



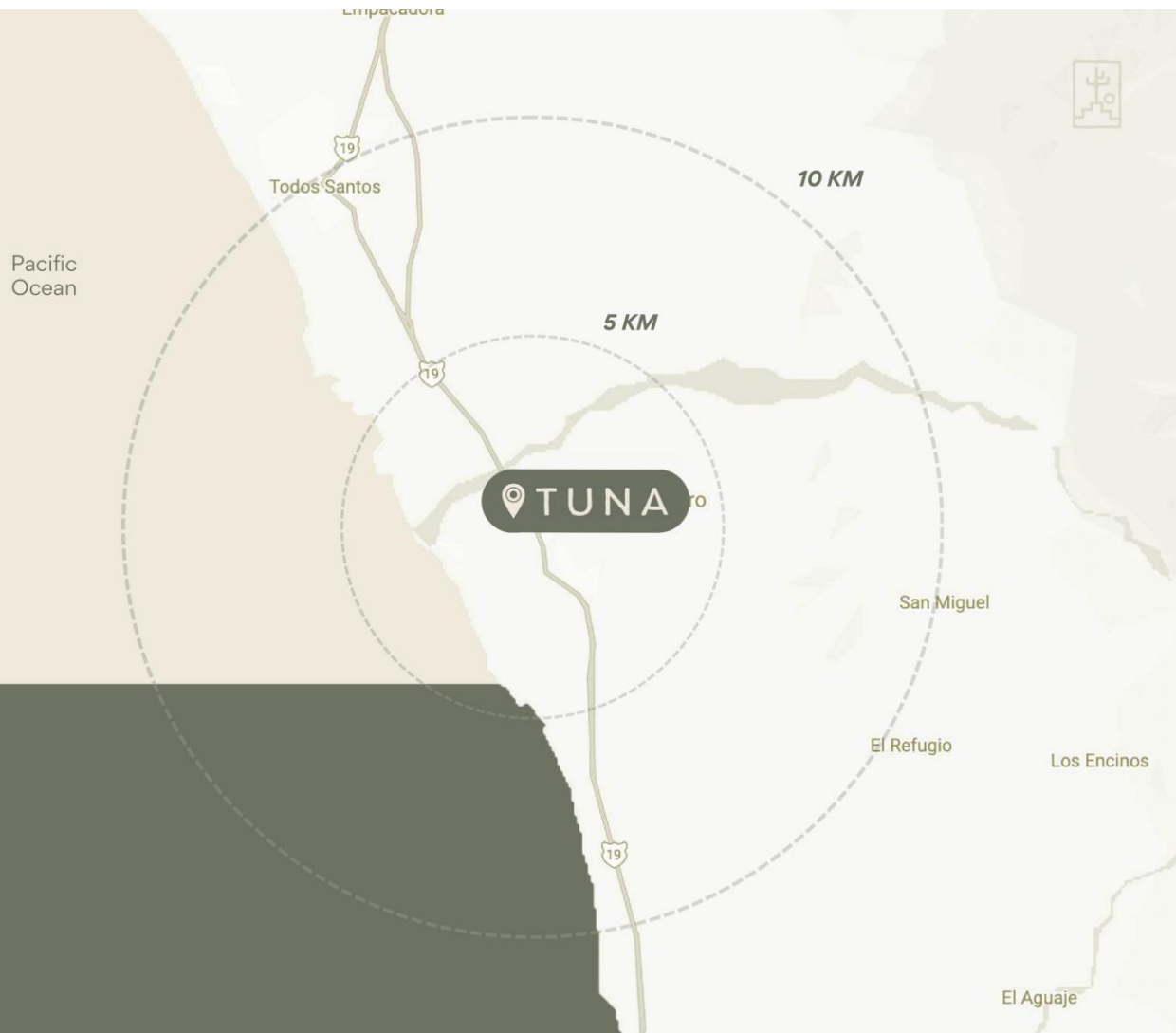
TUNA

PESCADERO, B.C.S.

