



TORTUGA BAY

BEACHFRONT LIVING



TORTUGABAY.COM

A boutique collection of beachfront residences located in the beating heart of vibrant San Jose del Cabo. An exceptional opportunity and beachfront-lifestyle investment.

---

**Two and Three** Bedrooms  
& Penthouses available.





# HI, I'M MIKE SCHIABLE

Owner, and Developer of Tortuga Bay

---

Construction has begun at the much-anticipated Tortuga Bay Phase-II, offering spacious and luxurious two- and three-bedroom condominiums, right on the beach.

Tortuga Bay is ideally located on the famous, Zona Hotelera, full of shops and restaurants all within walking distance.

On-site, we owners and our guests enjoy a full array of amenities specifically designed for private beach front living and including our multiple cascading swimming pools and spas, garden level BBQ areas, fully equipped fitness center, lighted pickle ball courts, tropical gardens and so much more.

I have been developing here in Los Cabos for over three decades. I only build and deliver high-quality, then back it up with my guarantee. And I am also a Tortuga Bay resident. It's a wonderful place to live.

Now is the perfect time and opportunity to own and enjoy a place at the beach. Tortuga Bay represents a last chance for beachfront ownership in Los Cabos. Pre-sales are very active, offering the best pricing and inventory availabilities.

Take the next step and join us.

## WELCOME!

# PRICE LIST BUILDING B

<b>ROOFTOP PENTHOUSE 3611 SOLD</b>	<b>ROOFTOP PENTHOUSE 3612 \$1,450,000</b>	<b>ROOFTOP PENTHOUSE 3613 \$1,450,000</b>	<b>ROOFTOP PENTHOUSE 3614 \$1,470,000</b>	<b>ROOFTOP PENTHOUSE 3615 SOLD</b>	<b>PENTHOUSE 3717 SOLD</b>	
	<b>3511 \$1,750,000</b>	<b>3512 \$1,050,000</b>	<b>3513 \$1,050,000</b>		<b>3514 \$1,050,000</b>	<b>3616 SOLD</b>
<b>3411 \$1,650,000</b>	<b>3412 \$1,030,000</b>	<b>3413 \$1,030,000</b>	<b>3414 \$1,030,000</b>	<b>3415 \$1,050,000</b>	<b>3416 \$1,070,000</b>	<b>3417 SOLD</b>
	<b>3311 SOLD</b>	<b>3312 \$1,010,000</b>	<b>3313 \$1,010,000</b>	<b>3314 \$1,010,000</b>	<b>3315 \$1,030,000</b>	<b>3316 SOLD</b>
<b>3211 \$920,000</b>	<b>3212 \$990,000</b>	<b>3213 \$990,000</b>	<b>3214 \$990,000</b>	<b>3215 SOLD</b>	<b>3216 SOLD</b>	<b>3217 \$1,680,000</b>
	<b>3111 \$900,000</b>	<b>3112 SOLD</b>	<b>3113 SOLD</b>	<b>3114 \$1,200,000</b>	<b>3115 \$1,250,000</b>	<b>3116 \$1,300,000</b>
						<b>3117 \$2,625,000</b>

