



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		ROOFTOP PENTHOUSE 3612 \$2,450,000		ROOFTOP PENTHOUSE 3613 \$2,450,000		ROOFTOP PENTHOUSE 3614 SOLD		PENTHOUSE 3717 SOLD	
3511 \$1,600,000		3512 \$1,600,000		3513 SOLD		3615 SOLD		3616 SOLD	
3411 \$1,500,000		3412 \$1,500,000		3413 SOLD		3514 \$1,070,000		3515 SOLD	
3311 SOLD		3312 \$1,010,000		3313 \$1,010,000		3314 \$1,010,000		3414 \$1,050,000	
3211 \$920,000		3212 \$990,000		3213 \$990,000		3214 \$990,000		3415 \$1,100,00	
3111 \$900,000		3112 SOLD		3113 SOLD		3114 SOLD		3417 SOLD	
						3315 \$1,030,000		3316 SOLD	
						3215 SOLD		3317 SOLD	
						3115 \$1,250,000		3216 SOLD	
								3217 \$1,850,000	
								3116 \$1,300,000	
								3117 SOLD	

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



# PRICE LIST

BUILDING C



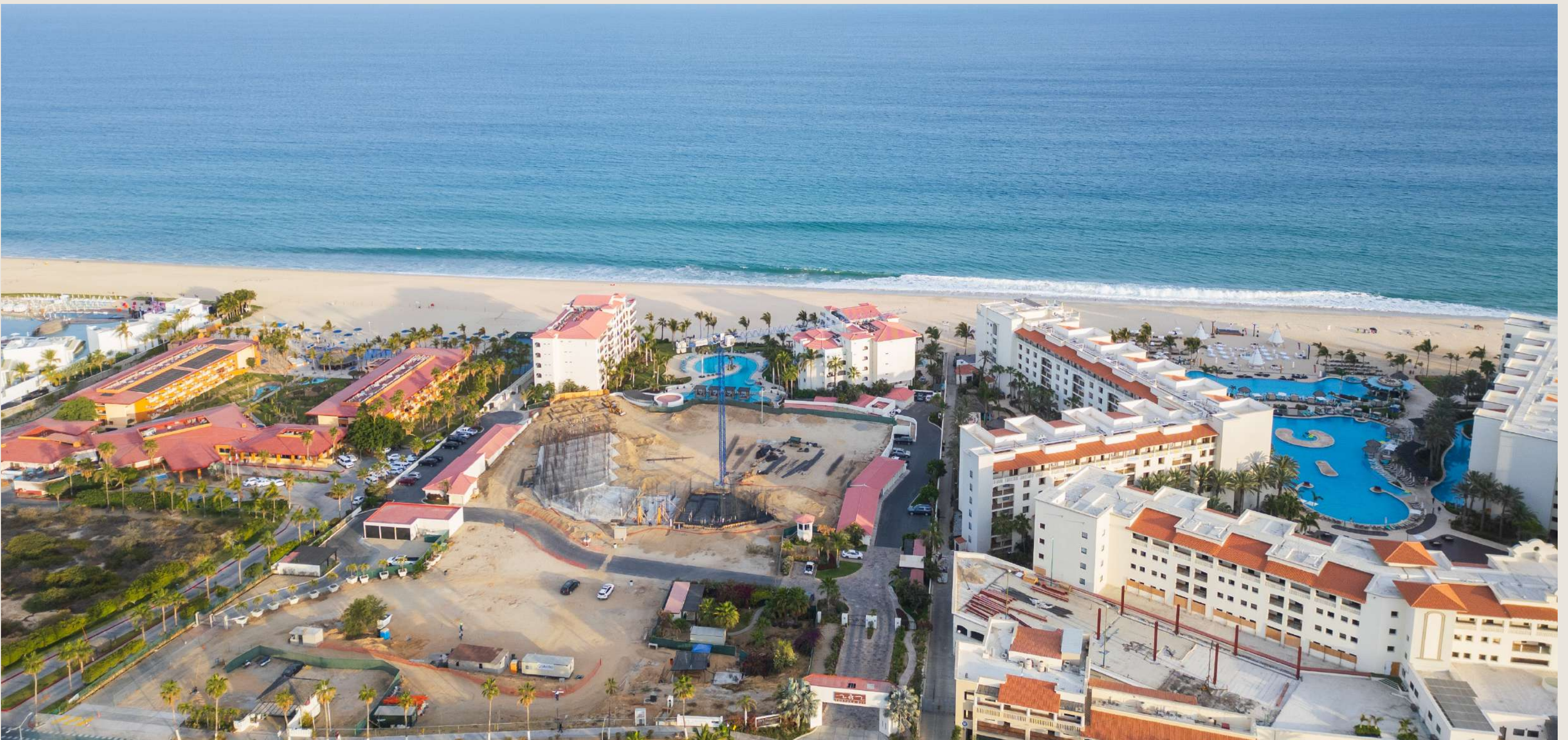
PENTHOUSE 3309 SOLD		
<div>B</div> <div>3208 \$1,750,000</div>	<div>G</div> <div>3209 SOLD</div>	<div>B</div> <div>3210 \$1,750,000</div>
<div>B</div> <div>3108 \$1,850,000 WITH POOL</div>		<div>B</div> <div>3110 SOLD WITH POOL</div>

