



# VISTA PACIFICA

C O N D O M I N I O S



*HOUSE OF BAJA*

REAL ESTATE



# VISTA PACIFICA CONDO-HOTEL

## Antecedent

A project for eight condos in a brand new building raised on Todos Santos downtown, “Pueblo mágico” of La Paz municipality, Baja California sur, México.

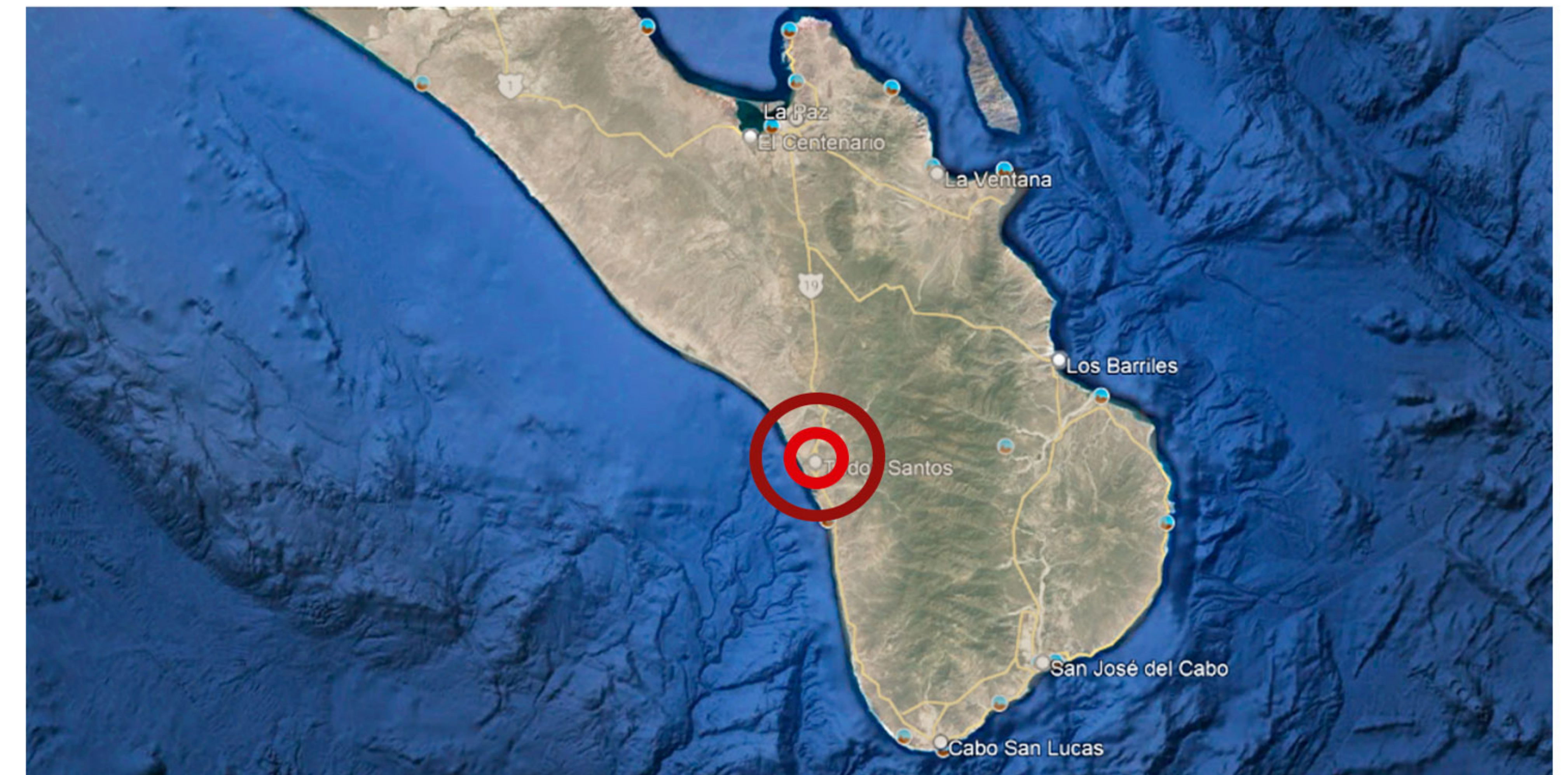
Todos Santos town is located between La Paz and Cabo San Lucas city, at 45 minutes of each. It is in placed in a low area of the mountains surrounded by palm trees and in front of the Pacific Ocean, wich gives it a unique climate in all Baja Sur. Over the years Todos Santos has become the new hot spot in México, it has positioned as one of the preferred tourist and real state investment destinations for national and international market. Very popular also for it's beaches to surf, sport fishing, desert walks and turtle hatching release.

Throughout the year we can enjoy in Todos Santos, several art and music festivals, of local and international artists. In addition to the fact that the gastronomic offer is very varied, and always inspired by the fruits that are harvested and fished in the area.



## Our mission

It is to offer a new housing proposal with a unique, innovative concept, taking in advantage the historical architecture references and merged to the context in where it is located. That for the buyer can be an investment opportunity, having in mind the recent growth and increase in tourism in the area. In which, if it is integrated into the Airbnb system, it could have a return on investment (ROE) in no more than 7 years. Since in Todos Santos, the months of greatest international tourism are from November to May, and national tourism is more present in summer from June to August.



## Plus value

The real estate capital appreciation in the area results in percentages between 10% and until 12% per year in vacation rental systems according to the locations, amenities and views. The real estate offer for sale of properties in the Todos Santos area are houses with prices from \$230,000 USD with areas of 807.00 sqft or \$550,000 USD with areas of 3,499.00 sqft. These two examples are not in the downtown area, they're in isolated areas with no beach front. You can also see propierties around \$338,000 USD with areas of 903.0 sqft or even residential houses from USD \$600,000 and up to \$1,000,000 with beachfronts private access.





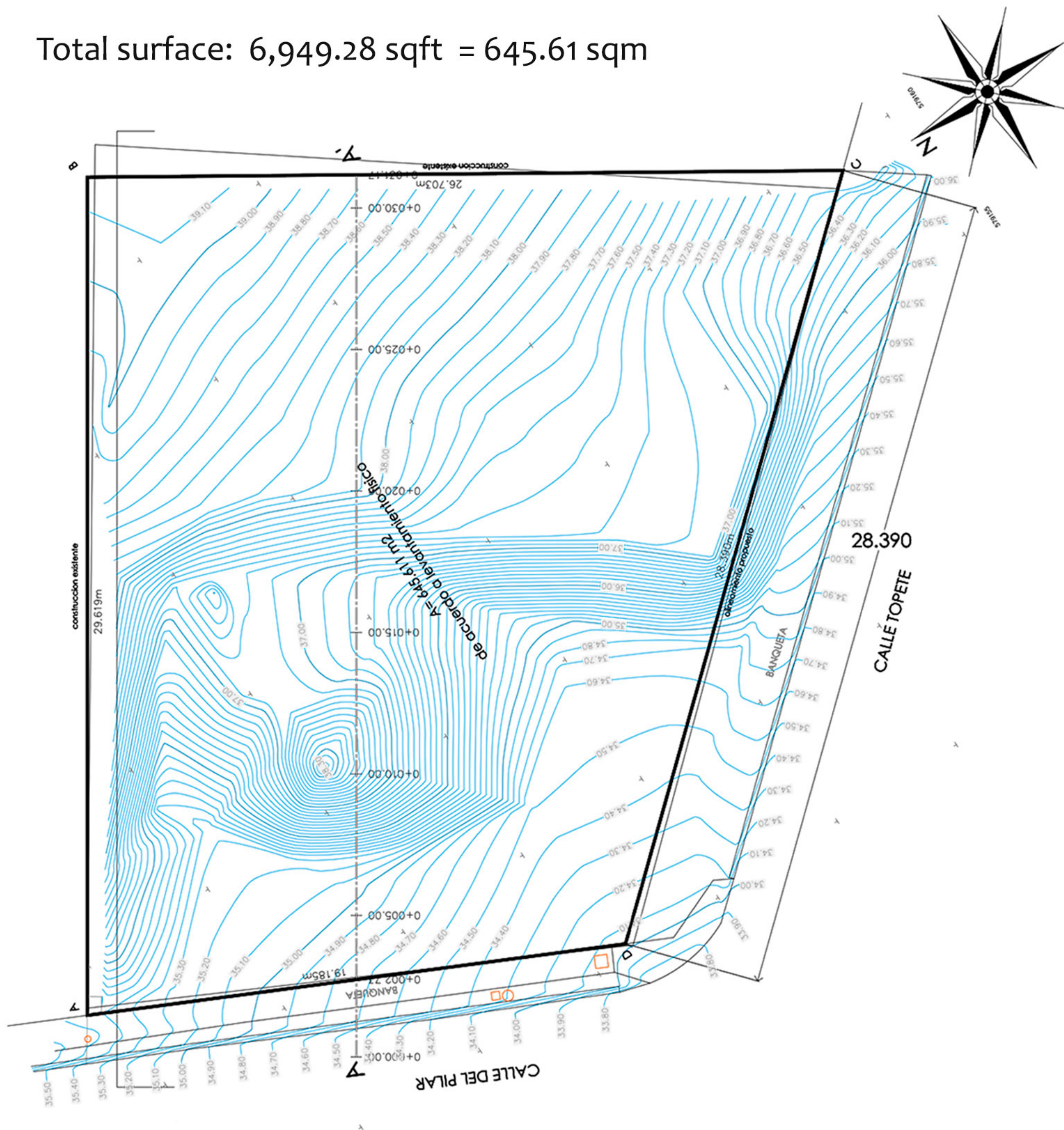
## Location

Our land is located in one of the main roads of Todos Santos downtown. The lot it's in the corner of the block having access by two fronts, and that gives it more privacy for the utilities areas. With an irregular geometry and a considerable slope of 5 meters this gives to the project more authentication proposes to take advantage of this land features.

