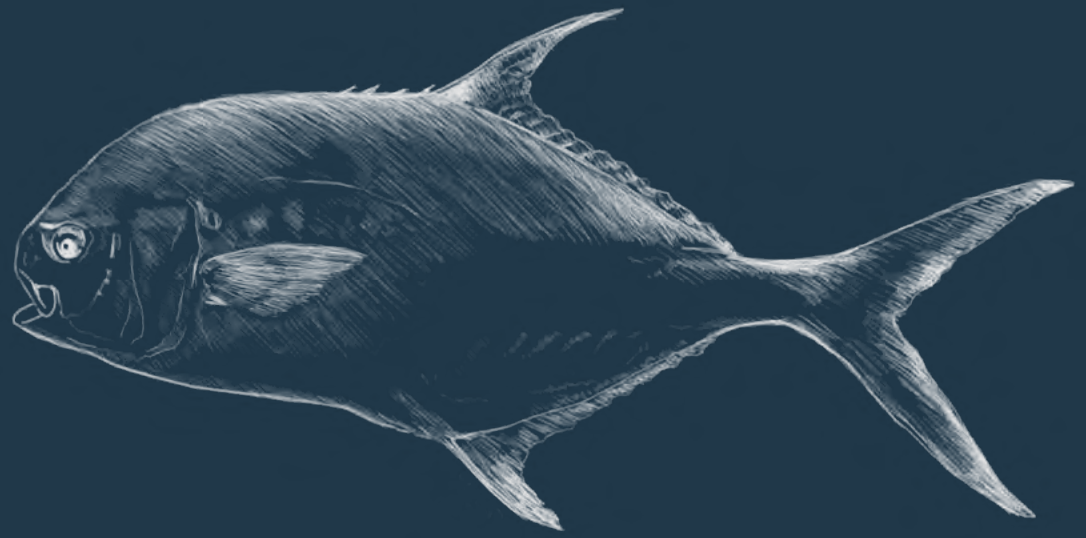
NERVOUS WATERS

A HIGHER FORM OF FISHING

MAYAZUL LODGE

PUNTA ALLEN, MEXICO



WWW.NERVOUSWATERS.COM | WWW.THEKAUTAPENGROUP.COM



Welcome to Mayazul Lodge, located just steps from the ocean—a beautifully refurbished property with only four rooms, accommodating up to eight anglers.

MAYAZUL LODGE

Exclusivity meets the permit challenge

It was only a matter of time before Nervous Waters looked to Mexico. It feels natural to us, as Mexico has a long tradition of great hospitality, great guides, and a service culture that makes it a pleasure to visit. We simply waited for the right time and the right location—and we have finally found both.

A place in the Sian Ka'an Reserve in Quintana Roo, Mexico, where a challenging fishery awaits. A place where you'll meet passionate anglers like yourself and embrace the challenge of coming face to face with a permit. And when you're not fishing, sharing knowledge, theories, stories, and permit dreams.

We look forward to welcoming you to Mayazul Lodge—an elegant retreat in the heart of Mexico's "Permit Alley," where fly anglers have a long history of success pursuing the black-tailed devil of the flats: the elusive and coveted permit.

And while others have done it, nobody has done it like Nervous Waters: a lodge set right on the water, with outstanding service and attention to detail, fine rooms, some of the most experienced guides in the bay, and a laser focus on giving anglers as many shots at permit as possible.

WHY CHOOSE MAYAZUL LODGE?

- Best Permit Fishing on the Planet. Ascension Bay holds one of the healthiest, largest, and most abundant populations of permit in the world.
- You'll fish with not just one experienced guide-but two guides per boat -because seeing more permit means more shots at permit.
- Best-in-class accommodation, service, and attention to detail—the standard you expect from a Nervous Waters lodge.
- Easy travel – Convenient access via Cancun International Airport (CUN), with 38 daily nonstop routes from U.S. gateways, or through the newly opened Tulum International Airport (TQO). From either airport, a private ground-and-water transfer whisks you directly to Punta Allen.
- An intimate lodge located on the ocean - just four rooms, each offering two queen beds, plus attractive lounging and dining areas overlooking the fishing grounds.
- No trailering: boats will pick you up right in front of the lodge- no down time and no bumpy overland time.
- Comfortable traditional pangas totally kitted out for the flats.
- Not just permit-bonefish, tarpon and snook are found in good numbers seasonally on our flats as well.
- A delicious ala carte menu with exceptional fresh, local dishes.
- Sage Experience Destination: Handpicked by Sage for exceptional fishing, personalized service, and authentic character. Includes access to high-performance Sage rods and RIO lines tailored for Ascension Bay's permit, tarpon, bonefish, and snook—at no extra cost.