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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
- 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 A

3-B 3717

SQUARE FEET  
PIES CUADRADOS

3,840 ft<sup>2</sup>

INTERIOR AREA  
ÁREA INTERIOR

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

COVERED TERRACE  
TERRAZA CUBIERTA

822 ft<sup>2</sup>

POOL  
ALBERCA

92 ft<sup>2</sup>





## 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>

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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

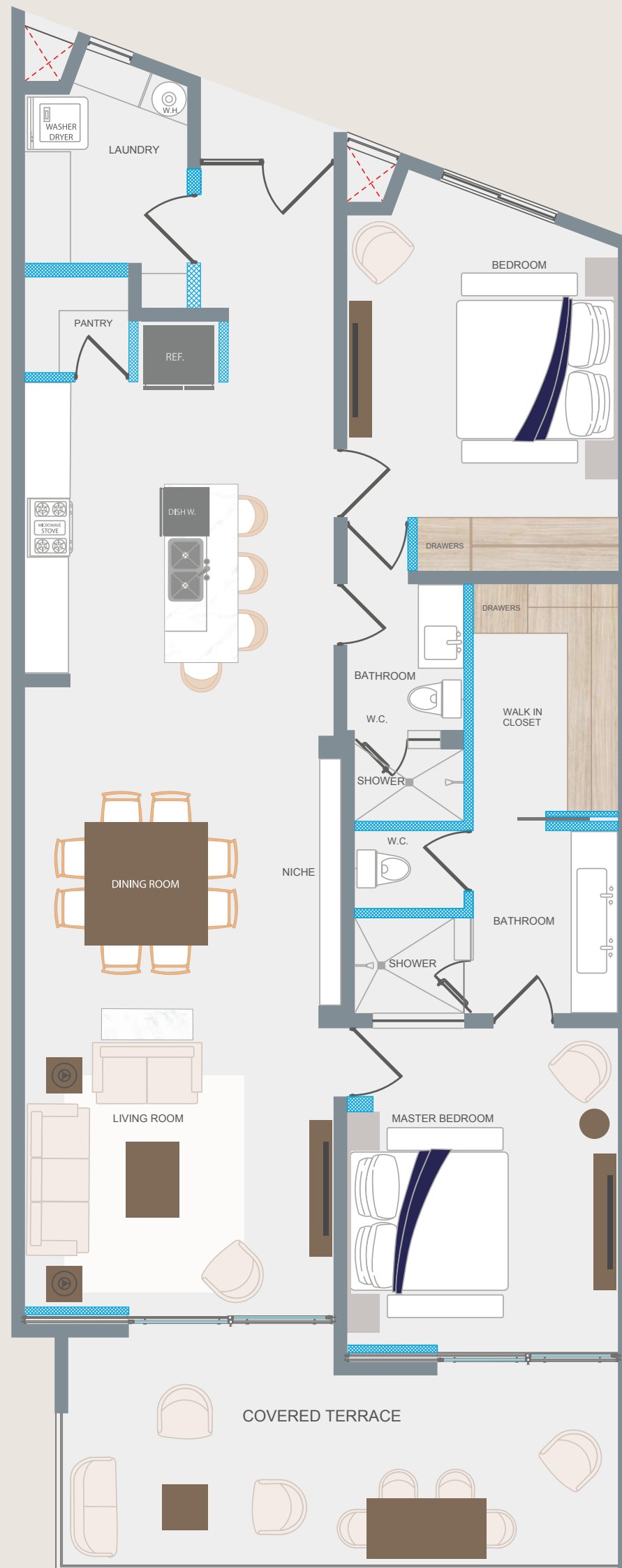
SQUARE FEET  
PIES CUADRADOS

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

INTERIOR AREA  
ÁREA INTERIOR

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





# RESIDENCE E

2-B

SQUARE FEET  
PIES CUADRADOS

1,615 ft2

INTERIOR AREA  
ÁREA INTERIOR

1,393 ft2

COVERED TERRACE  
TERRAZA CUBIERTA

222 ft2





## 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

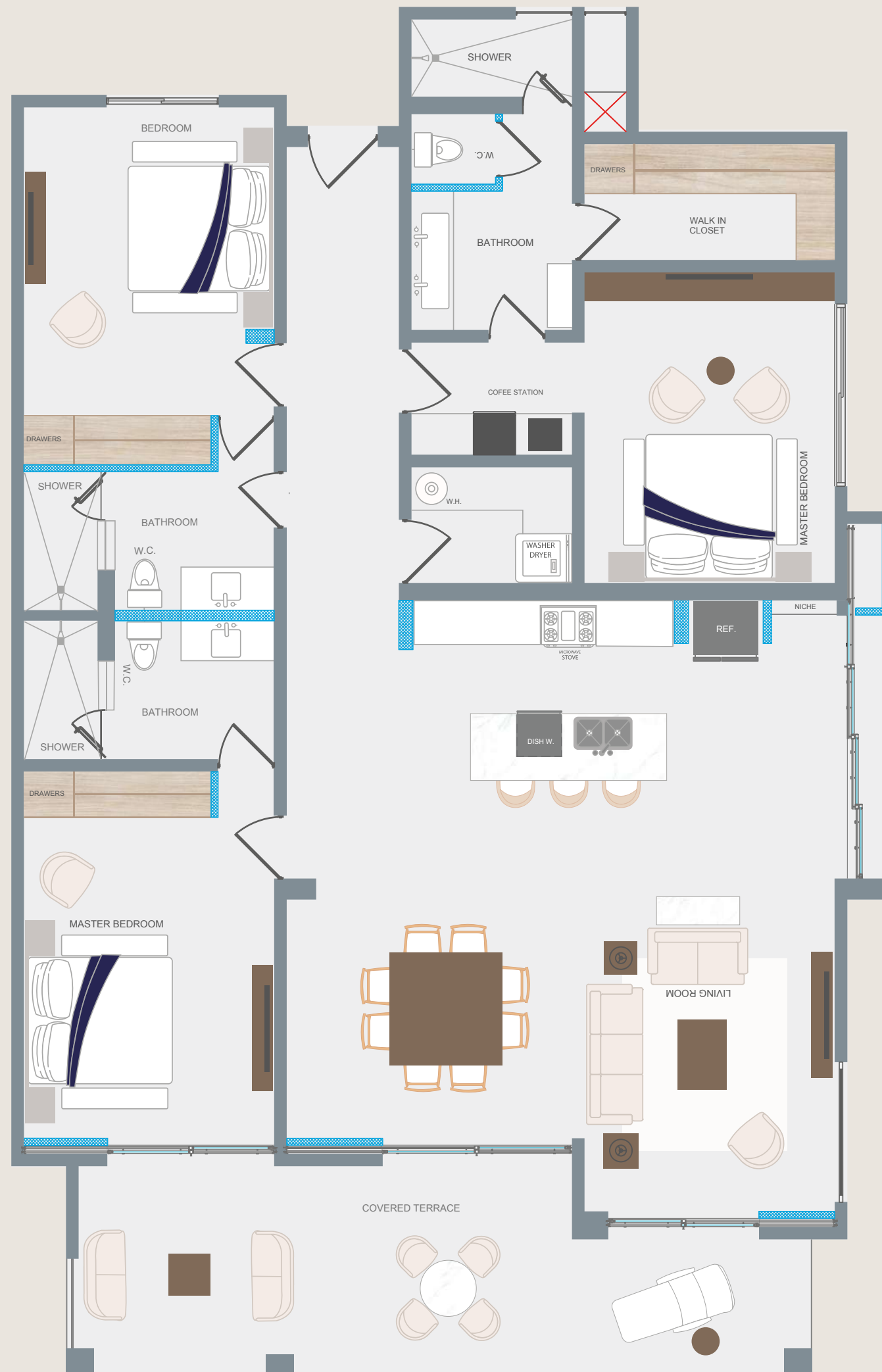
**222 ft<sup>2</sup>**

POOL

