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— DESARROLLOS —



San José del Cabo, Baja California Sur

March 2023

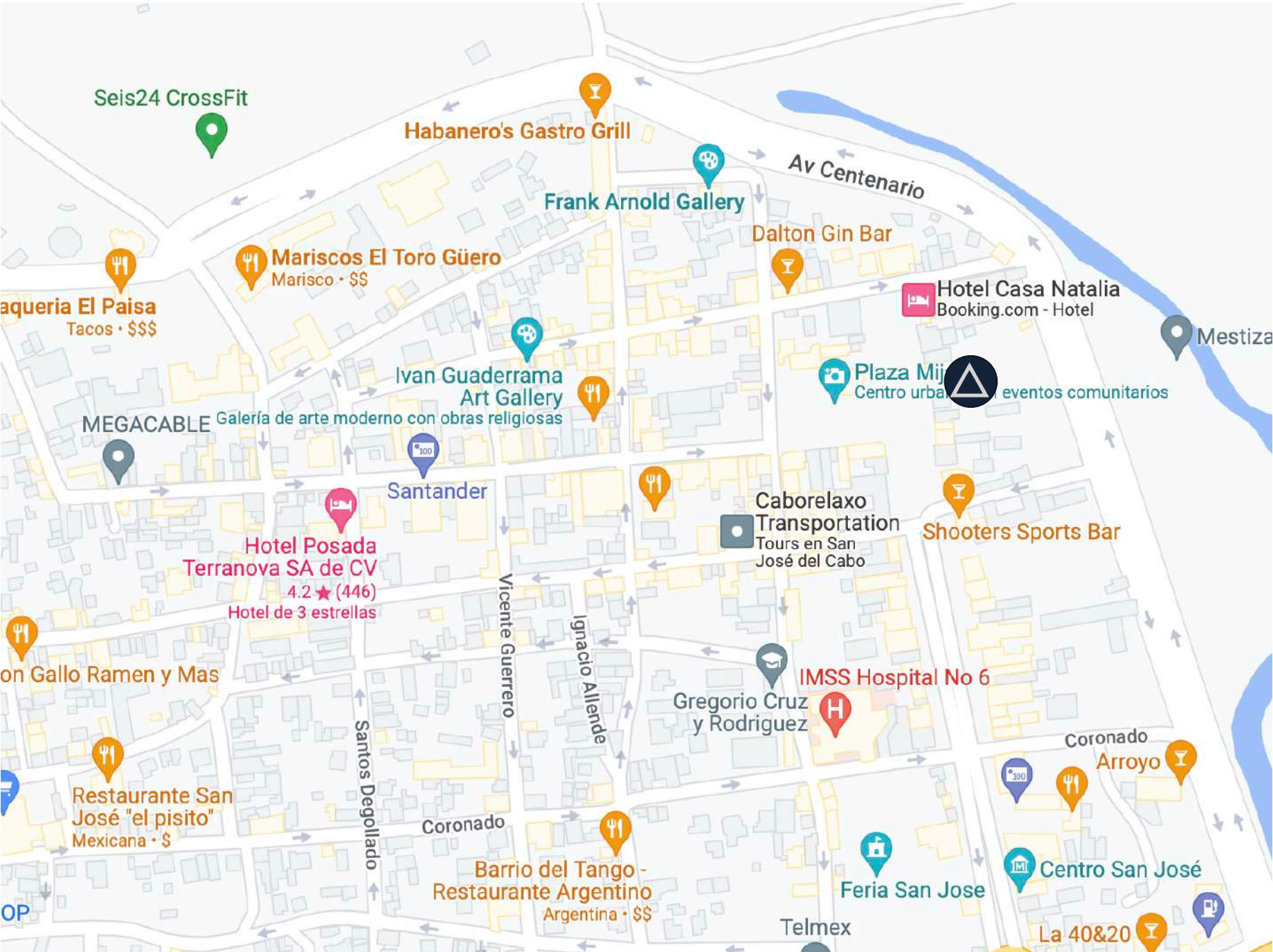


Artigas Arquitectos and **Grupo Jach** join each other with the purpose of creating a real estate developer boutique, specialized in luxury projects with personalized attention to clients and investors in the Baja California area.

