



San José del Cabo, Baja California Sur

March 2023

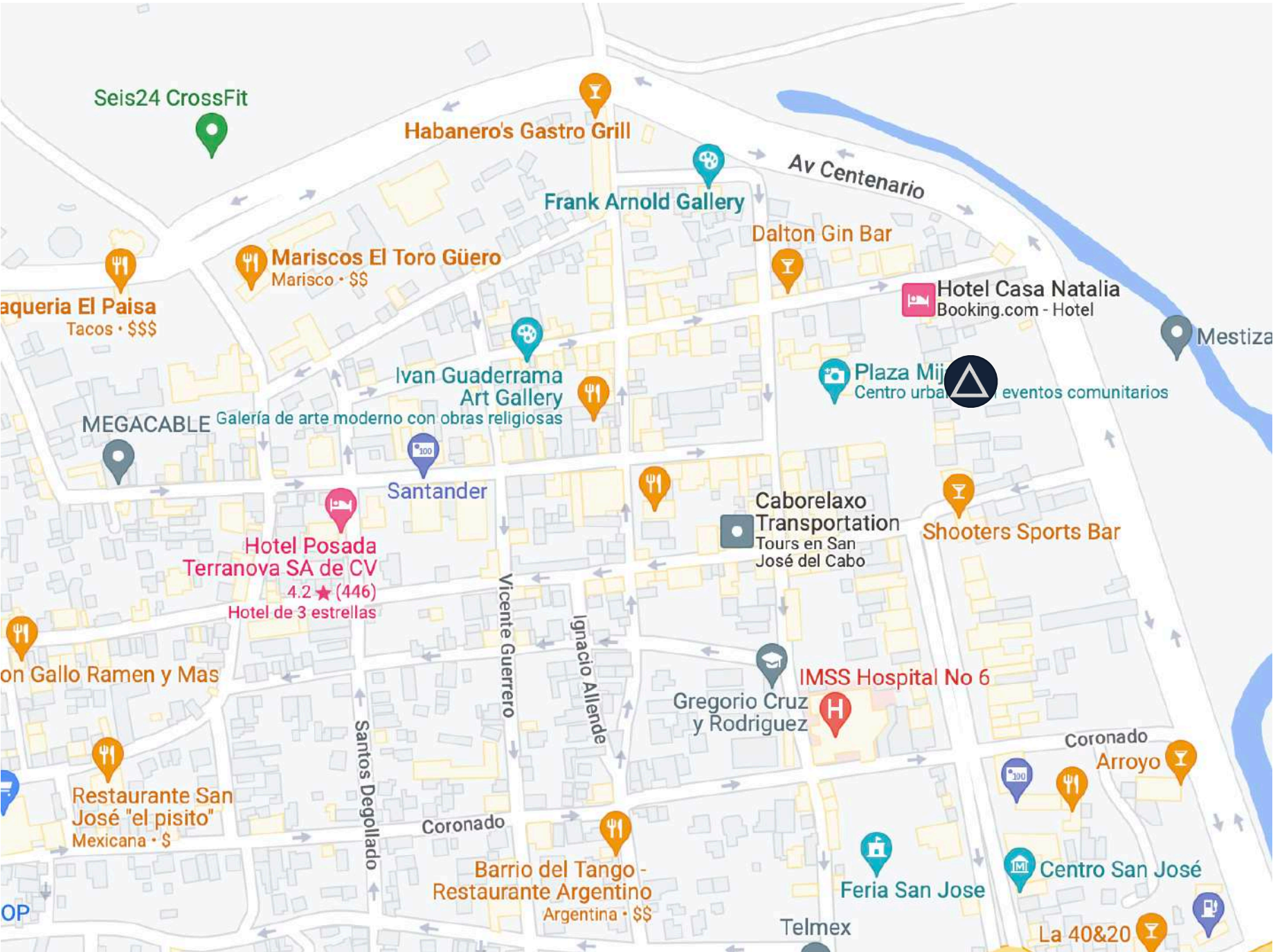


Artigas Arquitectos and **Grupo Jach** join each other with the purpose of creating a real estate developer boutique, specialized in luxury projects with personalized attention to clients and investors in the Baja California area.

Arch together with with Artigas Arquitectos distinguishes themselves for creating extraordinary and high quality architectural products with purpose, ahead of its time and classical Mexican architecture with excellent economic returns.