It is also 5 - 10 minutes walking from pharmacies, churches, restaurants, hotels, government offices and markets. And if you prefer to go to the beach, you will be at 10 minutes away by car.

## Land area

Total surface: 6,949.28 sqft = 645.61 sqm





VISTA PACIFICA IS A PROJECT THAT INTEGRATES 8 DIFFERENT CONDOS IN A THREE LEVEL BUILDING:



- ▶ Rooftop área
  - Swimming pool + Jacuzzi
  - Exterior showers
  - Day beds
  - Bathrooms
  - Private Sauna
  - Grill area
  - Firepits
  - Common wood decks
  - 360° views
- ▶ 14th Parking lots for the users
- ▶ Elevator and stairs
- ▶ Common terraces
- ▶ Closed and controled access
- ▶ Water supply from the municipality



LEVEL 1

CONDO 01	Interior area: 1,204 sqft = 113.2 sqmt Terrace: 143 sqft = 13.3 sqmt
CONDO 02	Total area: 1,021 sqft = 94.9 sqmt Terrace: 307 sqft = 28.5 sqmt
CONDO 03	Total area: 960 sqft = 89.2 sqmt Terrace: 129 sqft = 12.0 sqmt
CONDO 04	Total area: 987 sqft = 91.7 sqmt Terrace: 142 sqft = 13.2 sqmt

LEVEL 2

CONDO 01	Interior area: 1,204 sqft = 113.2 sqmt Terrace: 143 sqft = 13.3 sqmt
CONDO 02	Total area: 1,021 sqft = 94.9 sqmt Terrace: 307 sqft = 28.5 sqmt
CONDO 03	Total area: 960 sqft = 89.2 sqmt Terrace: 129 sqft = 12.0 sqmt
CONDO 04	Total area: 987 sqft = 91.7 sqmt Terrace: 142 sqft = 13.2 sqmt





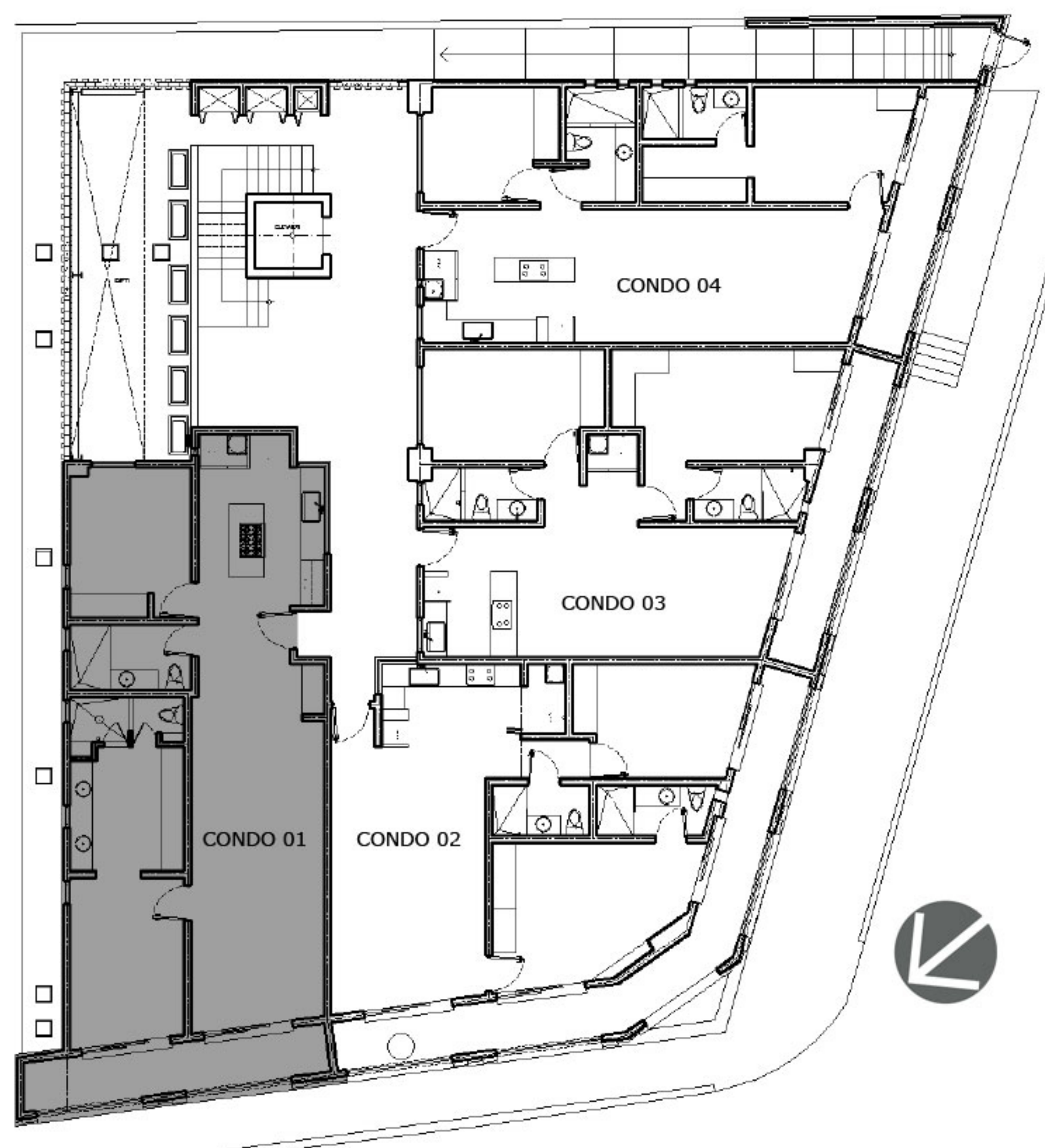
## VISTA PACIFICA - CONDO'S PARTICULAR FEATURES

CONDO 01 - LEVEL 1 & 2

Interior area: 1,204 sqft = 113.2 sqmt

Terrace area: 143 sqft = 13.3 sqmt

- ▶ 2 Bedrooms
- ▶ 2 Full bathrooms
- ▶ 1 Private terrace
- ▶ Master bedroom (king size bed) with private terrace, full equipment master bathroom and walking closet. Includes carpentry, finishes, mirrors, air conditioner and tempered glass shower doors.
- ▶ Bedroom (queen size bed) with built in closet. Includes carpentry, finishes and air conditioner.
- ▶ Bathroom shared includes vanity, mirrors and tempered glass shower doors.
- ▶ Full kitchen. Includes cabinets, granite countertops, electric stove island, french door fridge, sink and a pantry storage.
- ▶ Laundry area with stockable washer and dryer and a multipurpose sink. All inside of a built in closet.
- ▶ Electric deposit water heater
- ▶ Interior Led lights
- ▶ Living room with sliding window to the exterior private terrace.
- ▶ Dinning area for 6 px