Arch together with **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

CASA PUERTA AZUL I LOS CABOS, B.C.S

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





PALMILLA

San José del Cabo, Baja California Sur
March 2023

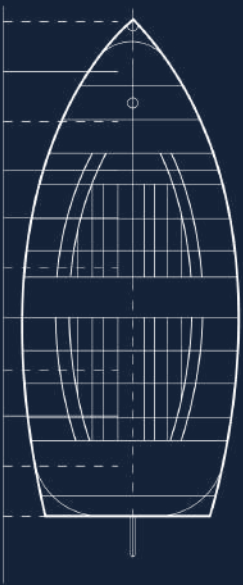




A Cabo San Lucas

PALMILLA

An exclusive residential community and luxury tourist spot in Corredor San Jose / Cabo San Lucas. With a beautiful luxury hotel complex, Palmilla also has residential properties, a beautiful private beach, a luxury mall and a first level golf club.



CASA PUERTA AZUL I LOS CABOS, B.C.S

Site analysis | a. General location - Macro

A San José



LOS CABOS B.C.S.
RESIDENCIAL PALMILLA
Location: Lot 03, Oasis, Palmilla
San José Del Cabo
Baja California Sur

 RESIDENCIAL PALMILLAS



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Site analysis | b. Site views - Context



THE SOPPES AT PALMILLA MALL



PALMILLA DUNES CLUB SHOPS & SPA



ONE AND ONLY PALMILLA

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Site analysis | b. Palmilla Dunes Club



PALMILLA DUNES CLUB MEMBERSHIP INCLUDED.
HOA, MONTHLY COST 329 USD.

CASA PUERTA AZUL I LOS CABOS, B.C.S

Site analysis | c. Palmilla Dunes Membership



The Club PALMILLA DUNES

The best recreative and family-oriented private club for those accustomed to enjoy a unique lifestyle, in a private environment, and luxurious facilities.

Club Palmilla offers different memberships among Individual, Gold and Platinum.

Each with its owns benefits and rights for you and your direct family*.

Some of our facilities:

- Locker rooms
- Sauna and steam
- Massage rooms
- Fitness Center
- Lap pool
- Lounge pool
- Pool cabanas
- Ceviche-Sushi bar
- Lounge room
- Outdoor Kids Club
- Kids pool
- Park
- 2 Tennis courts
- 4 Pickleball courts
- 2 Paddle tennis courts
- Parking area

CASA PUERTA AZUL I LOS CABOS, B.C.S

Site analysis | c. Palmilla Dunes Membership



MEMBERSHIPS
Initiation Fee
Monthly Dues
Access to Direct Family*
Access to Guests*
Access to Rental Guests



FIND US ON
SOCIAL MEDIA!

@palmilladunes

PalmillaDunes

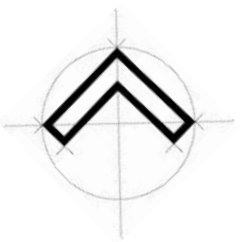
www.palmilladunes.com

* Direct Family: Spouse and children of the Membership Holder, under 25 years old, not married.
** Additional Guests Fees apply
Prices are subject to change with out notice.
Note that prices are quoted in USD. Tax is not included.

