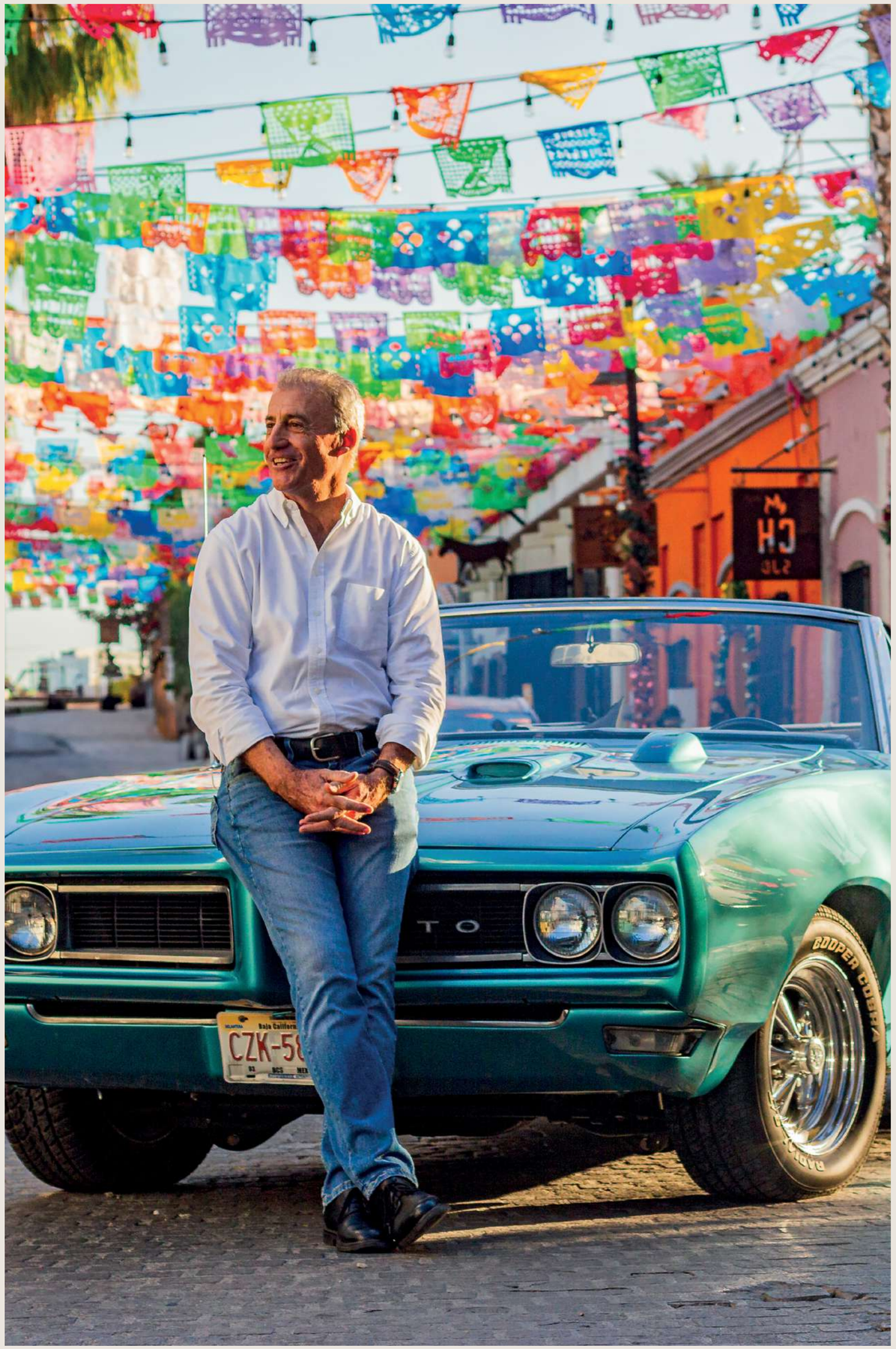
TORTUGA BAY
BEACHFRONT LIVING
VANITY FAIR 100 YEARS
TORTUGABAY.COM

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

K ROOFTOP PENTHOUSE 3611 SOLD	L ROOFTOP PENTHOUSE 3612 $2,450,000	M ROOFTOP PENTHOUSE 3613 $2,450,000				
D 3511 $1,600,000	N 3512 $1,600,000	O 3513 SOLD				
D 3411 $1,500,000	N 3412 $1,500,000	O 3413 SOLD				
F 3311 SOLD	E 3312 $1,010,000	E 3313 $1,010,000	E 3314 $1,010,000			
F 3211 $920,000	E 3212 $990,000	E 3213 $990,000	E 3214 $990,000			
F 3111 $900,000	E 3112 SOLD	E 3113 SOLD	H 3114 $1,250,000			

J ROOFTOP PENTHOUSE 3614 SOLD	A PENTHOUSE 3717 SOLD					