PRICES ARE IN U.S. DOLLARS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE

# PRICE LIST BUILDING C

ROOFTOP

PENTHOUSE  
3300  
SOLD

3208  
\$1,650,000

B

3209  
SOLD

G

3210  
\$1,650,000

B

3108  
\$1,750,000

B

WITH POOL

3110  
\$1,750,000

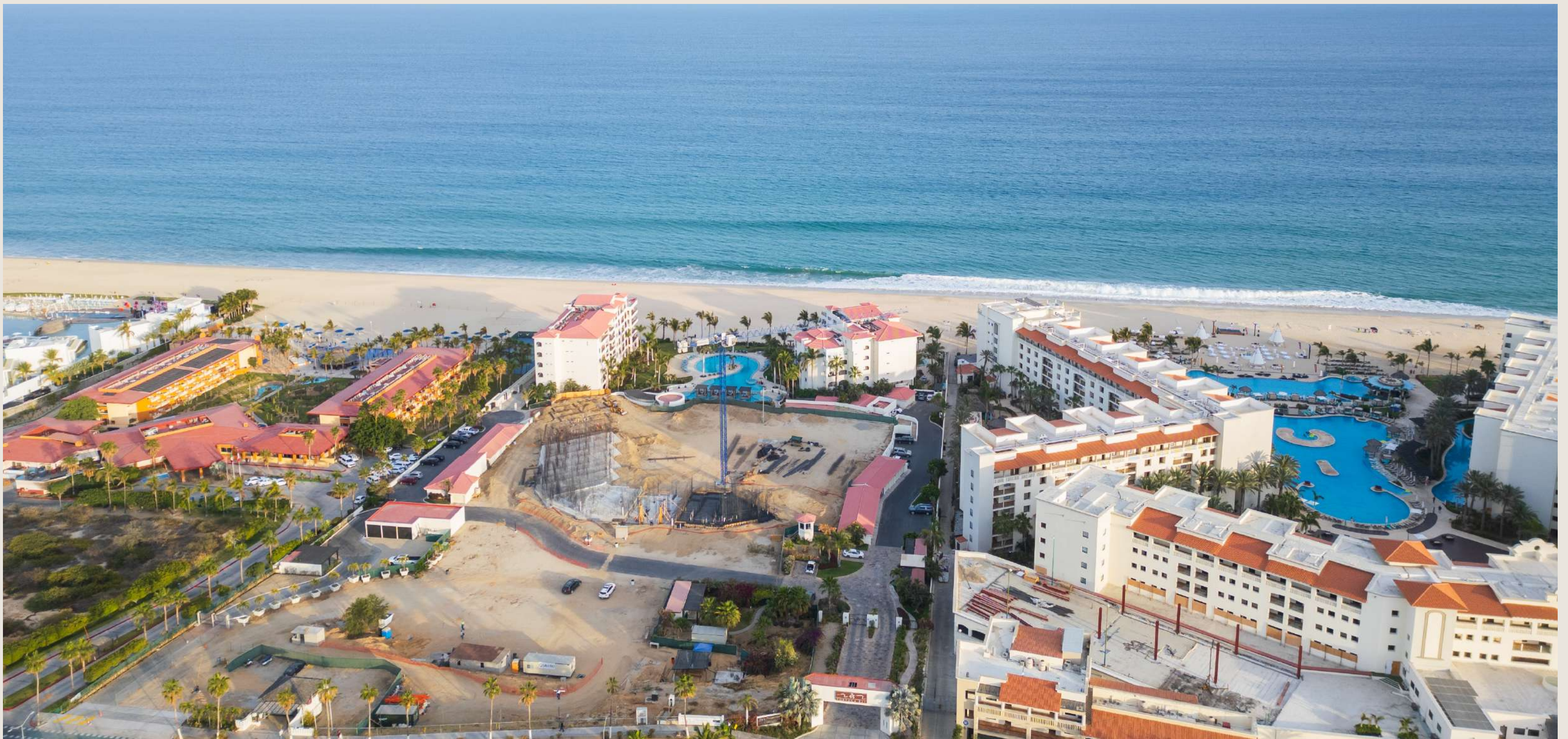
B

WITH POOL

PRICES ARE IN U.S. DOLLARS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE

# CONNECTIVITY

- 12 restaurants and three commercial plazas with supermarkets, banks, pharmacies, and coffee shops within a three-block radius.
- One mile from the vibrant lifestyle and gracious colonial charm of downtown San Jose del Cabo.
- Two miles from the world class marina Puerto Los Cabos.
- 20 minutes from the airport. "Drive straight to the beach, do not make a turn, you will arrive at Tortuga Bay."
- 18-hole Jack Nicklaus Golf course ½-mile away.
- Miles of sandy beach at your doorstep. Take a daily stroll, swim, surf, catch a fish.



# AMENITIES



- Jacuzzis
- An in-pool stationary swim jet
- Private fitness center
- Pickleball courts
- Restaurants and shops on-site at Tortuga Plaza
- Rooftop terraces with BBQ grills
- Firepits
- Garden level BBO areas
- Dog park with shampoo station
- Beachside sea turtle nursery
- Swimming pools

# SPECIFICATIONS



## KITCHEN

Kitchen granite countertops.  
Kitchen sink "Sterling by Kohler".  
Whirlpool 1/2 hp garbage disposal in the sink.

## APPLIANCES

Kitchen equipped with stainless steel appliances.  
GE profile brand 25 C.F. Side by side refrigerator.  
GE profile electric stove and oven.  
Microwave with exhaust integrated above stove.  
Whirlpool brand dishwasher.  
Whirlpool brand stacked washer and dryer.

## BATHROOM

Walls with ceramic tile.

## CARPENTRY

Cabinets fronts with Alderwood.  
Communication doors in solid Alderwood.

## PLUMBING

Kohler brand toilets.  
Essen brand bathroom faucets.  
40 gallon water heater.