THE PLACE TO RESTORE YOUR SPIRIT

LOCATION

- **60 min** from Los Cabos Int. Airport
- **10 min** from Todos Santos
- **5 min** from the beach





MASTER PLAN



AMENITIES



Pool



Pickleball
Court



Bar &
Terrace



Management
Office



Cactus
Rooftop



Pergola space
with grills



Gym &
Crossfit



Hammock
Area



Sunbed
Area



Fire
Pit



Controlled
Access



Residual Water
Treatment Plant

And *more...*





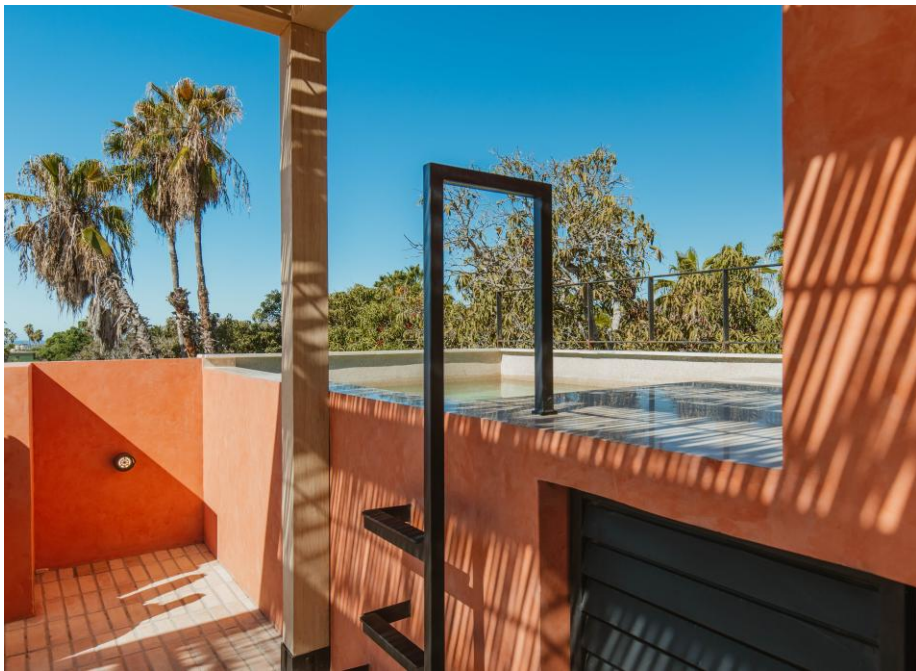
TUNA VILLA

This stunning Tuna Villa features 3 spacious bedrooms, 3 full bathrooms, 2 half baths and a range of private amenities designed to exceed your expectations.

Spanning two floors, plus a rooftop terrace with a dipping pool, offering ample space for relaxation and entertainment. A lock-off basement is also included for extra storage.







STARTING FROM
\$499,999 USD

Interiors

189.6m² | 2,040.8ft²

Exterior

118.3m² | 1,273.7ft²

Total

307.9m² | 3,314.5ft²

First Floor

Master Bedroom with Walk-in Closet and Full Bathroom, Guest Bedroom 01 with Walk-in Closet and Full Bathroom, Guest Bedroom 02 with Closet and Full Bathroom, Storage, Terrace.



Second Floor

Living Room, Kitchen & Dining Room, Laundry Room, Rear Balcony, Terrace and Access to Rooftop.



Rooftop Terrace

Pool, 1/2 Bathroom, Bbq Area, Dining Area with Pergola.





AVAILABILITY





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Tuna Villa Upgrade List options

Family	Description	USD Investment
Services	- Deeping pool (roof top)	\$ 29,487
	- Cistern	\$ 3,553
	- Firepit (roof top)	\$ 4,263
Concrete Furniture	- Polish Concrete Bench at Terrace Upper Floor	\$ 1,421
Home Appliances	- Whirlpool (Frigde, Dishwasher, Laundry Center, Microwave), or similar	\$ 5,535
A/C	- 3 Minisplit 1 Ton and 2 of 2 Tons (LG Inverter) or similar	\$ 7,965
Carpentry	- 4 under sink cabinet (1 each bathroom and 1 at half bath Upper Floor) Cabinet half bath	\$ 2,308
	- Closet doors	Pending
Pergolas	- Front Terrace Pergola	\$ 7,234
	- Back Terrace Pergola	\$ 3,487
	- Master room Pergola	\$ 5,377
	- Parking Pergolas (2)	\$ 14,945
Upgrades Total		\$ 85,575