ARCH OFFICE | LOS CABOS, B.C.S

Blvd. Mijares, Local #16 número exterior 9. Colonia Centro, CP 23400, Los Cabos, BCS





QUERENCIA

San José del Cabo, Baja California Sur
March 2023



CASA MIRAMAR I LOS CABOS, B.C.S

Site analysis | General Location

Located at the top of the highest point of lovely San José del Cabo. Querencia, an exclusive residential development, offers panoramas of the surrounding desert and the glowing Cortés Sea. The wide variety of residences in this close enclave of 1,800 acres includes personalized houses with views of the sea and the golf course, spacious condos and golf villas. Querencia is 15 minutes away from the International Airport of los Cabos (SJD) and many US cities are two hours away by flight.



CASA MIRAMAR I LOS CABOS, B.C.S

Site analysis| a. General location - Macro



 La Querencia

LOS CABOS B.C.S.

Querencia

Location: El Parque, La Querencia
San José de Cabo
Baja California Sur



CASA MIRAMAR I LOS CABOS, B.C.S

Site analysis | b. Site views - La Querencia amenities



RESTAURANTS & POOL BAR



BEACH CLUB



BEACH CLUB



FITNESS CENTER



CATAMARAN



YOGA HALL



GOLF



GOLF LANDSCAPE

CASA MIRAMAR | LOS CABOS, B.C.S

Site analysis | b. Maintenance and membership

	COMPLETE RESIDENT MEMBERSHIP	COMPLETE NON RESIDENT MEMBERSHIP	RESIDENT SOCIAL MEMBERSHIP	NON RESIDENT SOCIAL MEMBERSHIP
GOLF BENEFITS	✓	✓	✗	✗
BEACH CLUB ACCESS	✓	✓	✓	✓
VERTICAL MEMBERSHIP	✓	✓	✓	✓
FREE GROUP CLASSES	✓	✓	✓	✓
TRANSFERABLE	✓	✓	✓	✓
UNRECOVERABLE	✓	✗	✓	✗
INITIATION FEE	\$160,000.00 USD	\$250,000.00 USD	\$80,000.00 USD	\$125,000.00 USD
ANNUAL FEE – 01 JAN 2023	\$30,000.00 USD	\$30,000.00 USD	\$15,000.00 USD	\$15,000.00 USD

	COST
MAINTENANCE EVERY 3 MONTHS	1,179.50 USD



GOLF COURSE



CLUBHOUSE



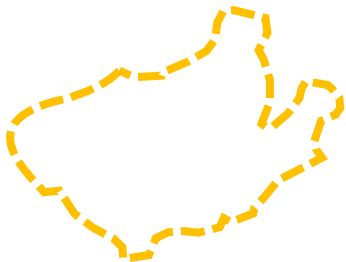
GOLF COURSE

CASA MIRAMAR I LOS CABOS, B.C.S

Site analysis | a. General location - Micro



- 1 Verandas
- 2 DogPark
- 3 Club Suites
- 4 Tennis Courts
- 5 Pickle-ball Courts
- 6 Verandas
- 7 Club Villas



