



TORTUGA BAY

BEACHFRONT LIVING



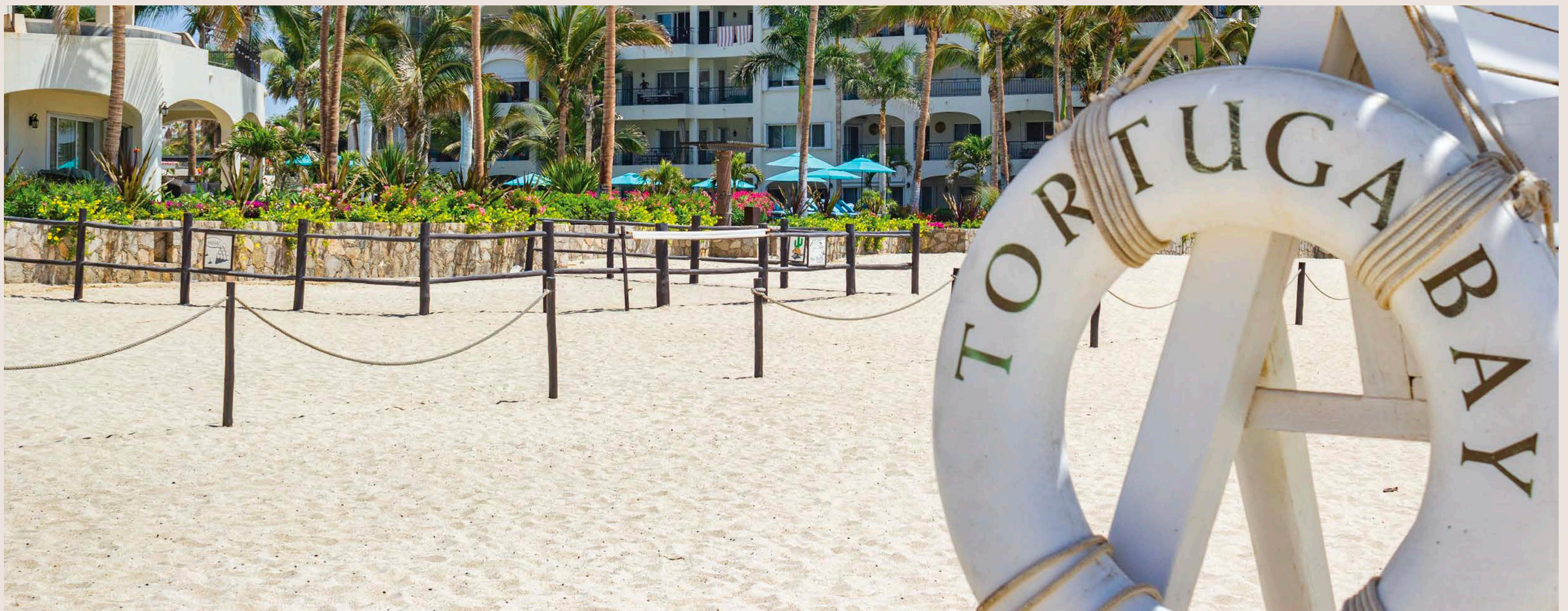
TORTUGABAY.COM



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

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Two and Three Bedrooms  
& Penthouses available.







# HI, I'M MIKE SCHAIBLE

Owner, and Developer of Tortuga Bay

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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

ROOFTOP PENTHOUSE 3611 SOLD	ROOFTOP PENTHOUSE 3612 \$2,450,000		ROOFTOP PENTHOUSE 3613 \$2,450,000		ROOFTOP PENTHOUSE 3614 SOLD	PENTHOUSE 3717 SOLD	
	3615 SOLD		3616 SOLD				
3511 \$1,750,000	3512 \$1,050,000	3513 \$1,050,000	3514 \$1,050,000	3515 \$1,070,000	3516 PENDING	3517 SOLD	
3411 \$1,650,000	3412 \$1,030,000	3413 \$1,030,000	3414 \$1,030,000	3415 \$1,050,000	3416 \$1,070,000	3417 SOLD	
	3312 \$1,010,000	3313 \$1,010,000	3314 \$1,010,000	3315 \$1,030,000	3316 SOLD	3317 SOLD	
3311 SOLD	3212 \$990,000	3213 \$990,000	3214 \$990,000	3215 SOLD	3216 SOLD	3217 \$1,850,000	
3211 \$920,000	3112 SOLD	3113 SOLD	3114 \$1,200,000	3115 \$1,250,000	3116 \$1,300,000	3117 SOLD	
3111 \$900,000							

