



THE SANTOSHA REFUGE MAZUNTE, MEXICO

This beautiful property is a **hidden oasis**, it is like being in your own **private lush tropical** garden; a perfect place to get away, reconnect with nature and yet be close to everything. In 2019 it was extensively **renovated and upgraded** with love and attention to detail by the owners and rebranded 'The Santosha Refuge'.

The Refuge presently operates as a **spiritual and holistic retreat center with a 90% occupancy rate**. Offering long term upscale accommodation to the many foreign yoga and meditation practitioners and teachers that flock to the area, dark meditation retreats, as well as hosting foreign Airbnb guests during the high seasons.

The center comprises of **five palapa covered towers that house; 4 delux multi-level cabañas and six studios** (three of which operate as dark meditation chambers). A sixth tower located at the back of the property has a large **communal kitchen with dinning area, a healing/massage area** on the 2nd level and on the top floor is a screened **yoga/meditation platform** with a **view of the ocean**.

The front of the property is the reception area, tool shed, fire pit, common toilet and well. This is one of the few properties in the area to boast a **large swimming pool** suitable for families and **parking for several cars**.

Located **at the border of Mazunte and San Agustínillo** the Refuge is minutes away from the beaches, restaurants and artisanal shops. The entire area between Huatulco to the south and Puerto Escondido to the north is a surfing paradise with surfers coming from around the world to hit the waves.



THE CABANAS

There are **4 beautiful cabana** what been designed by the owners and built by local craftsmen. It includes a wooden bedroom mezzanine with double bed, quality mosquito net, and a palapa roof with dome skylight and fans. The lower area has a bathroom and lounge with large screened windows, sofa futon for an extra guest and writing table. There is also a private terrace with hammock and lounge chairs for a view on the coconut trees, garden and pool.



THE STUDIOS

There are **2 lower level studios and one upper level studio**. The studios are comfortable Spartan spaces that offer the essentials needed for a quiet relaxing stay: a matrimonial bed with mosquito net, fans, a chair, writing desk, futon couch, a private bathroom with shower and a large personal outdoor terrace and lounge chair and hammock.



THE DARK MEDITATION CHAMBERS

Three converted studios that have been made light proof and are equipped with ventilation and AC making them suitable for short or long term dark meditation retreats. Each furnished with a single bed, meditation futon, cushion and yoga mat, a sitting stool and curved exotic wood eating counter.

There is usually a waiting list to access these specialty spaces as they are usually booked by advanced meditation practitioners for long term retreats of 10 days or more. Please note that the window panels are removable so that the space can quickly and easily be transformed back into a regular studio with functioning windows allowing natural light to illuminate the space.



POSSIBILITIES

With three **electricity** meters, 220 **cable** and two Telmex phone lines with **fibre optic for high speed internet**, 4 **water cisterns**; there is certainly potential for expansion. There is **100+ sq meters of space** at the front of the property to **build** an owner's house, a small caretakers lodging, a spa with healing rooms, sauna and showers or even a shop as the street is quickly developing and getting more and more foot traffic.

Located **45 minutes from Huatulco or Puerto Escondido Airport** and **20 minutes to the main town** of Pochutla, you are in proximity to flights, car rentals, food markets, hospitals and other necessities.

The Santosha Refuge can certainly be a part time or full time beachtown home and a wise investment opportunity with ongoing income and potential for growth.

There is a small dedicated and **trustworthy staff** to run the center with or without your presence on site. This is **a turn-key property, everything is included** (furniture, linens, appliances, tools, ...) to continue operation immediately.

Financial and operational details are available and a weekend stay is possible for serious buyers.

All property documents and operating licences are in order.

Size: 2100 sq meters

PRICE: 15,850,000 mxn\$