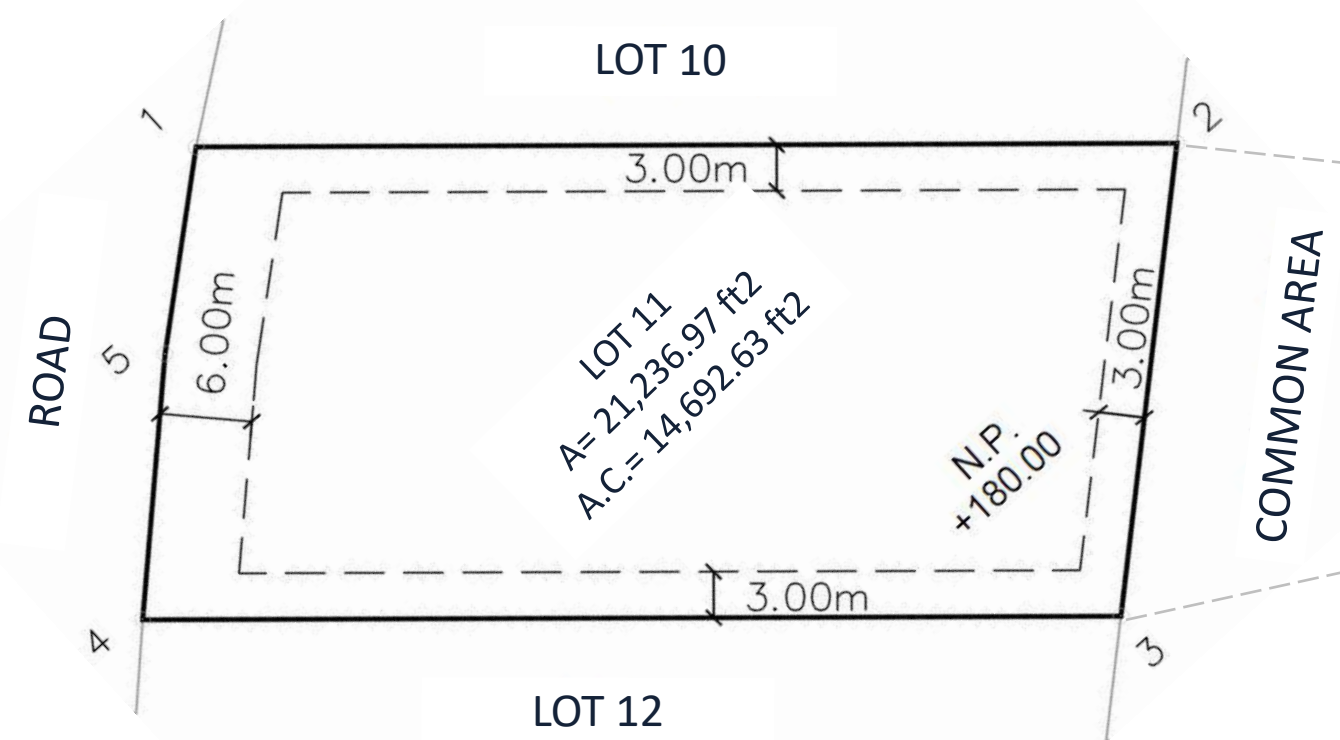
THE PARK



LOT No. 11

CASA MIRAMAR I LOS CABOS, B.C.S

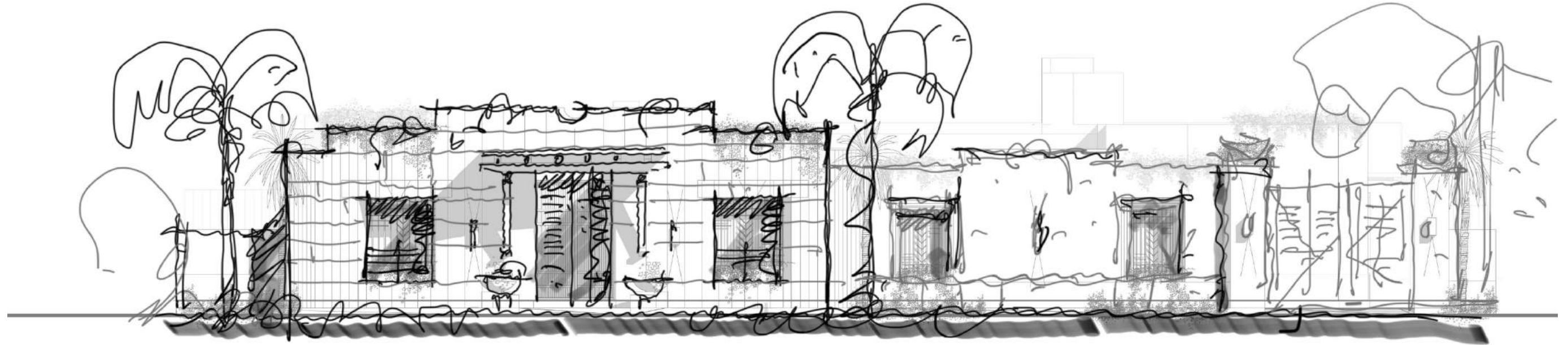
Site analysis | c. Terrain - Estate polygon