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



# PRICE LIST

## BUILDING C

ROOFTOP

PENTHOUSE  
3300  
SOLD

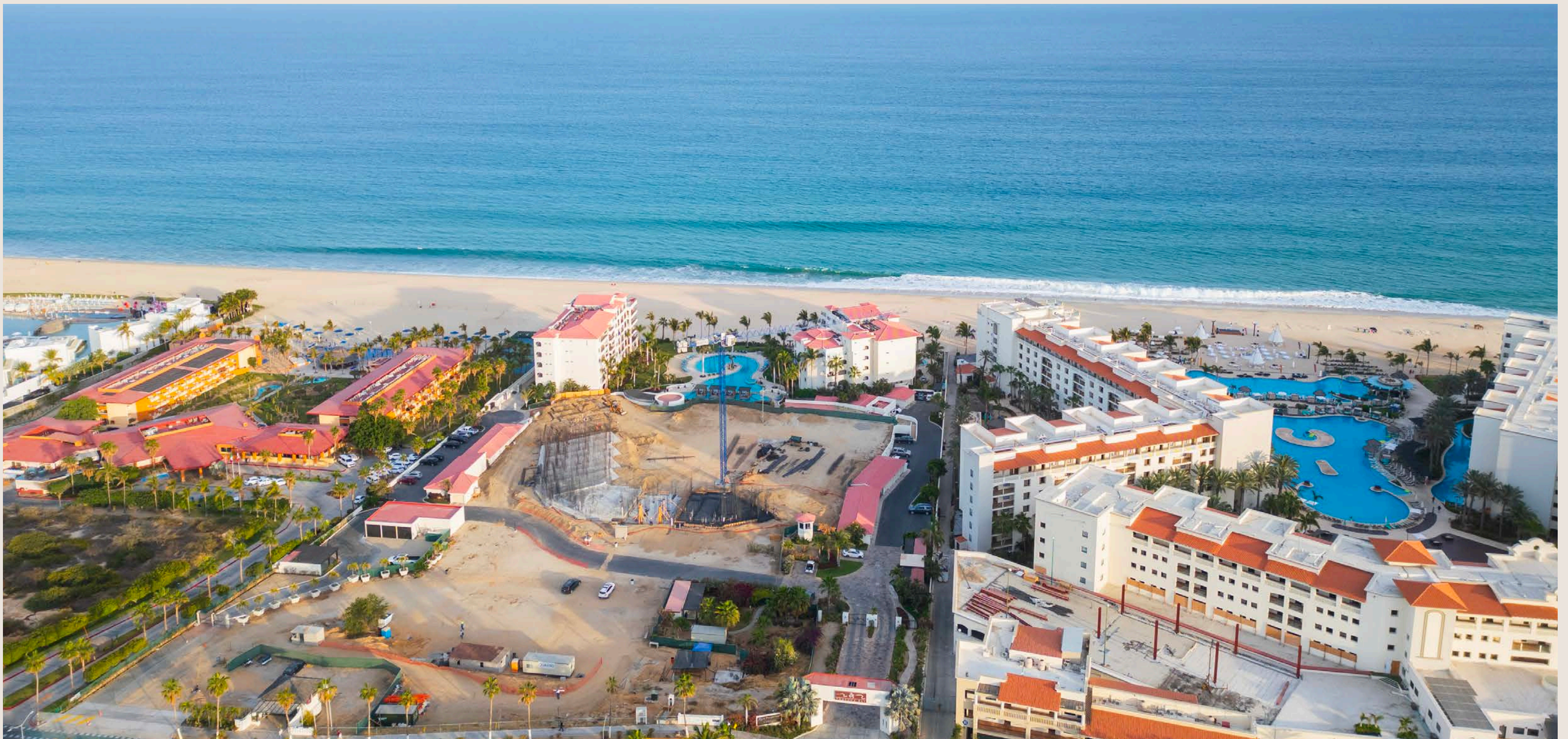
<div>B</div> <div>3208 \$1,650,000</div>	<div>G</div> <div>3209 \$1,750,000</div>	<div>B</div> <div>3210 \$1,650,000</div>
<div>B</div> <div>3108 \$1,850,000 WITH POOL</div>		<div>B</div> <div>3110 \$1,850,000 WITH POOL</div>

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# 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
- Firepits
- Garden level BBQ 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 marble tile.

## CARPENTRY

Cabinets fronts with Alderwood.  
Communication doors in solid Alderwood.