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







# RESIDENCE I

3-B 3117

SQUARE FEET  
PIES CUADRADOS

2,290 ft<sup>2</sup>

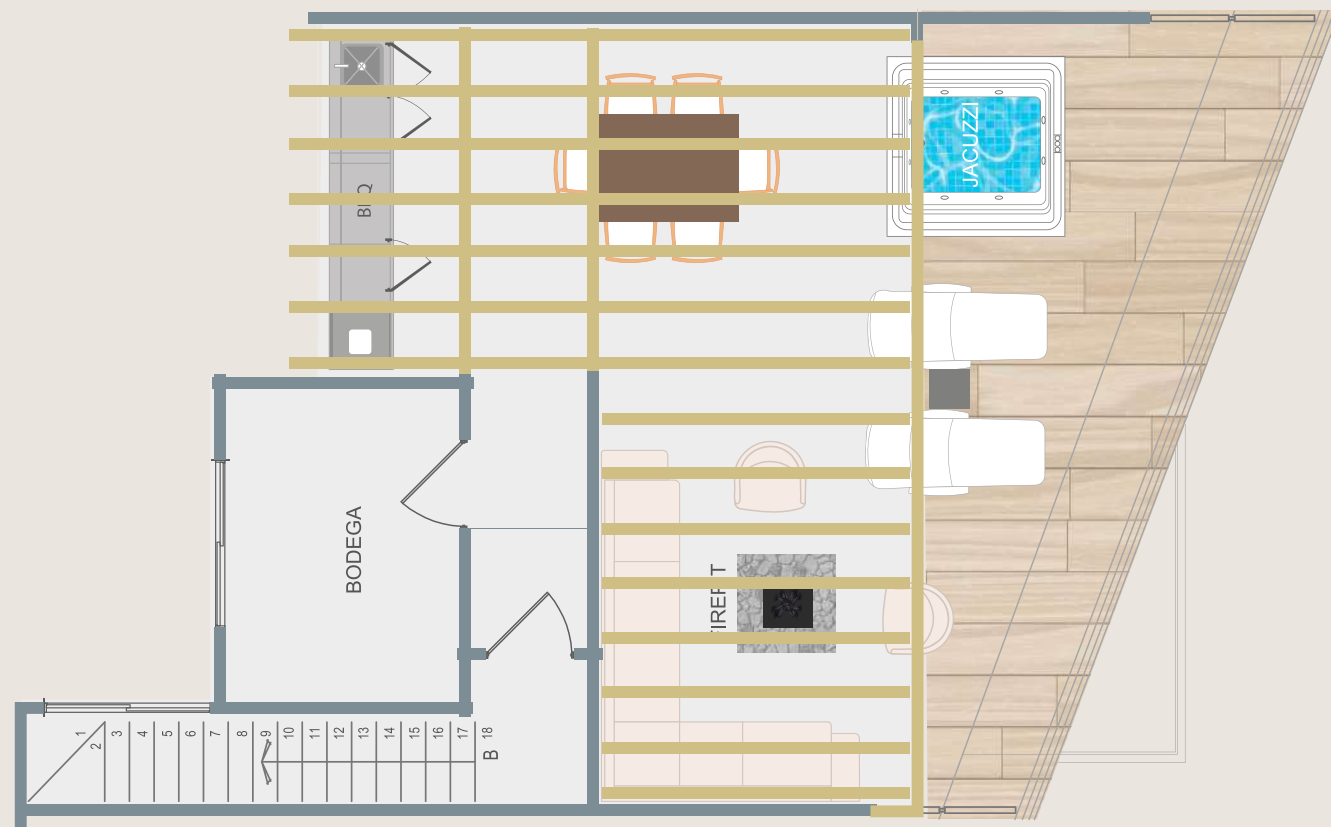
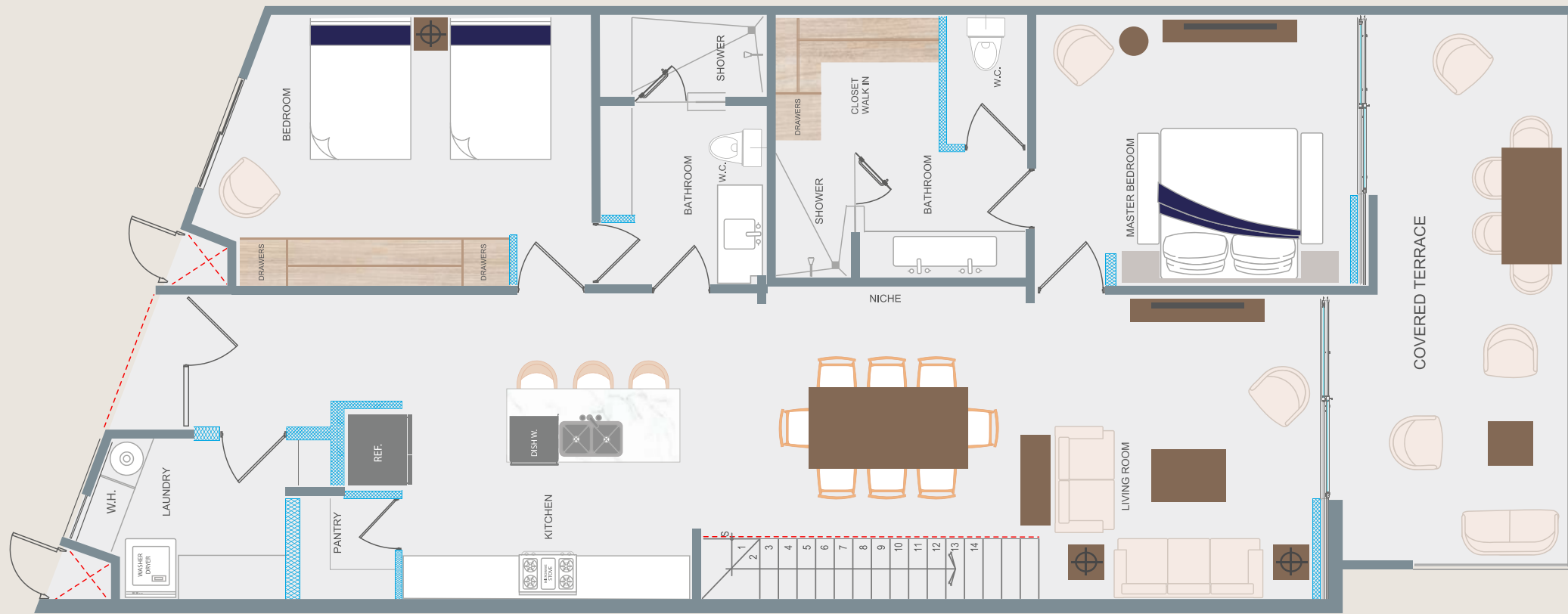
INTERIOR AREA  
ÁREA INTERIOR

1,955 ft<sup>2</sup>

COVERED TERRACE  
TERRAZA CUBIERTA

334 ft<sup>2</sup>





## RESIDENCE J

2-B 3614

SQUARE FEET  
PIES CUADRADOS

2,377 ft<sup>2</sup>

INTERIOR AREA  
ÁREA INTERIOR

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

COVERED TERRACE  
TERRAZA CUBIERTA

780 ft<sup>2</sup>

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA

187 ft<sup>2</sup>



# RESIDENCE K

3-B 3611



INTERIOR AREA  
ÁREA INTERIOR

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

COVERED TERRACE  
TERRAZA CUBIERTA

261 ft<sup>2</sup>

ROOF TOP

SQUARE FEET  
PIES CUADRADOS

644 ft<sup>2</sup>

UNCOVERED TERRACE  
TERRAZA DESCUBIERTA

372 ft<sup>2</sup>

**TOTAL**

SQUARE FEET  
PIES CUADRADOS

3,454 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







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