CONDO 01 - Floor plan



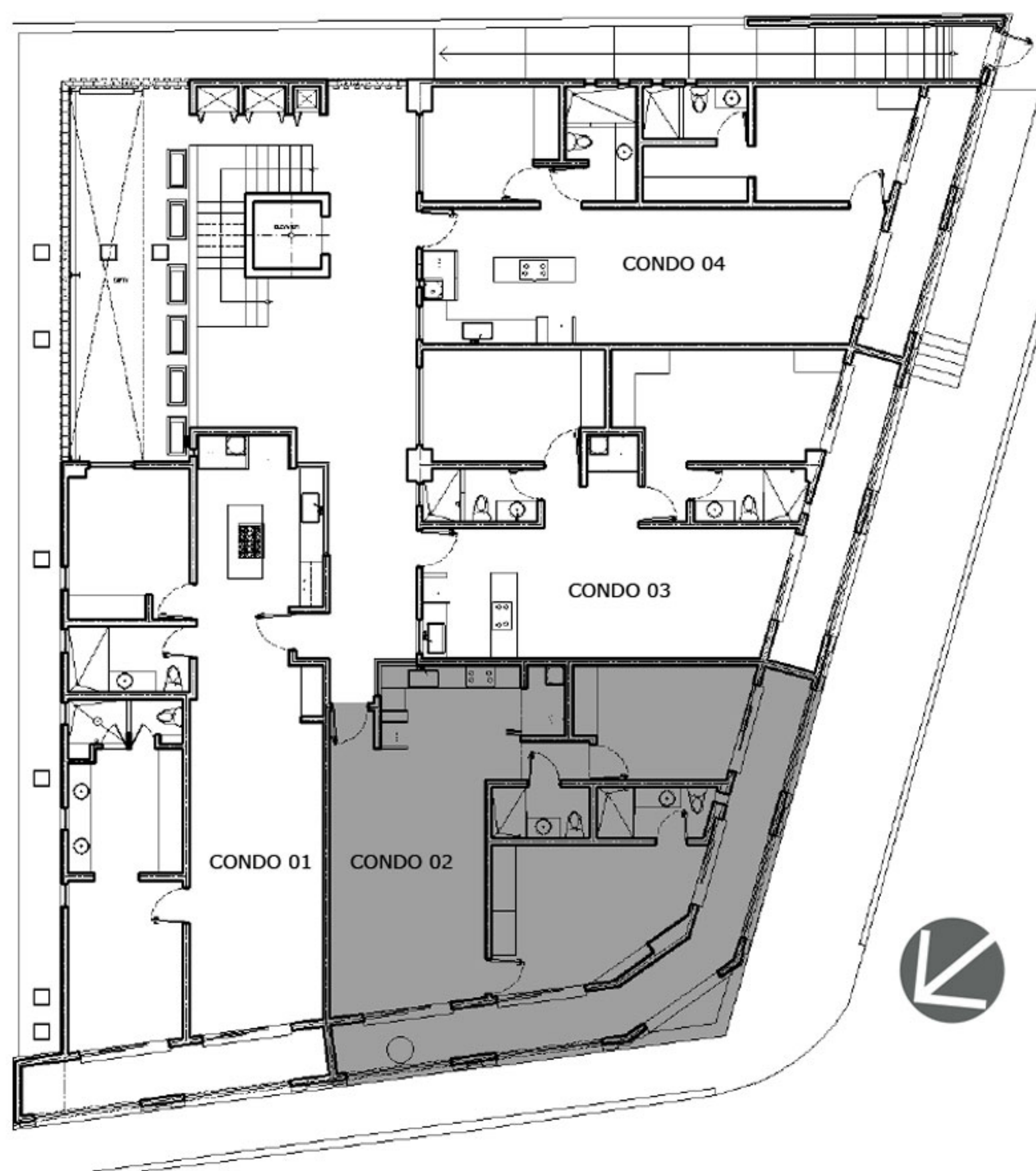
## VISTA PACIFICA - CONDO'S PARTICULAR FEATURES

CONDO 02 - LEVEL 1 & 2

Interior area: 1,021 sqft = 94.9 sqmt

Terrace area: 307 sqft = 28.5 sqmt

- ▶ 2 Bedrooms
- ▶ 2 Full bathrooms
- ▶ 1 Private terrace
- ▶ Master bedroom (king size bed) with private terrace, full equipment master bathroom and built in closet. Includes carpentry, finishes, mirrors, air conditioner and tempered glass shower doors.
- ▶ Bedroom (queen size bed) with private terrace and built in closet. Includes carpentry, finishes and air conditioner.
- ▶ Bathroom shared includes vanity, mirrors and tempered glass shower doors.
- ▶ Full kitchen. Includes cabinets, granite countertops, electric stove, french door fridge, sink and a pantry storage.
- ▶ Laundry area with stockable washer and dryer and a multipurpose sink. All inside of a built in closet.
- ▶ Electric deposit water heater
- ▶ Interior Led lights
- ▶ Living room with sliding window to the exterior private terrace.
- ▶ Shelf for TV and cabinets
- ▶ Dinning area for 4 px
- ▶ Long terrace around the condo with 180° views to the town.



CONDO 02 - Floor plan



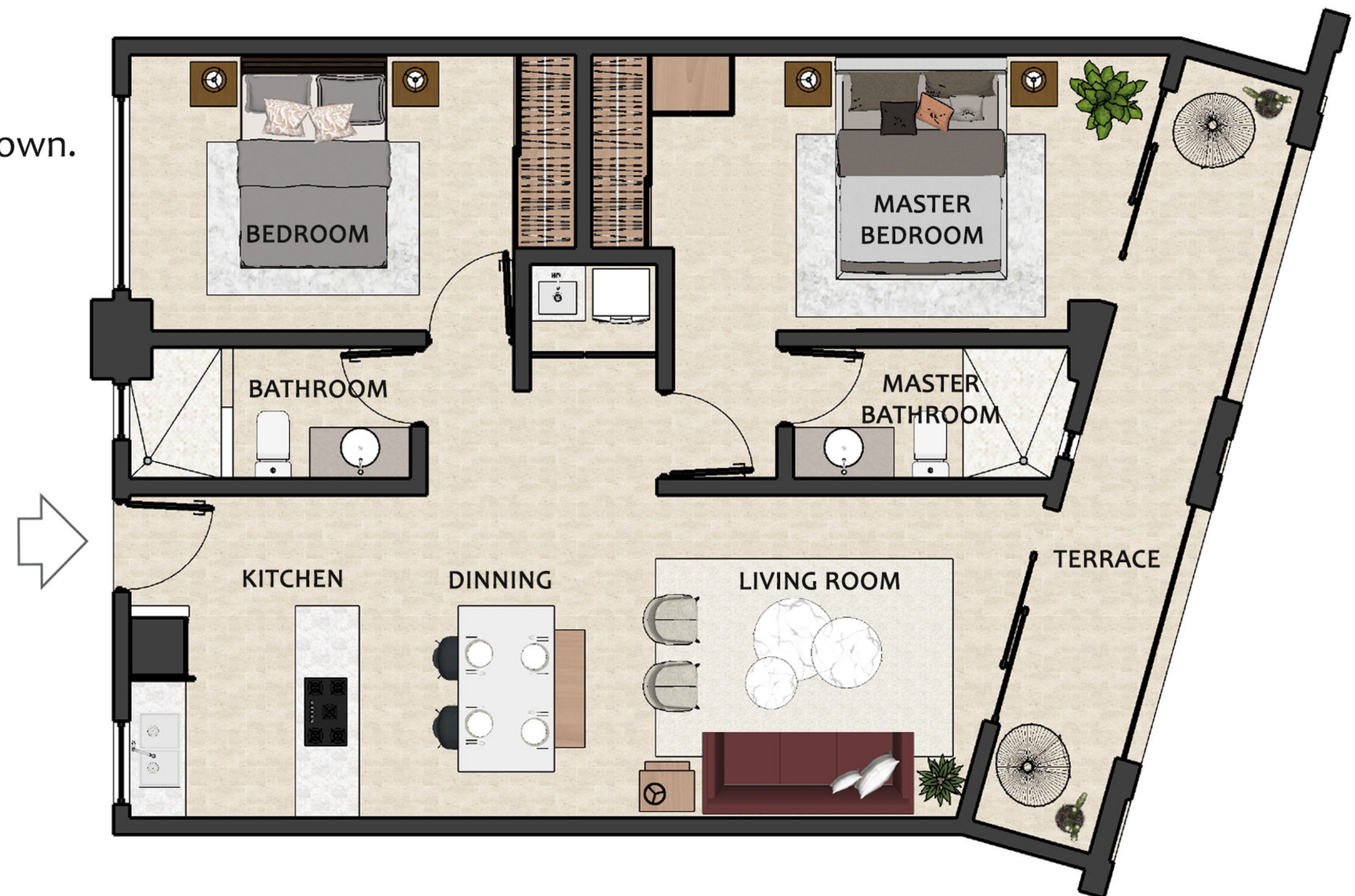
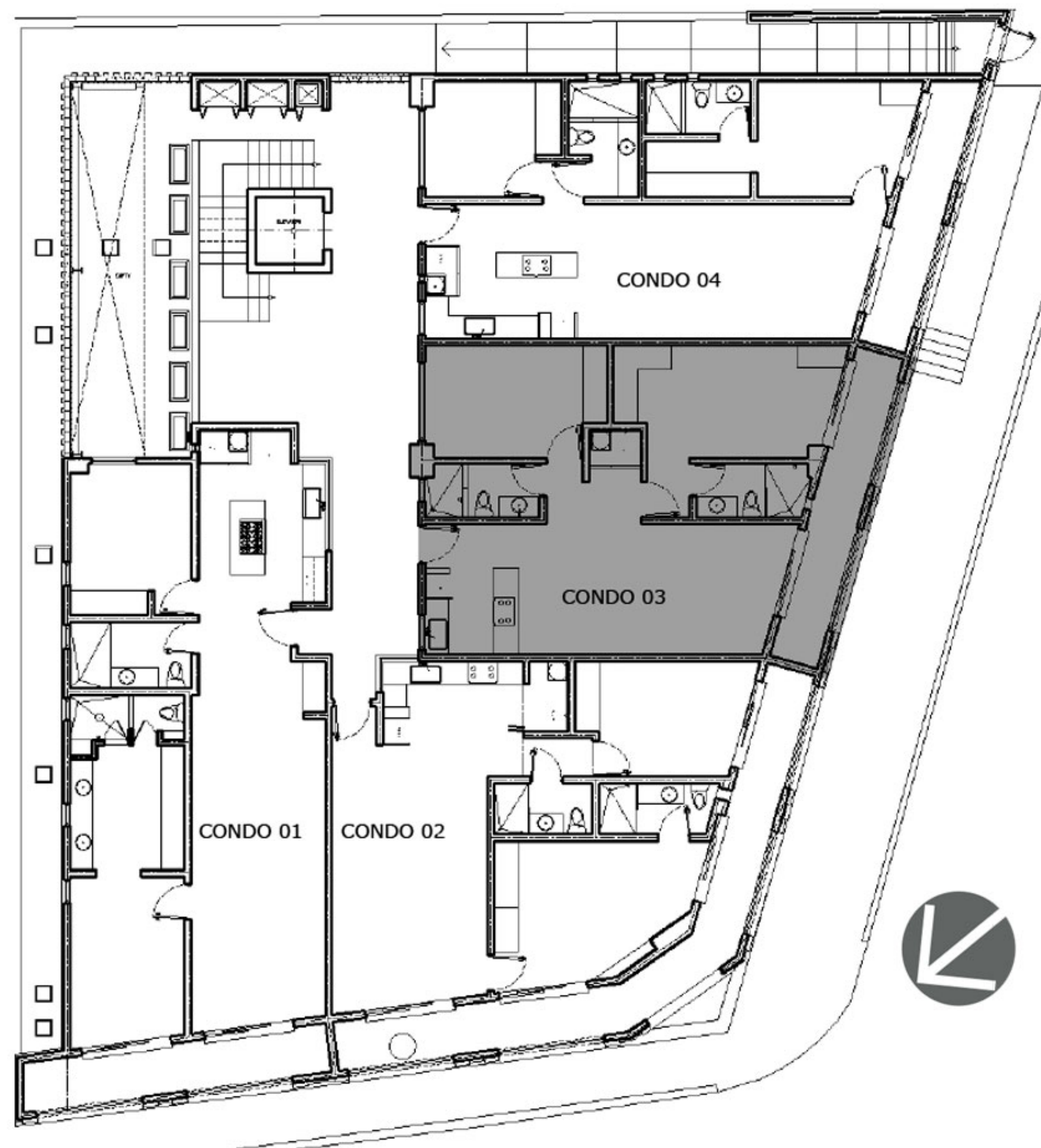
## VISTA PACIFICA - CONDO'S PARTICULAR FEATURES

