



THE[®] WAVVE

OCEANFRONT GREATNESS

The WAVVE of Life

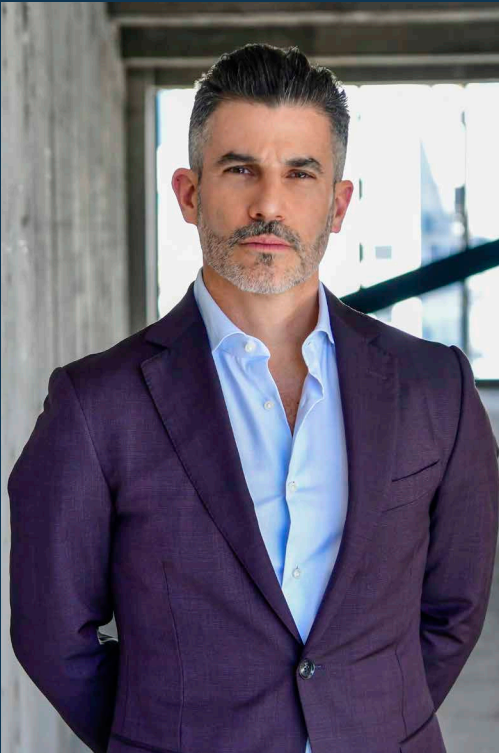


Coastal Greatness Living in Baja



The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.

The Creators Behind THE WAVVE



Jonathan Cohen
CEO & Founder



Moises Zapan
CCO & Founder



ESTRATEGIA
URBANA®

+70 Projects

+25 Years of Experience

Estrategia Urbana is a development company based in Mexico City, founded by Jonathan Cohen and Moises Zapan, whose careers boast more than 25 years of experience in the real estate sector. They focus on residential buildings, as well as office and mixed-use developments.

Estrategia Urbana stands out for creating living spaces with high levels of quality and unique designs that meet the real needs of clients, harmonize with the environment, and appreciate over time.

To date, Estrategia Urbana has successfully:

- Completed over 70 projects built in Mexico and the United States.

- Delivered over 2,900 units built.

In 2019, Estrategia Urbana consolidated a significant alliance with CCLA Group, a multifamily housing developer, with major participation from GIC (the sovereign wealth fund of Singapore), CIM Group, and Compass Group. Together with CCLA, Estrategia Urbana is developing 1,100 apartments in different strategic locations in Mexico, set for completion in the second half of 2024.

In line with its commitment to urban revitalization, Estrategia Urbana collaborated with Grupo Indi to rehabilitate the Martín

Carrera Modal Transfer Center (Cetram). This ambitious project encompasses 280,000 square feet of prime commercial areas, complemented by the construction of 280 apartments, and a total investment of 130 million USD. It reflects Estrategia Urbana's ongoing commitment to redefining and revitalizing key urban spaces in Mexico City. This strategic synergy has not only allowed the creation of cutting-edge infrastructure but has also significantly impacted the area's economic and social development.

In addition to its outstanding contributions in the urban sphere of Mexico City, Estrategia Urbana has expanded its influence towards the East Coast of the United States, establishing itself as a key player in the development of properties for the hospitality sector with renowned brands such as Hilton, Hyatt, and Marriott, as well as multifamily active living adult projects.

In accordance with its expansion strategy and global vision, Estrategia Urbana is currently carrying out two flagship projects: PORTTICA, in collaboration with Cimbra Capital, with a total of 220 apartments, and The WAVVE, which will feature 290 condos. In the context of the accelerated growth of the real estate sector in Tijuana, driven by nearshoring, Estrategia Urbana positions itself as a leader, contributing to the positive development and transformation of this expanding city.