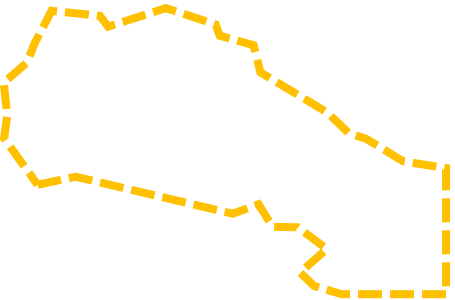


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Site analysis | c. Location



- 1 Fairways
- 2 Oasis
- 3 Palmilla estates



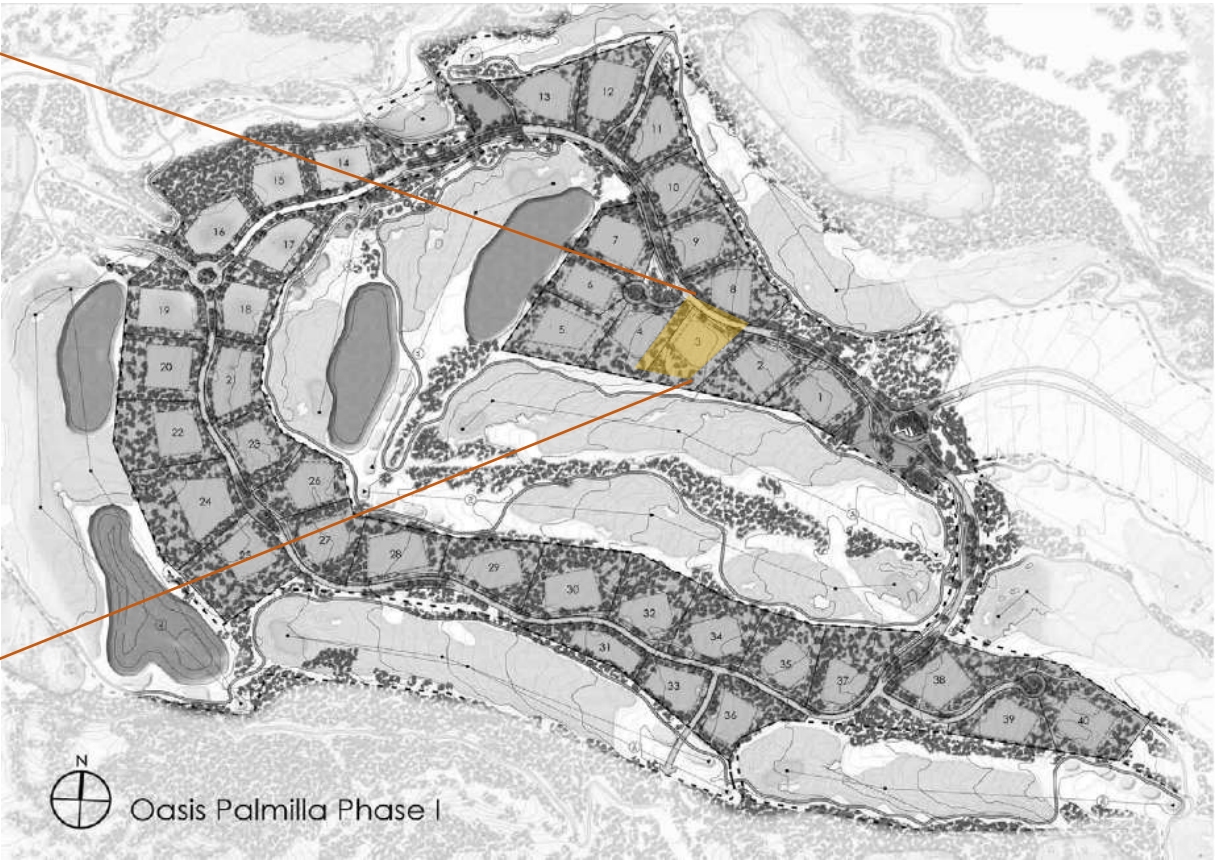
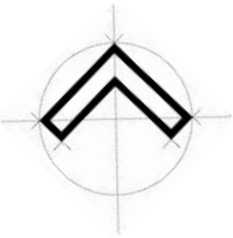
Oasis