After the flats: fire pit, ocean breeze, appetizers, perhaps a beer or glass of wine, and stories from the day.

FACILITIES AND SERVICES

Mayazul is small by design, intimate, eclectic, and elegant, and so near the ocean you will sleep soothed by the sound of rustling palms and waves. We are outside the bustle and traffic of nearby Punta Allen, close enough to utilize any services needed.... but a million miles away. The lodge itself is a beautiful structure of stained wood, finished with comfortable sofa-filled lounging rooms, thoughtful amenities and four en-suite double bedrooms with queen size beds and air conditioning. In addition to the dining and living areas there's a quaint bar and fly-tying area, and plenty of outdoor porches overlooking the sea. Beautifully prepared a la carte menus will delight permit anglers, with exceptional local dishes concentrating on magnificent fresh seafood and crafty cocktails to celebrate a fish released or help in forgetting one that got away. Lunches each day are custom-order picnics with cold drinks, and these are taken on the boat are taken on the boat in frosty yeti coolers. A fully stocked fly shop, daily maid service, laundry service, satellite tv, Wi-Fi and phone round out the Mayazul amenities our flats anglers enjoy each exciting week.

- Capacity: 4 anglers single room & boat (up to 8 if sharing)
- Accommodations: 4 en-suite double bedrooms with queen size beds and air conditioning
- Main Lodge: Dining room, living room, fly tying desk and open bar, telephone and WiFi available
- Meals: Beautifully prepared a la carte menu with exceptional fresh local dishes concentrating on fresh seafood
- Full Maid service and nightly turndown service; laundry service available
- Fly Shop: Our shop is stocked with almost anything you could need- fly lines, leader, tippet and an excellent fly selection and sun protection products
- Lunch: A la carte choices are made each evening- and yours is prepared to order each day



The lodge features four well-appointed en-suite bedrooms, each with two queen-size beds, private bathrooms, and air conditioning, providing comfortable accommodations for our guests.



LOCATION

Mayazul Lodge is located on the Yucatán Península, approximately 56 kilometers south of Tulum in the sleepy fishing village of Punta Allen, Mexico within the Sian Ka'an biosphere reserve. The Cancún International Airport is the point of entry.

Sian Ka'an is home to nine different ecosystems, a wealth of flora and fauna, including 320 bird species, nearly 100 mammals, 90 species of native bees, 47 species of dragonflies, 74 species of beetles, 310 species of mosquitos, 318 species of butterflies, 84 species of coral, and five neotropical felines. It is also home to many archeological sites like Muyil, and, 120 kilometers of the Mesoamerican reef are included in it, which provides the area with a double heritage UNESCO designation.

Sian Ka'an, as a tourist destination, is also part of Maya Ka'an, a very rich region that offers very unique experiences in natural environments combined with the historical and cultural elements of the Mayan communities of today. It is said that the channels of the biosphere reserve were used by the Mayan people (and other indigenous groups) as commercial trade routes to reach the site of Muyil. Canoes would enter from the Boca Paila side of the Caribbean Sea.





GETTING THERE

Mayazul Lodge is located on the Yucatán Peninsula, just south of the sleepy fishing village of Punta Allen, Mexico within the Sian Ka'an biosphere reserve. There are two (2) International airports which access the region, Cancún International (CUN) – approximately 107 miles – and the new Tulum International Airport (TQO) – approximately 60 miles and nearly an hour closer to the lodge. Both airports have multiple direct flights from the USA or other countries as well as Mexico City.

When booking flights, we suggest planning to arrive Cancun or Tulum no later than 2:00 PM and plan on departing after 1:00 PM to ensure adequate time to transfer to/from the lodge. Anglers arriving Cancun might consider an overnight on arrival offering time to relax and added time to make the transfer. We will pick you up at the airport with a suitable vehicle and in approximately 2 hours we will arrive at the Sian Ka'an Reserve, from there we will go by Panga to Punta Allen. The boat ride down the inner lagoon will take approximately one hour and you will see a good deal of the flora and fauna found in the the unspoiled Yucatan as well



Permit are the primary target species in Ascension Bay, where they are abundant and present in a wide range of sizes.