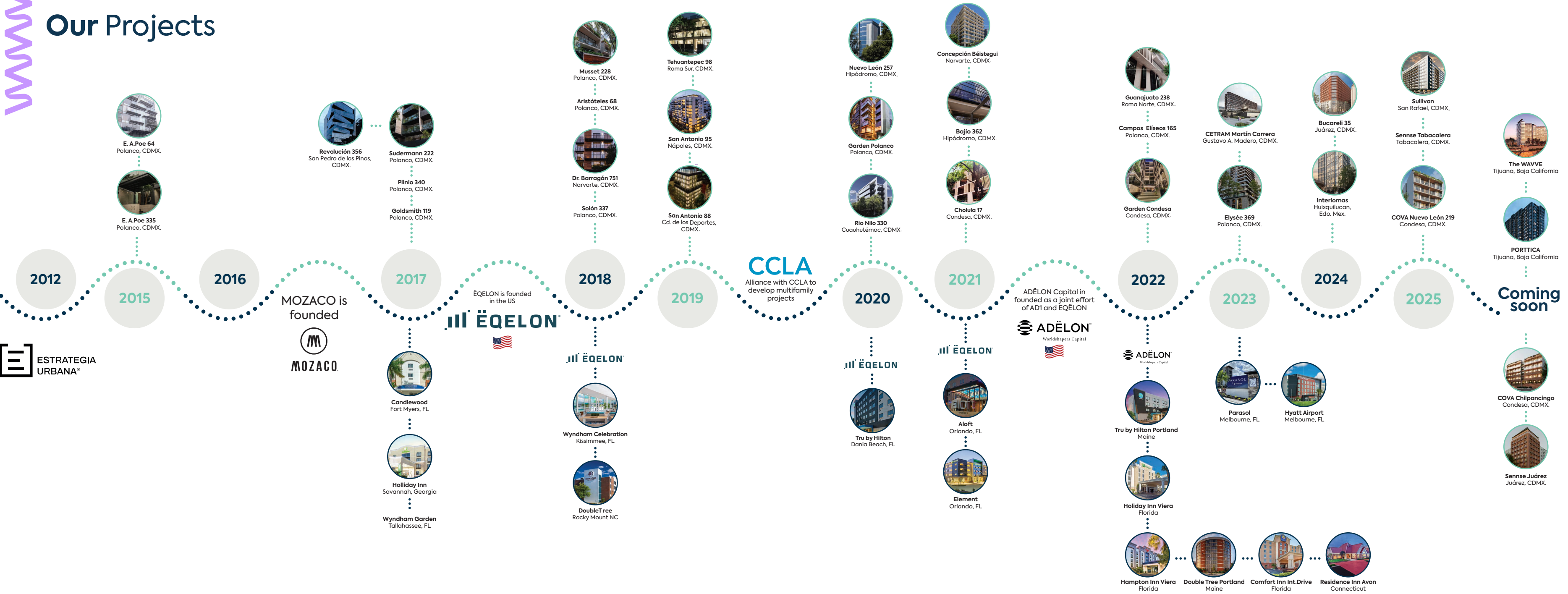
Elysée Polanco



Plinio 340



Our Projects



The Team Behind



Meet the visionary companies that have brought **The WAVVE** to life, a residential development that merges luxury with functionality, aesthetics, and environmental care.

TALLER G is an architecture firm founded in 2012 by Carlos Fernández del Valle, Maca Zeballos, and Salvador Núñez. With over **60 projects** across Mexico and Latin America, they focus on residential, hospitality, corporate, commercial, and mixed-use markets. TALLER G's designs are renowned for their blend of technology, beauty, and sustainability.

MOZACO is a general contractor specialized in creating spaces of high quality, security, and architectural complexity. Their track record includes over **1,200 completed units** and more than 1,615,000 square feet built, standing out for designing buildings with a strong identity that appreciates over time.

Kalinka Mikel Interior Design Studio (KMIDS) is a renowned boutique interior design firm, founded by Kalinka Mikel, a Mexican architect with over **16 years of experience**, and LEED AP + BC accreditation by USGBC. KMIDS offers innovative and exclusive design solutions for residential, hospitality, and commercial projects.



Carlos Fernández & Partners
Taller G

Lead Architect



Kalinka Mikel
Founder – Design Director

Interior Design



Zvi Motola
Founder – CEO MOZACO

General Contractor



MOZACO





Baja: A Coastal Dream Come True

Nestled on the majestic coast, The WAVVE captures the essence of Baja's vibrant culture, while maintaining easy access to its unparalleled coastal beauty. Truly the best of both worlds.