Terrain

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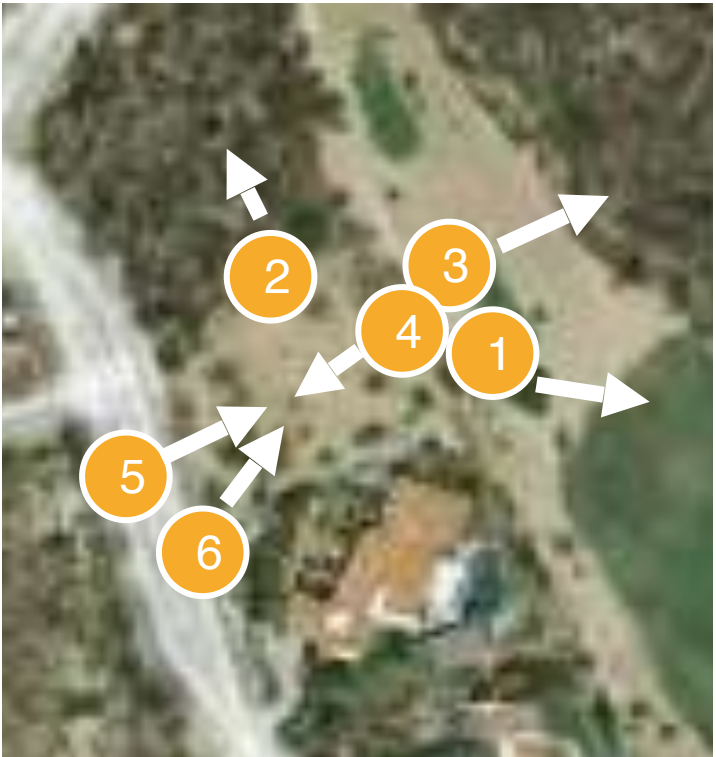
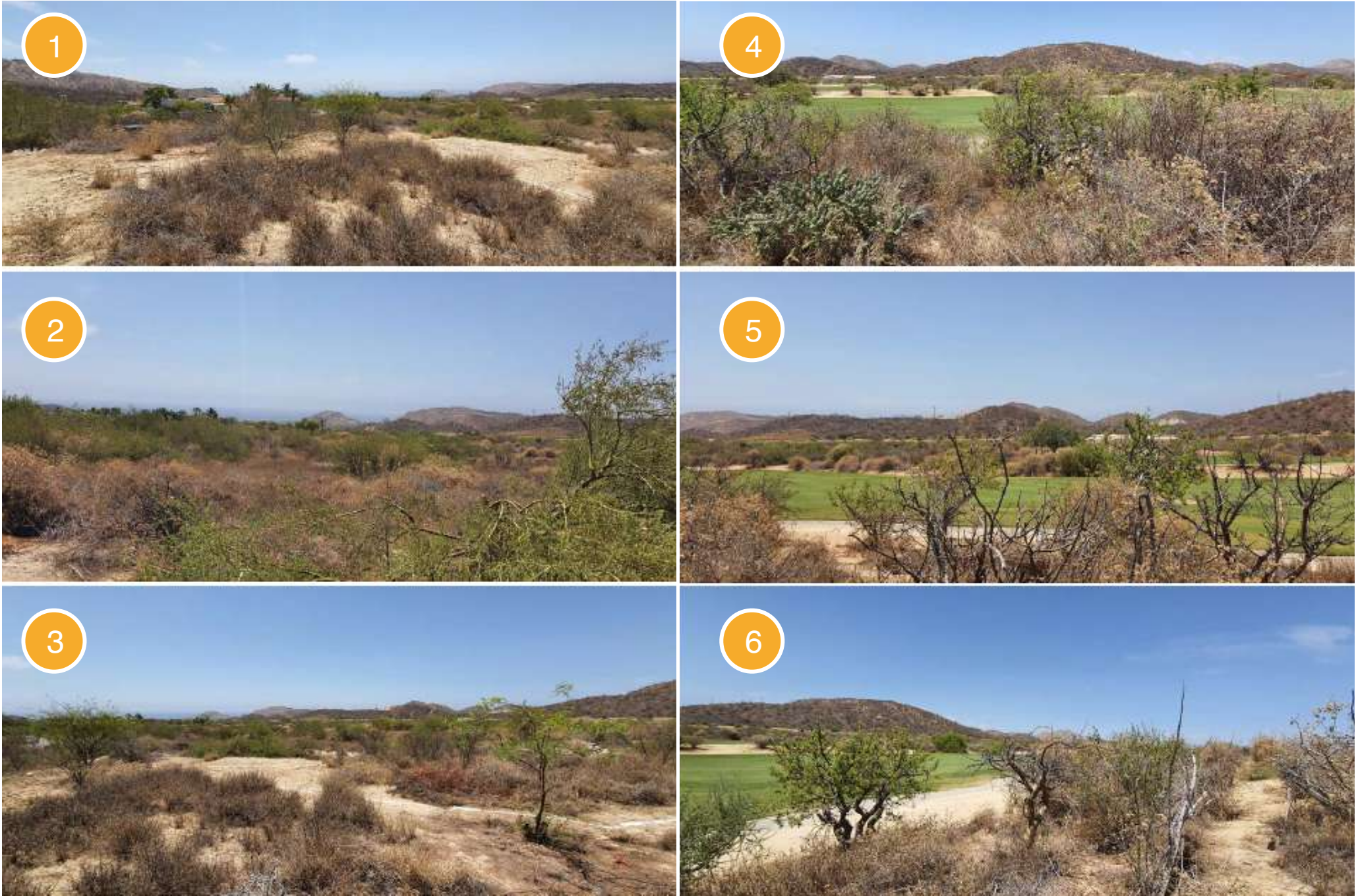
Site analysis | d. Terrain - Estate polygon



PROPERTY SURFACE: 40,819.90 FT2

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Site analysis | b. Site views - Site / Current state