CONDO 03 - LEVEL 1 & 2

Interior area: 960 sqft = 89.2 sqmt

Terrace area: 129 sqft = 12.0 sqmt

- ▶ 2 Bedrooms
- ▶ 2 Full bathrooms
- ▶ 1 Private terrace
- ▶ Master bedroom (king size bed) with private terrace, full equipment master bathroom and built in closet. Includes carpentry, finishes, mirrors, air conditioner and tempered glass shower doors.
- ▶ Bedroom (queen size bed) with built in closet. Includes carpentry, finishes and air conditioner.
- ▶ Bathroom shared includes vanity, mirrors and tempered glass shower doors.
- ▶ Full kitchen. Includes cabinets, granite countertops, electric stove, french door fridge and double sink.
- ▶ Laundry area with stockable washer and dryer and a multipurpose sink. All inside of a built in closet.
- ▶ Electric deposit water heater
- ▶ Interior Led lights
- ▶ Living room with sliding window to the exterior private terrace.
- ▶ Shelf for TV and cabinets
- ▶ Dinning area for 4 px
- ▶ Long terrace around the condo with direct views to the town.



CONDO 03 - Floor plan



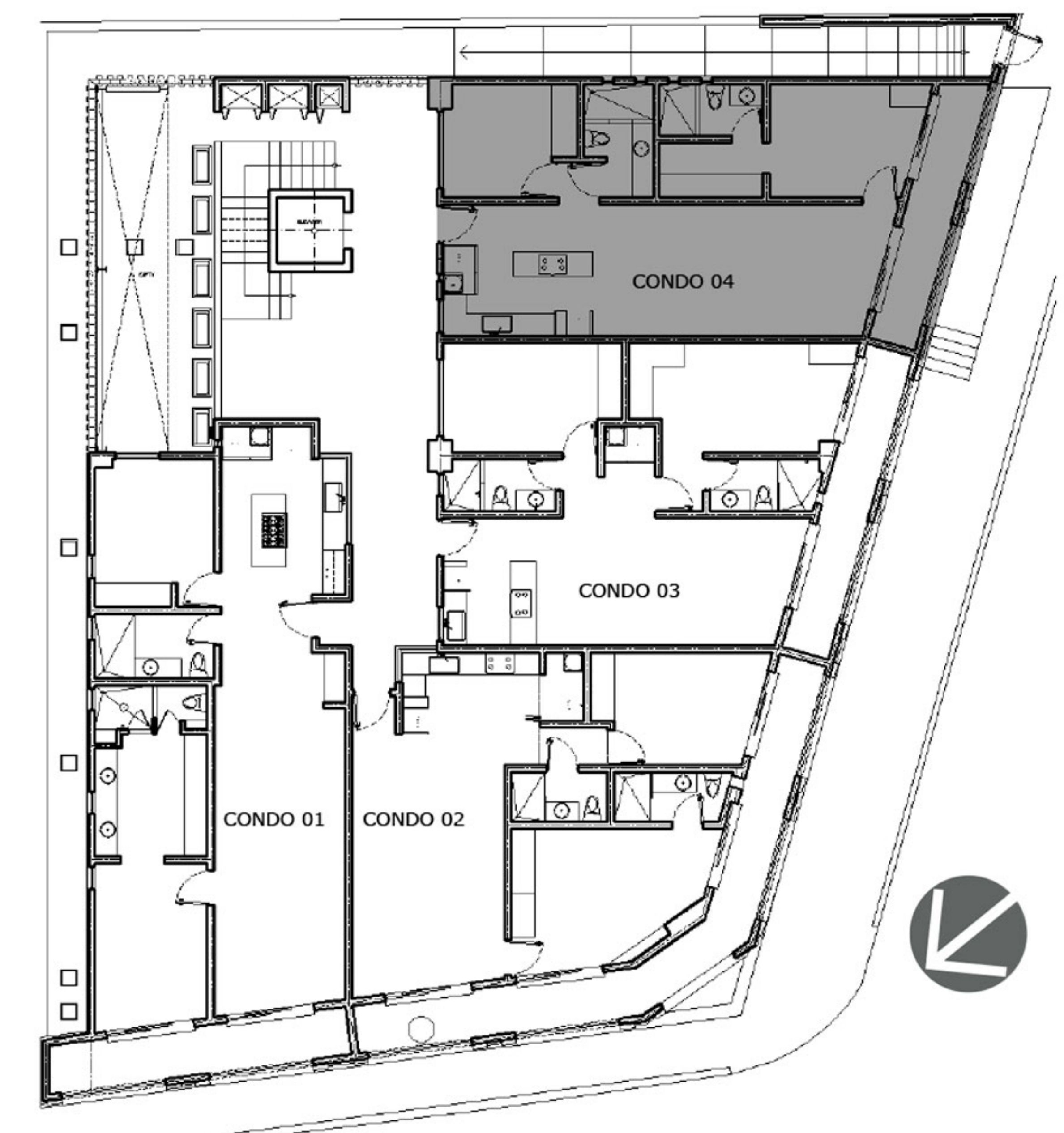
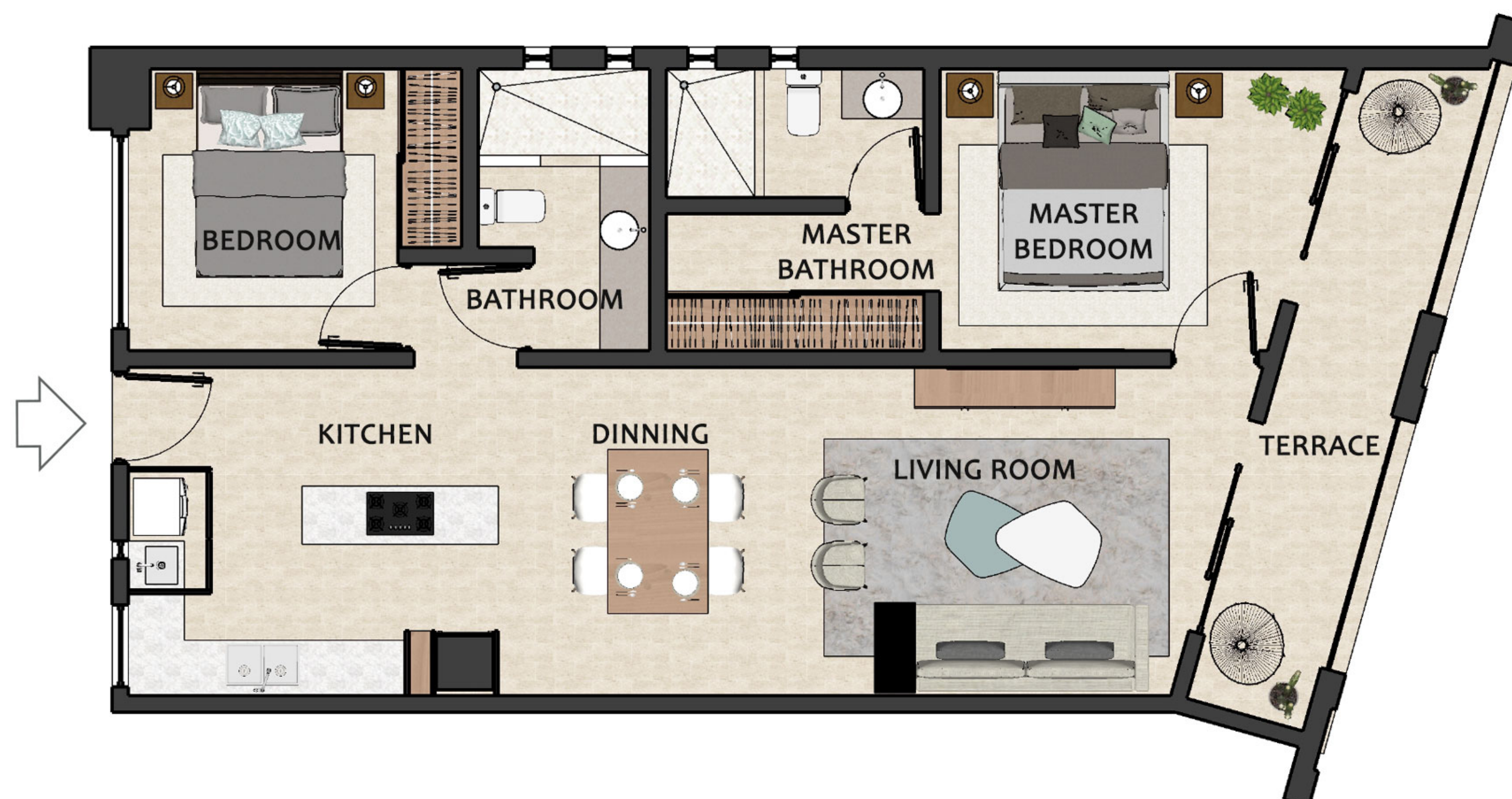
## VISTA PACIFICA - CONDO'S PARTICULAR FEATURES

