



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 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

| | | | | | | | |
|--|---|---------------------------------------|---|---------------------------------------|--|--|---------------------------------------|
| ROOFTOP PENTHOUSE 3611 SOLD (K) | ROOFTOP PENTHOUSE 3612 \$2,450,000 (L) | | ROOFTOP PENTHOUSE 3613 \$2,450,000 (M) | | ROOFTOP PENTHOUSE 3614 SOLD (J) | PENTHOUSE 3717 SOLD (A) | |
| | 3511 \$1,600,000 (D) | 3512 \$1,600,000 (N) | | 3513 SOLD (O) | | 3615 SOLD (E) | 3616 SOLD (C) |
| 3411 \$1,500,000 (D) | 3412 \$1,500,000 (N) | | 3413 \$1,500,000 (O) | | 3514 \$1,070,000 (E) | 3515 SOLD (E) | 3517 SOLD (C) |
| 3311 SOLD (F) | 3312 \$1,010,000 (E) | | 3313 \$1,010,000 (E) | 3314 \$1,010,000 (E) | 3414 \$1,050,000 (E) | 3415 SOLD (E) | 3417 SOLD (C) |
| | 3211 \$920,000 (F) | 3212 \$990,000 (E) | | 3213 \$990,000 (E) | 3214 \$990,000 (E) | 3315 \$1,030,000 (E) | 3316 SOLD (E) |
| 3111 \$900,000 (F) | 3112 SOLD (E) | | 3113 SOLD (E) | 3114 SOLD (H) | 3215 SOLD (E) | 3216 SOLD (E) | 3217 \$1,850,000 (C) |
| | 3115 \$1,250,000 (H) | | 3116 \$1,300,000 (H) | | 3117 SOLD (I) | | |