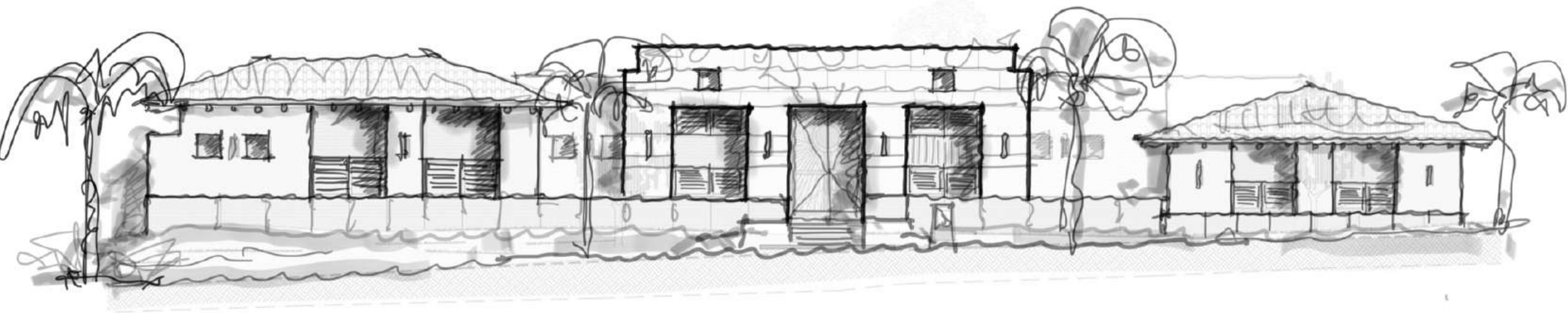
CASA PUERTA AZUL I LOS CABOS, B.C.S

Site analysis | b. Site views - Site / Current state

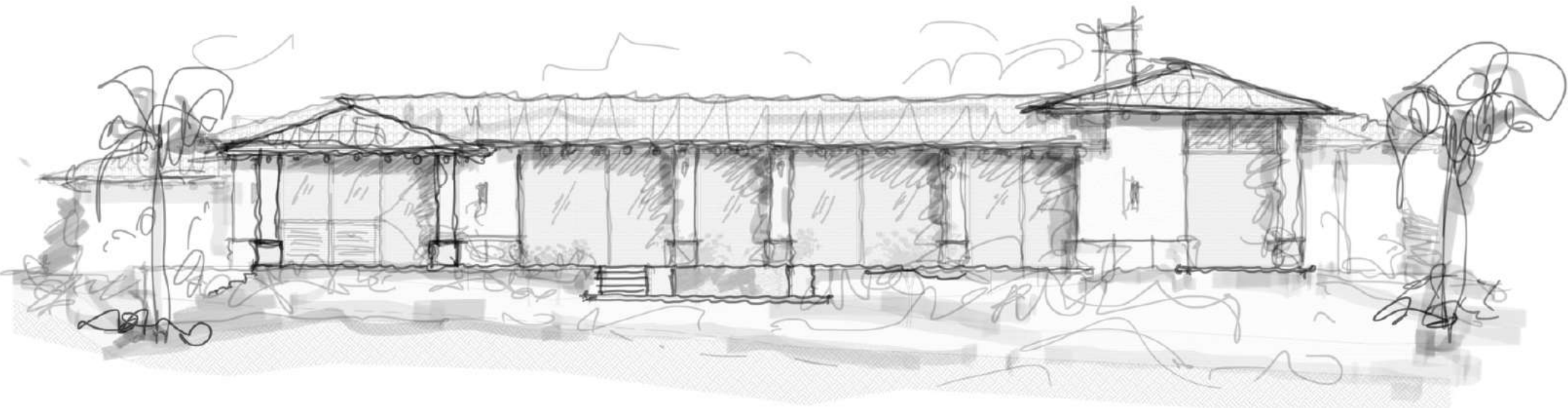


CASA PUERTA AZUL I LOS CABOS, B.C.S

Project | a. Design process



MAIN FACADE



REAR FACADE

The background of the entire slide is a dark blue field filled with a complex, light blue architectural drawing. This drawing appears to be a floor plan or a series of related plans for a building, featuring various rooms, corridors, and structural elements. The lines are thin and precise, typical of technical drawings. The overall effect is one of a professional, technical design environment.

DRAFT

CASA PUERTA AZUL

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Project | b. House distribution

SOCIAL AREA

- HALL
- TOILET
- LIVING ROOM
- DINING ROOM
- BAR
- GAMING TABLE
- KITCHEN
 - PANTRY
 - ISLAND
 - REFRIGERATOR
 - OVENS
 - CROCKERY
- COURTYARD
 - PIZZA OVEN
 - FIRE PIT
 - DINNIG ROOM
- TERRACE
 - LIVING ROOM
 - DINING ROOM
 - GRILL
 - POOL
 - JACUZZI
 - FIRE PIT
- EXTERIOR BATHROOM
- STORAGE ROOM