CONDO 04 - LEVEL 1 & 2

Interior area: 960 sqft = 89.2 sqmt

Terrace area: 129 sqft = 12.0 sqmt

- ▶ 2 Bedrooms
- ▶ 2 Full bathrooms
- ▶ 1 Private terrace
- ▶ Master bedroom (king size bed) with private terrace, full equipment master bathroom and walk in closet. Includes carpentry, finishes, mirrors, air conditioner and tempered glass shower doors.
- ▶ Bedroom (queen size bed) with built in closet. Includes carpentry, finishes and air conditioner.
- ▶ Bathroom shared includes vanity, mirrors and tempered glass shower doors.
- ▶ Full kitchen. Includes cabinets, granite countertops, electric stove island, pantry storage, french door fridge and double sink.
- ▶ Laundry area with stockable washer and dryer and a multipurpose sink. All inside of a built in closet.
- ▶ Electric deposit water heater
- ▶ Interior Led lights
- ▶ Living room with sliding window to the exterior private terrace.
- ▶ Shelf for TV and cabinets
- ▶ Dinning area for 4 px
- ▶ Long terrace around the condo with direct views to the town.



CONDO 04 - Floor plan



## VISTA PACIFICA - ROOFTOP AMENITIES

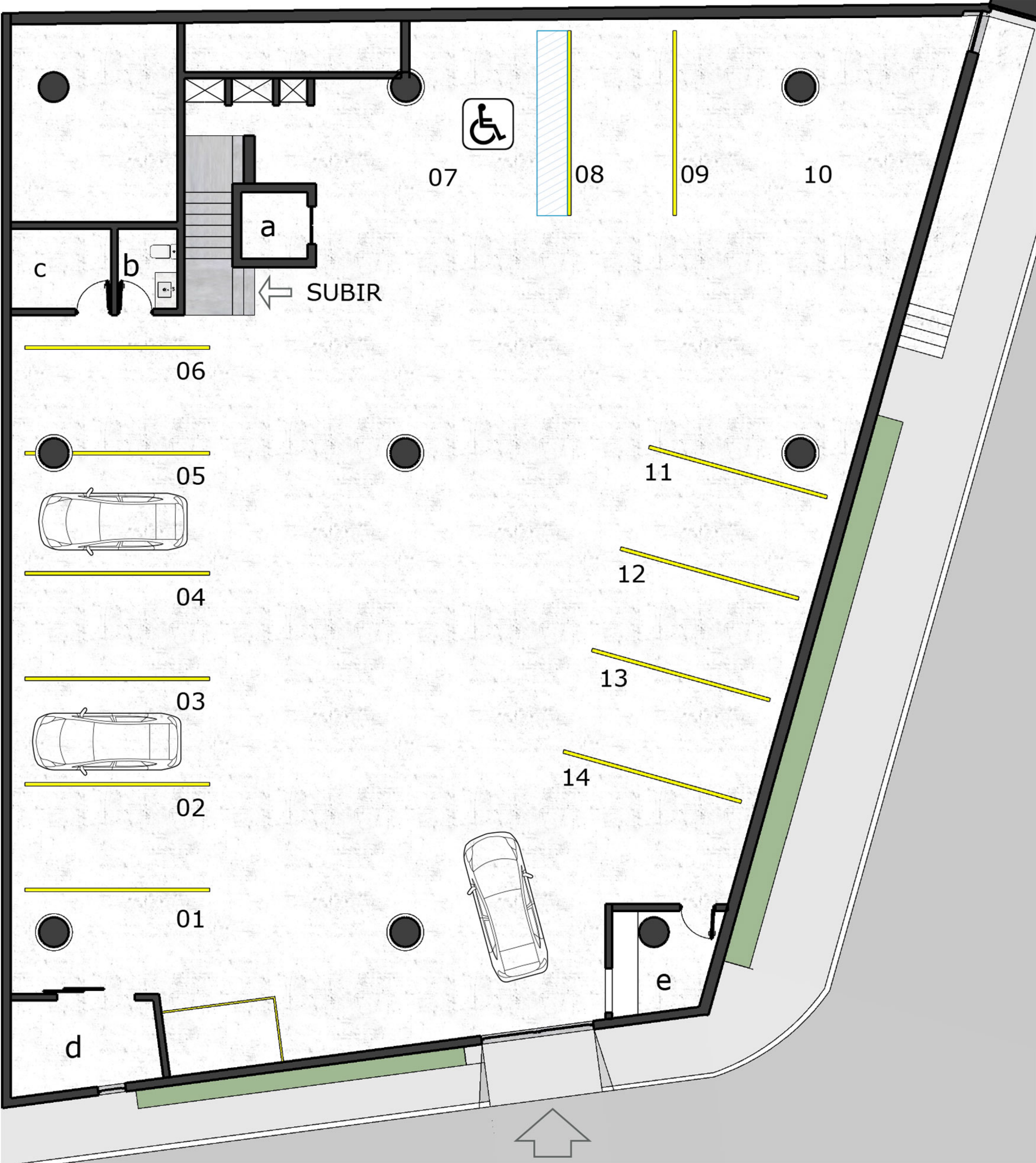


- ▶ 1. Infinity swimming pool
- ▶ 2. Jacuzzi
- ▶ 3. Bar & Grill area
- ▶ 4. Men's WC
- ▶ 5. Women's WC
- ▶ 6. Sundeck
- ▶ 7. Multipurpose deck
- ▶ 8. Daybeds
- ▶ 9. Exterior shower
- ▶ 10. Elevator
- ▶ 11. Firepit
- ▶ 12. Common grill area
- ▶ 13. Exterior dinning area
- ▶ 14. Lounge sofas
- ▶ 15. Stairs circulation





VISTA PACIFICA - LEVEL 0 - PARKING



- ▶ a. Elevator
- ▶ b. Toilet
- ▶ c. Mechanical room
- ▶ d. CFE Meter
- ▶ e. Office

- Fourteen parking slots for residents and visitors.
- Vehicular in and out acces by calle “del Pilar”
- Wide parking slots for all kind of vehicles.