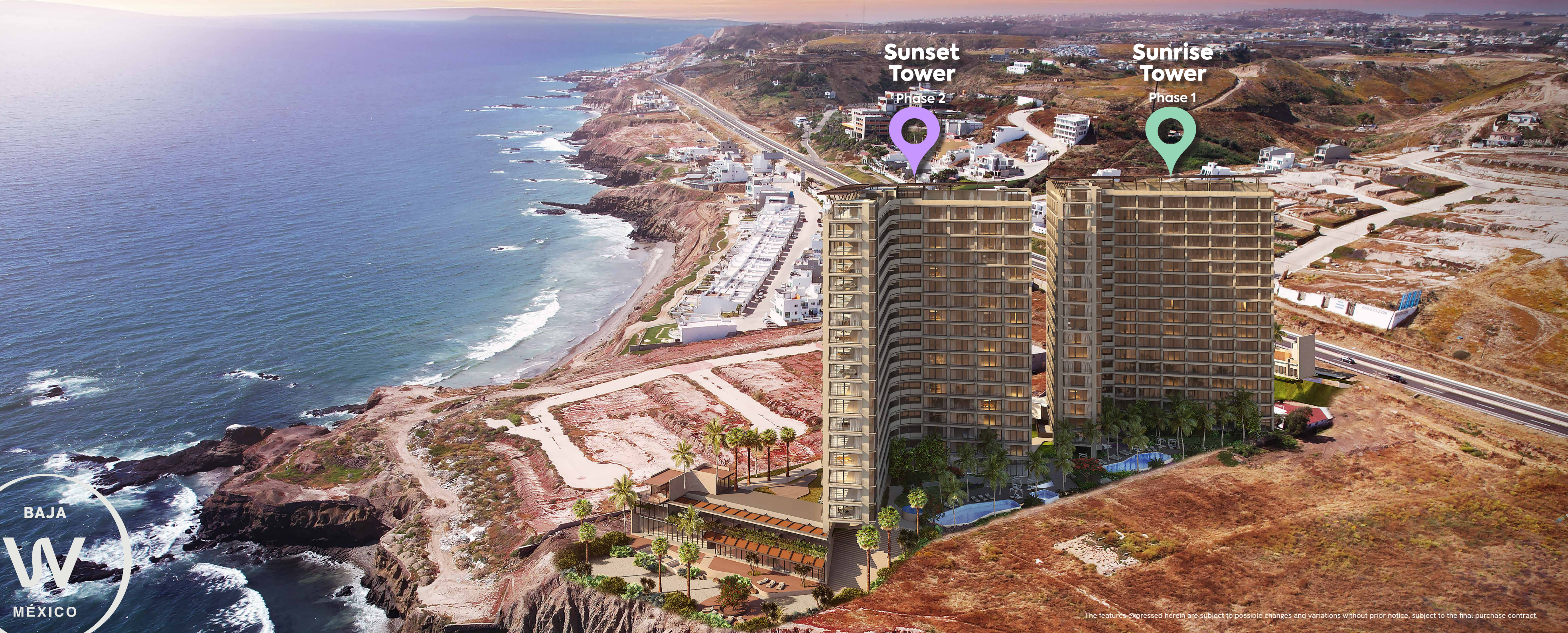
This exclusive project benefits from its location in an area that offers a blend of upscale restaurants and natural wonders. With stunning beach settings and trendy nightlife just steps away, The WAVVE is one of a kind opportunity to embrace a cosmopolitan lifestyle in coastal paradise.

- **10 minute** drive to Rosarito
- **10 minute** drive to Playas de Tijuana
- **20 minute** drive to Tijuana
- **25 minute** drive to San Ysidro (International Bridge)
- **40 minute** drive to the Tijuana Airport (CBX)
- **1 hour** drive to Valle de Guadalupe



Carretera Escénica Tijuana – Ensenada KM 18+483, #8671
Col. Punta Bandera, Playas de Tijuana, B.C.





Sunset
Tower

Phase 2

Sunrise
Tower

Phase 1



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Every Condo Has an Ocean View

Designed with meticulous attention to detail, the layout ensures that every condominium offers uninterrupted views of the majestic Pacific Ocean.



