

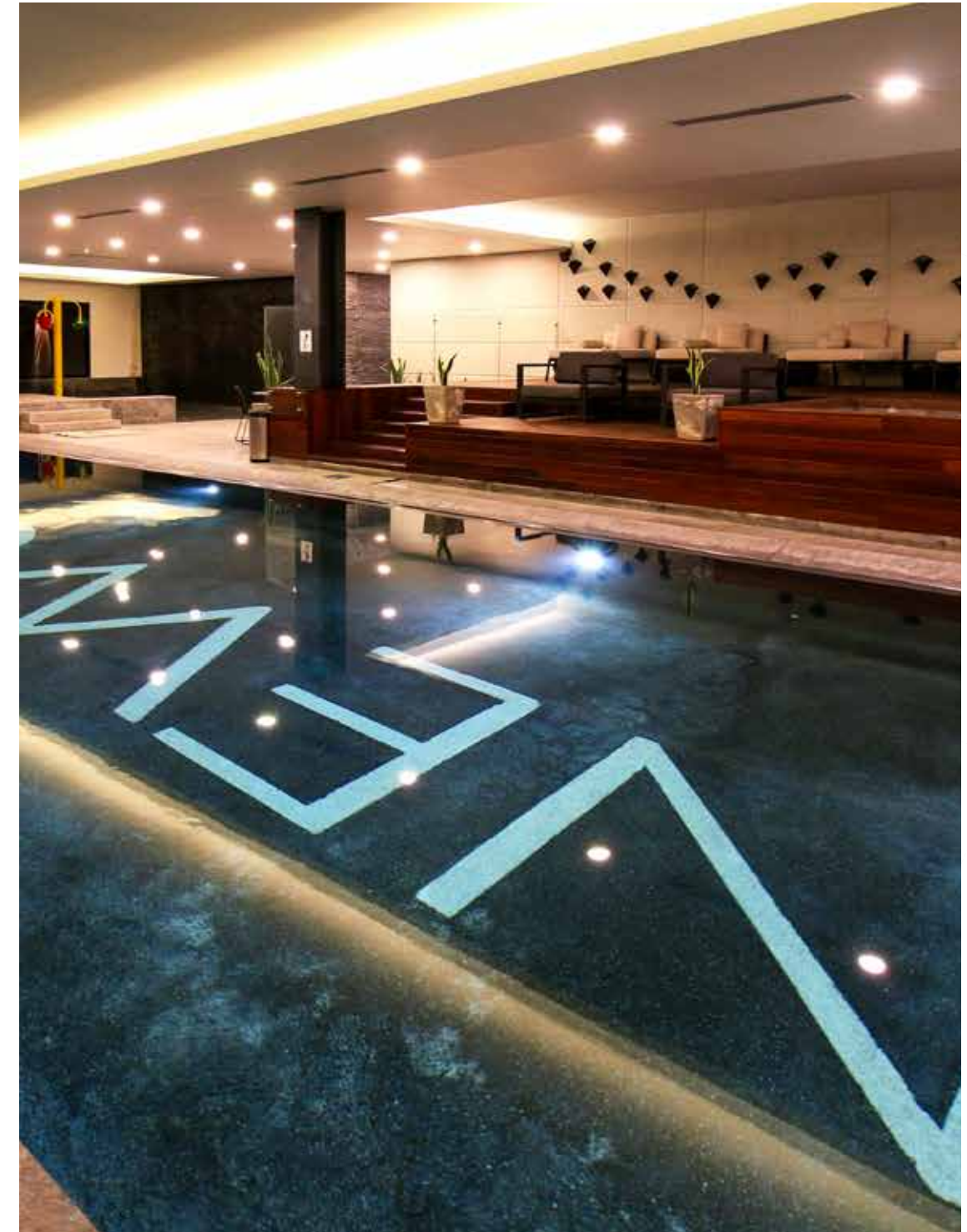


NEWCITY

R E S I D E N C I A L

LIFESTYLE

- + NewCity Residential is one of the options in luxury condos, created by a real estate group with more than 40 years of experience and has developed more than 40,000 luxury condos in Mexico.
- + Tijuana is the most visited frontier city in the world and these last 10 years have been a very important period where it starts to grow in infrastructure and high livid projects. One of the many reasons why it's the perfect city to live in or to invest in, is the possibility of obtaining significant savings in the cost of living.
- + NEWCITY is the only residential in Baja California with more than 40 amenities and services in house and has the lowest upkeep fees. Without a doubt the ideal option for everyone who's looking for a high living experience. Plus it's near the crossing border and has access control 24/7.