VISTA PACIFICA - FINISHES



Since the project is located in the historic downtown of Todos Santos, it is designed to merge into the context. Through exterior finishes with materials from the region and accents of artisan details that will highlight the architectural characteristics of Baja California Sur. For the interiors, a more contemporary finishes will be used to offer a sense of luxury, which combined with the design and distribution, will give unique characteristics to each condominium. They will also be equipped with appliances, lights and furniture of the best technology for the environment. On the exteriors they will be use only endemic desert vegetation.



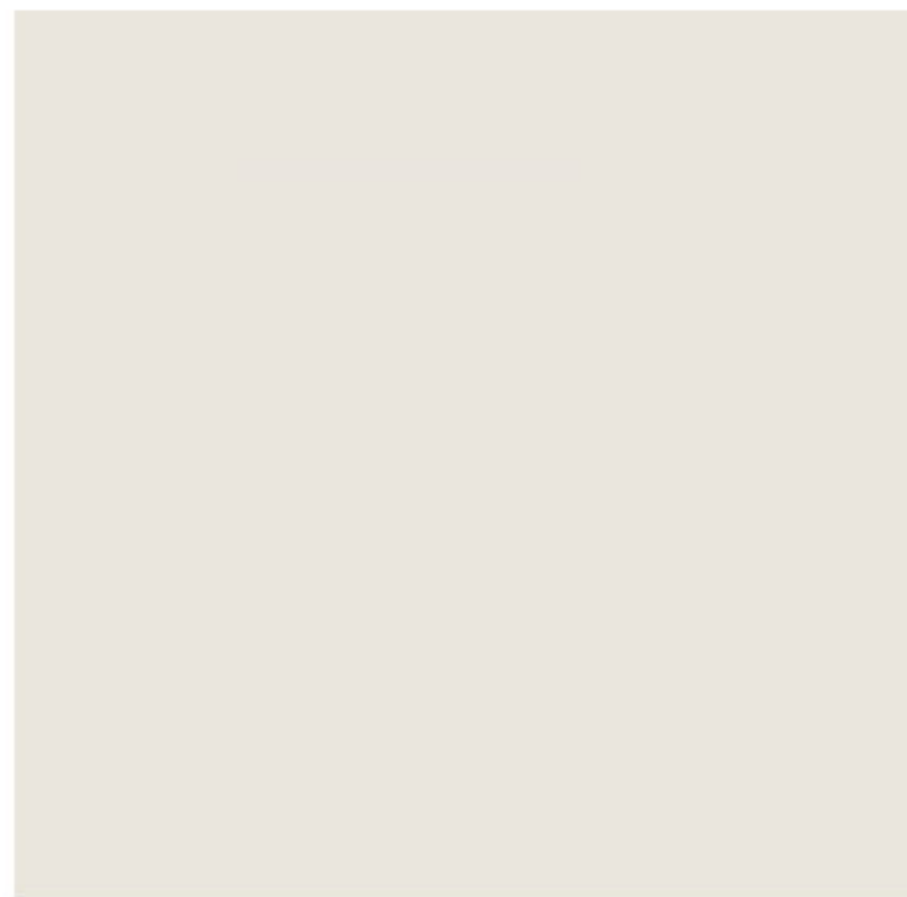
Parota wood  
carpentry



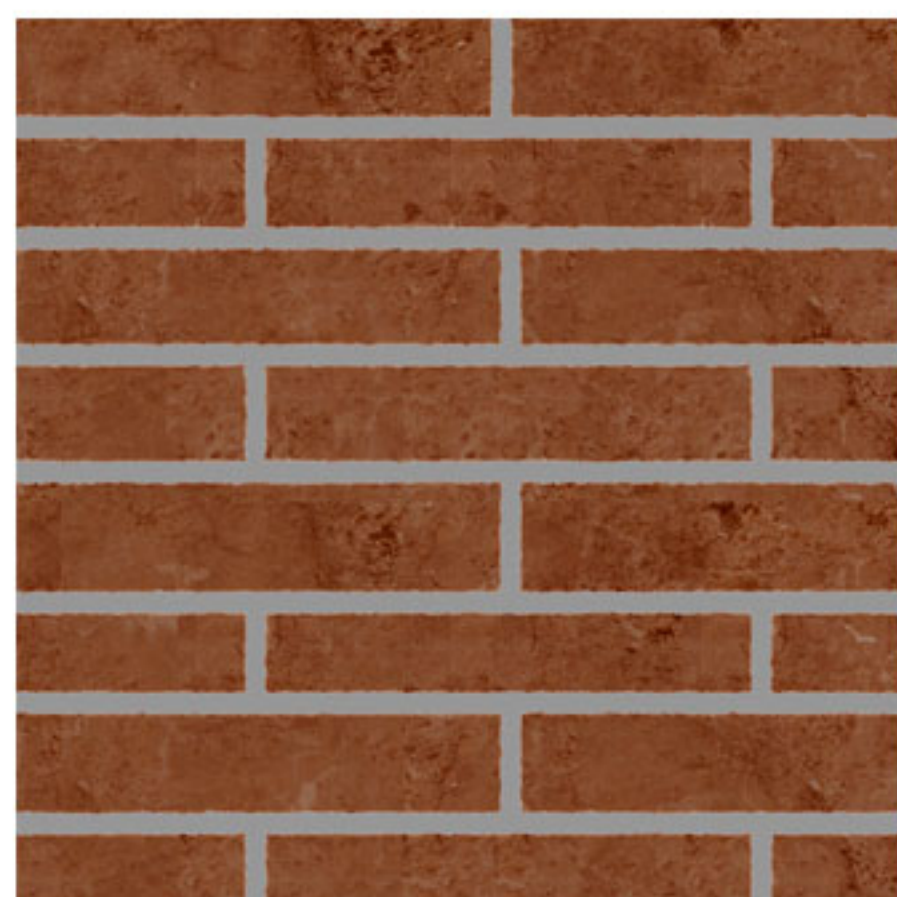