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

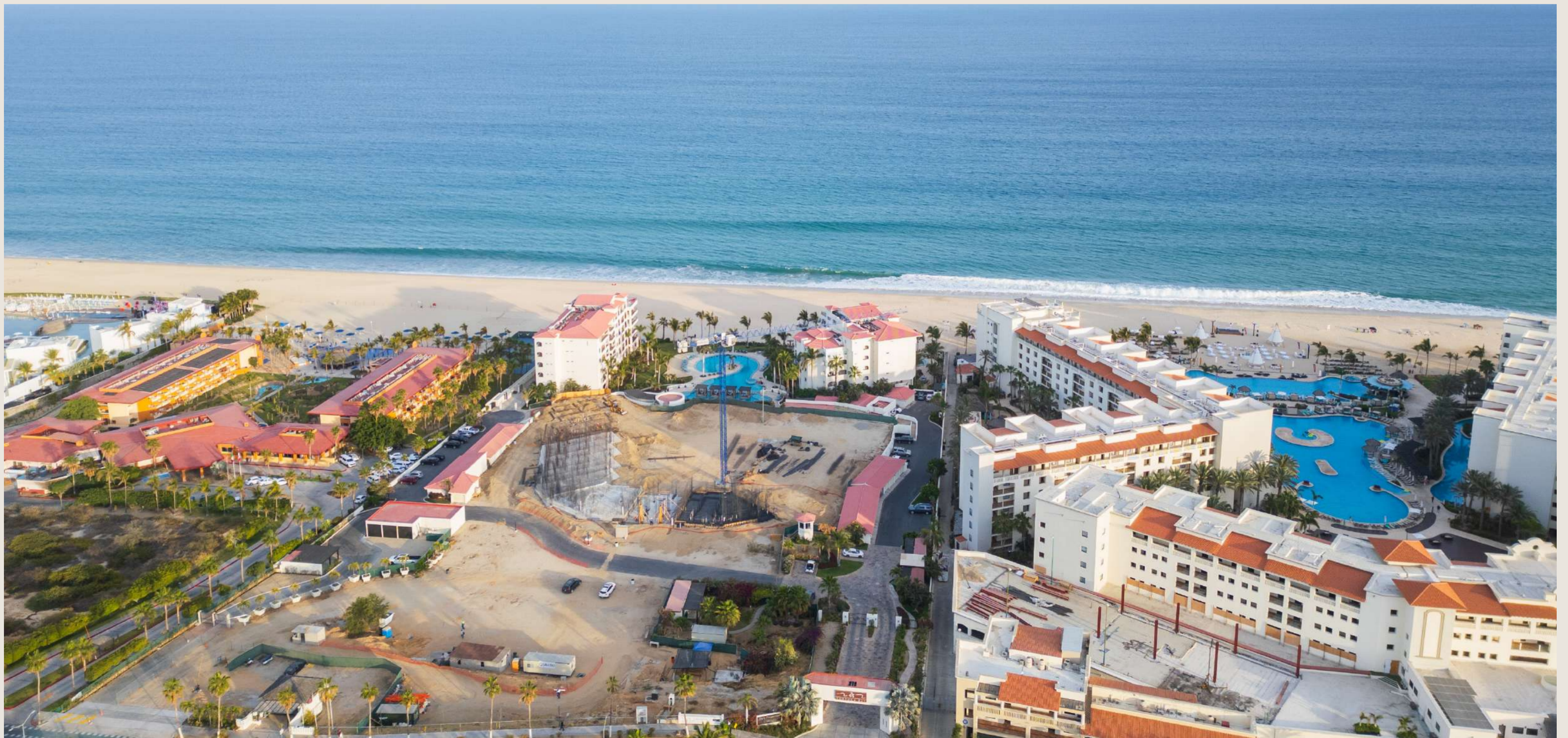
B

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

SQUARE FEET
PIES CUADRADOS
2,442 ft²

INTERIOR AREA
ÁREA INTERIOR
2,024 ft²

COVERED TERRACE
TERRAZA CUBIERTA
417 ft²

POOL
282 ft²

RESIDENCE B

3-B 3208

SQUARE FEET
PIES CUADRADOS

2,442 ft²

INTERIOR AREA
ÁREA INTERIOR

2,024 ft²

COVERED TERRACE
TERRAZA CUBIERTA

417 ft²





RESIDENCE B

3-B 3210

SQUARE FEET
PIES CUADRADOS

2,442 ft²

INTERIOR AREA
ÁREA INTERIOR

2,024 ft²

COVERED TERRACE
TERRAZA CUBIERTA

417 ft²



RESIDENCE D

3-B 3411 - 3511

SQUARE FEET
PIES CUADRADOS

2,190 ft²

INTERIOR AREA
ÁREA INTERIOR

1,853 ft²



RESIDENCE F

SQUARE FEET
PIES CUADRADOS
1,507 ft²

INTERIOR AREA
ÁREA INTERIOR
1,342 ft²

COVERED TERRACE
TERRAZA CUBIERTA
165 ft²



RESIDENCE G

3-B 3209

INTERIOR AREA
ÁREA INTERIOR

1,924 ft²

COVERED TERRACE
TERRAZA CUBIERTA

348 ft²

TOTAL AREA
ÁREA TOTAL

2,273 ft²

RESIDENCE H

SQUARE FEET
PIES CUADRADOS

1,952 ft²

INTERIOR AREA
ÁREA INTERIOR

1,410 ft²

COVERED TERRACE
TERRAZA CUBIERTA

222 ft²

POOL

319 ft²



PENTHOUSE L

3-B 3612

SQUARE FEET
PIES CUADRADOS

2,442 ft²

INTERIOR AREA
ÁREA INTERIOR

2,024 ft²

COVERED TERRACE
TERRAZA CUBIERTA

417 ft²

ROOF TOP

SQUARE FEET
PIES CUADRADOS

544 ft²

UNCOVERED TERRACE
TERRAZA DESCUBIERTA

491 ft²

TOTAL

SQUARE FEET
PIES CUADRADOS

3,613 ft²



PENTHOUSE M

3-B 3613



SQUARE FEET
PIES CUADRADOS

2,442 ft²

INTERIOR AREA
ÁREA INTERIOR

2,024 ft²

COVERED TERRACE
TERRAZA CUBIERTA

417 ft²

ROOF TOP

SQUARE FEET
PIES CUADRADOS

544 ft²

UNCOVERED TERRACE
TERRAZA DESCUBIERTA

491 ft²

TOTAL

SQUARE FEET
PIES CUADRADOS

3,613 ft²



RESIDENCE N

3412 - 3512

SQUARE FEET
PIES CUADRADOS

2,502 ft²

INTERIOR AREA
ÁREA INTERIOR

2,146 ft²

COVERED TERRACE
TERRAZA CUBIERTA

335 ft²



RESIDENCE 0

3413 - 3513

SQUARE FEET
PIES CUADRADOS

2,368 ft²

INTERIOR AREA
ÁREA INTERIOR

2,023 ft²

COVERED TERRACE
TERRAZA CUBIERTA

345 ft²

MORE RENDERINGS



COMMON AREAS



FITNESS CENTER



PICKLEBALL COURT

INTERIORS





TORTUGA BAY

BEACHFRONT LIVING

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PURCHASE ORDER