- 1 Sunrise (Phase 1)
- 2 Sunset (Phase 2)



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- Social Area



- Master Bedroom





THE
WAVVE



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- Roof Garden (Penthouse)



Our *Baja Lifestyle*



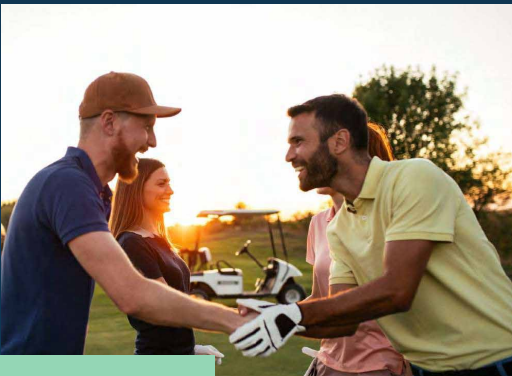
The Taste of
Valle de Guadalupe

Discover a rich tapestry of flavors, where each sip tells a story of the region’s unique terroir and winemaking heritage.



Go Surfing and Have
Waves of Fun

Slide on your surfboard and master the waves, enjoying the adrenaline rush and intensity of the Pacific Ocean to the fullest.



Hole in One
With Your Friends

Several golf courses are located a short distance away and waiting for you to improve your shots, and make a hole in one while hanging out with your friends.



Test Your Driving
Skills in Baja 1000

Drive over 1,050 miles in a challenging off-road race through the desert, competing alongside motorcycles and ATVs.

Enjoy a *Good Meal*



Lobster Puerto Nuevo Style



Asada Tacos



Ensenada Fish Tacos

Enjoy the exquisite flavors of Baja Med cuisine, a culinary trend that blends local products such as lobster, clams, bluefin tuna, red meats, tortillas, sauces, and moles, with the styles and elements of Mediterranean and Asian gastronomies.



Baja Bay Scallops



Caesar Salad



Clams



Catch The WAVVE of a Greater Future

Ocean view from every luxury condo



Meet the Amenities That *Foster Community*

● Outdoor Amenities

- 1 Pool
- 2 Jacuzzi
- 3 Fire Pits
- 4 Grills
- 5 Recreation Area
- 6 Pet Zone + Grooming Area
- 7 Paddle Court

● Indoor Amenities

- 8 Sports Bar
- 9 Game Zone
- 10 Gym
- 11 Kids Club



• Pool





- Game Zone



- Paddle Court



- Fire Pits



• Grills



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• Jacuzzi



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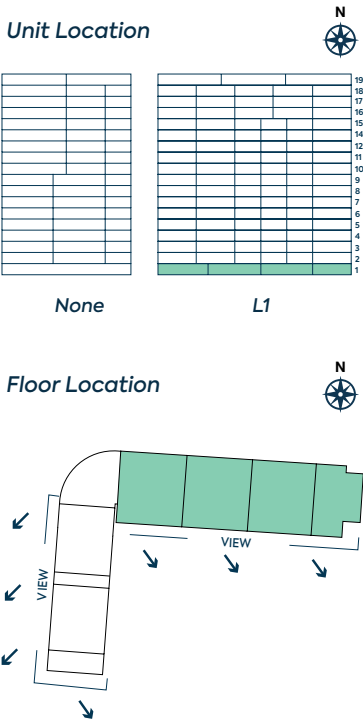
***Experience Greatness
and Pacific Living***



Garden House

2 Bedrooms

Living area: 78 m² / 839.28 ft²
Terrace: 35 m² / 376.6 ft²
Total: 113 m² / 1,215.88 ft²



Space Description

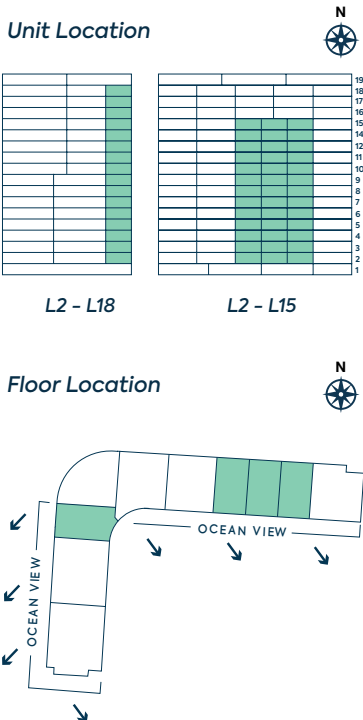
- Master bedroom with walk-in closet
- Living room and dining room
- Kitchen
- Laundry station
- 2 Bathrooms
- Garden area

