



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

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 in the famous Zona Hotelera, with dozens of premium 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, including our multiple cascading swimming pools and spas, garden level grilling areas, fully equipped fitness center, lighted pickle ball courts, tropical gardens, and so much more.

I have been developing luxury beach front residences here in Los Cabos for over three decades. We only build and deliver the highest quality construction with a guarantee to match. I am also a proud 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 at Tortuga Bay in San Jose del Cabo.

**WELCOME**  
*Mike*



# PRICE LIST BUILDING B

<b>ROOFTOP PENTHOUSE 3611 SOLD</b> <b>(K)</b>	<b>ROOFTOP PENTHOUSE 3612 \$2,450,000</b> <b>(L)</b>		<b>ROOFTOP PENTHOUSE 3613 \$2,450,000</b> <b>(M)</b>		<b>ROOFTOP PENTHOUSE 3614 SOLD</b> <b>(J)</b>	<b>PENTHOUSE 3717 SOLD</b> <b>(A)</b>	
	<b>3511 \$1,600,000</b> <b>(D)</b>	<b>3512 \$1,600,000</b> <b>(N)</b>		<b>3513 SOLD</b> <b>(O)</b>		<b>3615 SOLD</b> <b>(E)</b>	<b>3616 SOLD</b> <b>(C)</b>
<b>3411 \$1,500,000</b> <b>(D)</b>	<b>3412 \$1,500,000</b> <b>(N)</b>		<b>3413 \$1,500,000</b> <b>(O)</b>		<b>3514 \$1,070,000</b> <b>(E)</b>	<b>3515 SOLD</b> <b>(E)</b>	<b>3517 SOLD</b> <b>(C)</b>
<b>3311 SOLD</b> <b>(F)</b>	<b>3312 \$1,010,000</b> <b>(E)</b>	<b>3313 \$1,010,000</b> <b>(E)</b>	<b>3314 \$1,010,000</b> <b>(E)</b>	<b>3414 \$1,050,000</b> <b>(E)</b>	<b>3415 SOLD</b> <b>(E)</b>	<b>3417 SOLD</b> <b>(C)</b>	
							<b>3211 \$920,000</b> <b>(F)</b>
<b>3111 \$900,000</b> <b>(F)</b>	<b>3112 SOLD</b> <b>(E)</b>	<b>3113 SOLD</b> <b>(E)</b>	<b>3114 SOLD</b> <b>(H)</b>	<b>3215 SOLD</b> <b>(E)</b>	<b>3216 SOLD</b> <b>(E)</b>	<b>3217 \$1,850,000</b> <b>(C)</b>	
				<b>3115 \$1,250,000</b> <b>(H)</b>	<b>3116 \$1,300,000</b> <b>(H)</b>	<b>3117 SOLD</b> <b>(I)</b>	