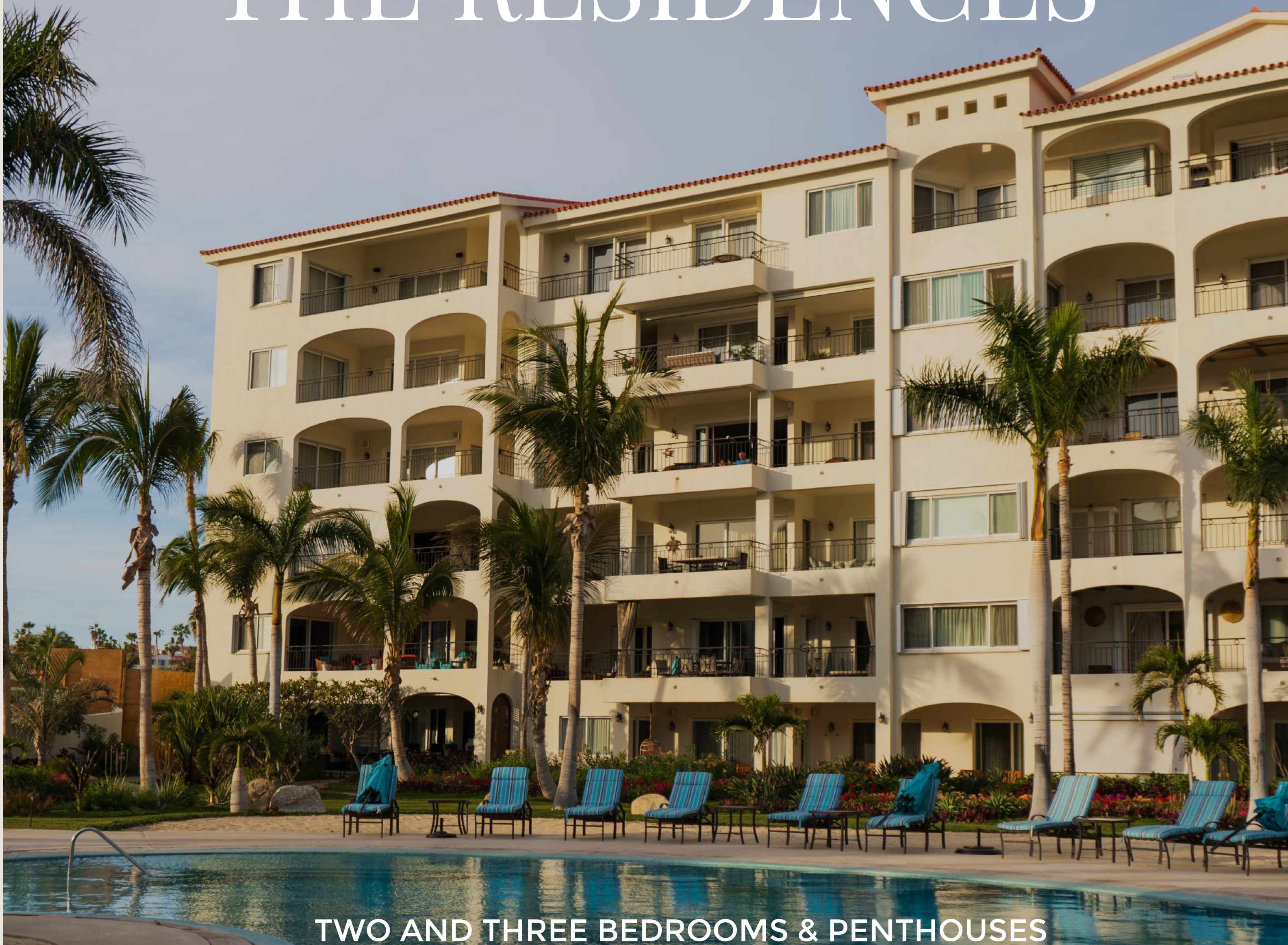
## AIR CONDITIONING

Air conditioning system, fan & coil  
"Trane brand type".  
Ceiling fans in all rooms.