	E 3615 SOLD	C 3616 SOLD				
E 3514 $1,070,000	E 3515 SOLD	C 3517 SOLD				
E 3414 $1,050,000	E 3415 $1,100,00	C 3417 SOLD				
E 3315 $1,030,000	E 3316 SOLD	C 3317 SOLD				
E 3215 SOLD	E 3216 SOLD	C 3217 $1,850,000				
H 3115 $1,250,000	H 3116 $1,250,000	I 3117 SOLD				

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

PRICE LIST BUILDING C

ROOFTOP

PENTHOUSE
3309
SOLD

B
3208
$1,750,000

G
3209
SOLD

B
3210
$1,750,000

B
3108
SOLD
WITH POOL

B
3110
SOLD
WITH POOL

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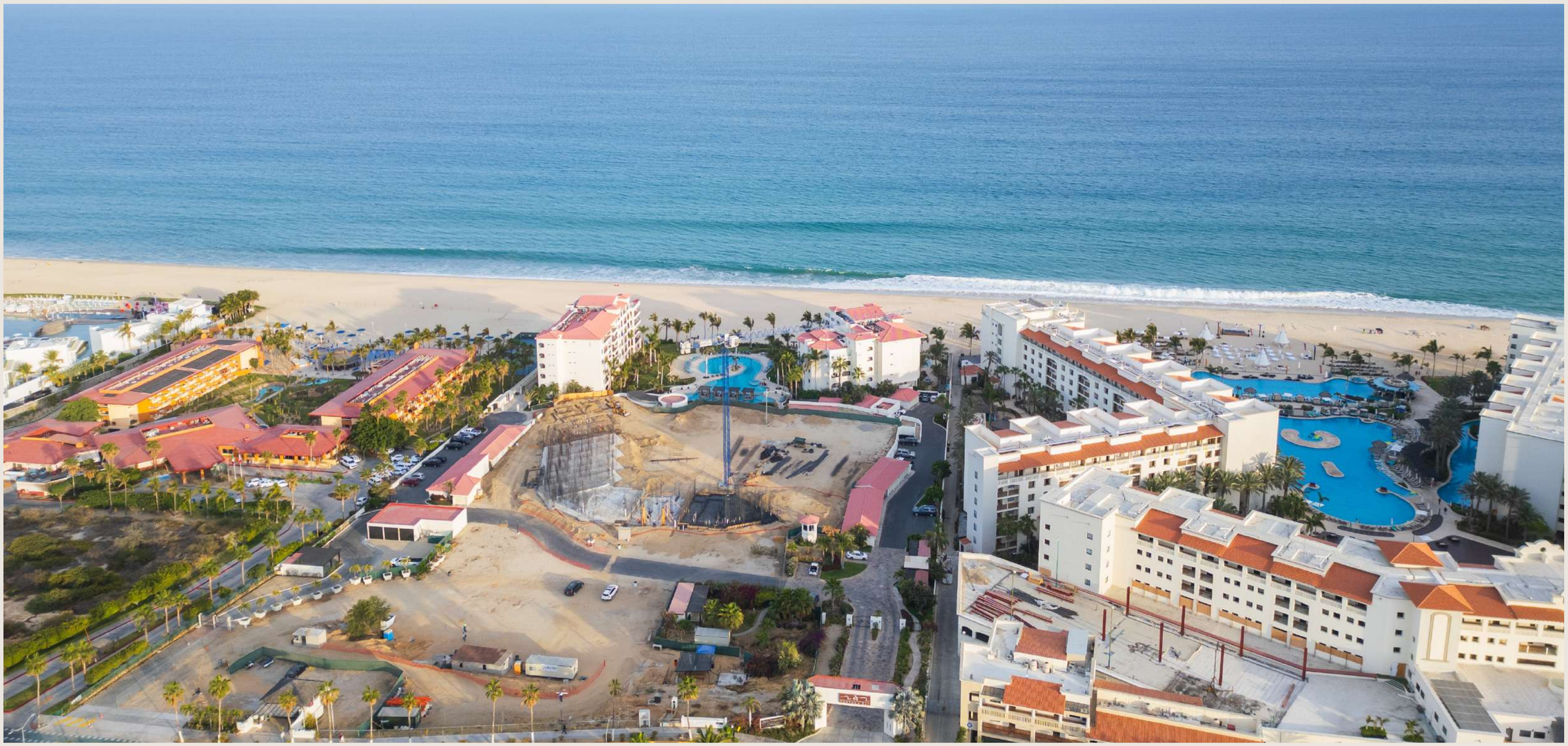
CONNECTIVITY

