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PRIVATE RESIDENCE · CABO SAN LUCAS

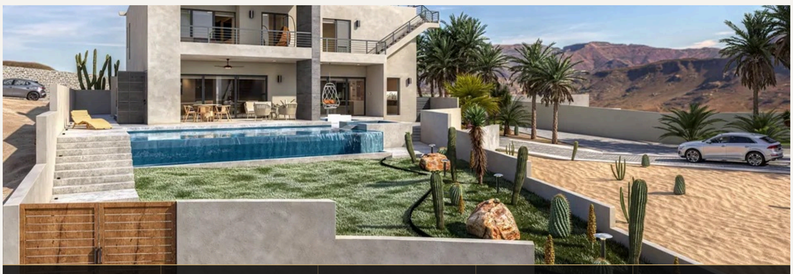
CASA CABO BELLO 132

A private horizon, drawn for living.

CABO BELLO · CABO CORRIDOR · BAJA CALIFORNIA SUR

USD 1,397,000

MLS 26-3076 · PRE-CONSTRUCTION



5	5	374 m²	5	15 mo
BEDROOMS	FULL BATHROOMS	4,027 SQ FT BUILT	COVERED PARKING	EST. DELIVERY

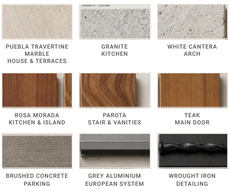
KEY FEATURES

- ROOFTOP TERRACE LAND'S END VIEWS
- INFINITY-EDGE POOL
- HEATED JACUZZI & BAJA SHELF
- GATED BEACHFRONT COMMUNITY
- WALKING DISTANCE TO THE BEACH
- EV CHARGER SOLAR-READY

THE PROPOSITION

- **Boutique, not production.** A dedicated local team delivering a limited number of residences — every home run as a custom project.
- **Deposits tied to real value.** Secured by the land together with verified construction progress, each stage formalised before a Mexican notary.
- **Direct developer access** throughout construction — you speak to the builder, not to a sales floor.
- **Corner lot, three frontages,** near the community entrance and oriented for the Land's End view from the roof.
- **Turnkey option.** Complete furniture package available directly through the developer.

MATERIAL PALETTE



PUEBLA TRAVERTINE MARBLE HOUSE & TERRACES · GRANITE KITCHEN · WHITE CANTERA ARCH

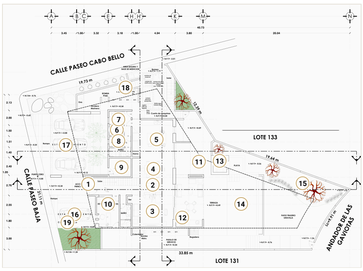
ROSA MORADA KITCHEN & ISLAND · PAROTA STAIR & VANITIES · TEAK MAIN DOOR

BRUSHED CONCRETE PARKING · GREY ALUMINIUM EUROPEAN SYSTEM · WROUGHT IRON DETAILING

Luxury finishes throughout: Puebla travertine marble on floors and terraces, granite, white cantera and solid hardwoods — alder, parota, rosa morada and teak.

GROUND FLOOR

N.P.T. +0.49

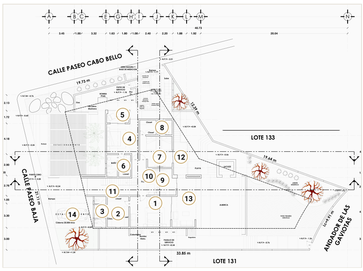


1 Main entrance & ramp
2 Foyer
3 Living room & bar
4 Dining room
5 Kitchen with island
6 Pantry
7 Laundry room
8 Bedroom 5 / multi-purpose + bath
9 Storage
10 Bedroom 4 / study + bath
11 Terrace
12 BBQ & outdoor shower
13 Jacuzzi & Baja shelf
14 Infinity-edge pool
15 Desert garden & gravel patio
16 Covered parking
17 Parking under pergola
18 Service yard & plant room
19 Water cistern · 20,000 L

Executive drawing at 1:75 on the original sheet. Numbers added for reference; every label verified against the architect's dimensioned plan.

UPPER FLOOR

N.P.T. +3.50



1 Master bedroom
2 Master walk-in & closets
3 Master en-suite
4 Bedroom 2
5 Balcony
6 Walk-in & en-suite bath
7 Bedroom 3
8 En-suite bathroom
9 TV lounge
10 Landing & stair
11 Void over entrance
12 Terrace — bedroom 3
13 Terrace — master
14 Covered parking below

Three en-suite bedrooms on this level and two more on the ground floor — five bedrooms and five full bathrooms in total. Rooftop terrace at +6.69 above.