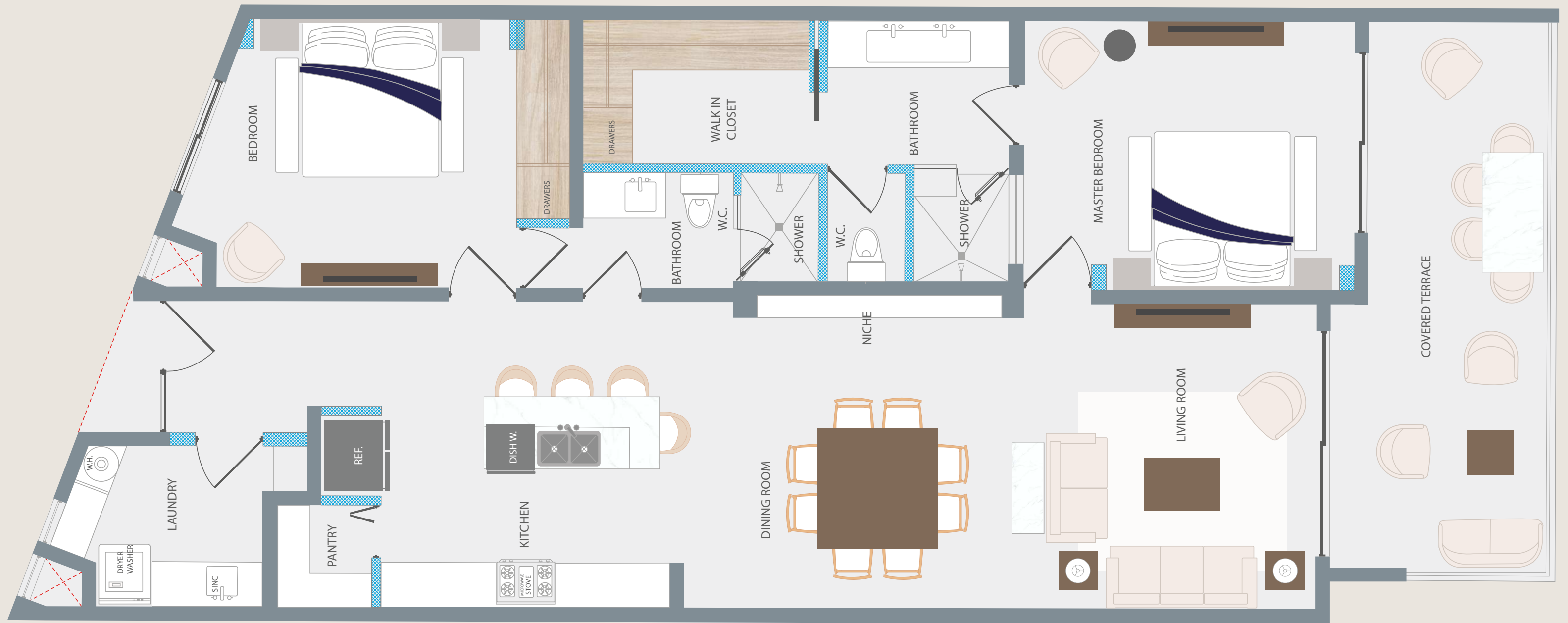


# THE RESIDENCES



TWO AND THREE BEDROOMS & PENTHOUSES

# TWO BEDROOM RESIDENCE *MODEL E*

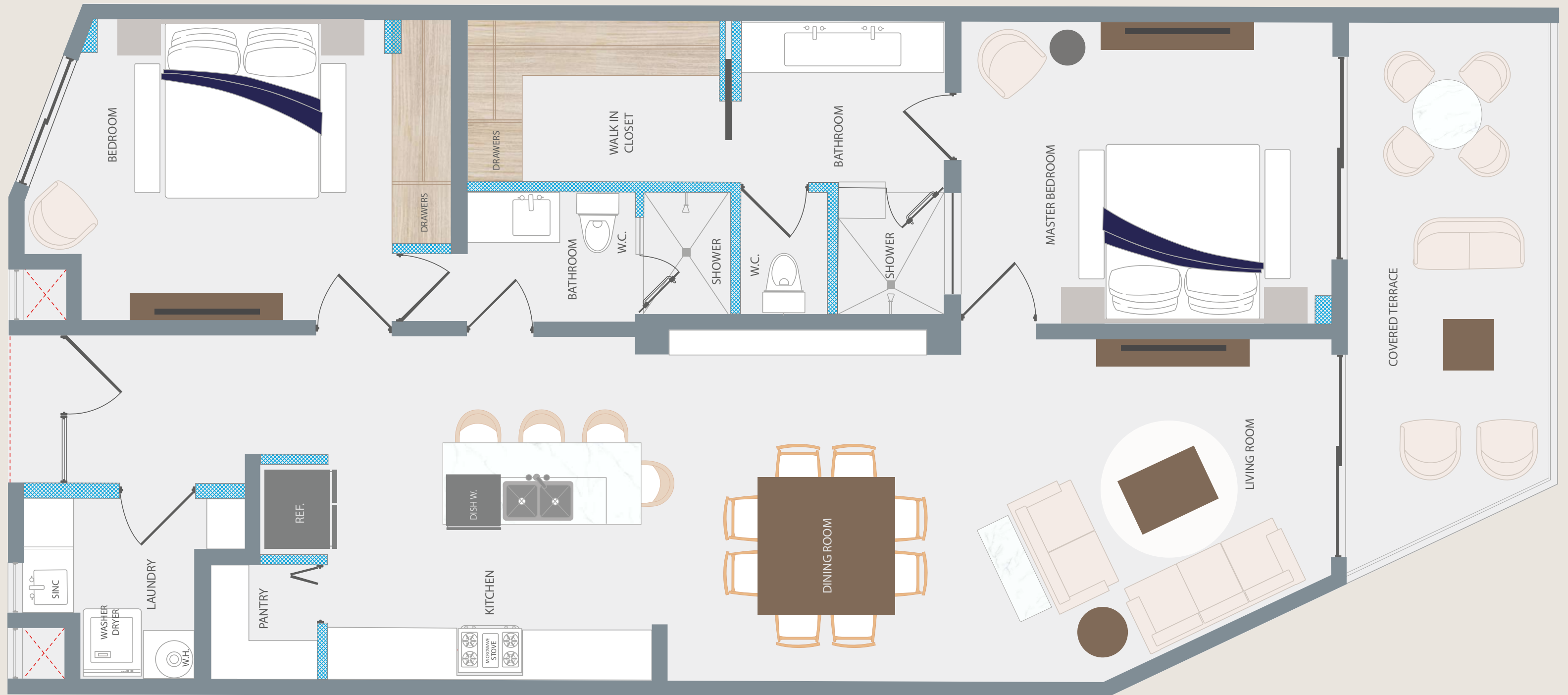


**SQUARE FEET**  
PIES CUADRADOS  
**1,615.24 ft<sup>2</sup>**

**INTERIOR AREA**  
ÁREA INTERIOR  
**1,393.07 ft<sup>2</sup>**

**COVERED TERRACE**  
TERRAZA CUBIERTA  
**222.17 ft<sup>2</sup>**

# TWO BEDROOM RESIDENCE MODEL F

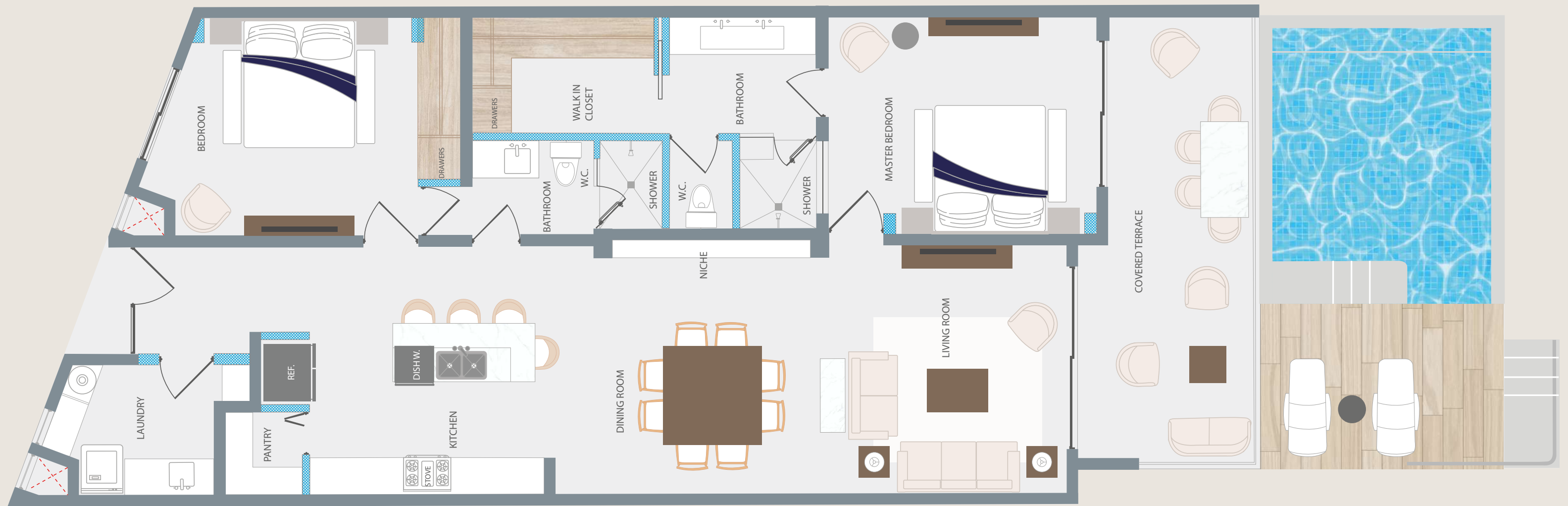


**SQUARE FEET**  
PIES CUADRADOS  
**1,507.70 ft<sup>2</sup>**

**INTERIOR AREA**  
ÁREA INTERIOR  
**1,342.47 ft<sup>2</sup>**

**COVERED TERRACE**  
TERRAZA CUBIERTA  