THE FISHING

Ascension Bay is located on the southeast coast of the Yucatan Peninsula in Mexico and is home to some of the best fishing areas in the world. Located in the small beachfront town of Punta Allen about 45 kilometers off the beaten path and approximately three hours from the popular tourist destination of Cancun, our lodge is far from the distractions of everyday life. It's perfectly situated to access our primary fishing objective - the permit.

Nestled in the Sian Ka'an Biosphere, a vast international wildlife park that spans some 1.3 million acres, Ascension Bay has been protected from commercial fishing and development. This has allowed the local wildlife both above and below the water to prosper. The bay has developed into one of the most prolific and diverse bonefish, permit, snook, and baby tarpon fisheries in the entire Caribbean.

Blessed with miles of coastline, shallow flats, and lagoon systems, the fishing opportunities here are endless. Our season is long, providing anglers over 8 months of prime weather to come and stalk the shallow water fish of the Caribbean. Surrounded by pristine mangrove-lined shores with a backdrop of lush green rainforest, it's the perfect habitat for all the famous flats species. Grand slams and super slams are undoubtedly achievable. Ascension Bay is a destination where the fish are getting bigger, and saltwater fly fishing is getting better with every passing season due to strict regulations implemented years ago to protect this amazing resource.

Permit fishing is well known for good reason - it is some of the most productive in the world. Actually, so much so that Ascension Bay is often referred to as 'The Permit Capital'. This fantastic fish stands alone as one of the hardest to catch on the fly, the primary reason it is so appealing to anglers all around the world. Our guides fish for permit not only as a job but as a passion. Many take their days off to scout new locations or fish for permit themselves. They all share our common love of this amazing fish, and we as a team will make sure you have the best opportunity to be a successful permit angler at Mayazul.

For a long time, the permit was only pursued by certain specialists. There was not much information about permit fishing, and there were even fewer dedicated guides. Successfully pursuing and catching a permit therefore seemed unattainable for the majority of anglers. Nowadays, the angling world has poured resources and created the demand for an increased understanding of these special fish. We now know more about their behavior and habits than ever before, and every day there are more guides who have dedicated their lives to stalking and learning about permit. Specialized equipment and flies have been designed with the sole purpose of maximizing permit fishing odds. Our promise at Mayazul is to bring all these years of development into your hands and at your disposal when you arrive at the lodge.



During the peak of the tarpon migration (April–September), you can encounter schools of large tarpon on a daily basis...

Ascension Bay has one of the largest permit populations in the entire world, with a great diversity of situations that will undoubtedly fit your tastes and abilities. If it is your first- time permit fishing, you need to have some fly-casting skills, the ability to listen to your guide, and especially, the luck to find the 'right' fish. In permit fishing, you can do everything perfectly, but whether the fish eats your fly or not might simply depend on its attitude. Those of us who have been doing it for years always say "If you know what to do and you have the ability to do it, everything else depends on the fish."

Thanks to the protection of the Sian Ka'an Biosphere, Ascension Bay has a huge nursery of juvenile tarpon. These fish are often called "Baby Tarpon", but they still average between 10 and 30 pounds, with fish over 50 pounds coming to hand each year. To make it even more interesting, migratory tarpon show up during the summer months, with sizes that average 70 pounds but they can reach 130 pounds or more. These fish are found on the sandy coastal flats and also inside the Bay.

