RANCHO SOSIEGO

The rarest thing in these hills is *flat ground*.

Ten private homes on level ground above Puerto Vallarta, where close to two thirds of the land is never sold to anyone.



PALMITA DE CACAO · JALISCO · MÉXICO

20°45′53.6″N 105°03′47.2″W

Most developments sell you as much private land as they can fit.

This one does the opposite.

Rancho Sosiego is 4,725.58 m² of level ground in Palmita de Cacao, inland of Ixtapa and about 380 metres above the sea — in a corner of the hills where almost every other parcel is a slope. It is divided into ten small private lots and one large piece of ground that is never divided at all.

The lots are small deliberately. What you get in exchange is the rest of the hill — 3,076 m² of meadow, path, standing forest and shared building that belongs to all ten houses at once and to no one house in particular. Cars stop at the gate, which is staffed. The middle of the site is walked.

10	4,725 m²	65%	50+
PRIVATE LOTS · 5 REMAIN	TOTAL SITE	HELD IN COMMON	TREES PLANTED

01 · NATURE LEADS

Half the surface is left unbuilt. The surveyor tagged thirty-nine standing trees by species before a line was drawn — parota, capomo, amapa, guamúchil — and more than fifty have been planted since.

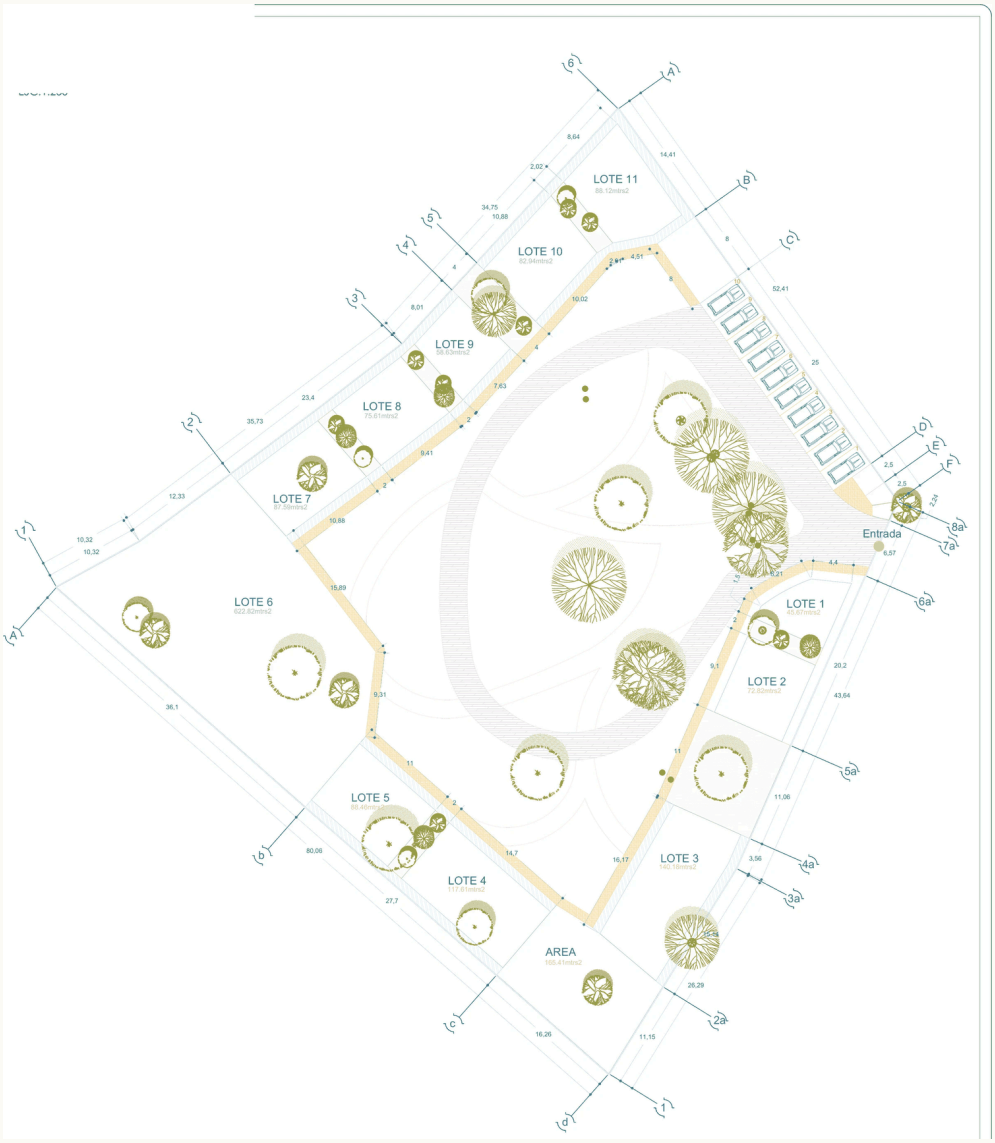
02 · THE BODY RESTS

Every structure is drawn as shelter — modest footprints, deep shade, cross ventilation. Nothing here is built to be looked at from the road.

03 · THE FOOTPRINT IS LIGHT

Every house carries its own solar array, sized against its own design. Water and power run underground to every lot, and filtration and treatment come with the community house.

The whole of it, at a glance.