**165.23 ft<sup>2</sup>**

# TWO BEDROOM SWIM UP RESIDENCE *MODEL H*



**SQUARE FEET**  
PIES CUADRADOS  
**1,952.14 ft<sup>2</sup>**

**INTERIOR AREA**  
ÁREA INTERIOR  
**1,410.07 ft<sup>2</sup>**

**COVERED TERRACE**  
TERRAZA CUBIERTA  
**222.17 ft<sup>2</sup>**

**SWIM UP**  
**319.90 ft<sup>2</sup>**

# TWO BEDROOM PENTHOUSE RESIDENCE *MODEL J*

SQUARE FEET  
PIES CUADRADOS

**2,377.31 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR

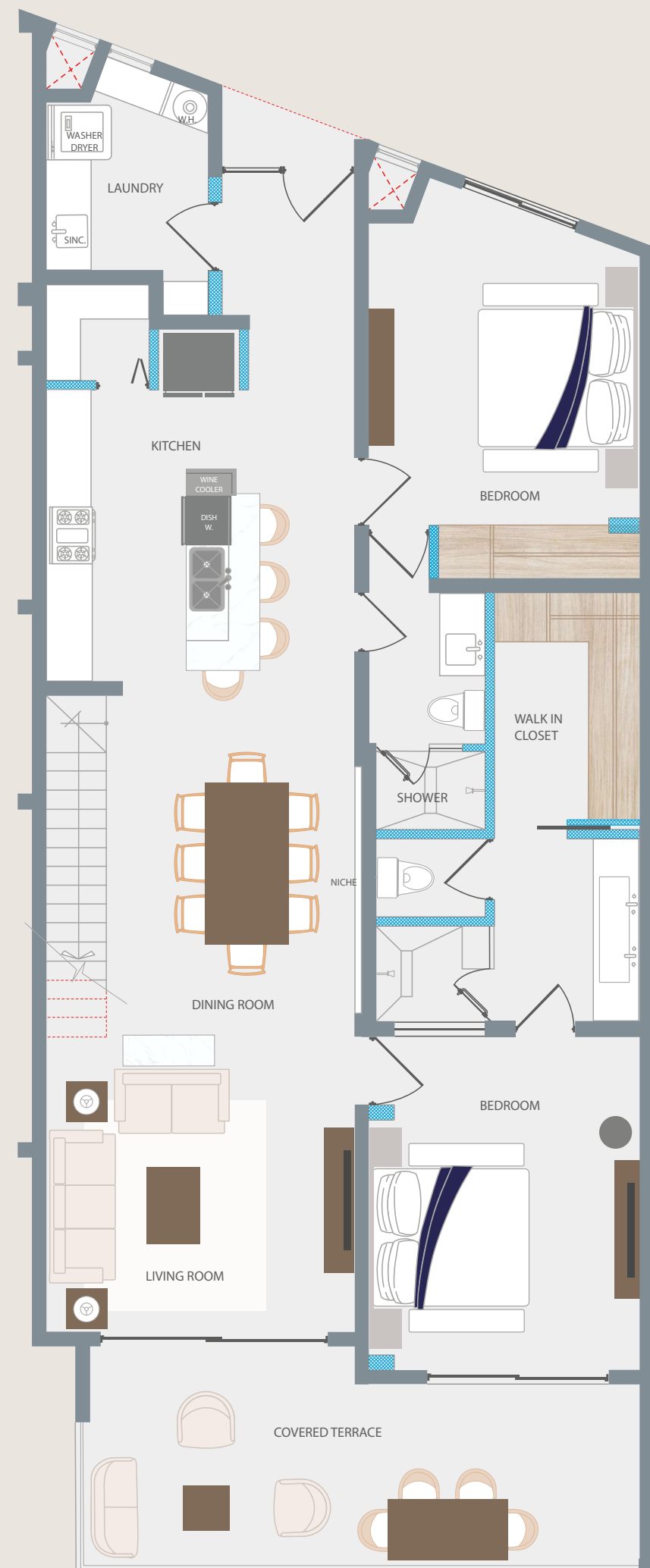
**1,410.07 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA

**780.06 ft<sup>2</sup>**

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA

**187.18 ft<sup>2</sup>**



# THREE BEDROOM PENTHOUSE RESIDENCE *MODEL A*

SQUARE FEET  
PIES CUADRADOS

**3,840.24 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR

**2,924.77 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA

**822.69 ft<sup>2</sup>**

POOL  
ALBERCA

**92.78 ft<sup>2</sup>**



# THREE BEDROOM RESIDENCE *MODEL B*

SQUARE FEET  
PIES CUADRADOS  
**2,442.23 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR  
**2,024.91 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA  
**417.32 ft<sup>2</sup>**