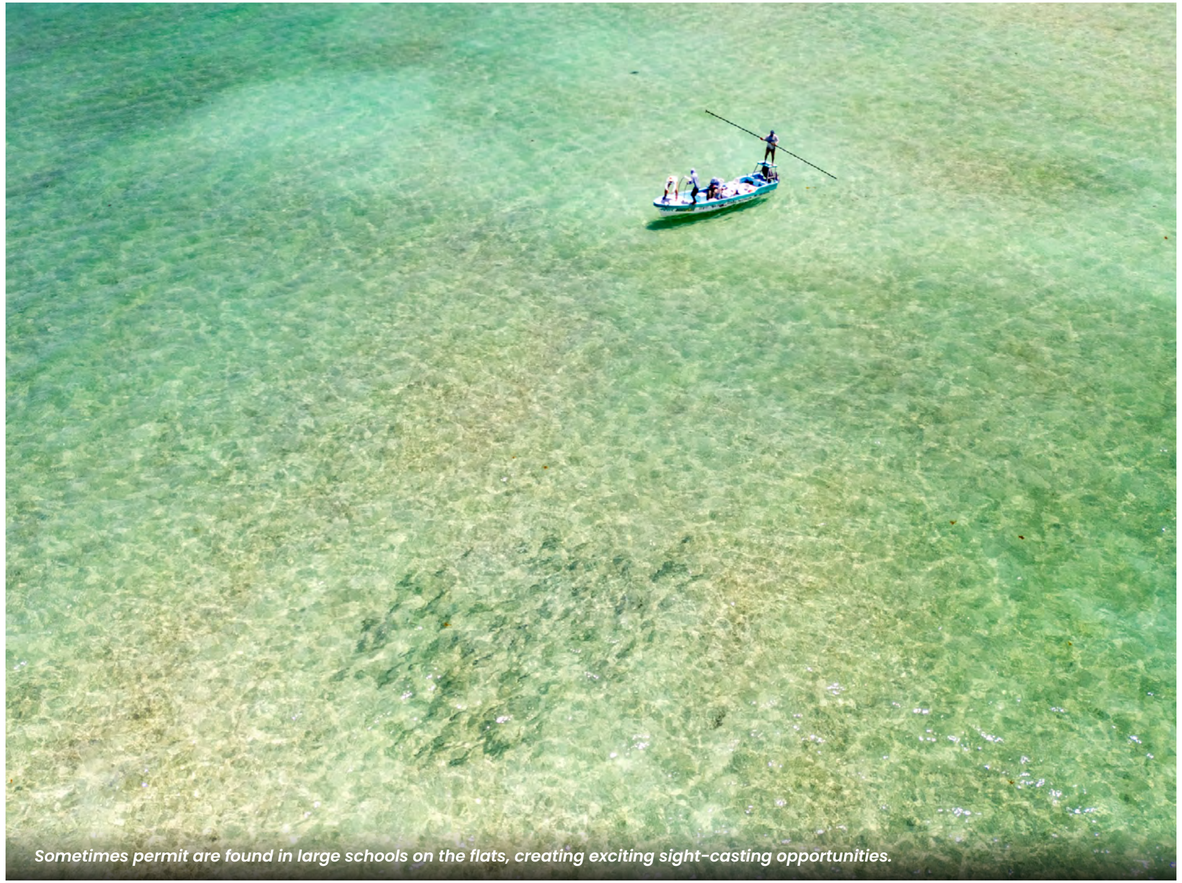
Ascension Bay has the largest bonefish population per square water acre than anywhere else in the world. Unlike some other species in the bay, bonefish will readily eat a well-presented fly, making 20 - 30 fish days a regular occurrence. They are the most honest species on the flats, and if you do your part, they will usually do theirs.

Snook are the ultimate ambush predator of the flats, often holding tight to the coastline beneath overhanging branches or mangroves, waiting for unsuspecting prey to pass. At Ascension Bay, they are commonly found in the creeks that flow into the bay, in a wide range of sizes. The protected population offers anglers the opportunity to pursue one of the most challenging and exciting species to encounter on the fly.

While the big four flats species are often at the top of saltwater fly fisherman's list, Ascension Bay is home to many other species of sport fish such as triggerfish, jack crevalle, and barracuda, as well as many types of snappers and groupers. If anglers come with an open mind, they are sure to catch many species on the fly at Mayazul.



... These large tarpon are pursued exclusively by sight-casting on the flats, using floating lines and 11–12 weight rods designed to handle these powerful fish.



Sometimes permit are found in large schools on the flats, creating exciting sight-casting opportunities.



ESTIMATED DAILY ITINERARY

The typical trip does not fish on arrival or departure, but if time allows and guides are available, half-day trips can be arranged prior to getting here. Typically, arrive into your room, prepare gear, and spend an afternoon relaxing on the lodge grounds. Here is a sample schedule of the daily program:

6:30 am Coffee ready at the buffet table

7:00 am Breakfast

8:00 am Depart from the beach

4:00 / 4:30 pm Return to lodge

4:00 pm Cocktail hour

5:30 pm Appetizers

6:30 pm Dinner

RATES 2027

PERMIT SEASON

February to April & September to November

	Shared room & boat	Shared room & single boat	Single room & boat
7 Nights / 6 Days Fishing	$ 6,950 p/person	$ 8,950 p/person	$ 10,425 p/person
6 Nights / 5 Days Fishing	$ 6,450 p/person	$ 8,250 p/person	$ 9,675 p/person
5 Nights / 4 Days Fishing	$ 5,950 p/person	$ 7,550 p/person	$ 8,925 p/person

* Rates are in USD per person.