- 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

TORTUGA BAY
BEACHFRONT LIVING

RESIDENCE A

3-B 3717

SQUARE FEET
PIES CUADRADOS
3,840 ft2

INTERIOR AREA
ÁREA INTERIOR
2,924 ft2

COVERED TERRACE
TERRAZA CUBIERTA
822 ft2

POOL
ALBERCA
92 ft2

TORTUGA BAY
BEACHFRONT LIVING

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

TORTUGA BAY
BEACHFRONT LIVING

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

TORTUGA BAY
BEACHFRONT LIVING

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

TORTUGA BAY
BEACHFRONT LIVING

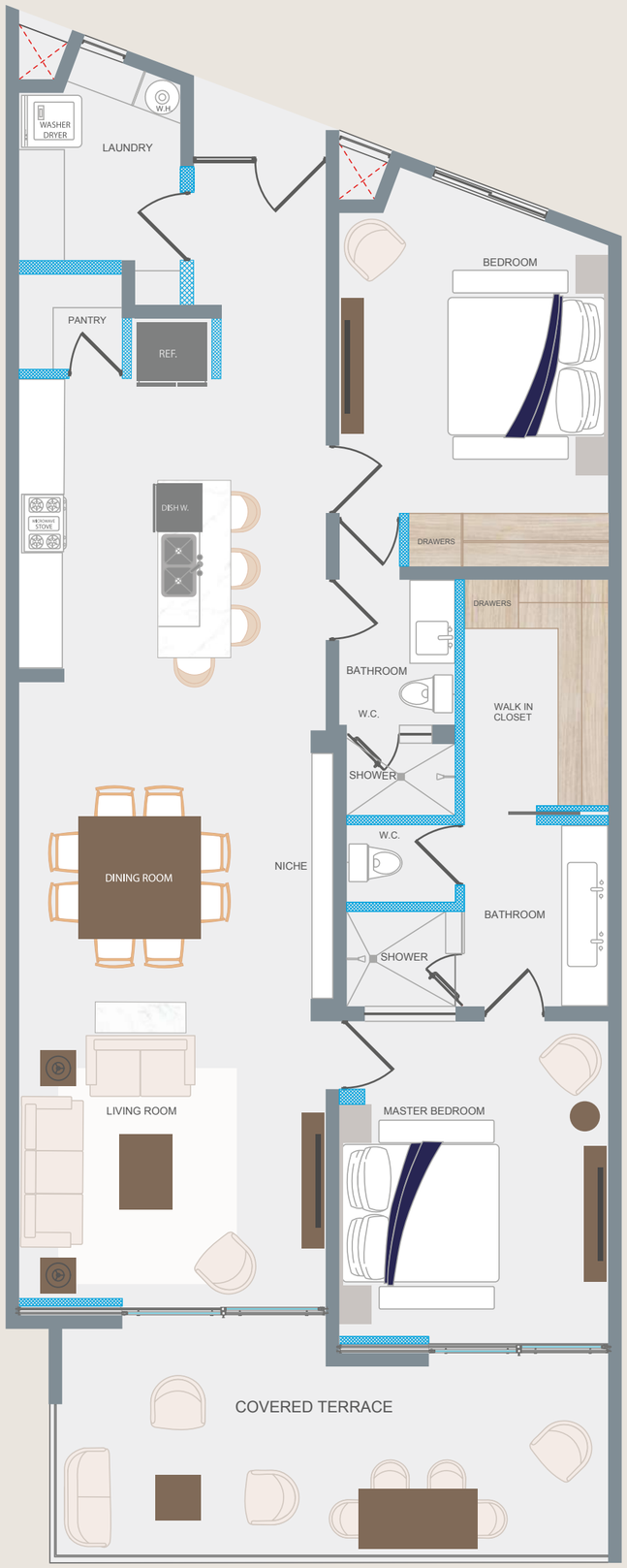
RESIDENCE D

3-B 3411 - 3511

SQUARE FEET
PIES CUADRADOS
2,190 ft2

INTERIOR AREA
ÁREA INTERIOR
1,853 ft2

TORTUGA BAY
BEACHFRONT LIVING



RESIDENCE E

2-B

SQUARE FEET
PIES CUADRADOS
1,615 ft2

INTERIOR AREA
ÁREA INTERIOR
1,393 ft2

COVERED TERRACE
TERRAZA CUBIERTA
222 ft2

TORTUGA BAY
BEACHFRONT LIVING

RESIDENCE F

SQUARE FEET
PIES CUADRADOS
1,507 ft2

INTERIOR AREA
ÁREA INTERIOR
1,342 ft2

COVERED TERRACE
TERRAZA CUBIERTA
165 ft2

TORTUGA BAY
BEACHFRONT LIVING