A LUXURY

RESIDENTIAL COMPLEX

FULL OF AMENITIES

The residential offers 100% family and pet friendly dynamic, and safe environment for all.



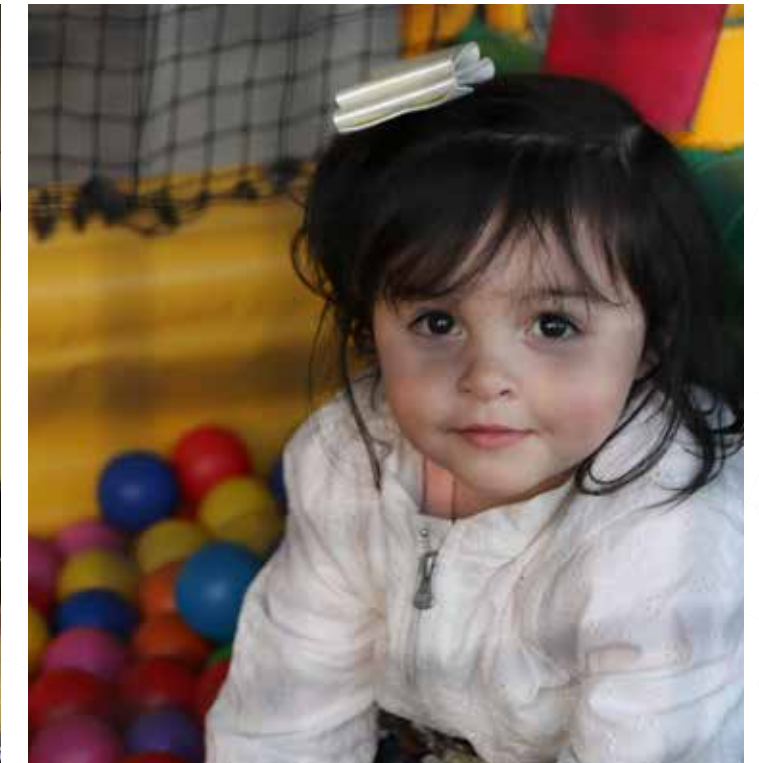
MORE THAN 40 AMENITIES,
PAYING **50% LESS** THAN
THE MARKET IN SAN DIEGO

FAMILY NEWCITY

- + Movie theater
- + Grill area
- + Swimming pool
- + Carwash
- + CCTV security
- + Bill payment services

NEWCITY KIDS

- + Vita Montessori (kindergarten)
- + Gio Care (nursery)
- + Playground
- + Slide
- + Splash pad
- + Indoor pool



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NEWCITY SPORTS

- + Gym
- + Tennis court
- + Soccer field
- + Racquetball court
- + Basketball court
- + Mini golf

NEWCITY SOCIAL

- + Rooftop
- + Beauty salon
- + Restaurant bar
- + Spa
- + Event hall
- + Jacuzzi





NEWCITY BUSINESS

- + Poker room
- + VIP room
- + Entrepreneurs club
- + Dry cleaner
- + Barbershop
- + Shoeshine service

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NEARNESS TO:

- + VIP theater
- + Banks
- + Quartz Hotel & Spa
Malls
- + Gastronomic areas
- + NewCity Medical Plaza





VIRTUAL
TOUR

3,014 FT²

MODEL



PRIVATE AREAS

- 3 bedrooms with walking closet
- 3 full bathrooms

SERVICE AREAS

- Cupboard
- Service room with bathroom
- Laundry room
- 3 parking spaces

SOCIAL AREAS

- Kitchen
- Breakfast area
- Dining room
- Living room
- TV room
- Half bath
- Balcony