PRIVATE AREA

- MASTER BEDROOM
 - KING SIZE BED
 - BATHROOM
 - WALK IN CLOSET
 - EXTERIOR SHOWER
- 3 SECONDARY BEDROOMS
 - TWO QUEEN SIZE BED
 - BATHROOM
 - WALK IN CLOSET

SERVICE AREA

- HIDDEN GARAGE
 - 3 CAR / PARKING SPACES
 - STORAGE ROOM
- SPARE BEDROOM
- LAUNDRY ROOM



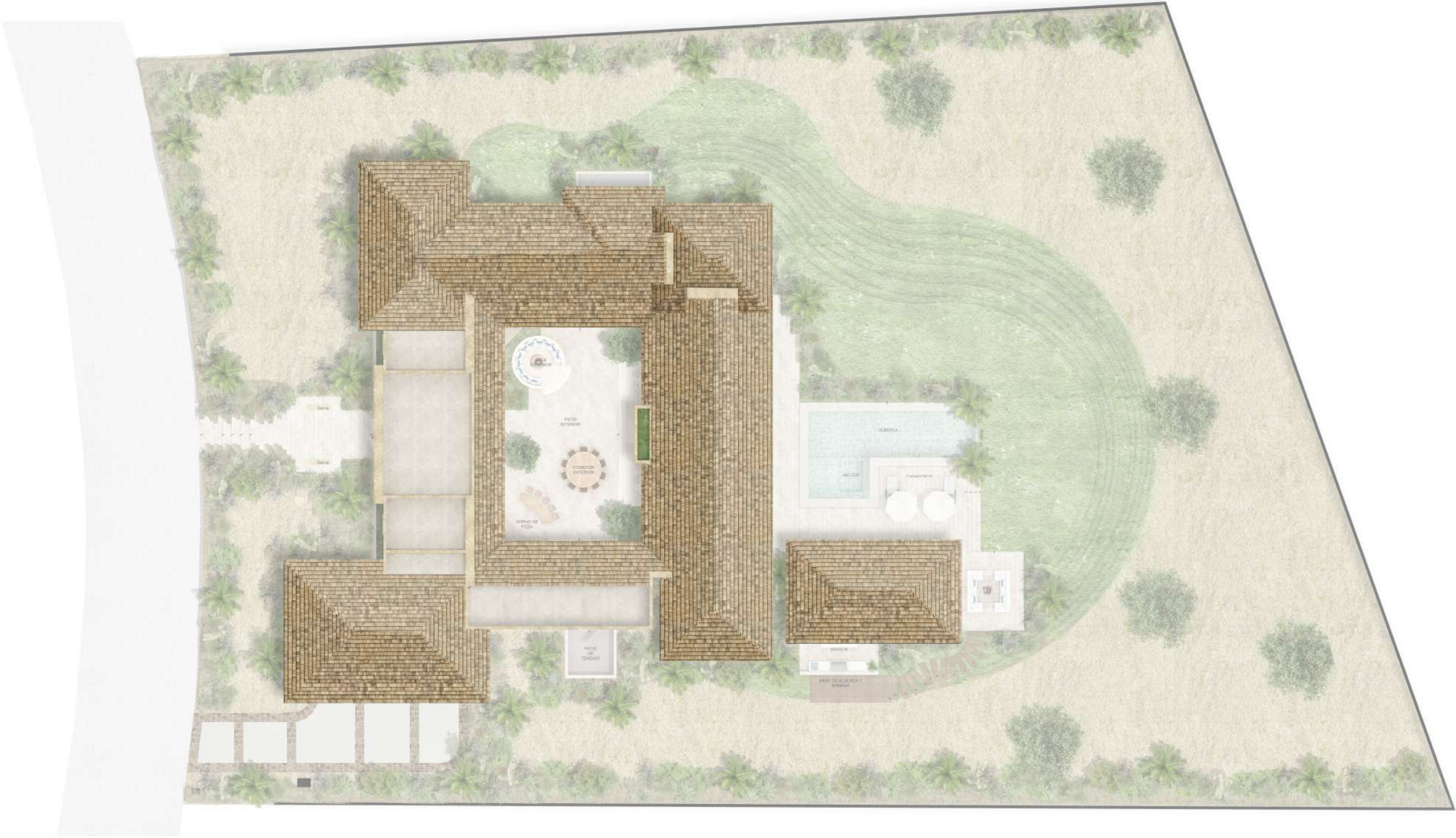
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Project | c. Architectural - Low level



CASA PUERTA AZUL I LOS CABOS, B.C.S

Project | c. Architectural - Rooftop



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Project | e. Renders - Main facade