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

TORTUGA BAY
BEACHFRONT LIVING

RESIDENCE H

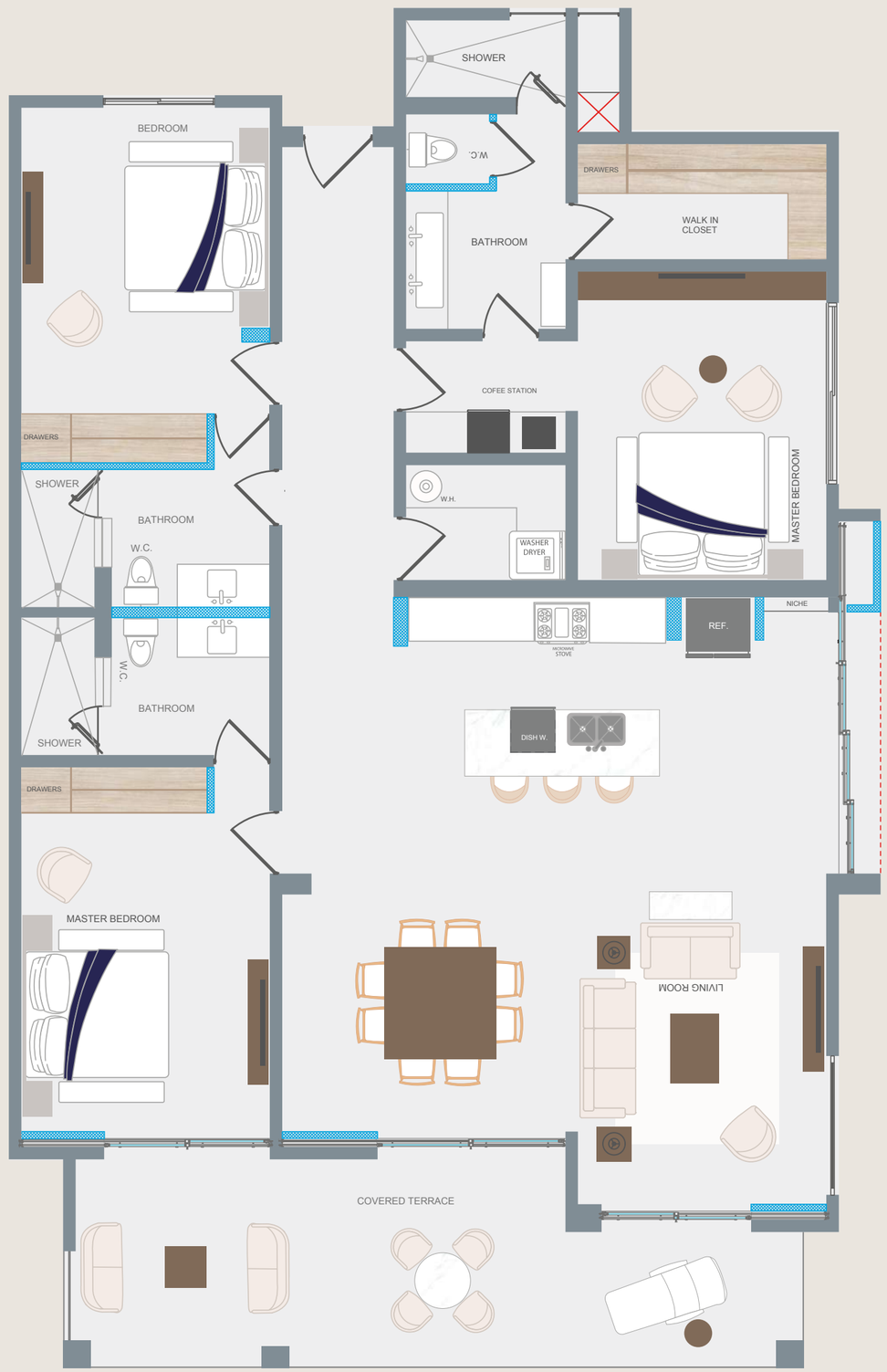
SQUARE FEET
PIES CUADRADOS
1,952 ft2

INTERIOR AREA
ÁREA INTERIOR
1,410 ft2

COVERED TERRACE
TERRAZA CUBIERTA
222 ft2

POOL
319 ft2

TORTUGA BAY
BEACHFRONT LIVING



RESIDENCE I

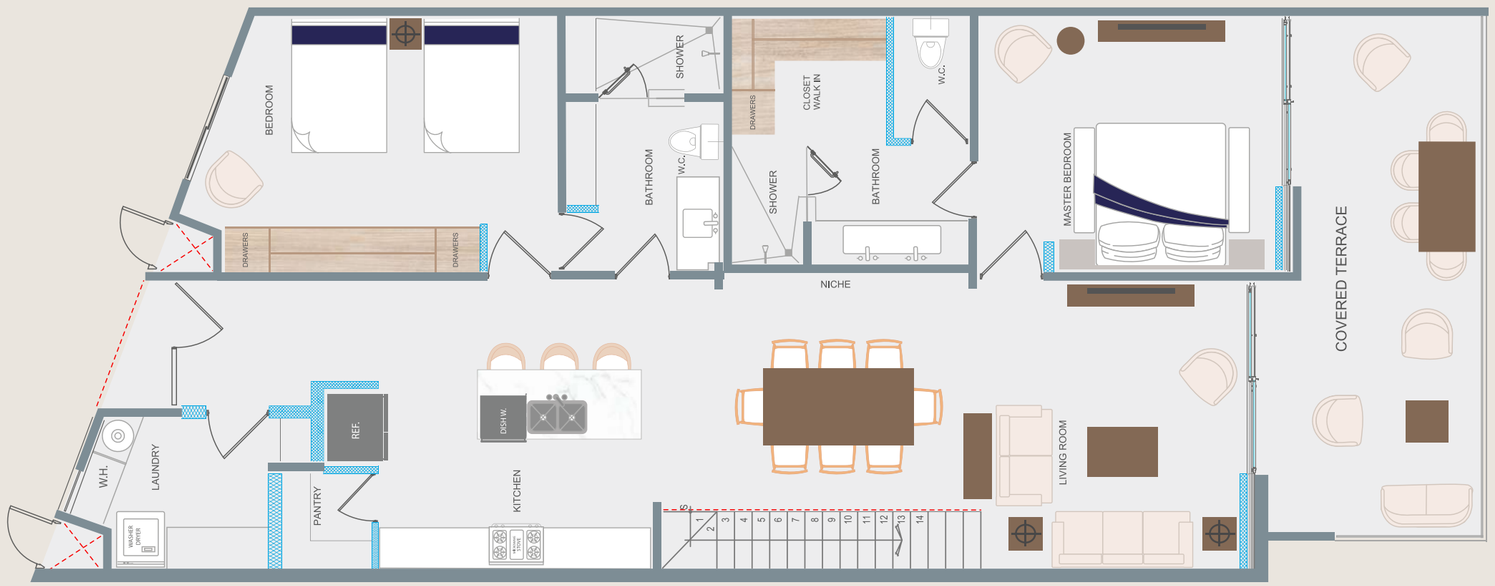
3-B 3117

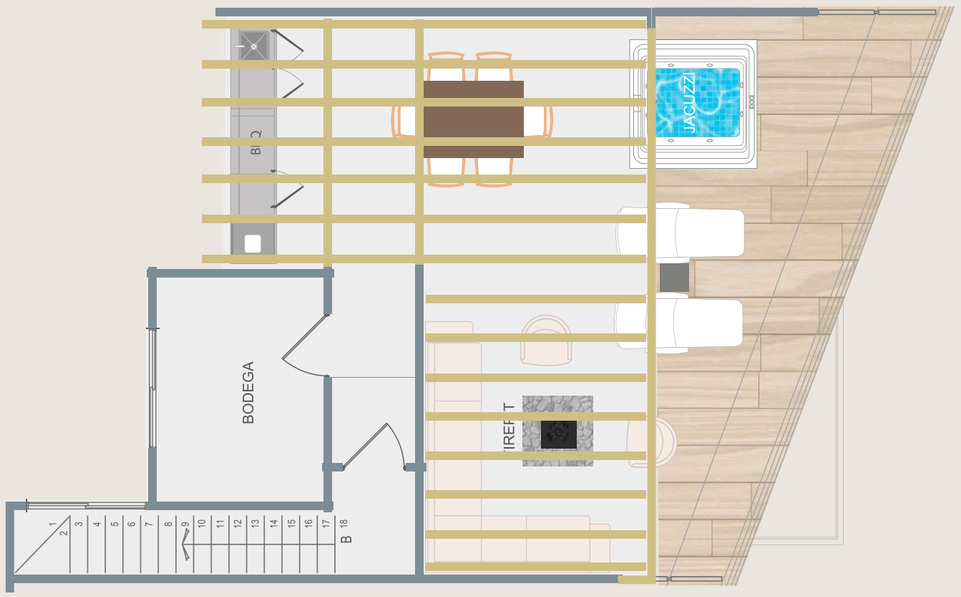
SQUARE FEET
PIES CUADRADOS
2,290 ft2

INTERIOR AREA
ÁREA INTERIOR
1,955 ft2

COVERED TERRACE
TERRAZA CUBIERTA