* Everything includes installation

*Prices subject to change without prior notice



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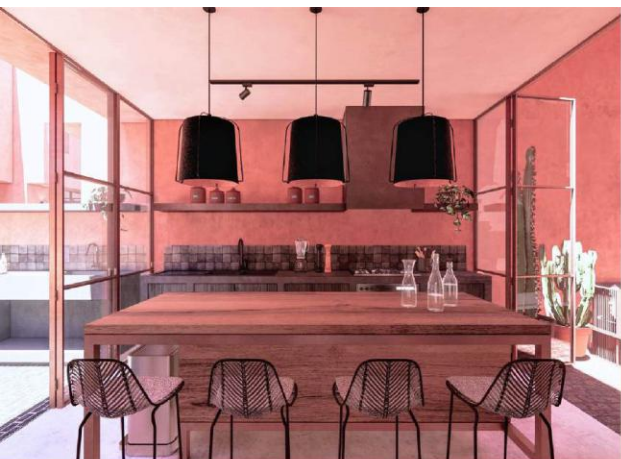
SELECTION OF COLORS FOR THE EXTERIOR OF THE VILLA



OPTION 1



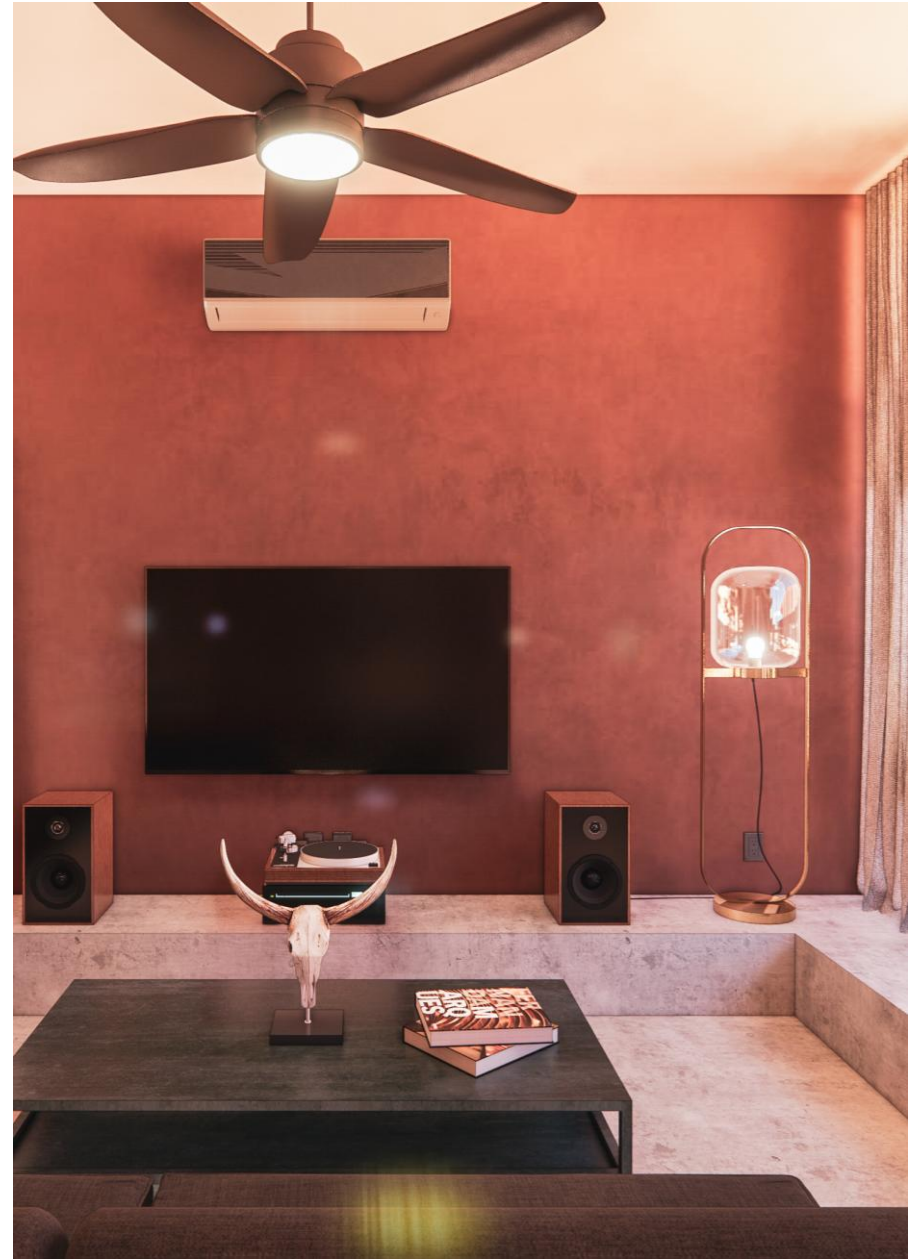
OPTION 2



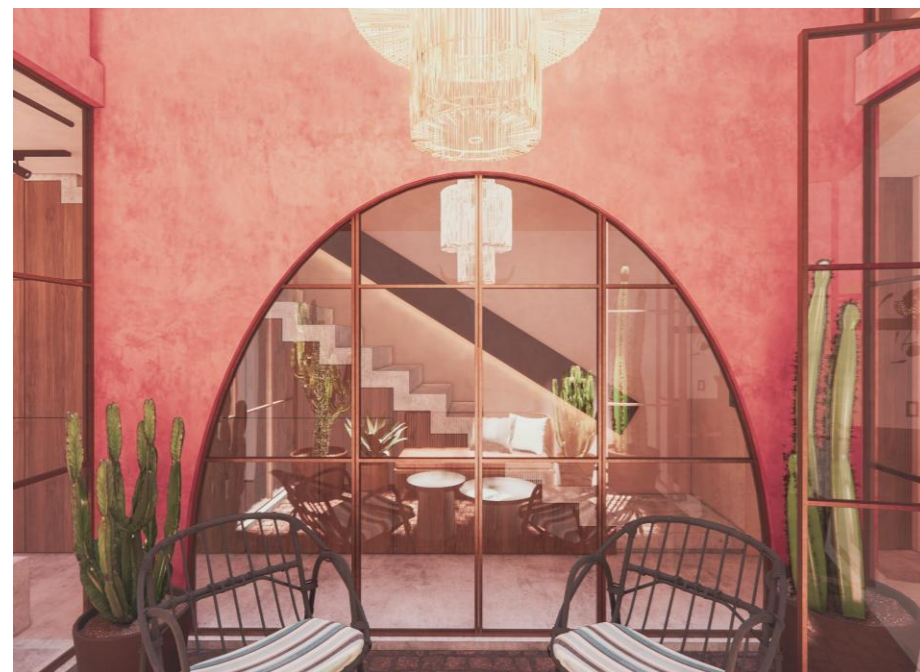
TUNA TOWNHOMES

Our townhome model features 2 bedrooms, 2.5 bathrooms and is designed for practical living and comfort.