Marble floors



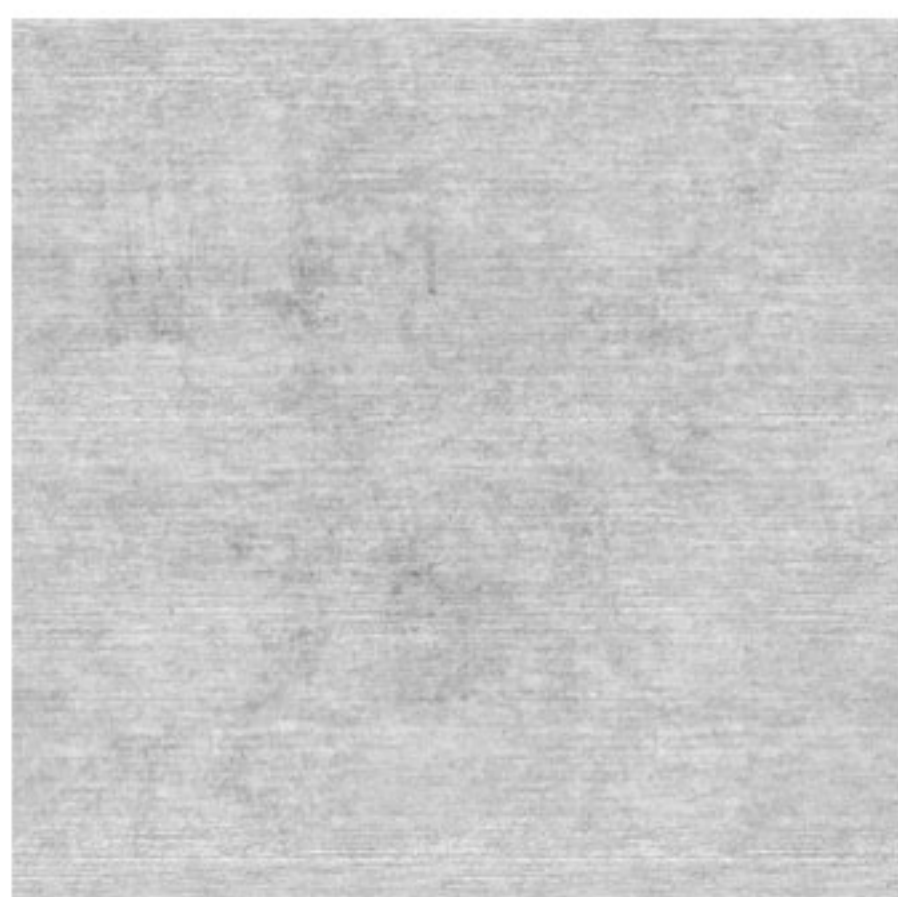
Granite  
countertops



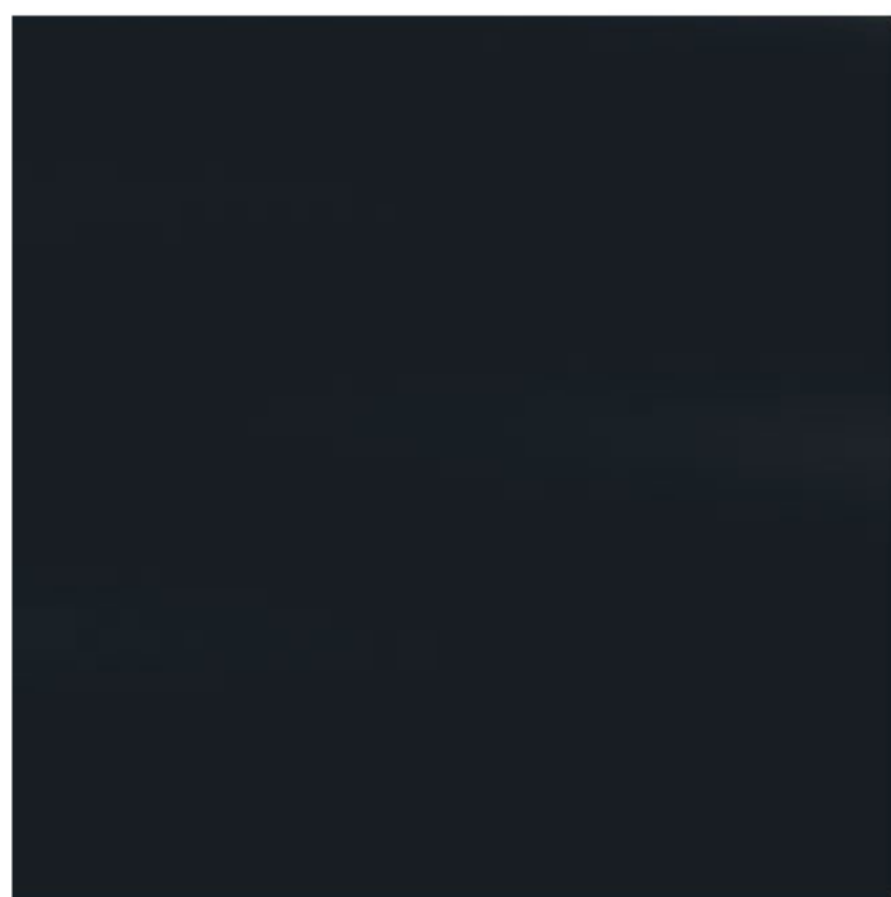
'Yeso' interior walls



Natural brick  
Exterior facade



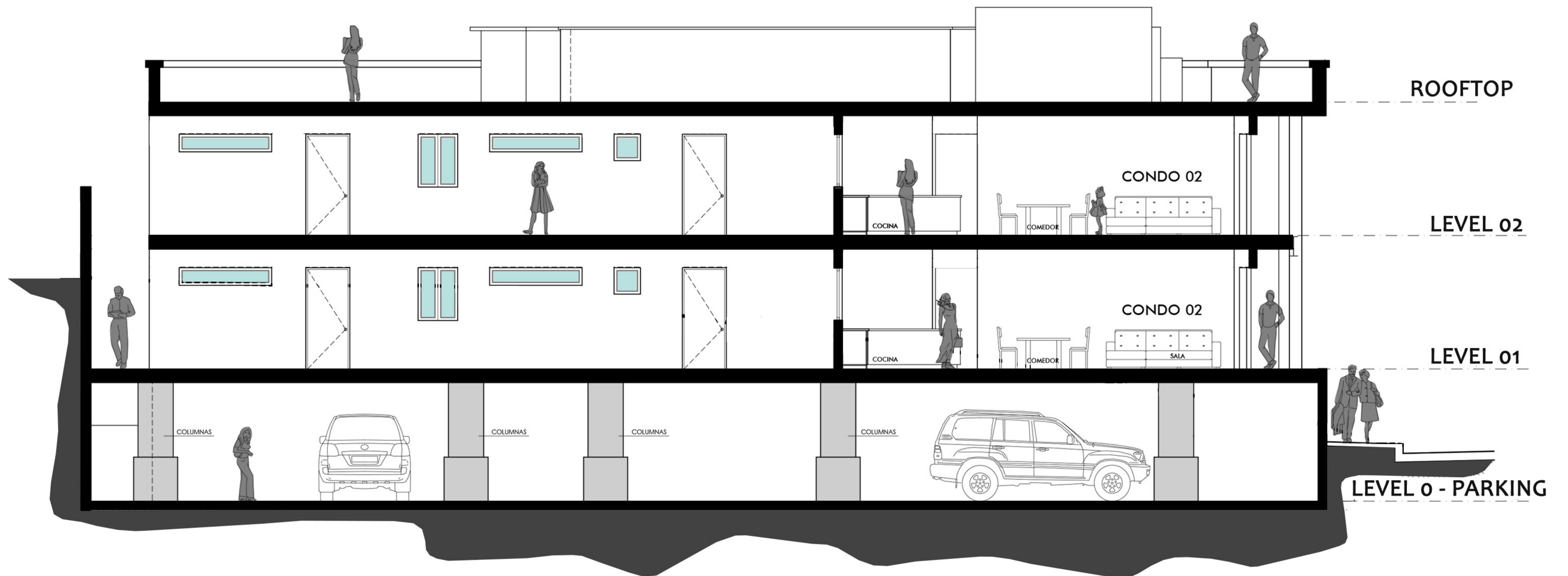
Pulido concrete  
Exteriors



Dark gray  
Railings & windows







VISTA PACIFICA - ARCHITECTURAL SECTION



## VISTA PACIFICA - PRELIMINARS FOR BUILDING

- ✓ Architectural project
- ✓ Executive project
- ✓ Topographic study
- ✓ Soil mechanics study
- ✓ Authorized official use of land for an eight condo building in Todos Santos downtown, La Paz municipality.
- ✓ Authorized project by INAH (Instituto Nacional de Antropología e Historia) and Urban image of the city.
- ✓ Alignment and official number
- ✓ License and permits
- ✓ Clearing of the land