01	Guard house	**02**	72.82 m²	**03**	140.18 m²	**04**	117.10 m²
05	88.46 m²	**06**	622.82 m²	**07**	87.59 m²	**08**	75.61 m²
09	58.63 m²	**10**	82.94 m²	**11**	88.12 m²	**CA**	Community house
AB	Utility & maintenance						

A small footprint, and a large share of everything around it.



1,649.53 M² · 34.9% · TEN TITLED LOTS

3,076.05 M² · 65.1%

YOURS ALONE

The lot

From 73.28 m² to 622.82 m², titled in your name. Ten of them, sited by Espacio56 around the standing trees rather than through them.

YOURS TOGETHER

3,076 m² in common

The central meadow, the walking paths, the tree cover, the guard house at the gate, the utility and maintenance house, the entry road and the parking row.

YOURS TO USE

The community house

165.41 m² under the canopy — an open room for yoga, a library and art. The space you don’t have to build on your own lot.



THE GROUND BETWEEN LOTS 2 AND 3 — A PAROTA, AND THE TREE BESIDE IT

Why the lots are small

A conventional subdivision here would give five or six lots of around 700 m², each with its own fence and its own strip of garden to water. Ten small lots around one commons houses twice as many people on the same ground and leaves the tree cover whole.

The lot we didn’t draw

Between Lot 2 and Lot 3 there is a large, level, easily sold piece of ground. It is not on the schedule and it never will be. A parota stands on it — one of five on the site — and the tree is worth more than the lot.

What that means in practice

You build a compact house and step out into three thousand square metres. Upkeep of the commons, the plant, the gate and the road is shared through a monthly fee, and what may be built is set out in the community regulations.