PERMIT & MIGRATORY TARPON SEASON

May to August

	Shared room & boat	Shared room & single boat	Single room & boat
7 Nights / 6 Days Fishing	$ 7,350 p/person	$ 9,350 p/person	$ 11,650 p/person
6 Nights / 5 Days Fishing	$ 6,950 p/person	$ 8,850 p/person	$ 10,425 p/person
5 Nights / 4 Days Fishing	$ 6,550 p/person	$ 8,350 p/person	$ 9,825 p/person

* Rates are in USD per person.



NON ANGLERS: $650 p/person per night.

FULL DAY FISHING (Arr/Dep Date):
$950 per boat (1 or 2 anglers).

HALF DAY FISHING (Arr/Dep Date):
$800 per boat (1 or 2 anglers).

TRANSFERS: (Collective transfer)
1 Guest: $ 550 per way per person.
2 Guests: $ 275 per way per person.
3 to 6 Guests: $ 175 per way per person.
7 Guests: $ 125 per way per person.
8 Guests: $ 112.5 per way per person.

INCLUDED
Lodging; all meals and beverages (open bar); professional guide services, loaner fishing equipment (rods, reels, and lines), wireless internet, Mexican VAT Tax.

NOT INCLUDED
Commercial air to Cancún (CUN) or Tulum (TQO); ground & water roundtrip transportation between Cancún (CUN) or Tulum (TQO) airport & the lodge, additional specialty ordered alcoholic beverages; guide and staff gratuities; flies, organized eco-tours; laundry service; any items of a strictly personal nature; personal and baggage insurance; cost of itinerary modifications requested by the passenger.

TRANSFERS POLICY
The transfers lodge rates are based on one (1) collective round-trip transfer per group. The rate is for every transfer that departs to and from the airport per person.

PAYMENT TERMS
A fifty percent deposit is required at the time of booking to confirm all reservations. Final balance is due ninety days from departure. All deposits and/ or final payments are non-refundable. Refunds or credits cannot be issued for fishing time lost due to inclement weather. Receipt of deposit and/or final payment is acknowledgment that registrant has read and accepts the cancellation, refund, and responsibility clauses. Travel insurance is highly recommended.

OUR OTHER SPORTING DESTINATIONS

Born of passion, backed by ownership.

With 35+ family-owned, high-end sporting lodges across Argentina, Chile, Uruguay, Mexico, the Bahamas & the United States, **The Kautapen Group** brings together a lifetime of experience dedicated to fly fishing, wingshooting, and big-game hunting. Through **Nervous Waters, David Denies Bird Hunting**, and **Red Stag Patagonia**, we deliver best-in-class guiding, authentic hospitality, and the consistency that comes only from operating our lodges under our own ownership and uncompromising standards. Each experience reflects our commitment to excellence, conservation, and the values that have guided our family for more than four decades.

NERVOUS WATERS

A Higher Form of Fishing

With 19 signature fly-fishing lodges and counting, Nervous Waters continues to expand into new horizons across Argentina, Chile, Mexico, the Bahamas, and the United States. Pursue sea-run browns, wild browns & rainbows, dorado, & other exotic freshwater species as well as the ultimate flats species—bonefish, permit, tarpon, & snook—guided by the most experienced teams in the field. Our lodges offer a level of service on par with the finest boutique hotels of the world, yet each shines with its own personality.

DAVID DENIES

A Higher Form of Wingshooting

Comprising 13 world-class lodges across Argentina & Uruguay, David Denies redefines the art of wingshooting. From high-volume dove and wild pigeon shooting in northern Argentina, to the fertile wetlands of Buenos Aires Province—where marshes and swamps fill with ducks in remarkable numbers—to the rolling pastures of Uruguay, home to the world's greatest concentration of hard-flying perdiz over pointing dogs, we deliver the ultimate wingshooter's paradise. All with a level of style, service, and attention to detail found nowhere else.