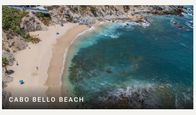
ARRIVAL



GREAT ROOM



KITCHEN

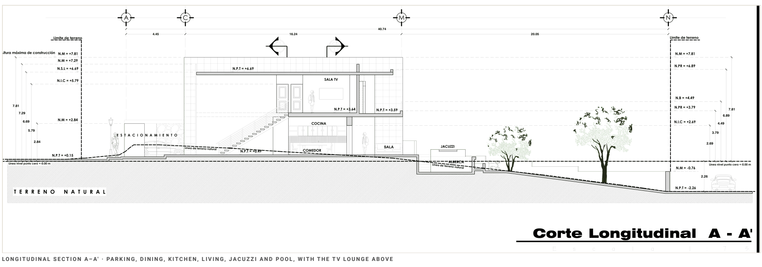


CABO BELLO BEACH

BEACH	GOLF	DINING & SHOPPING	15 MINUTES	MARINA
Walking distance to a swimmable beach	Minutes from championship courses	Restaurants and supermarkets nearby	To Downtown Cabo San Lucas	Marina and the Monuments surf break

SECTION & ELEVATIONS

ORIGINAL DRAWINGS · 1:75



LONGITUDINAL SECTION A–A' · PARKING, DINING, KITCHEN, LIVING, JACUZZI AND POOL, WITH THE TV LOUNGE ABOVE



NORTH ELEVATION — CALLE PASEO BAJA



SOUTH ELEVATION — ANDADOR DE LAS GAVIOTAS

Maximum building height N.M. +7.81 over the datum at Calle Paseo Baja. Ground floor +0.49 · upper floor +3.50 · rooftop terrace +6.69.

SPECIFIED SYSTEMS

- **Climate** — 9 inverter mini-split units
- **Water** — 20,000 L cistern + pressure system
- **Gas** — 300 L LP storage tank
- **Wastewater** — On-site treatment plant (PTAR)
- **Solar** — Ready — panels optional upgrade
- **Electric** — EV charger & generator-ready
- **Glazing** — European grey aluminium, laminated
- **Appliances** — Complete package included

AREAS

ARCHITECT'S SCHEDULE

COVERED AREAS		
Ground floor · air-conditioned	**157.55 m²**	1,695.85 ft²
Ground-floor terrace	**36.72 m²**	395.25 ft²
Upper floor · air-conditioned	**158.18 m²**	1,702.63 ft²
Upper-floor terrace	**21.80 m²**	234.65 ft²
Total built	**374.25 m²**	4,028.39 ft²
EXTERIOR AREAS		
Parking pergola	**49.00 m²**	527.43 ft²
Pool	**53.79 m²**	578.99 ft²
Walkways & patios	**177.69 m²**	1,912.63 ft²
Landscaped areas	**150.24 m²**	1,617.16 ft²
Stairs	**14.95 m²**	160.92 ft²
LOT		
Total lot area	**709.46 m²**	7,636.56 ft²

Corner lot, three frontages: 19.73 m to Paseo Cabo Bello, 21.11 m to Paseo Baja and a 9.91 m arc to Andador de las Gaviotas. Between lots 131 and 133.

PROJECT DATA

List price	**USD $1,397,000**
Built area	**374.25 m² · 4,028 sq ft**
Lot area	**709.46 m² · 7,637 sq ft**
Price per built m² / ft²	**$3,733 / $347**
Bedrooms	**5**
Bathrooms	**5 full**
Levels	**2 + rooftop at +6.69**
Covered parking	**5 vehicles**
HOA dues	**$4,257 / year**
Status	**Active · Pre-construction**

PURCHASE STRUCTURE

CABO BELLO · BOUTIQUE DEVELOPMENT

01 **35% initial deposit** — Paid on execution of the purchase agreement.

02 **Progress-linked balance** — Deposits secured by the land value together with verified construction progress.

03 **Notarised at every stage** — Each stage formalised before a Mexican notary — transparency and accountability throughout.

04 **Delivery = 15 months** — From execution. Specs, payment schedule, finishes and appliance package on request.

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RENDERINGS ARE ILLUSTRATIVE ONLY. Final design, finishes, materials and specifications are subject to change without prior notice. Plans and views shown are adapted for presentation, not to scale and not for construction; the executive set is available on request and the project team may revise it. Measurements and figures are approximate, taken from MLS 26-3076 and the architectural drawings as of 5 September 2026 — buyer to verify. Prices in US dollars.

SCAN TO VIEW THE RESIDENCE