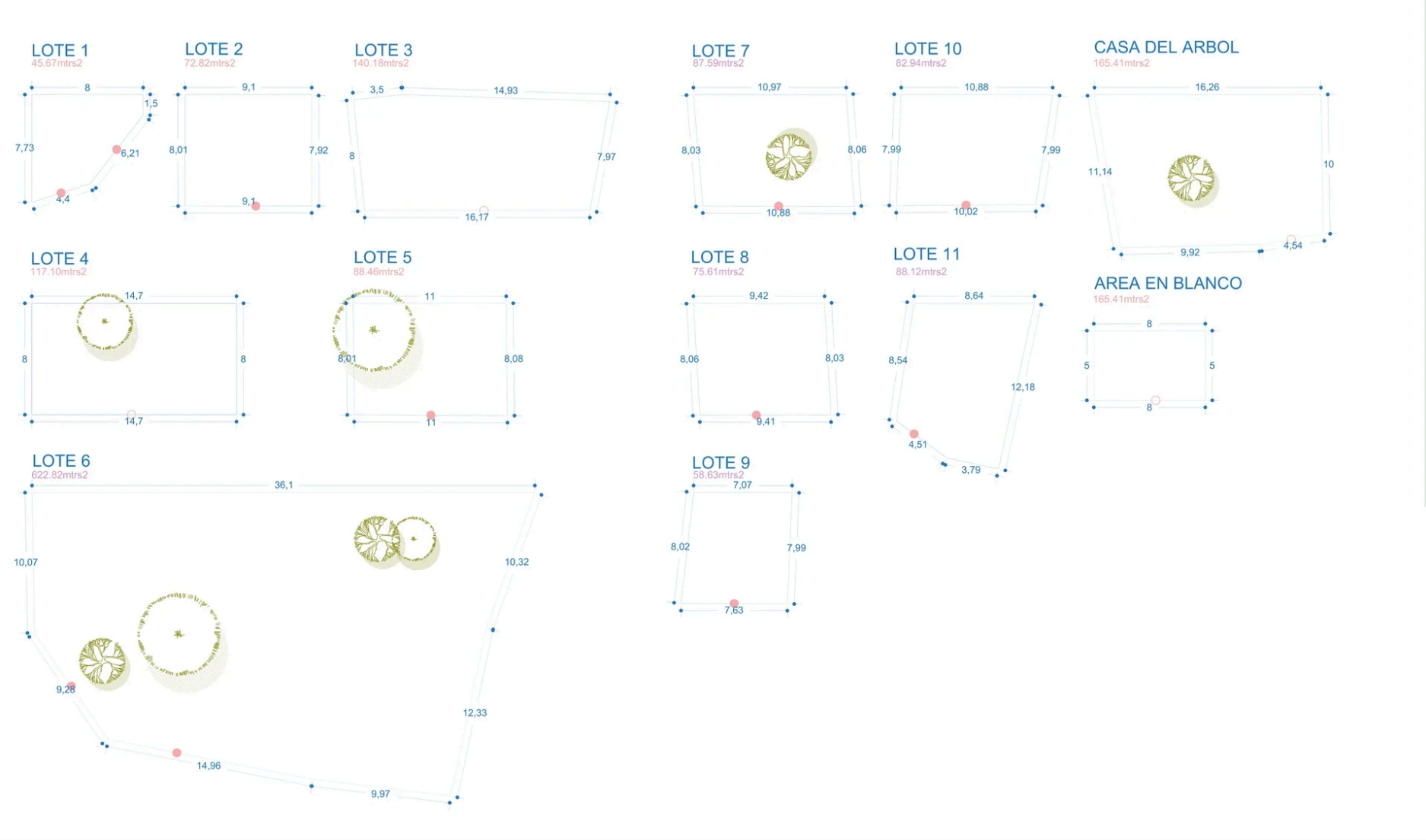
Every lot, every number.

LOT	LOT M²	ENVELOPE M²	POSITION	LAND MXN	LAND USD	STATUS
Lot 2	91.01	72.82	East edge	409,545	24,091	AVAILABLE
Lot 3	174.81	140.18	Southeast corner	786,645	46,273	SOLD
Lot 4	146.98	117.10	South edge	661,410	38,906	SOLD
Lot 5	110.58	88.46	South edge	497,610	29,271	SOLD
Lot 6	622.82	—	West boundary	2,802,690	164,864	AVAILABLE
Lot 7	109.22	87.59	Northwest edge	491,490	28,911	SOLD
Lot 8	97.57	75.61	Northwest edge	439,065	25,827	UNDER CONTRACT
Lot 9	73.28	58.63	Northwest edge	329,760	19,398	AVAILABLE
Lot 10	103.91	82.94	North edge	467,595	27,506	AVAILABLE
Lot 11	119.35	88.12	North corner	537,075	31,593	AVAILABLE
Ten lots	**1,649.53**			**7,422,885**	**436,640**	

Land at MXN 4,500 per m² of lot area, fixed — the lot, not the envelope. The envelope column is the building footprint Espacio56 has set for each lot; you may build within it over one floor or two. Construction is quoted separately — see page 11. Lot 5's area is derived from the scheme's envelope ratio pending its own sheet. USD shown at MXN 17.00 = USD 1.00, indicative only; the Banxico FIX rate was 16.9560 on 3 September 2026. Maintenance MXN 950 per month, or MXN 9,500 prepaid for the year. Prices exclude closing costs, notario fees and IVA where applicable. Lot 1 is the guard house and is not for sale; nor are the community house (CA), the utility and maintenance house (AB), or the parota ground between Lots 2 and 3. Availability correct at the date of issue.