# THREE BEDROOM RESIDENCE WITH POOL MODEL B 3-B



**SQUARE FEET**  
PIES CUADRADOS  
**2,442.23 ft<sup>2</sup>**

**INTERIOR AREA**  
ÁREA INTERIOR  
**2,024.91 ft<sup>2</sup>**

**COVERED TERRACE**  
TERRAZA CUBIERTA  
**417.32 ft<sup>2</sup>**

**SWIM UP**  
ALBERCA  
**282.23 ft<sup>2</sup>**

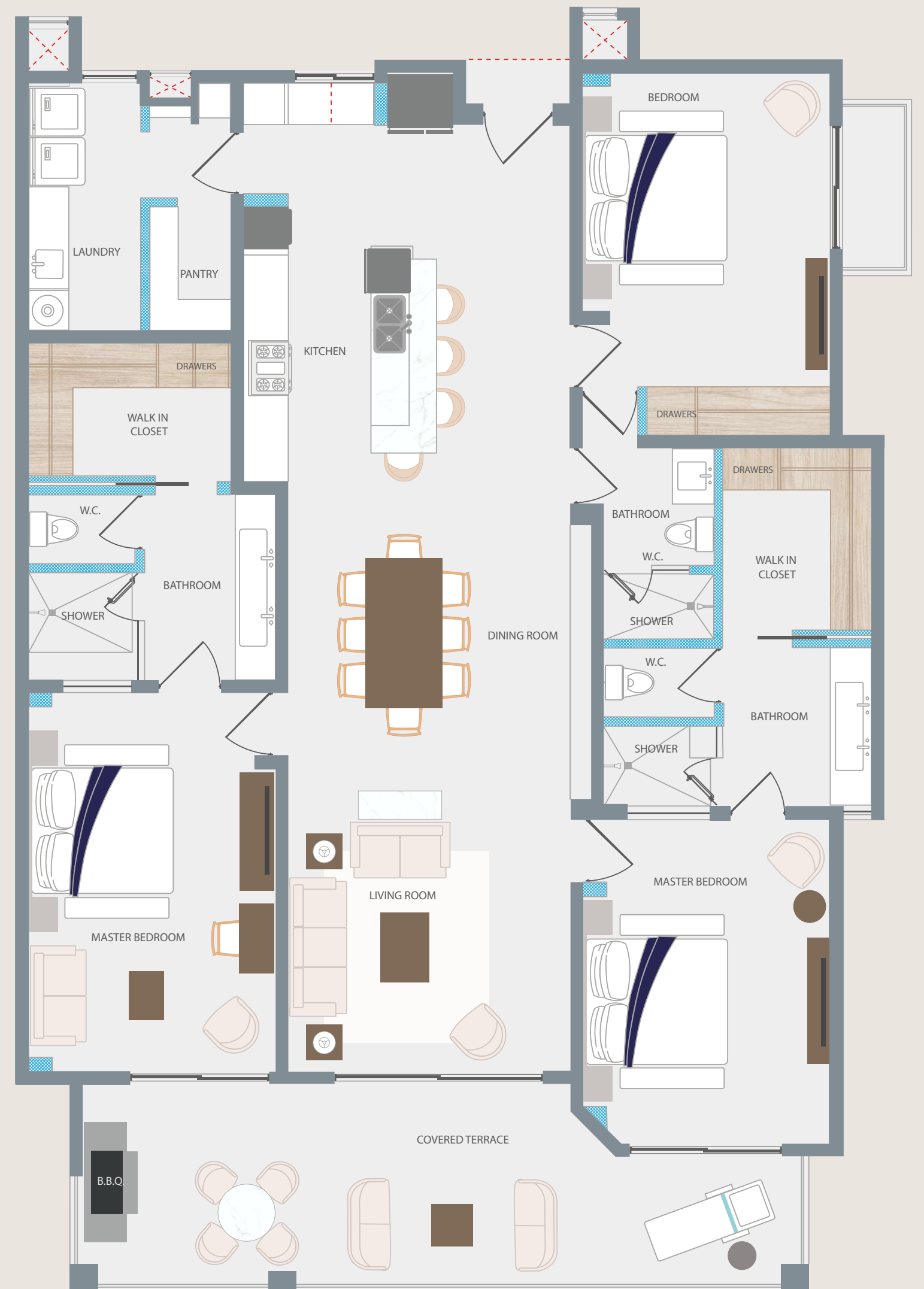


# THREE BEDROOM RESIDENCE *MODEL C*

SQUARE FEET  
PIES CUADRADOS  
**2,290.02 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR  
**1,955.37 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA  
**334.65 ft<sup>2</sup>**



# THREE BEDROOM RESIDENCE

SQUARE FEET  
PIES CUADRADOS  
**2,454.17 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR  
**2,118.12 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA  
**336.59 ft<sup>2</sup>**