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Project | e. Renders - Rear facade



CASA PUERTA AZUL I LOS CABOS, B.C.S

Project | e. Renders - Master bedroom



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Project | e. Renders - Living Room - Bar - Dining Room



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Project | e. Renders - Courtyard



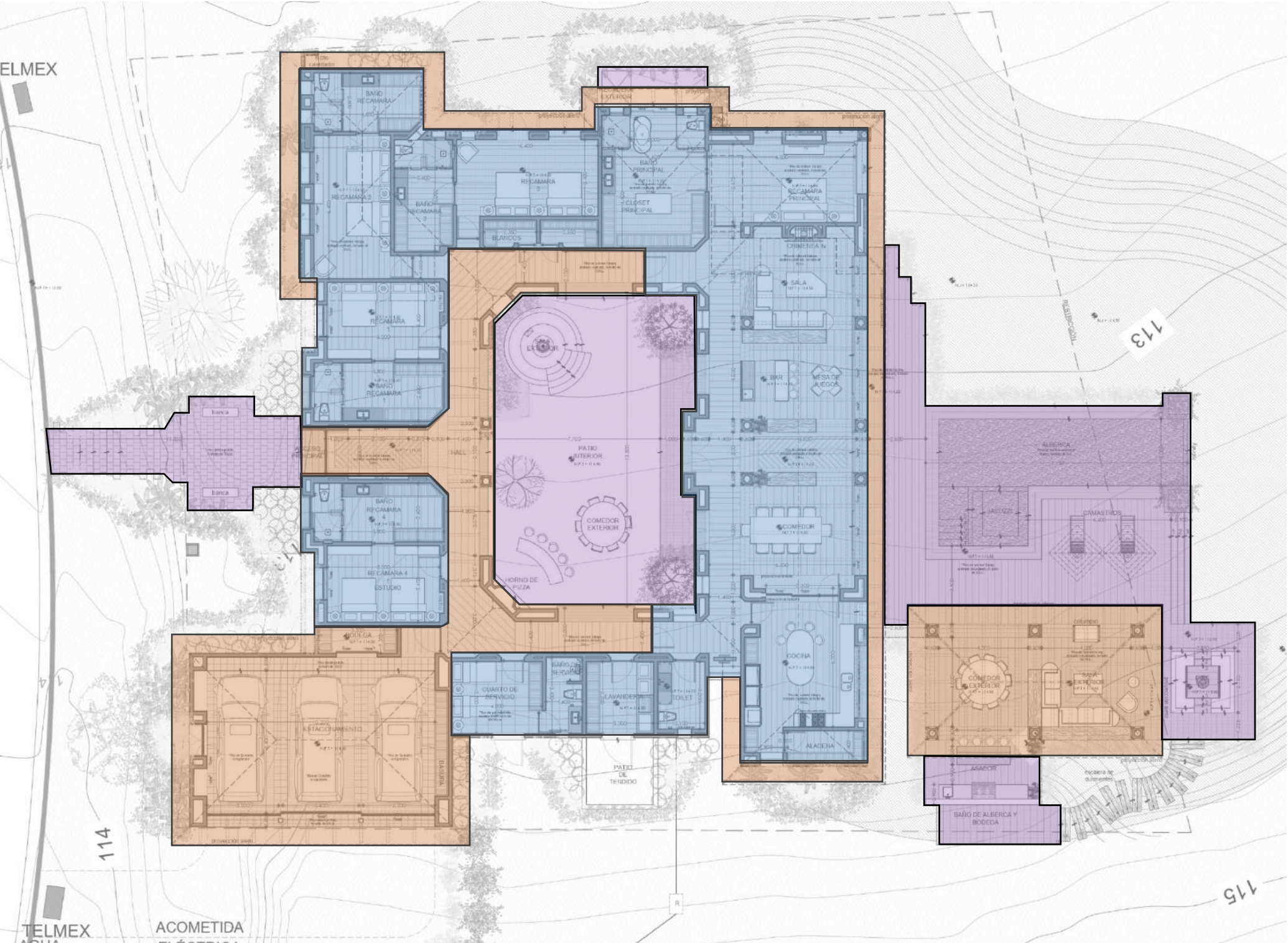
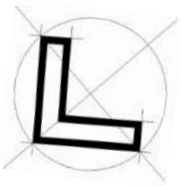
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Project | e. Renders - Terrace