## PLUMBING

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

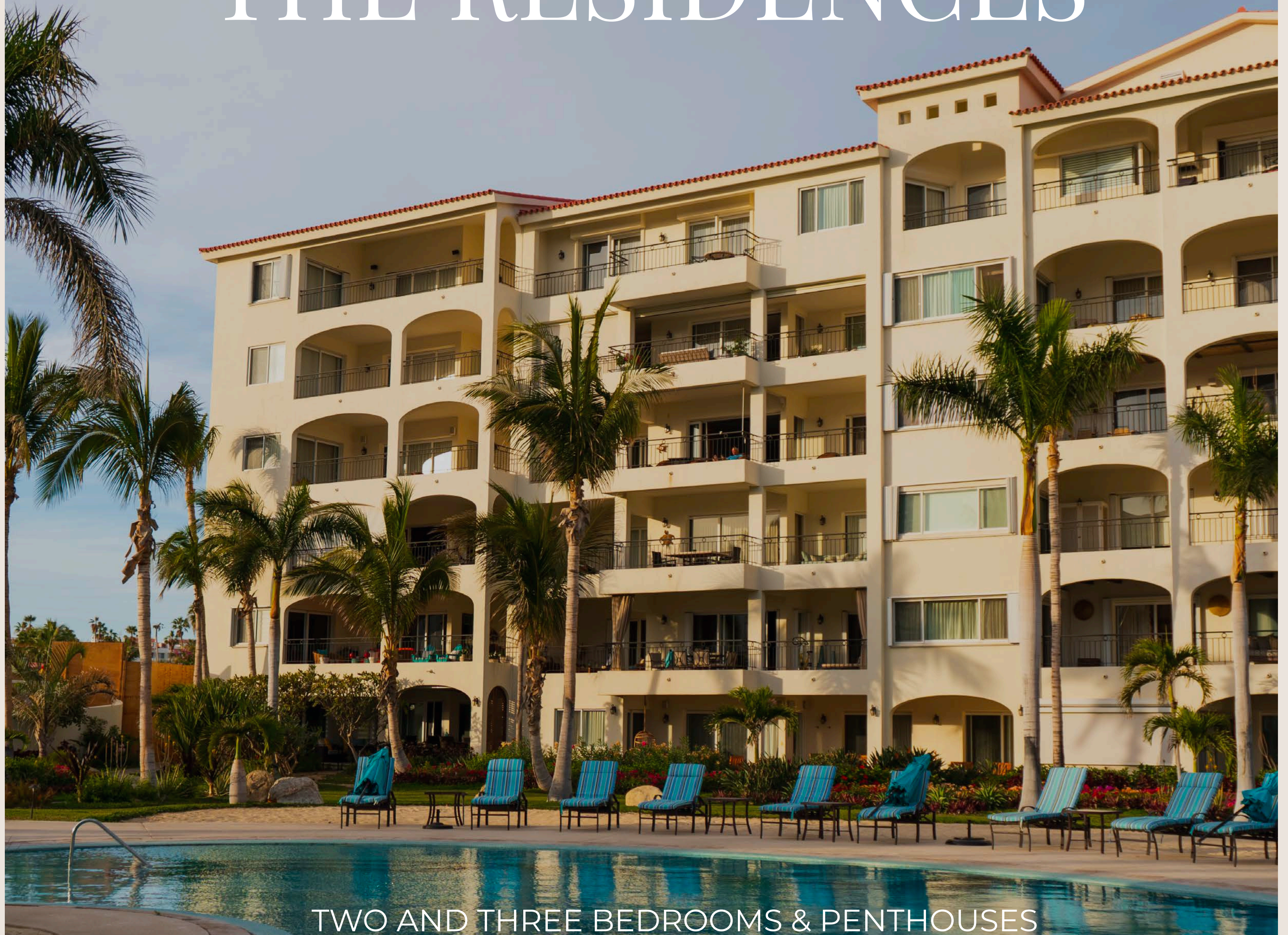
## AIR CONDITIONING

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



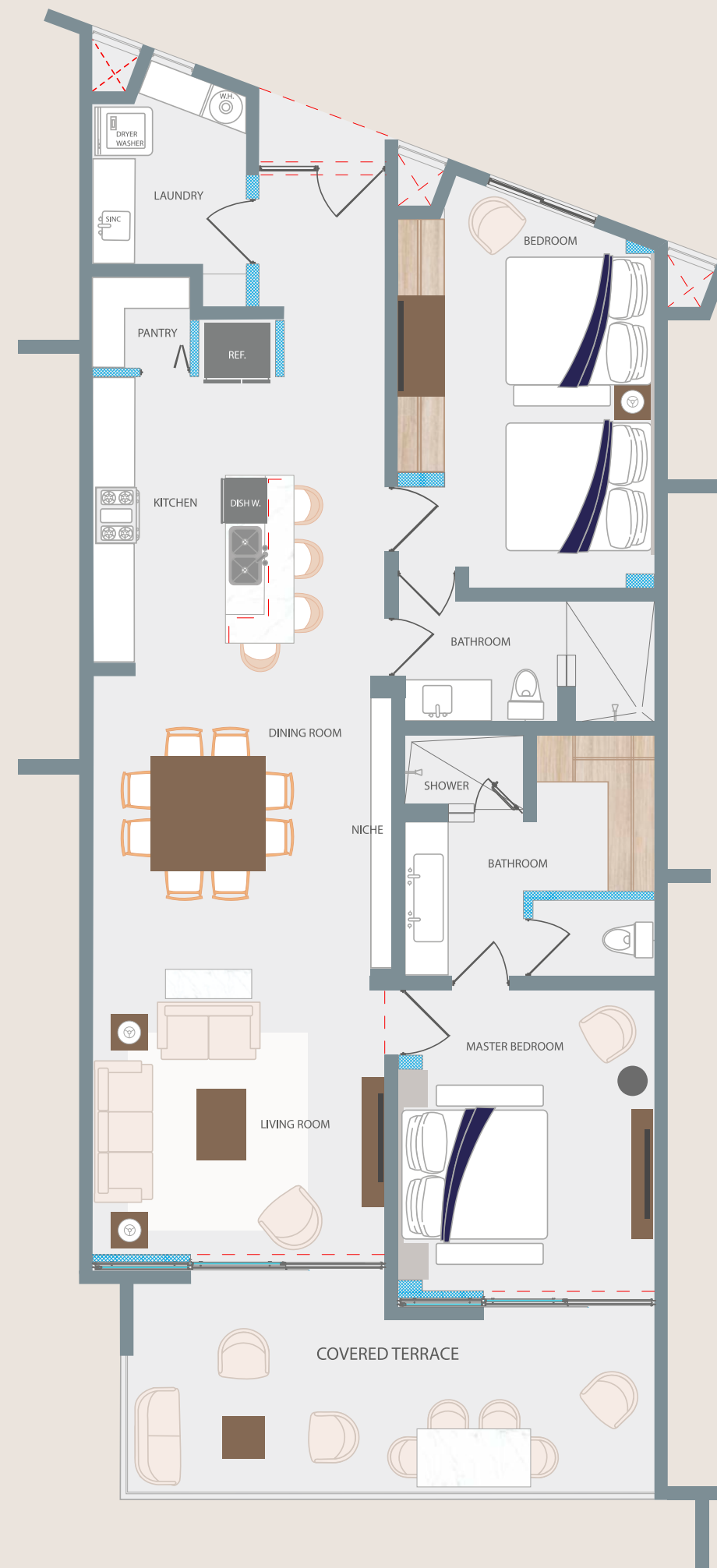


# THE RESIDENCES



TWO AND THREE BEDROOMS & PENTHOUSES