RED STAG PATAGONIA

A Higher Form of Hunting

Red Stag Patagonia sets the standard for authentic Big Game hunting in South America. Operating across Argentina and Chile, our carefully curated programs deliver truly wild, fair-chase hunts throughout the breathtaking peaks of Patagonia and the vast Argentine Pampas, targeting free-range red stag, axis deer, blackbuck, fallow deer, and other select game species. Whether you prefer spot-and-stalk, horseback pursuits, or vehicle-assisted outings, we tailor every experience to all skill levels—always providing the finest wild and fair-chase hunting adventures.

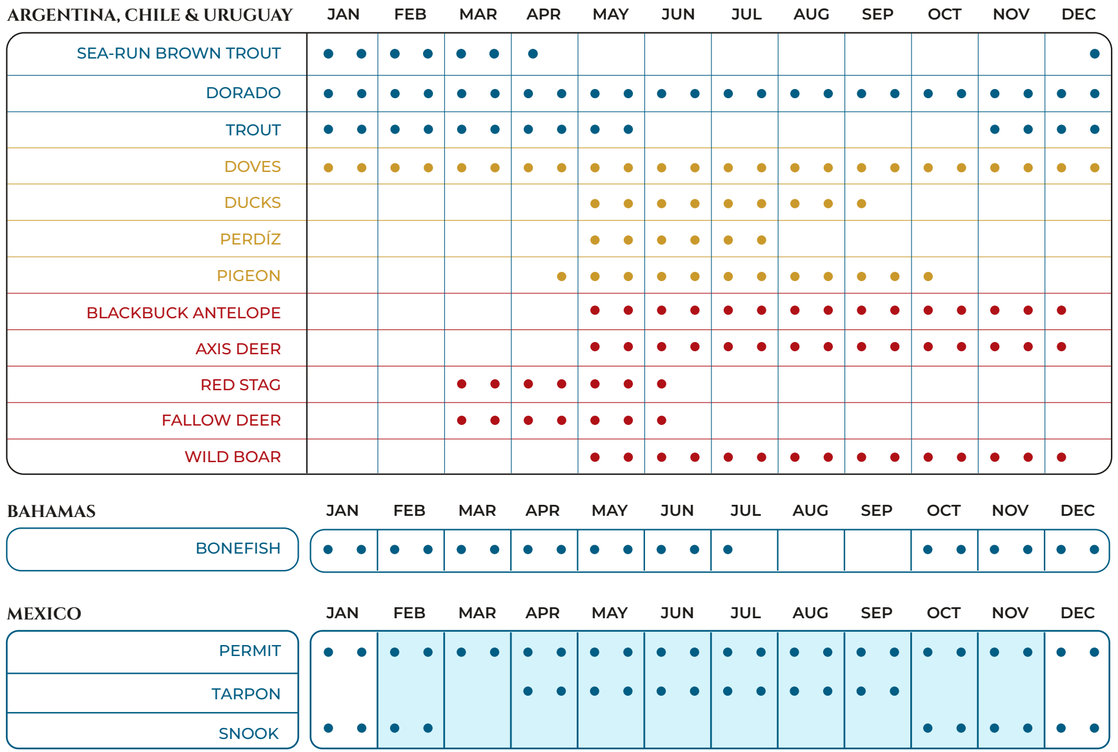


BEYOND MAYAZUL LODGE

Mayazul Lodge is proud to be part of the family of destinations operated by Nervous Waters, within The Kautapen Group. Beyond Mayazul, a world of adventure awaits through our sister brands—Nervous Waters Fly Fishing, David Denies Bird Hunting, and Red Stag Patagonia—each offering exceptional outdoor experiences while sharing the same commitment to guiding excellence, thoughtful hospitality, and the highest standards of service.

Across the Americas, our lodges showcase some of the most celebrated sporting destinations in the world. In the Bahamas, Abaco Lodge on Great Abaco Island and Bair's Lodge on South Andros provide access to extraordinary bonefishing. In Argentina, our fishing lodges target sea-run brown trout, golden dorado, and wild trout, while David Denies Bird Hunting operates premier wingshooting lodges in Argentina and Uruguay. Through Red Stag Patagonia, the group also offers distinguished big-game hunting experiences across Argentina and Chile.

THE SPORTSMAN'S SEASONAL CALENDAR



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