.

No other area in Puerto Vallarta offers the unique tastes and vast options of flavors that Versalles does, nor the close proximity to essentially everything you could ever need in Vallarta. If you are thinking of moving to Puerto Vallarta and can't decide which neighborhood to buy in, Versalles could be your place! Remember, it is only just beginning to develop, so the investment opportunities right now are abundant.

Riviera Nayarit and Punta Mita...

Nayarit is the state north of Jalisco, and home to areas such as Nuevo Vallarta, Bucerías, La Cruz, Sayulita, San Pancho and of course, Punta Mita.

NUEVO VALLARTA...

Nuevo Vallarta is one of Banderas Bay's most modern residential areas, benefiting from contemporary urban planning and infrastructure, a marina, golf courses and a stunning long stretch of sandy beach. Here you will find a number of luxury homes, condos and exclusive gated communities such as Flamingos and El Tigre private neighborhoods, which come with waterfront or golf course views, as well as other residential communities.

Despite Nuevo Vallarta's fame for being home to large all inclusive luxury hotels, it is also a popular residential area for middle- to upper-income families. The area is renowned for its long swathe of beach, golf courses, a marina and restaurants.

Nuevo Vallarta is home to luxury condos, villas and five star resorts, and as such, the lifestyle here is elegant, safe and clean with all the modern amenities. You will find a number of fine dining restaurants as well as shopping malls and spas. The marina provides spaces for mooring and some properties offer private docks overlooking the marina or one of the area's tropical canals.

Nuevo Vallarta has become the alternative choice to the South Side of Puerto Vallarta lifestyle, its ~~active~~ ~~infrastructure~~ and connectivity. Values have been stable while a lot of inventory has now started to be absorbed.

BUCERÍAS...

Some of the first things that will enchant you about Bucerías are the simple charms of this traditional Mexican beach town with cobblestone streets and brightly colored homes. Visitors come in search of fun and relaxation to this pristine destination known for its mellow ambiance, fine sands, welcoming hotels, and tranquil surf. Beachfront properties are available at affordable prices in Bucerías for those wishing to enjoy its daily sunsets over Banderas Bay. You will find all kinds of properties for sale, from luxury villas and exclusive beachfront condos to apartments and simple homes.

This town is famed for its long sandy beach that stretches towards Nuevo Vallarta to the south and Punta Mita to the north, and which has recently been listed among the cleanest on the Mexican coast by the Secretary for the Environment and Natural Resources.

Beach life in Bucerías is slow paced and tranquil, attracting people of all ages, including families relocating for a more laid back lifestyle, retirees and those people looking for a vacation home. Bucerías continues to be particularly popular with Canadian snowbirds. It also has a varied art scene.

Over the past 5 to 7 years there has been a large number of small to mid-size condominium buildings being built facing the beach which have all sold well. These are typically 2 or 3 bedroom units priced in the \$200's to \$400's range – although some can be found in much higher brackets.



LA CRUZ...

La Cruz de Huanacastle is a small fishing town on the north shore of Banderas Bay, just before Destiladeras and Punta Mita, boasting a beautiful beach and a fully functioning luxury marina. The town has retained its quaint Mexican atmosphere despite an ever-increasing expat community.

This laid back beachtown is a great choice for those seeking the tranquility and natural beauty of Punta Mita at more accessible prices. A popular location for foreigners choosing to make Banderas Bay their home, whether permanently or temporarily, and a great little spot for a vacation home. The marina also offers spaces for mooring.

The highlights of this neighborhood are its beaches and the easy access to Bucerías, Punta Mita and the Northern towns such as Litibu, Sayulita and San Pancho. Expect a distinctly Mexican vibe where the traditions of the Huichol Indians play an important role.

Famous for its Sunday farmer's market and eco-conscious local community formed by expats and Mexicans, the lifestyle here is one of tranquility with a growing number of art galleries, restaurants, cafes and live music venues.

Lacking an economic impetus, this area's prices will tend to drift. Once the residential areas surrounding the Marina start to develop, it is expected that there will be a general lift to demand and prices.

Moving/Residency visas...



One of the key things to consider, whether moving here full time or part time is getting your Mexican residency visa. There are two types, temporary and permanent. It's preferable to get a permanent visa, but those are usually handed out to retirees. It's somewhat irrelevant since after 4 years of temp, it will convert to a permanent anyway.

Keep in mind that a temp or perm residency visa does not require you to live in Mexico for any minimum amount of time. It also does not affect any status you have in the USA or Canada, neither does it require you to pay Mexican taxes. It is strictly a Mexican visa that allows you to be in the country for as long (or short) as you like with no need for a tourist card.

The requirements for obtaining one are simply financial solvency, and there are three different options. You can read about them here: www.yourpvrealtors.com/post/financial-requirements-for-mexican-residency. You do not need an immigration lawyer, the only thing that is needed is for you to fill out the appropriate forms. The financial solvency requirements are changing every year, that is the requirements are getting higher, so it makes sense to get your residency as soon as possible, again, you do not need to live in Mexico to get your residency.

The process is fairly simple, apply at a consulate outside of Mexico, it does not need to be in your home country. It may be much easier to get an appointment at the Las Vegas consulate than the one in Vancouver, find one that will give you an appointment and go there. Once there, you will be asked to provide proof of solvency (bank statements) and given an approved sticker in your passport. You now have 6 months to go to Mexico and finish the process. Once in Mexico, you will need to make an appointment at the immigration office (offices are located throughout Mexico) and finish the paperwork, once again, no lawyer is required.

If you plan to move and live in Mexico full time, it's best to not bring all of your stuff, furniture etc, you can obtain all of that here for less than the cost of moving it. Contact Cheryl Novak at www.solutionsmexico.com they have full house furniture packages as well as design assistance. If you're moving to Mexico permanently AND you plan on bringing a lot of things along with you, you will want to apply for a special certificate at the Mexican Consulate that allows you to import your household items duty-free. It's called a certificado de menaje de casa.

Why Buy With Coldwell Banker La Costa...

Buying Real Estate in Mexico can be one of the best investments of a lifetime. Whether you are looking to extend your property investment portfolio, buy a luxury home to relocate with the family, find that perfect condo with all the trimmings for your retirement or discover a tropical paradise where you can spend your winters, with Coldwell Banker La Costa Realty buying real estate in Mexico is a breeze.

We don't just find our buyers a home, we guide them through the process of purchasing a property with ease and professionalism. Here at Coldwell Banker La Costa, we create a stress-free environment that makes finding your property in paradise a fun, exciting venture – as it should be!

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