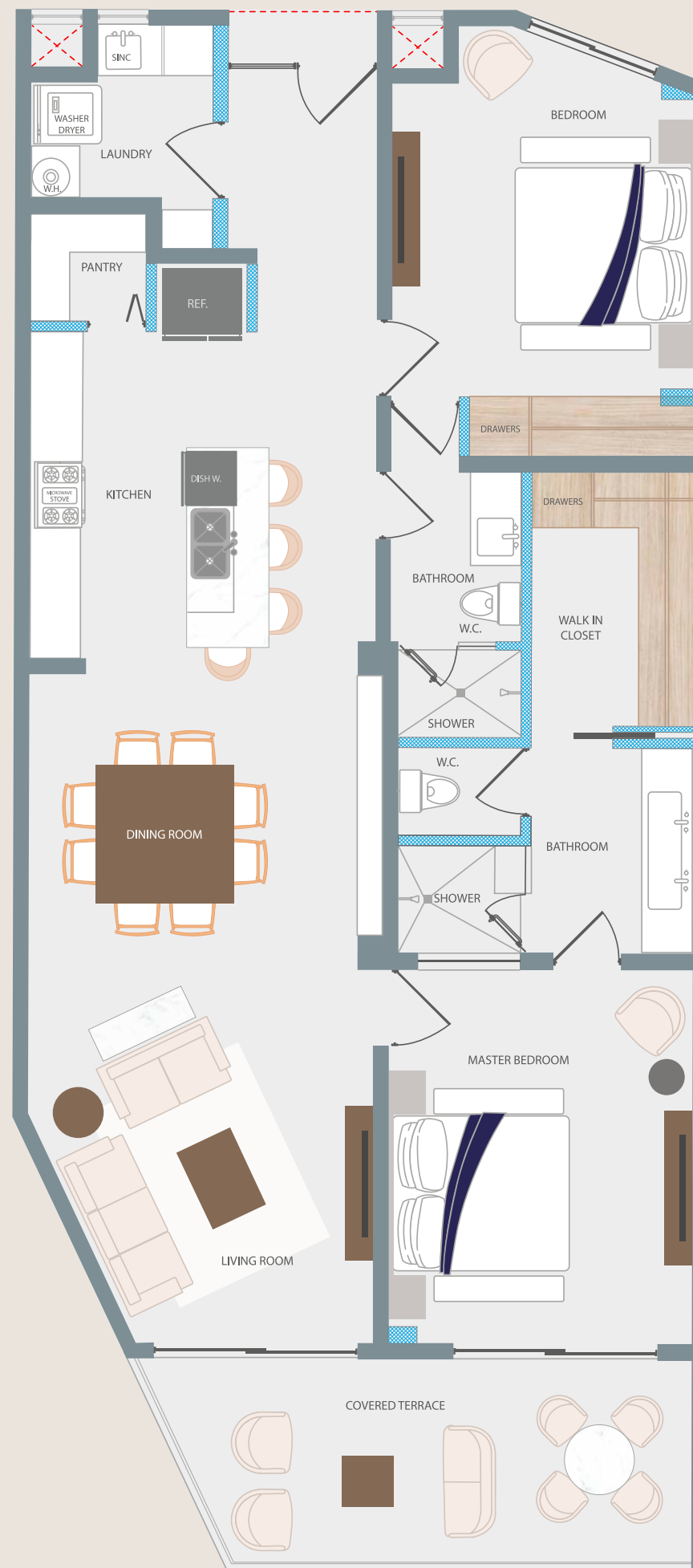


INTERIOR AREA  
ÁREA INTERIOR  
**1,393.07 ft<sup>2</sup>**

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

TOTAL AREA  
ÁREA TOTAL  
**1,615.24 ft<sup>2</sup>**



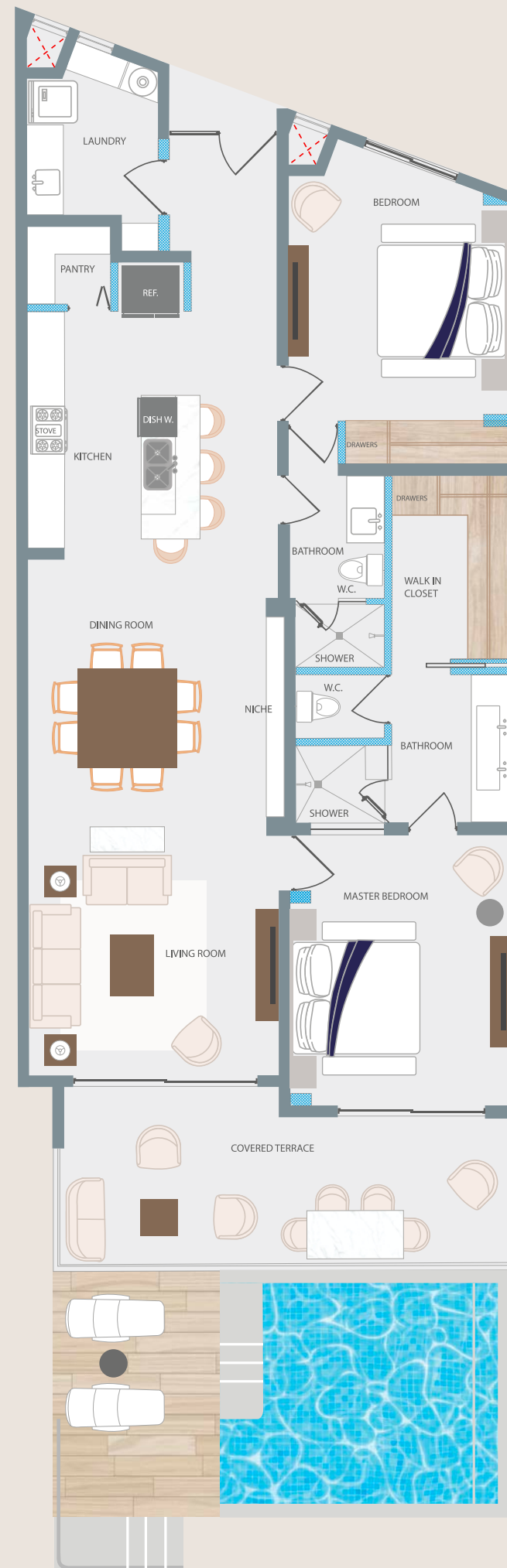


SQUARE FEET  
PIES CUADRADOS  