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

# PRICE LIST BUILDING C

ROOFTOP

PENTHOUSE  
3309  
SOLD

3208  
\$1,750,000

B

3209  
SOLD

G

3210  
\$1,750,000

B

3108  
\$1,850,000

B

WITH POOL

3110  
\$1,850,000

B

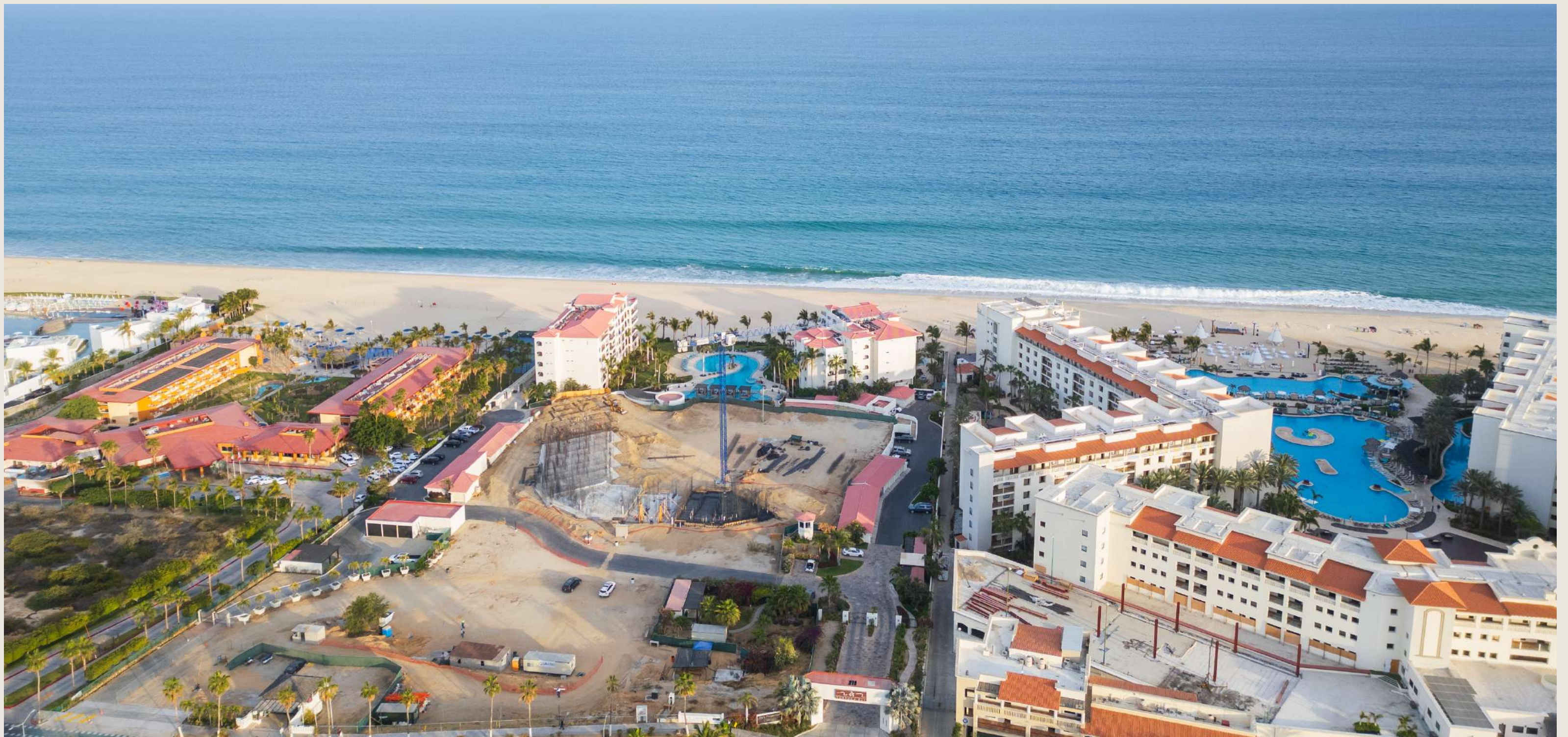
WITH POOL

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
- 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





## RESIDENCE B

3-B 3108 - 3110

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SQUARE FEET  
PIES CUADRADOS

**2,442 ft<sup>2</sup>**

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INTERIOR AREA  
ÁREA INTERIOR

**2,024 ft<sup>2</sup>**

---

COVERED TERRACE  
TERRAZA CUBIERTA

**417 ft<sup>2</sup>**

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POOL

**282 ft<sup>2</sup>**



## RESIDENCE B

3-B 3208

SQUARE FEET  
PIES CUADRADOS

2,442 ft<sup>2</sup>

INTERIOR AREA  
ÁREA INTERIOR

2,024 ft<sup>2</sup>

COVERED TERRACE  
TERRAZA CUBIERTA

417 ft<sup>2</sup>





# RESIDENCE B

3-B 3210

---

SQUARE FEET  
PIES CUADRADOS

**2,442 ft<sup>2</sup>**

---

INTERIOR AREA  
ÁREA INTERIOR

**2,024 ft<sup>2</sup>**

---

COVERED TERRACE  
TERRAZA CUBIERTA

**417 ft<sup>2</sup>**







## RESIDENCE D

3-B 3411 - 3511

SQUARE FEET  
PIES CUADRADOS

**2,190 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR

**1,853 ft<sup>2</sup>**





## RESIDENCE F

**SQUARE FEET**  
PIES CUADRADOS  
**1,507 ft<sup>2</sup>**

**INTERIOR AREA**  
ÁREA INTERIOR  
**1,342 ft<sup>2</sup>**

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





## RESIDENCE G

3-B 3209

INTERIOR AREA  
ÁREA INTERIOR

1,924 ft<sup>2</sup>

COVERED TERRACE  
TERRAZA CUBIERTA

348 ft<sup>2</sup>

TOTAL AREA  
ÁREA TOTAL

2,273 ft<sup>2</sup>



## RESIDENCE H

SQUARE FEET  
PIES CUADRADOS

**1,952 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR

**1,410 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA

**222 ft<sup>2</sup>**

POOL

**319 ft<sup>2</sup>**





# PENTHOUSE L

3-B 3612

SQUARE FEET  
PIES CUADRADOS

2,442 ft<sup>2</sup>

INTERIOR AREA  
ÁREA INTERIOR

2,024 ft<sup>2</sup>

COVERED TERRACE  
TERRAZA CUBIERTA

417 ft<sup>2</sup>

**ROOF TOP**

SQUARE FEET  
PIES CUADRADOS

544 ft<sup>2</sup>

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA

491 ft<sup>2</sup>

**TOTAL**

SQUARE FEET  
PIES CUADRADOS

3,613 ft<sup>2</sup>





# PENTHOUSE M

3-B 3613



SQUARE FEET  
PIES CUADRADOS

**2,442 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR

**2,024 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA

**417 ft<sup>2</sup>**

**ROOF TOP**

SQUARE FEET  
PIES CUADRADOS

**544 ft<sup>2</sup>**

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA

**491 ft<sup>2</sup>**

**TOTAL**

SQUARE FEET  
PIES CUADRADOS

**3,613 ft<sup>2</sup>**





## RESIDENCE N

3412 - 3512

SQUARE FEET  
PIES CUADRADOS

**2,502 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR

**2,146 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA

**335 ft<sup>2</sup>**





## RESIDENCE 0

3413 - 3513

SQUARE FEET  
PIES CUADRADOS

**2,368 ft<sup>2</sup>**

INTERIOR AREA  
ÁREA INTERIOR

**2,023 ft<sup>2</sup>**

COVERED TERRACE  
TERRAZA CUBIERTA

**345 ft<sup>2</sup>**



# MORE RENDERINGS





# COMMON AREAS





# FITNESS CENTER



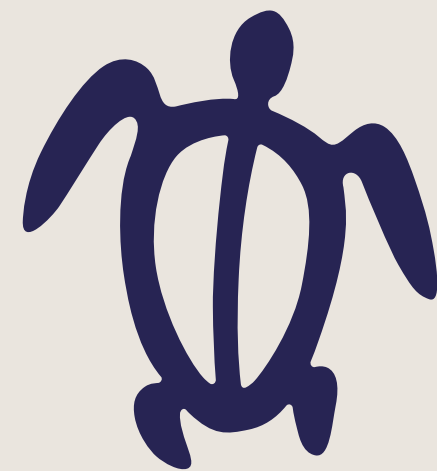
# PICKLEBALL COURT



# INTERIORS







**TORTUGA BAY**

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**PURCHASE ORDER**