Each parcel, dimensioned.

Drawn to survey by Espacio56. Dimensions in metres; the circles are existing trees, kept where they stand.



The room you don’t have to build.

165.41 m² of shared, open-design space under the trees at the south of the site.

A compact house is a fine place to live and a poor place to host fourteen people for a birthday, or to keep a library, or to lay out a canvas. The community house is the answer to that: one open building every owner has the use of, so that no one carries the cost of a studio, a guest room or a long table on their own lot.



THE PATHS, LAID AROUND THE TREES RATHER THAN THROUGH THEM

Library

Shelves, a table and a lamp — the quiet room that a compact house rarely has space for.

Art & making

Room to work at a scale a small house can’t take, and to leave the work standing overnight.

Practice

Open floor for yoga and meditation, and clear again by the afternoon for whatever the community decides it wants the room for.

Gathering

A long table for the meals that don’t fit in ten small houses, and where the ten owners settle what owners have to settle.

Two more pieces of the plan belong to everyone: **Lot 1** at the gate is the guard house, and **AB**, between Lot 11 and the car park, is the utility and maintenance house that will hold the water filtration plant and the community’s services. Neither is for sale.

Built to need less.

Solar

Every house carries its own photovoltaic array, sized against its own design. The lots sit on open, level ground with the roof planes facing south, so the array has something to work with before a single line of the house is drawn.

Water

Water and power are already run underground and connected to every lot. A solar-powered filtration and treatment plant comes with the community-house build, after which water is filtered and treated on site and delivered potable to every house. Held and maintained in common.

Connected

Satellite internet is installed and running across the site. You can work from a house here.

A staffed gate

A guard house at the entry, with a single row of parking bays beside it — one per house, so vehicles never enter the body of the site. The interior is walked.

Trees, by name

The survey tags thirty-nine standing trees by species — parota, capomo, amapa, guamúchil, tabachín, bonete, habillo. Walking paths were laid around them, not through them.

Maintenance

A single monthly fee of MXN 950 — or MXN 9,500 prepaid for the year — covers the upkeep of the solar and water plant, the gate, the private road, the parking, the paths, the planting and the community house. It is set and reviewed by the owners.

In Palmita de Cacao, almost everything is a slope.

This parcel is not. It is the least romantic fact in this booklet and the most consequential one.

Hill country is beautiful to look at and expensive to build on. Retaining walls, terracing, deep excavation, pumped water, stairs that get harder every year — a slope charges you for all of it, quietly, over the life of the house. Four thousand seven hundred square metres of level ground in the middle of it is not a detail. It is the reason the rest of this document adds up.



THE SAME GROUND IN THE DRY SEASON — YOU CAN WALK IT END TO END

The build price holds

No retaining walls, no terracing, no deep excavation. It is why construction can be quoted at a median rate rather than guessed at lot by lot.

It stays walkable

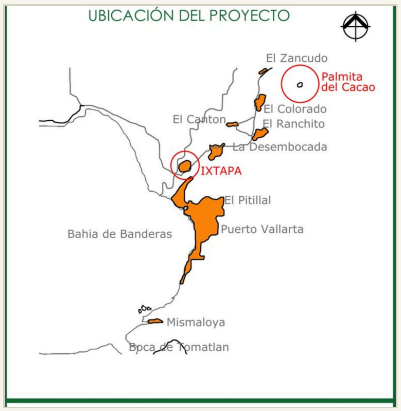
No stairs between the parking and your door, and none in twenty years either — which matters more to a second-home buyer at sixty-five than at forty.

The commons is a place

Three thousand square metres you can walk across, put a long table on, kick a ball over. The same area on a slope is a view, not a room.

Everything runs simply

Water, solar and drainage laid on the level. Fewer pumps, fewer falls to engineer, less to go wrong in the rain.



Up in the hills, on level ground.

The parcel sits in Palmita de Cacao, in the hills inland of Ixtapa, off the Carretera Las Guacas — about 380 metres up, on dry tropical forest floor, with no through traffic. In a district where almost every property is a slope, this one is flat.

Rancho Montalvo is a few minutes' walk from the gate: a small resort ranch with trails and a good restaurant, and a weekend place for people from town. It is near enough that it is how people give directions here.