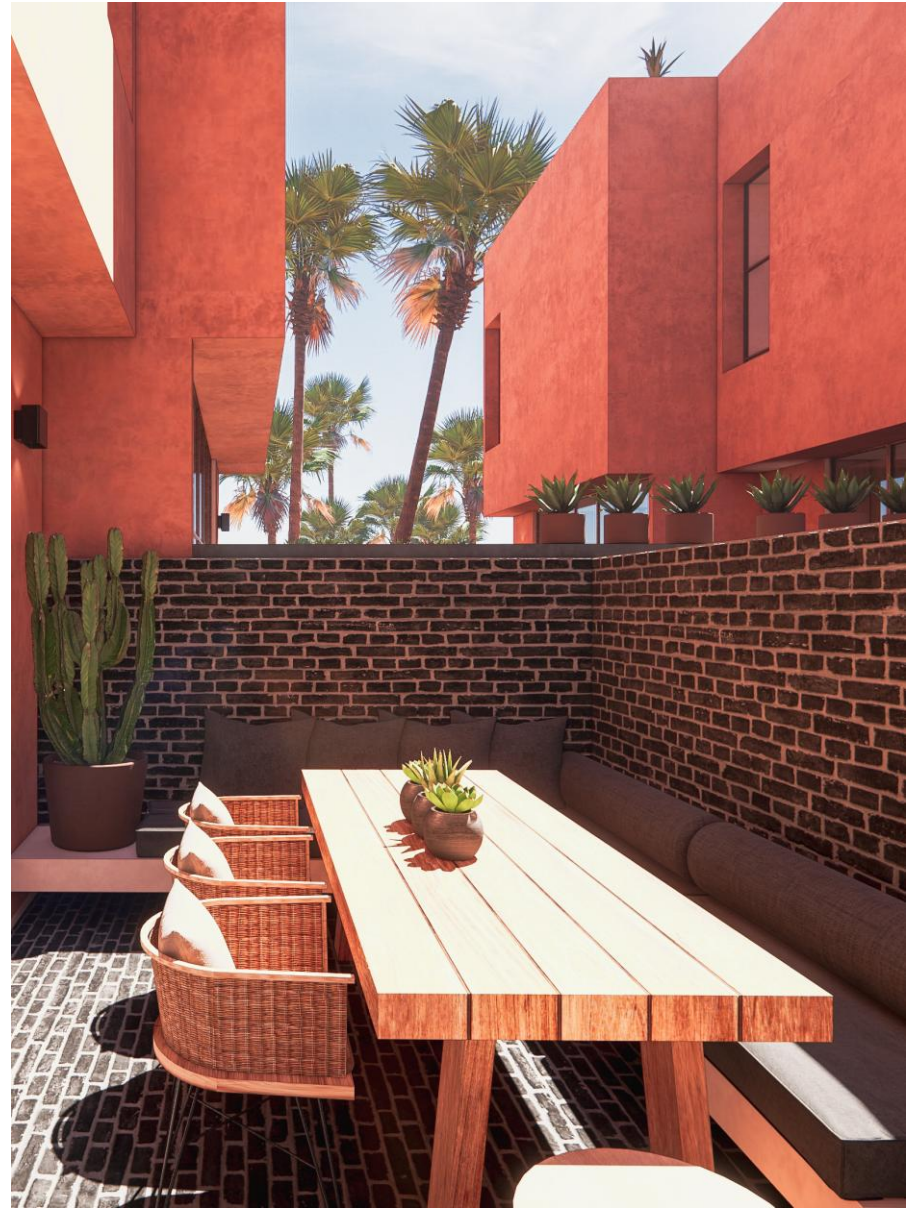
The open layout maximizes space and natural light, creating a warm, inviting environment that feels like home the moment you step inside.













STARTING FROM
\$370K USD

Interiors

117.1m² | 1,260.6ft²

Exterior

108.1m² | 1,163.5ft²

Total

225.2m² | 2,424ft²



First Floor

Living Room, 1/2 Bathroom, Storage Under Stairs, Kitchen. **Outside.** Central Patio, Rear Terrace with BBQ. Area



Second Floor

Master Bedroom, Closet + Full Bathroom, Guest Bedroom 01, Closet + Full Bathroom, Balcony.



Rooftop Terrace

Firepit, Terrace, Sundeck, Storage.





AVAILABILITY





TUNA

PESCADERO, B.C.S.

Townhome

Upgrade List options

Family	Description	USD Investment
Services	- Cistern	\$ 3,553
	- Firepit (roof top)	\$ 3,908
Concrete Furniture	- Polish Concrete Bench at roof top	\$ 1,421
Extra finishes	- RoofTop special finish with clay tile	\$ 5,684
Home Appliances	- Whirlpool (Fridge, Dishwasher, Laundry Center, Microwave), or similar	\$ 5,535
A/C	- 2 Minisplit 1 Ton and 2 of 2 Tons (LG Inverter) or similar	\$ 6,372
Carpentry	- 2 under sink cabinet (1 each bathroom and 1 at half bath down Floor) - Cabinet half bath	\$ 1,539
	- Closets doors	Pending
Pergolas	- Roof Top Pergola	\$ 7,474
Upgrades Total		\$ 35,485

* Everything includes installation

*Prices subject to change without prior notice