**1,507.70 ft<sup>2</sup>**

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

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





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>**





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>**





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>**





SQUARE FEET  
PIES CUADRADOS  
**2,442.23 ft2**

INTERIOR AREA  
ÁREA INTERIOR  
**2,024.91 ft2**

COVERED TERRACE  
TERRAZA CUBIERTA  
**417.32 ft2**





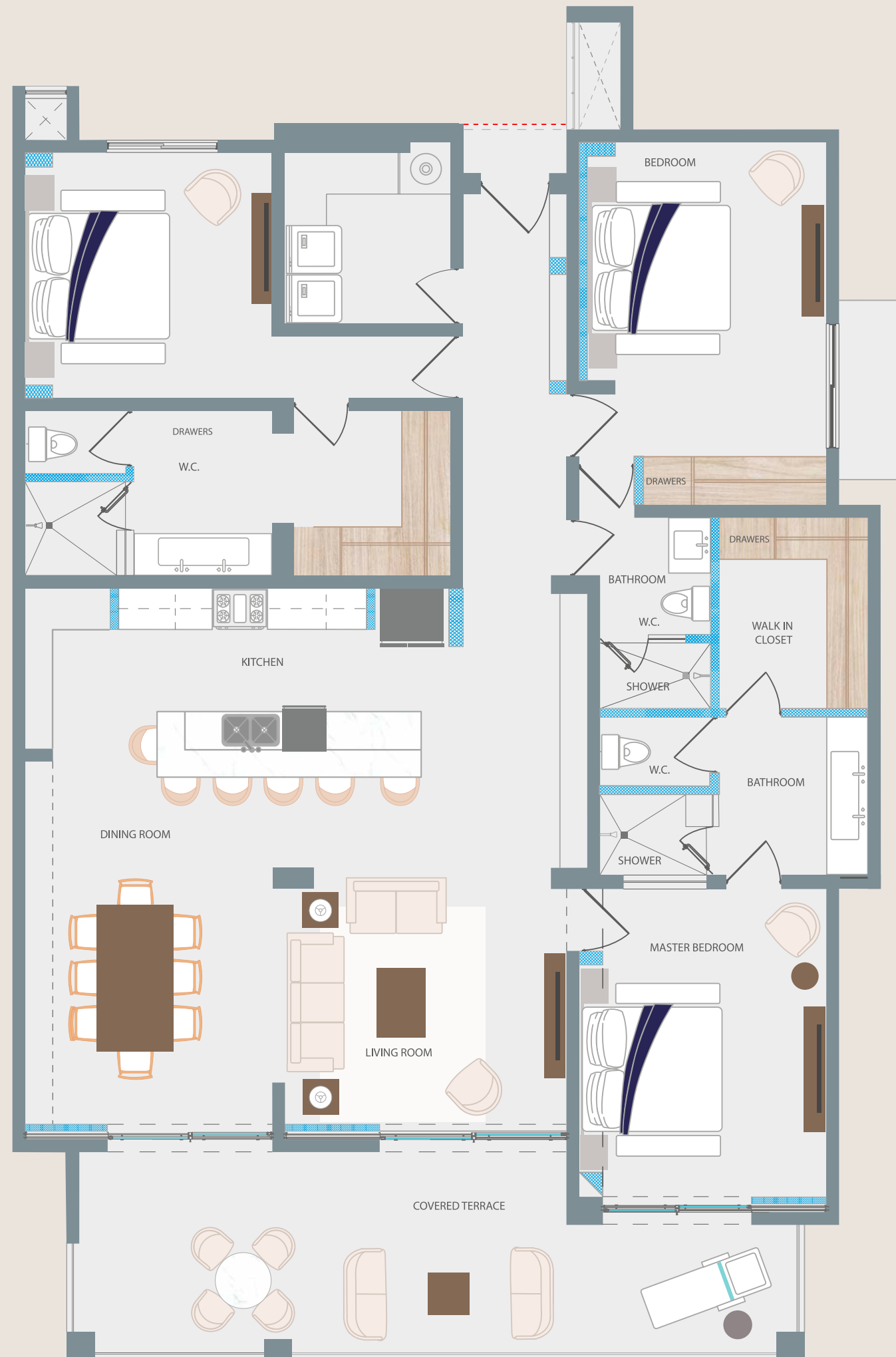
SQUARE FEET  
PIES CUADRADOS  
**2,442.23 ft<sup>2</sup>**