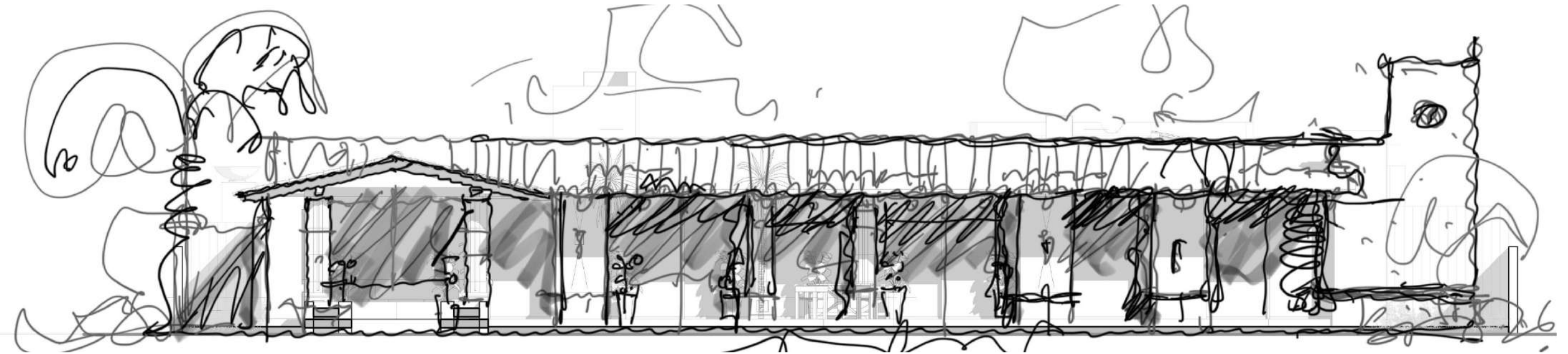
PROPERTY SURFACE: 21,236.98 FT2

CASA MIRAMAR | LOS CABOS, B.C.S

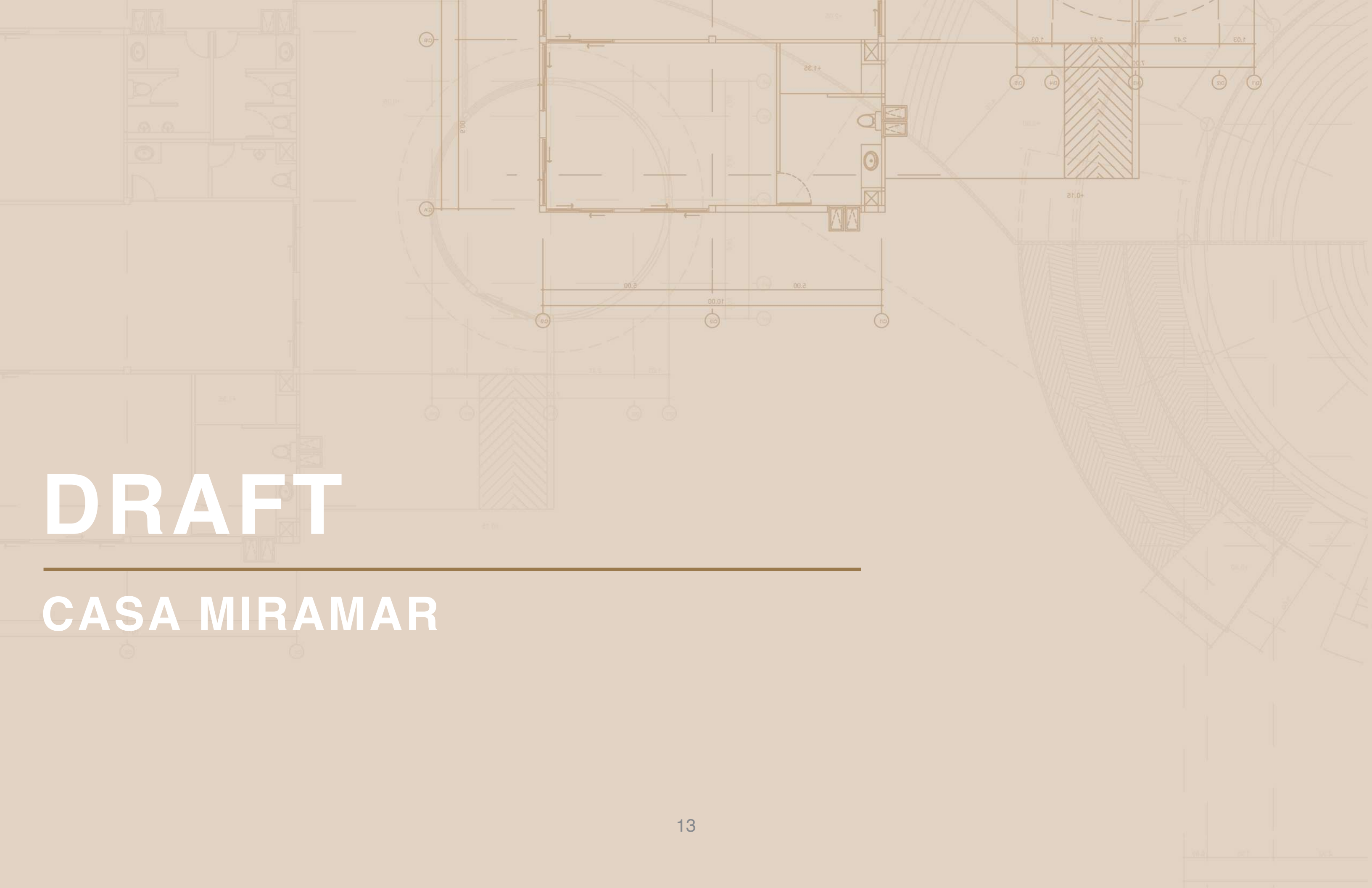
Design process | Inspiration images



MAIN FACADE



REAR FACADE



DRAFT

CASA MIRAMAR

CASA MIRAMAR I LOS CABOS, B.C.S

Draft | Program needs

SOCIAL AREA

- HALL
- BATHROOM
- LIVING ROOM
- DINING ROOM
- KITCHEN
 - BIG ISLAND
 - FRIDGE
 - OVEN TOWER
 - PANTRY AND CROCKERY
- COURTYARD
- TERRACE
 - LIVING ROOM
 - DINING ROOM
 - GRILL
 - POOL
 - BATHROOM
 - SUNDECK

PRIVATE AREA

- MASTER BEDROOM
 - KING SIZE BED
 - COUCH
 - WALK IN CLOSET
 - BATHROOM
- THREE SECONDARY BEDROOMS
 - TWO QUEEN SIZE BED
 - COUCH
 - BATHROOM
- FAMILY HALL
 - LIVING ROOM
 - TABLE
 - BOOK SHELF

SERVICE AREA

- HIDDEN GARAGE
 - 3 CAR SPACE 1 RACER
- SERVICE SQUARE
- SPARE BEDROOM
- SPARE BATHROOM
- LAUNDRY ROOM
- STORAGE ROOM
- MACHINE ROOM