VIRTUAL
TOUR



1,884 FT²

MODEL

PRIVATE AREAS

- 3 bedrooms with walking closet
- 2 full bathrooms

SERVICE AREAS

- Service room with bathroom
- Laundry room
- 2 parking spaces

SOCIAL AREAS

- Social areas
- Kitchen
- Dining room
- Living room
- TV room
- Half bath
- Balcony





VIRTUAL
TOUR



1,507 FT²

MODEL

PRIVATE AREAS

- 2 bedrooms
- 2 full bathrooms

SERVICE AREAS

- Service room
- 2 parking spaces

SOCIAL AREAS

- Kitchen
- Dining room
- Living room
- TV room
- Balcony

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937 FT²

MODEL

PRIVATE AREAS

- 1 bedroom with dressing room
- 1 full bathroom

SERVICE AREAS

- 1 parking space

SOCIAL AREAS

- Kitchen
- Dining room
- Living room
- 1/2 bathroom

+

+

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+



937 FT²

MODEL

PRIVATE AREAS

- 1 bedroom with dressing room
- 1 full bathroom

SERVICE AREAS

- 1 parking space

SOCIAL AREAS

- Kitchen
- Dining room
- Living room
- 1/2 bathroom
- Balcony

IS 2024 A GOOD YEAR

TO INVEST IN REAL ESTATE?

Everyone wants a home of their own, to pay off their debts and mortgage, and to live stress-free. A luxurious lifestyle seems to be an inconceivable idea or just a wonderful dream.

Mexico is turning into a progressively popular place for foreigners to buy and invest. Whether it's a second home, vacation rental, or a home for retirement.

There are plenty of benefits when investing in Tijuana real estate:

LOWER RENT

Cost of living in Tijuana is significantly lower compared to San Diego. You can reduce your cost of living on rent alone by approximately 150%.

SAFE AREA

It is entirely possible to find a safe community with 24/7 security and access control. You can feel comfortable living in a community that feels like an exclusive zone.

CAPITAL APPRECIATION

The increase in home value is the highest in the entire country; this guarantees your investment appreciates over time. Purchasing can be a smart choice to increase your long-term wealth.

PROXIMITY TO SAN DIEGO BORDER

The US border is easily accessible, and it's possible to live only 5 minutes from a border crossing, making it practical to cross often.

LOWER UTILITY FEES

All utilities are significantly less than in the US, saving up to 203% in electricity, gas, and water monthly.

With proximity and significantly low rent, Tijuana is becoming an attractive city for homebuyers and renters.

Investing in Tijuana Real Estate makes it possible to pay off your home mortgage and contributes to your savings simultaneously.





YOU CAN SECURE YOUR FUTURE AND MAKE YOUR RETIREMENT EASY.

Likewise, if you plan to stay in Mexico long-term, or vacation frequently, buying property is a convenient alternative to spending money on hotel bills. Right now, it's an incredible time to invest in residential real estate. Whether you want a weekend getaway home or an ongoing rental investment income.

What about finding a luxury apartments located 1600 ft. (500 meters) from the San Diego border? Let us guide you home! We are NewCity Residential, a luxury condo in a high-value area. Purchasing here can generate immediate rental profits. You can also feel confident you are making a smart purchase by amazing views from just across the border.

It has more than 40 amenities and services at costs 50% less than comparable ones in San Diego.

The location offers a 100% familiar, dynamic, and safe environment for everyone, including pets! Where you and your family can live like you are on an exclusive luxury vacation all year round.



**IS 2024 A GOOD
YEAR TO INVEST
IN REAL ESTATE?**

**YET ANOTHER SUCCESSFUL
REAL ESTATE PROJECT BY**

NEWCITY
DEVELOPERS

FOR MORE INFO WE WILL BE HAPPY TO ANSWER ALL YOUR QUESTIONS AND ADVISE YOU WITH MORE DETAILS

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