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

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

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



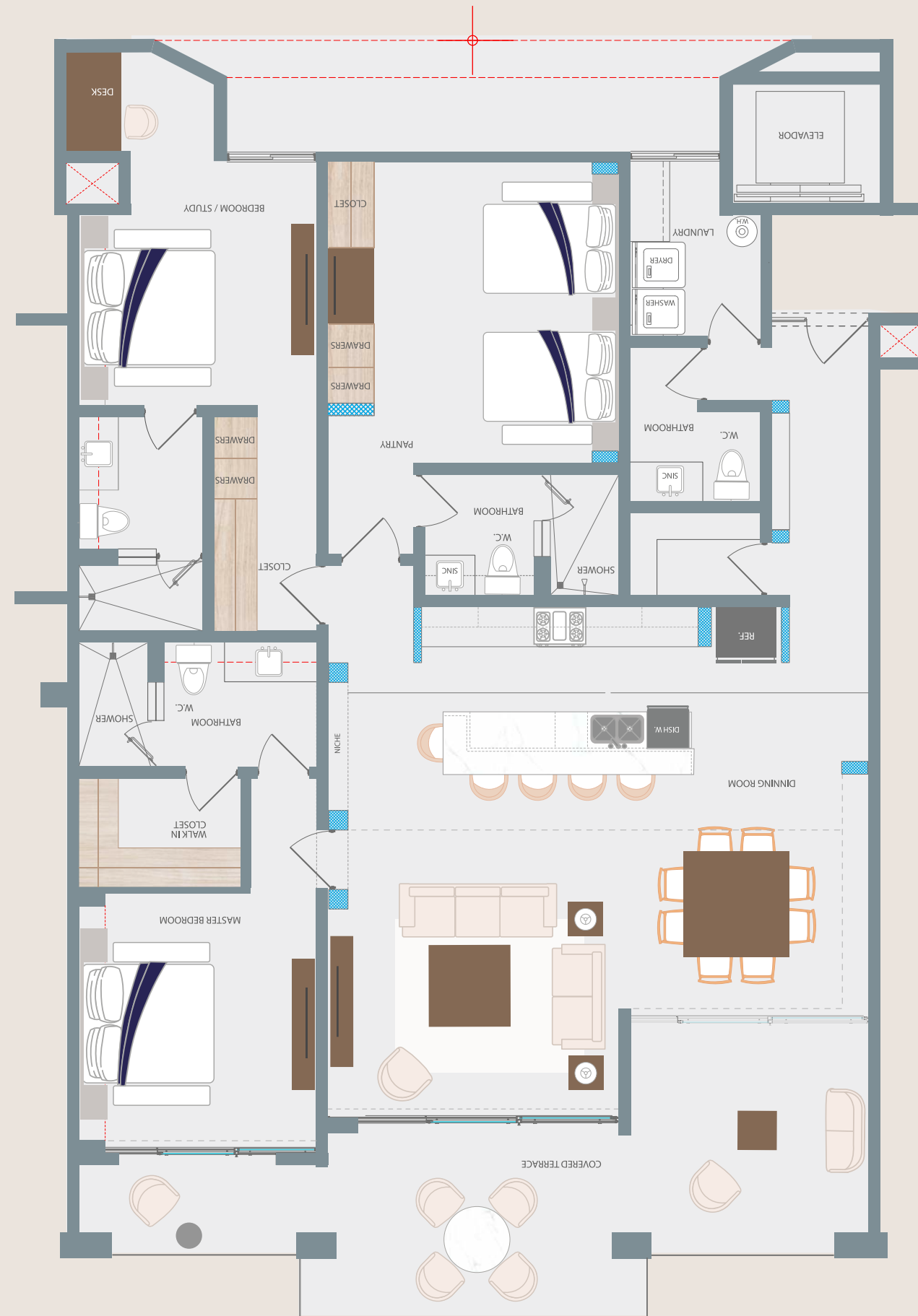


SQUARE FEET  
PIES CUADRADOS  
**2,290.02 ft<sup>2</sup>**

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

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





INTERIOR AREA  
ÁREA INTERIOR  
**1,924.80 ft<sup>2</sup>**

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

TOTAL AREA  
ÁREA TOTAL  
**2,273.12 ft<sup>2</sup>**





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

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

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

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

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

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



# MORE RENDERINGS





# COMMON AREAS





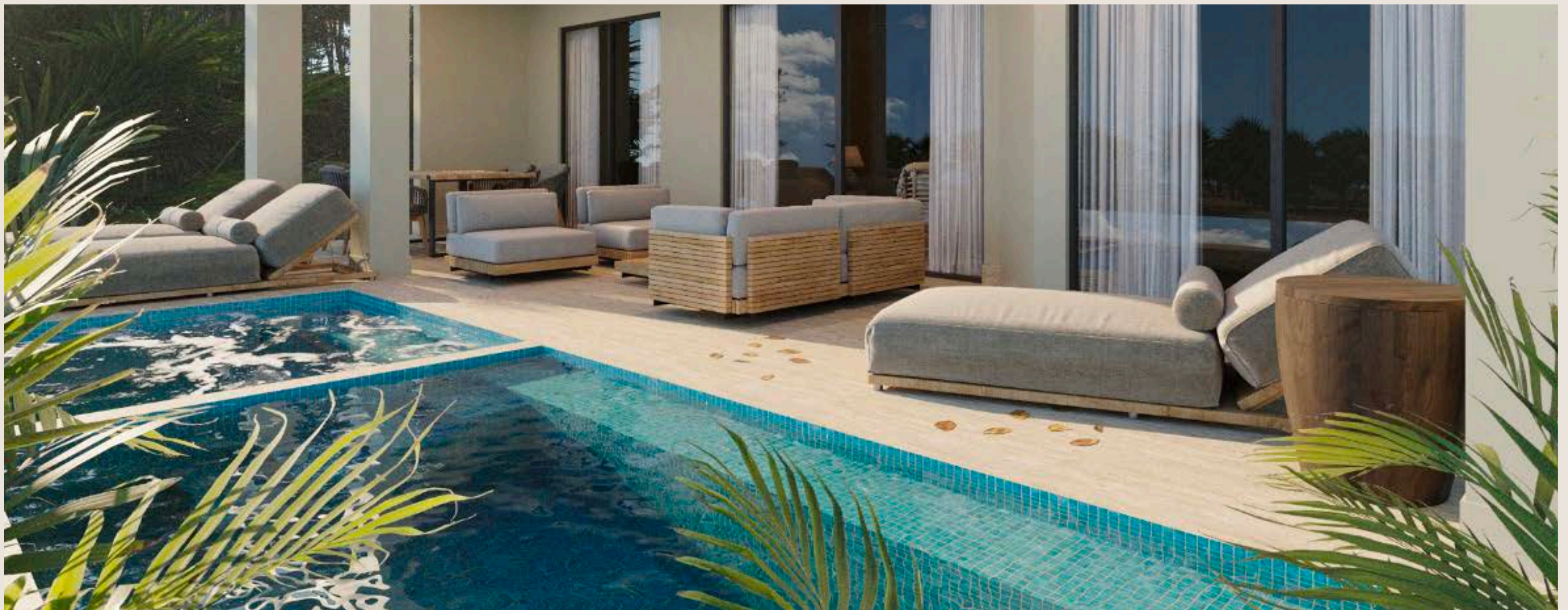
# FITNESS CENTER



# PICKLEBALL COURT



# GARDEN POOL





# PENTHOUSE ROOFTOP





# INTERIORS







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INTERIOR AREA  
ÁREA INTERIOR  