334 ft2

TORTUGA BAY
BEACHFRONT LIVING





RESIDENCE J

2-B 3614

SQUARE FEET
PIES CUADRADOS
2,377 ft2

INTERIOR AREA
ÁREA INTERIOR
1,410 ft2

COVERED TERRACE
TERRAZA CUBIERTA
780 ft2

UNCOVERED TERRACE
TERRAZA DESCUBIERTA
187 ft2

TORTUGA BAY
BEACHFRONT LIVING

RESIDENCE K

3-B 3611

INTERIOR AREA
ÁREA INTERIOR

1,410 ft2

COVERED TERRACE
TERRAZA CUBIERTA

261 ft2

ROOF TOP

SQUARE FEET
PIES CUADRADOS

644 ft2

UNCOVERED TERRACE
TERRAZA DESCUBIERTA

372 ft2

TOTAL

SQUARE FEET
PIES CUADRADOS

3,454 ft2

TORTUGA BAY
BEACHFRONT LIVING

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

TORTUGA BAY
BEACHFRONT LIVING

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

TORTUGA BAY
BEACHFRONT LIVING

RESIDENCE N

3412 - 3512

SQUARE FEET
PIES CUADRADOS
2,502 ft2

INTERIOR AREA
ÁREA INTERIOR
2,146 ft2

COVERED TERRACE
TERRAZA CUBIERTA
335 ft2

TORTUGA BAY
BEACHFRONT LIVING

RESIDENCE 0

3413 - 3513

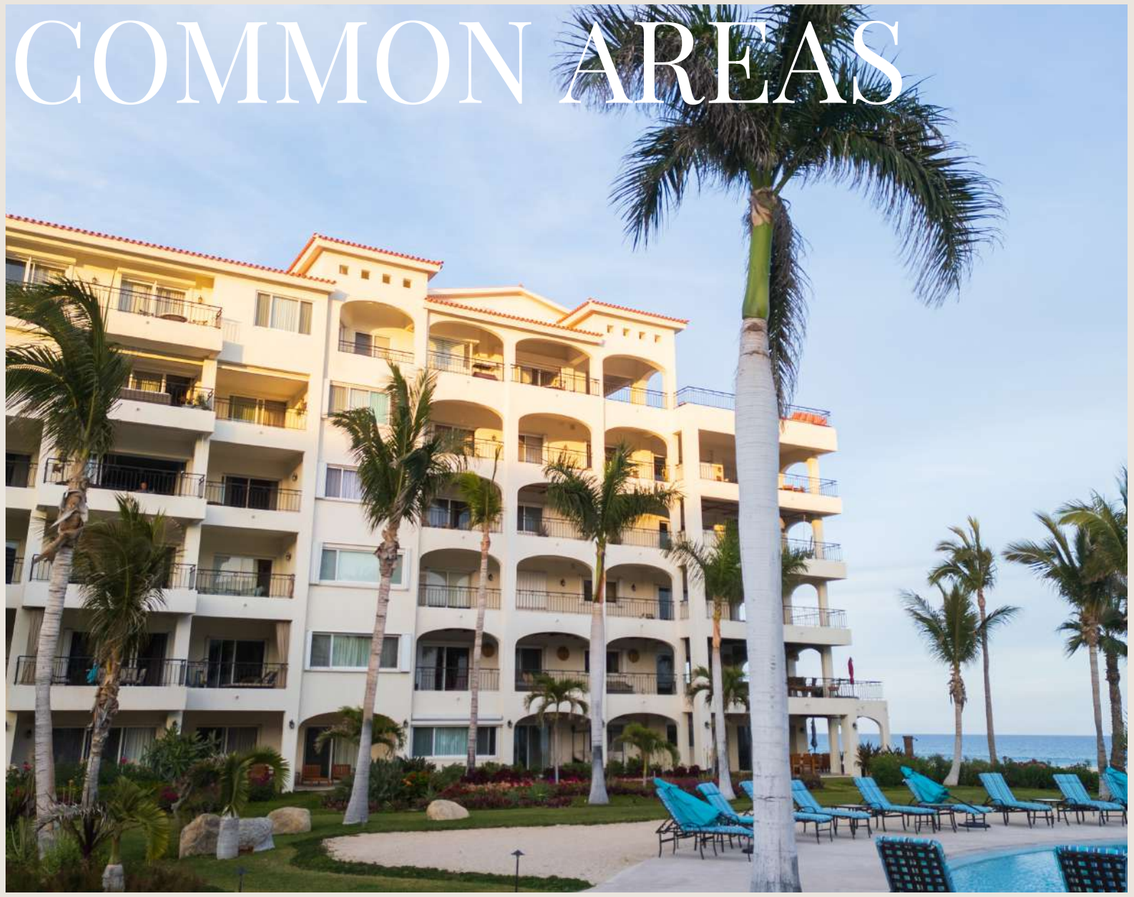
SQUARE FEET
PIES CUADRADOS
2,368 ft2

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