CASA MIRAMAR I LOS CABOS, B.C.S

Draft | Low level



CASA MIRAMAR I LOS CABOS, B.C.S

Draft | Rooftop



CASA MIRAMAR I LOS CABOS, B.C.S

Draft | Main view



CASA MIRAMAR | LOS CABOS, B.C.S

Draft | Rear view



CASA MIRAMAR | LOS CABOS, B.C.S

Draft | Bedroom



CASA MIRAMAR | LOS CABOS, B.C.S

Draft | Courtyard



CASA MIRAMAR | LOS CABOS, B.C.S

Draft | Bathroom - Walk in closet



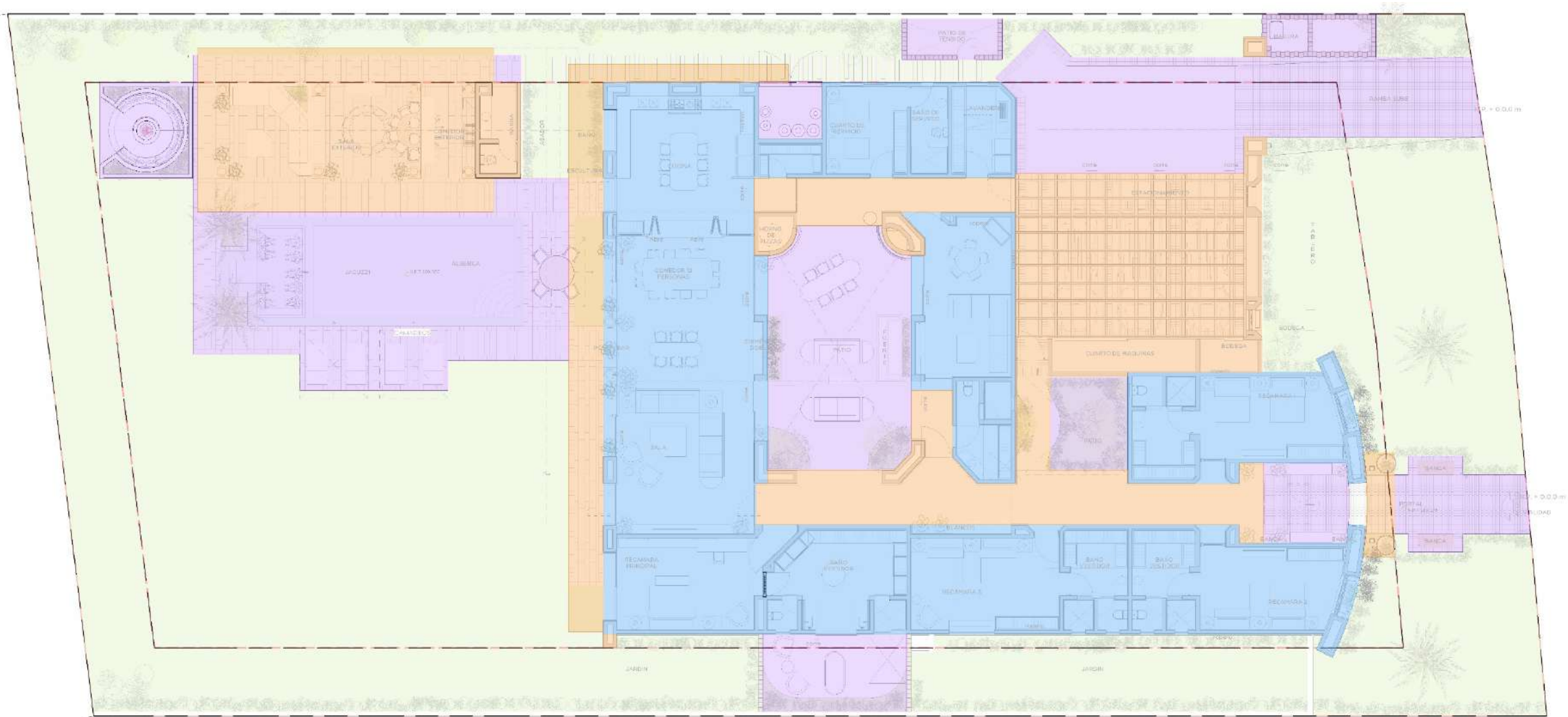
CASA MIRAMAR | LOS CABOS, B.C.S

Draft | Living room - Dining room



CASA MIRAMAR I LOS CABOS, B.C.S

Draft | A/A areas



TERRAIN: 1,972.98 m2

Construction

With A/A	4,555.18 FT2
Without A/A	3,607.52 FT2
Exteriors (Terraces / Yards)	4,137.32 FT2