North	53.03 m · Carretera Las Guacas
East	53.03 m · access road
South	73.74 m · Ejido Sta. Cruz de Quelitán
West	80.83 m · urban zone
Perimeter	284.47 m
Surface	4,725.58 m² (survey)
Airport	45 minutes by road
Costco	60–70 minutes, traffic depending

THE DRIVE

Forty-five minutes to the airport. An hour to an hour and ten to Costco, depending on the traffic through town. Far enough to be quiet; close enough to be practical.

TITLE

Inside Mexico's *zona restringida*, within 50 km of the coast, so a foreign buyer normally holds title through a *fideicomiso*: a renewable fifty-year bank trust with the full rights of ownership. Your notario arranges it.

SURVEY

Topographic survey and boundary schedule prepared February 2024; the full plano is available on request.



PALMITA DE CACAO · THE SITE LOOKING ACROSS THE COMMON GROUND

The land is fixed. The house is yours to settle.

LAND · FIXED	+ BUILD · MEDIAN	+ MAINTENANCE	SMALLEST, ALL IN
MXN 4,500 /m²	**MXN 25,500** /m²	**MXN 950** /mo	**MXN 1.8M**
× the lot, not the envelope	≈ USD 1,500 / m²	or MXN 9,500 a year	Lot 9, one floor · ≈ USD 107k

The land price is set and does not move, and it is charged on the lot itself. Every lot also carries a building envelope — the footprint Espacio56 has set on it — and you may build within that envelope over one floor or two. Construction is quoted at a median of MXN 25,500 per m², settled when you sit down with Espacio56 to design the house; a simple plan lands under the median, an ambitious one above it.

LOT 9 · THE SMALLEST WAY IN

Land · 73.28 m² × 4,500	MXN 329,760
One floor · 58.63 m² × 25,500	MXN 1,495,065
Together	**MXN 1,824,825 · ≈ USD 107,343**

LOT 11 · THE QUIET CORNER

Land · 119.35 m² × 4,500	MXN 537,075
≈150 m² two floors × 25,500	MXN 3,825,000
Together	**MXN 4,362,075 · ≈ USD 256,593**

How big a house?

The envelope is the footprint. Build across it once and that is your house; build over it twice and the house doubles, on the same piece of land at the same land price.

145 m²	**117** m²	**165** m²	**176** m²
LOT 02 · ENVELOPE 72.82	LOT 09 · ENVELOPE 58.63	LOT 10 · ENVELOPE 82.94	LOT 11 · ENVELOPE 88.12

Maximum construction over two floors, on the four smaller lots still available. Lot 6, at 622.82 m², is the outlier: its envelope has not yet been drawn, and it is the one lot here that will take a large house on a single floor.

Land is charged on the lot area, not the building envelope. Construction at MXN 25,500/m² is approximately USD 1,500 per m², or USD 139 per square foot, and is a median rather than a fixed price — your figure is agreed with Espacio56 before you commit. Houses may be built over one floor or two within the envelope set for the lot. Figures exclude closing costs, notario fees, permits and IVA where applicable. USD at MXN 17.00 = USD 1.00; Banxico FIX 16.9560 on 3 September 2026.

Five steps, in order.

01 **Choose the lot**

Walk the site and stand on the footprint. See where the afternoon sun lands and what the trees do to it. Lots are held for a short window at no cost while you decide.

02 **Sign and deposit**

A promissory agreement fixes the land price and the construction rate for your lot, against a deposit.

03 **Design with Espacio56**

Espacio56 drew the master plan and every footprint on it. Your house is designed within the envelope set for your lot — which is how ten separate houses stay one place.

04 **Close before the notario**

Title transfers. Budget the customary Mexican closing costs on top of the purchase price; your notario will set them out precisely for your situation.

05 **Build**

Construction billed at MXN 25,500 per m² against agreed milestones. The maintenance fee begins on delivery.

Ten houses is a small enough number that who lives here matters. We would rather sell slowly to people who intend to use the place than quickly to people who do not.

RANCHO SOSIEGO

Come and stand on it.

Five lots remain. The plan is drawn, the services are designed, and the hill is exactly as it looks in these pages. Write, and we will arrange a morning up there.

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