## CONDOMINIUM REGIME AND REGULATIONS

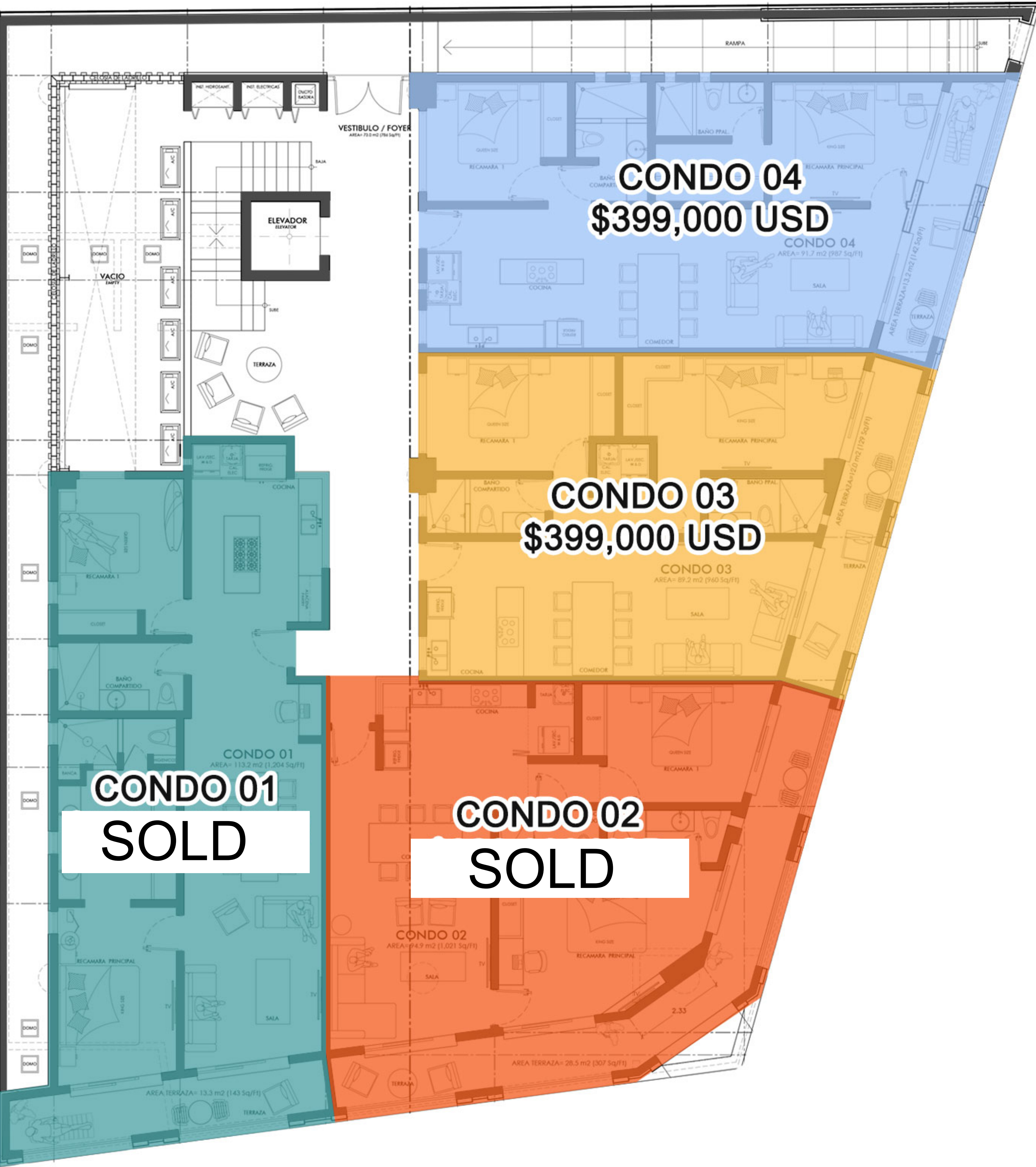
Our condominium regime will be completed at 80% of the construction and authorized by the municipality of La paz, B.C.S.; integrating internal regulations, always for the benefit of the owners. Their use for vacation rentals will be authorized, as long as the internal rules of the condominium and the other owners are respected.

## MAINTENANCE FEE

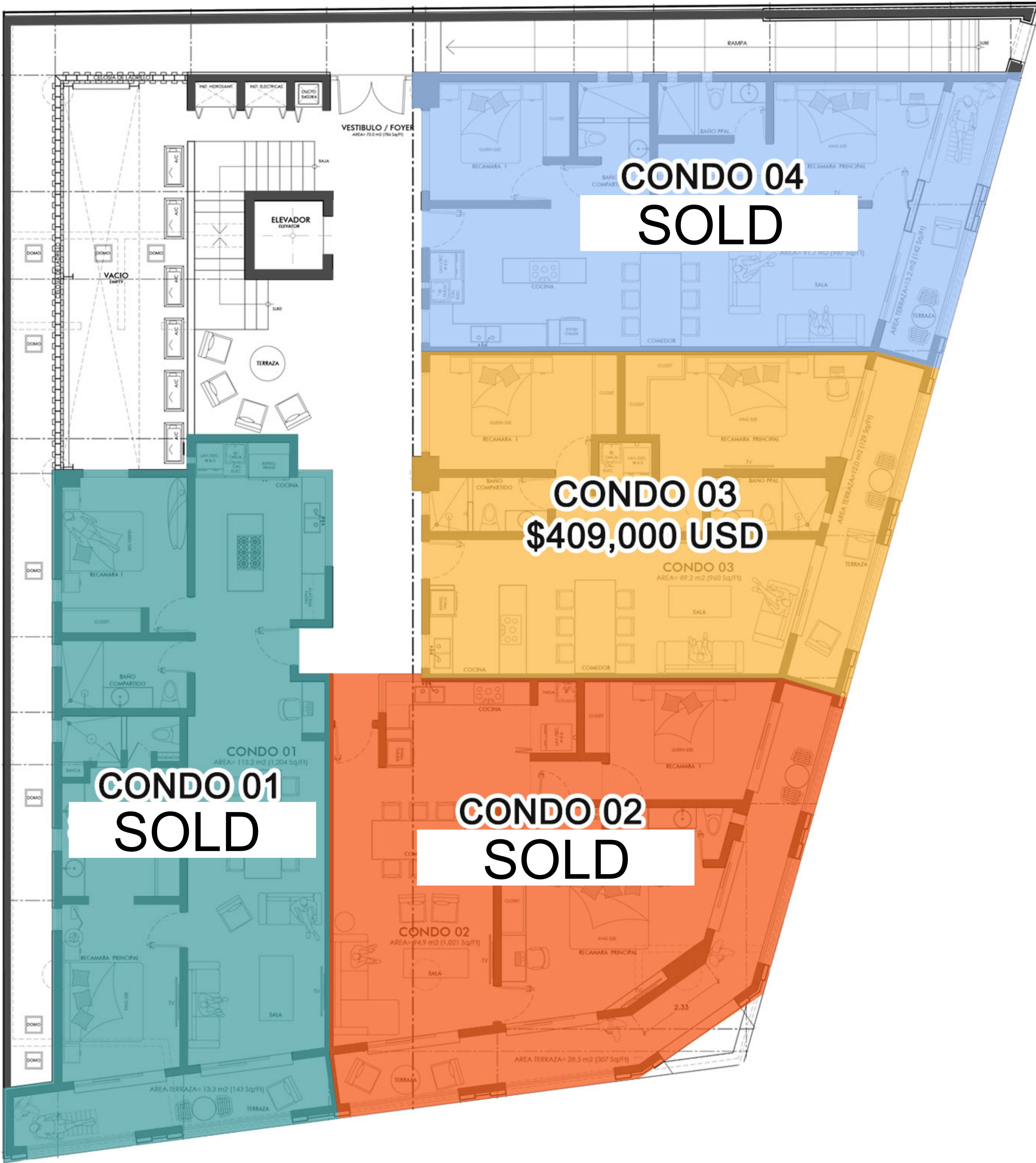
In accordance to the chapter II, of the construction modalities and extinction of the condominium propriety regime for the state of Baja California Sur, and because it is a new construction, the contracting parties acknowledge that the first administrator of the condominium will be appointed by the promising seller; the parties expressing their agreement so that said first administrator lasts in his position for a period of not less than 2 years , counted from the date on which it's appointed by the promisor seller. The initial monthly fee from the deliver and deed for the enjoyment of common areas will be \$500.00 usd (five hundred US dollars) per month.



VISTA PACIFICA - PRESALE PRICES



LEVEL 1



LEVEL 2



### PRE-SALE OPTION 1

NIVEL 1	PRESALE PRICE USD	DOWN PAYMENT AT SIGNING CONTRACT (35%)	HALFWAY PAYMENT 6 MONTHS OF CONSTRUCTION (45%)	FINAL PAYMENT AT CLOSING (20%)
CONDO 01	\$	SOLD		
CONDO 02	\$	SOLD		
CONDO 03	\$ 399,000.00	\$ 139,650.00	\$ 179,550.00	\$ 79,800.00
CONDO 04	\$ 399,000.00	\$ 139,650.00	\$ 179,550.00	\$ 79,800.00
NIVEL 2	PRESALE PRICE USD	DOWN PAYMENT AT SIGNING CONTRACT (35%)	HALFWAY PAYMENT 6 MONTHS OF CONSTRUCTION (45%)	FINAL PAYMENT AT CLOSING (20%)
CONDO 01	\$	SOLD		
CONDO 02	\$	SOLD		
CONDO 03	\$ 409,000.00	\$ 143,150.00	\$ 184,050.00	\$ 81,800.00
CONDO 04	\$	SOLD		

### PRE-SALE OPTION 2

NIVEL 1	PRESALE PRICE USD	DOWN PAYMENT AT SIGNING CONTRACT (50%)	HALFWAY PAYMENT 6 MONTHS OF CONSTRUCTION (30%)	FINAL PAYMENT AT CLOSING (20%)
CONDO 01	\$	SOLD		
CONDO 02	\$	SOLD		
CONDO 03	\$ 399,000.00	\$ 199,500.00	\$ 119,700.00	\$ 79,800.00
CONDO 04	\$ 399,000.00	\$ 199,500.00	\$ 119,700.00	\$ 79,800.00
NIVEL 2	PRESALE PRICE USD	DOWN PAYMENT AT SIGNING CONTRACT (50%)	HALFWAY PAYMENT 6 MONTHS OF CONSTRUCTION (30%)	FINAL PAYMENT AT CLOSING (20%)
CONDO 01	\$	SOLD		
CONDO 02	\$	SOLD		
CONDO 03	\$ 409,000.00	\$ 204,500.00	\$ 122,700.00	\$ 81,800.00
CONDO 04	\$	SOLD		