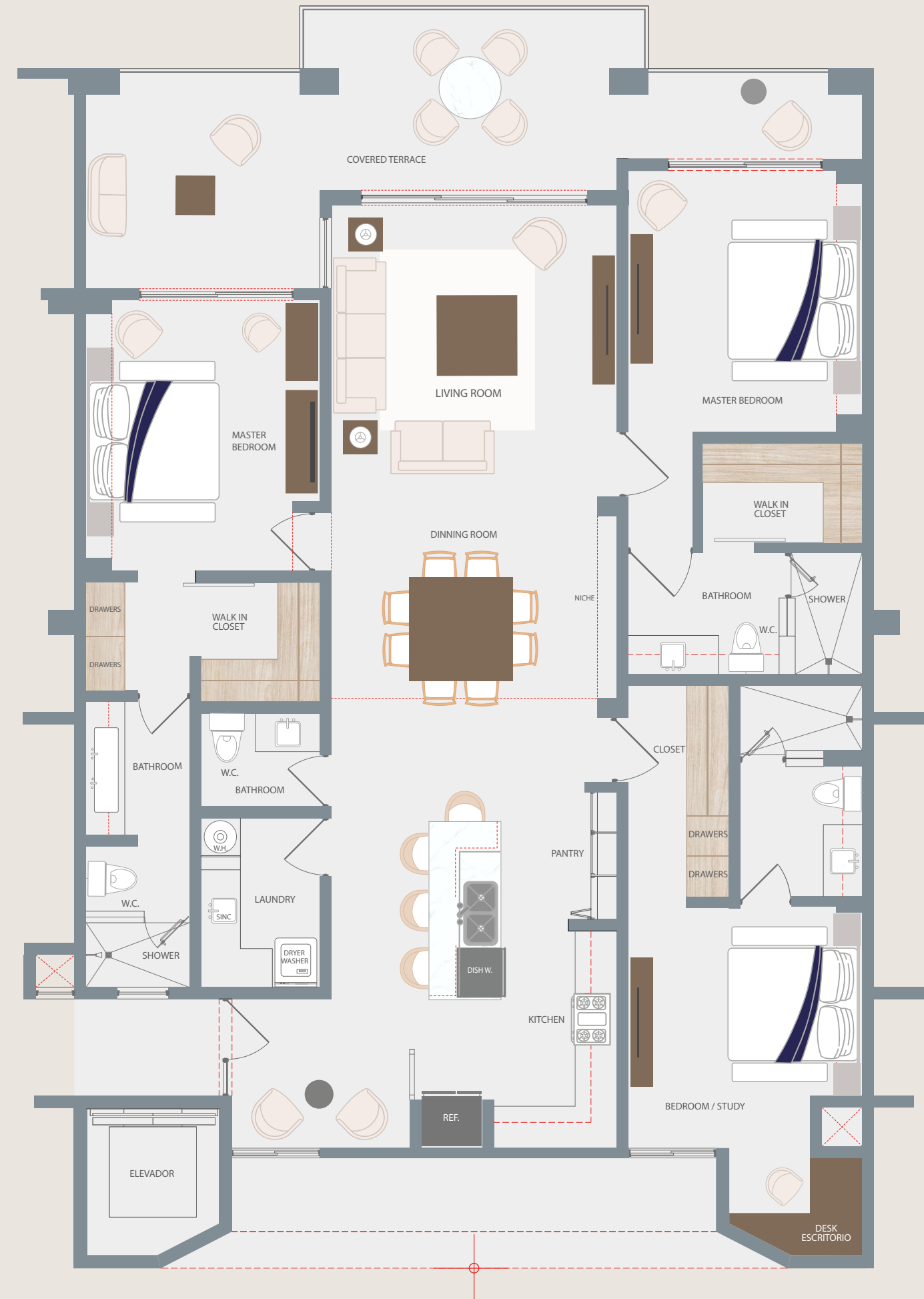


# THREE BEDROOM RESIDENCE *MODEL G*

INTERIOR AREA  
ÁREA INTERIOR  
**1,912.42 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA  
**344.45 ft<sup>2</sup>**

TOTAL AREA  
ÁREA TOTAL  
**2,256.87 ft<sup>2</sup>**



# THREE BEDROOM SWIM UP RESIDENCE MODEL I

INTERIOR AREA  
ÁREA INTERIOR  
**2,038.46 ft<sup>2</sup>**  
189.38 M<sup>2</sup>

GARDEN  
JARDÍN  
**623.05 ft<sup>2</sup>**  
57.88 M<sup>2</sup>

COVERED TERRACE  
TERRAZA CUBIERTA  
**340.89 ft<sup>2</sup>**  
31.67 M<sup>2</sup>

GARAGE  
COCHERA  
**456.60 ft<sup>2</sup>**  
42.42 M<sup>2</sup>

SWIMP UP  
**315.17 ft<sup>2</sup>**  
29.28 M<sup>2</sup>

TOTAL AREA  
ÁREA TOTAL  
**3,764.7 ft<sup>2</sup>**  
349.75 M<sup>2</sup>



# THREE BEDROOM RESIDENCE *MODEL K*

SQUARE FEET  
PIES CUADRADOS

**2,454.71 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR

**2,118.12 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA

**336.59 ft<sup>2</sup>**

SQUARE FEET  
PIES CUADRADOS

**981.87 ft<sup>2</sup>**

AREA COVERD  
ÁREA CUBIERTA

**615.04 ft<sup>2</sup>**

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA

**366.83 ft<sup>2</sup>**

SQUARE FEET  
PIES CUADRADOS

**3,436.58 ft<sup>2</sup>**



# MORE RENDERINGS



# COMMON AREAS



# FITNESS CENTER





# GARDEN POOL

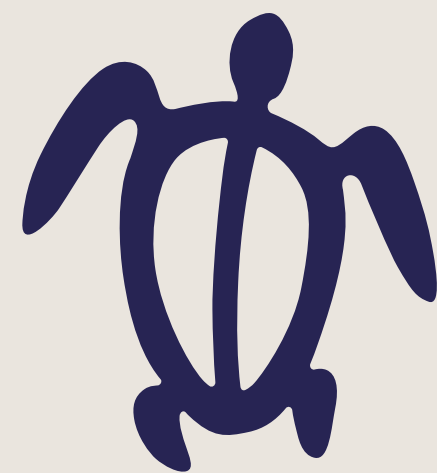


# PENTHOUSE ROOFTOP



# INTERIORS





**TORTUGA BAY**

BEACHFRONT LIVING

**CLICK TO DOWNLOAD**

**PURCHASE ORDER**