**2,175.4 ft<sup>2</sup>**

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

**ROOF TOP**

SQUARE FEET  
PIES CUADRADOS  
**644.75 ft<sup>2</sup>**

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA  
**372.97 ft<sup>2</sup>**

**TOTAL**

SQUARE FEET  
PIES CUADRADOS  
**3,454.36 ft<sup>2</sup>**





SQUARE FEET  
PIES CUADRADOS  
**2,436.64 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR  
**2,175.40 ft<sup>2</sup>**

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





PH-6A

INTERIOR AREA  
ÁREA INTERIOR  
**2,345.9 ft<sup>2</sup>**

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

ROOF TOP

SQUARE FEET  
PIES CUADRADOS  
**560.69 ft<sup>2</sup>**

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA  
**518.60 ft<sup>2</sup>**

TOTAL

SQUARE FEET  
PIES CUADRADOS  
**3,781.37 ft<sup>2</sup>**





PH-6B

INTERIOR AREA  
ÁREA INTERIOR  
**2,232.3 ft<sup>2</sup>**

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

ROOF TOP

SQUARE FEET  
PIES CUADRADOS  
**544.12 ft<sup>2</sup>**

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA  
**491.26 ft<sup>2</sup>**

**TOTAL**

SQUARE FEET  
PIES CUADRADOS  
**3,613.63 ft<sup>2</sup>**