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Project | f. Areas



BASEMENT

Terrain:	40,818.90 ft2
Construction:	
With A/A:	5,137.82 ft2
Without A/A:	4,200.40 ft2
Exteriors (Terraces / Yards):	3,688.47 ft2
TOTAL:	13,026.69 ft2

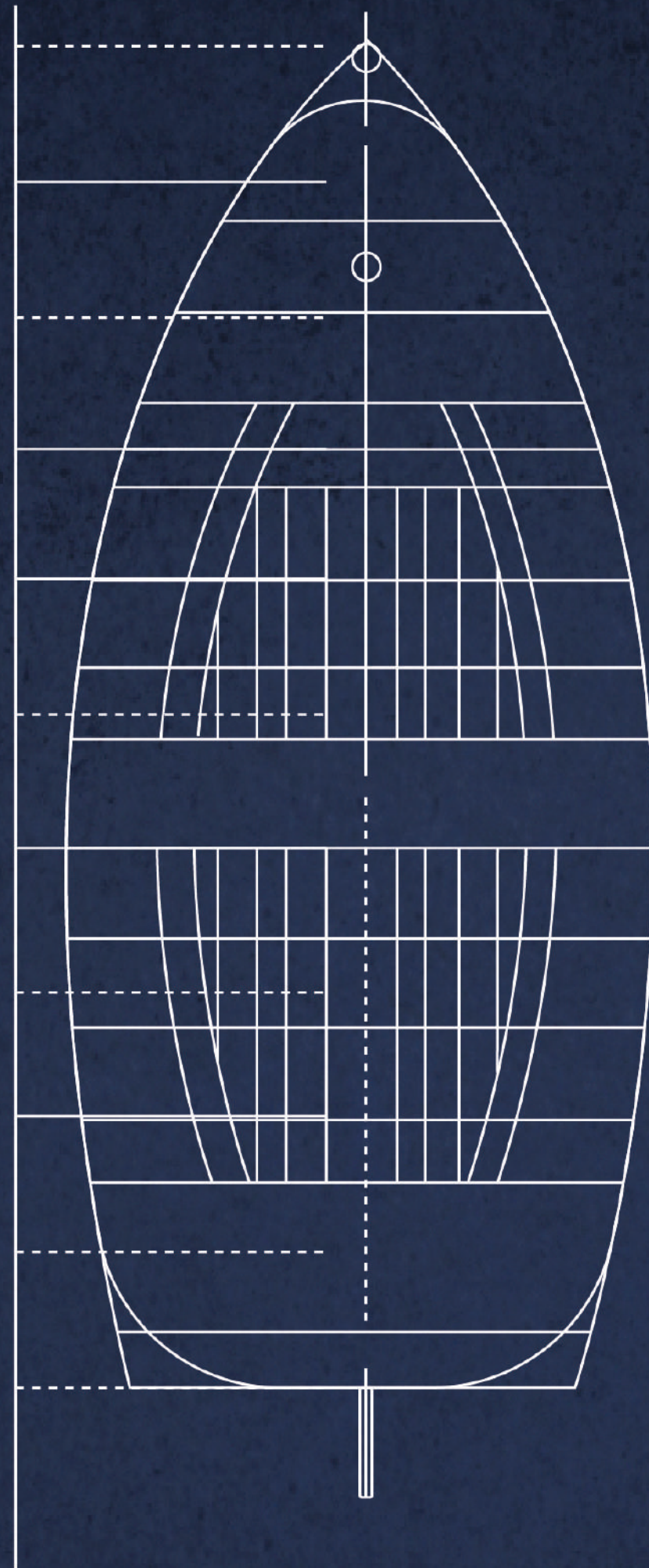
CASA PUERTA AZUL I LOS CABOS, B.C.S

Sales Tab

CASA PUERTA AZUL	
LOCATION	RESIDENTIAL, OASIS PALMILLA SAN JOSÉ DEL CABO, BAJA CALIFORNIA SUR
TERRAIN SURFACE	40,818.90 ft2
COVERED AREA WITH AIR CONDITIONING	5,137.82 ft2
COVERED AREA WITHOUT AIR CONDITIONING	4,200.40 ft2
TERRACE AND EXTERIORS	3,688.47 ft2
TOTAL	13,026.69 ft2
HOUSE DISTRIBUTION	Hall Master bedroom with bathroom and walking closet 3 bedroom with bathroom and walking closet Guest bathroom Courtyard with fire pit and pizza oven Great hall Kitchen Spare bedroom with bathroom Laundry room Storage room 3 car garage Terrace and fire pit Pool Jacuzzi







San José del Cabo, Baja California Sur

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