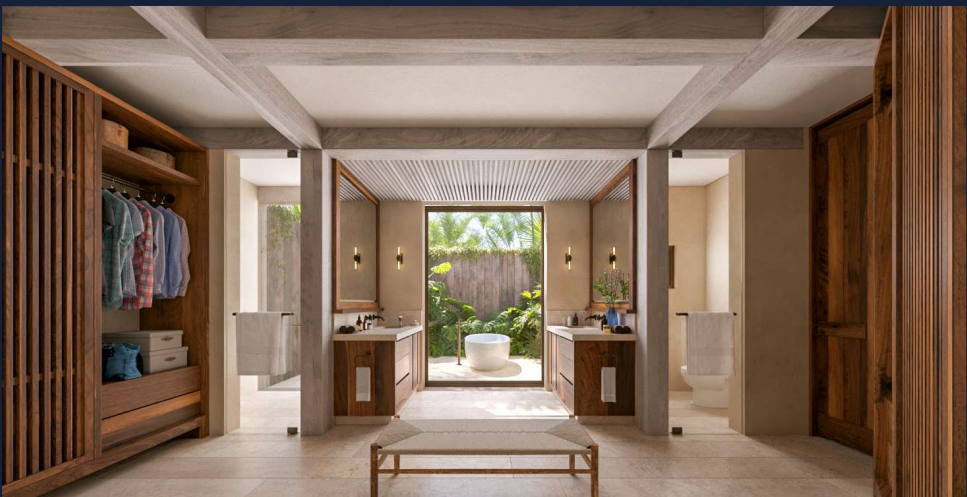
TOTAL 12,300.03 FT2

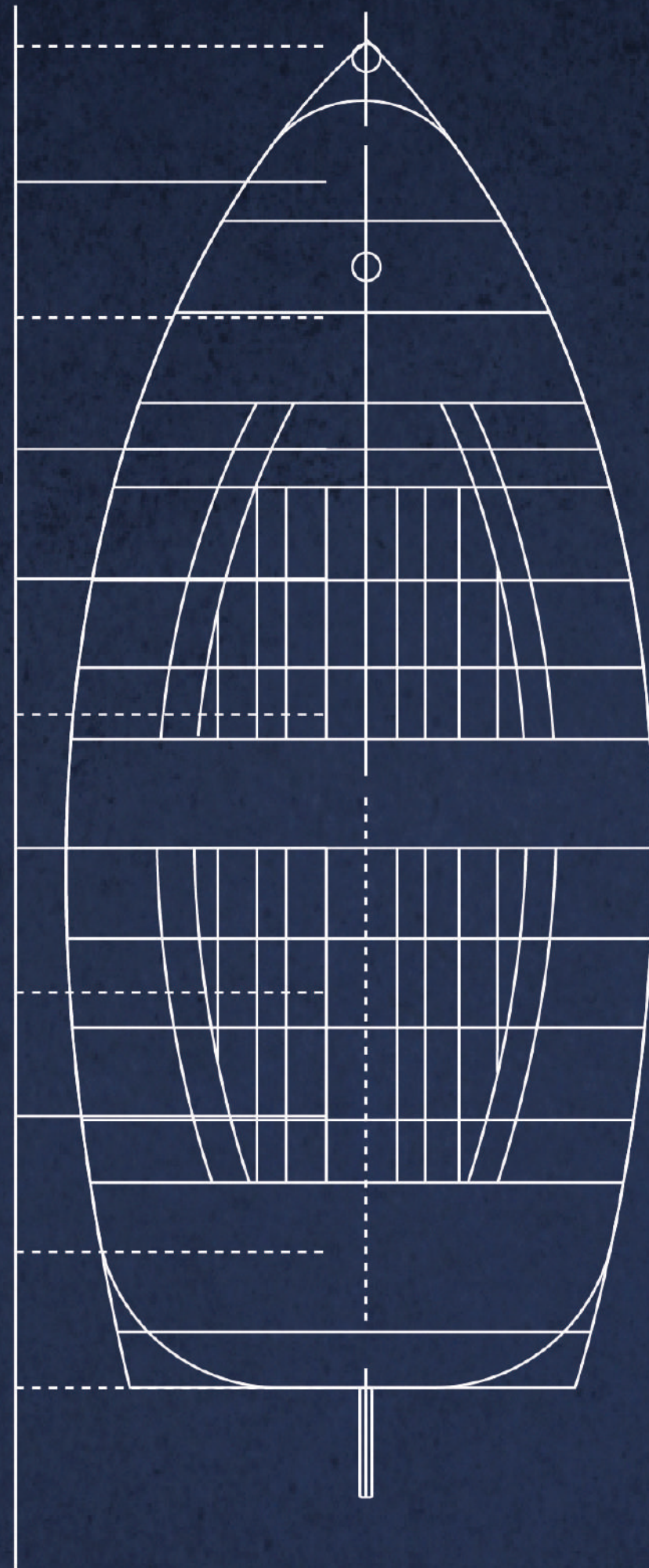


Sales Tab

CASA MIRAMAR	
LOCATION	RESIDENCIAL, LA QUERENCIA LOS CABOS, BAJA CALIFORNIA SUR
TERRAIN SURFACE	21,236.98 ft2
COVERED AREA WITH AIR CONDITIONING	4,555.18 ft2
COVERED AREA WITHOUT AIR CONDITIONING	3,607.52 ft2
TERRACE AND EXTERIORS	4,137.32.47 ft2
TOTAL	12,300.03 ft2
HOUSE DISTRIBUTION	Hall Master bedroom with bathroom and walking closet 3 bedroom with bathroom and walking closet Guest bathroom Family hall Yard with chimney and pizza oven Great hall Kitchen Spare bedroom with bathroom Laundry room Storage room 3 car garage Terrace and fire pit Pool Jacuzzi







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