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Teal

1 Studio

Living area: 49 m² / 527.24 ft²
Terrace: 6 m² / 64.56 ft²
Total: 55 m² / 591.8 ft²



All condos have ocean view



Space Description

- Living room and bedroom
- Kitchen and dining room
- Laundry station
- Bathroom
- Terrace

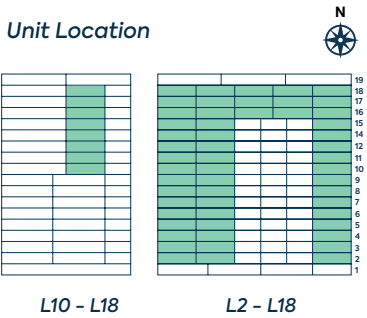
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Azure

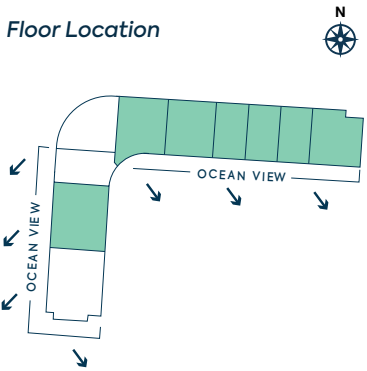
2 Bedrooms

Living area: 72 m² / 774.72 ft²
Terrace: 9 m² / 96.84 ft²
Total: 81 m² / 871.56 ft²

Unit Location



Floor Location



All condos have ocean view



Space Description

- Master bedroom with walk-in closet
- Living room
- Kitchen and dining room
- Laundry station
- 2 Bathrooms
- Terrace

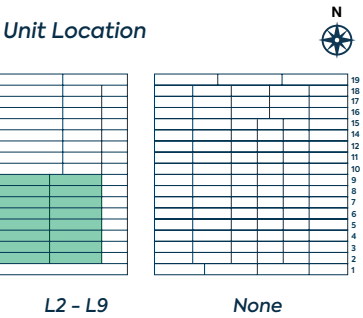
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Indigo

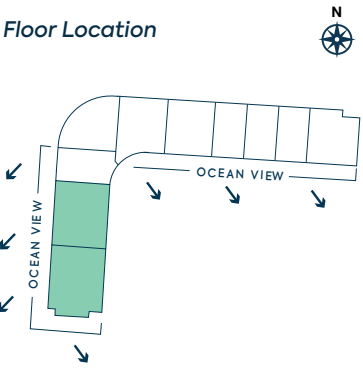
Lockoff (2 bedrooms)

Living area: 99 m² / 1,065.24 ft²
Terrace: 13 m² / 139.88 ft²
Total: 112 m² / 1,205.12 ft²

Unit Location



Floor Location



All condos have ocean view



Space Description

- Master bedroom with walk-in closet
- Living room
- Kitchen and dining room
- Laundry station
- 2.5 Bathrooms
- Terrace

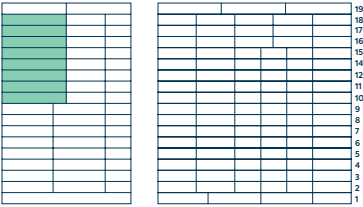
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Navy

3 Bedrooms

Living area: 138 m² / 1,484.88 ft²
Terrace: 24 m² / 258.24 ft²
Total: 162 m² / 1,743.12 ft²

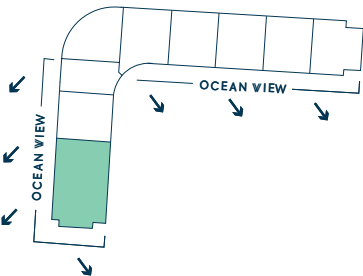
Unit Location



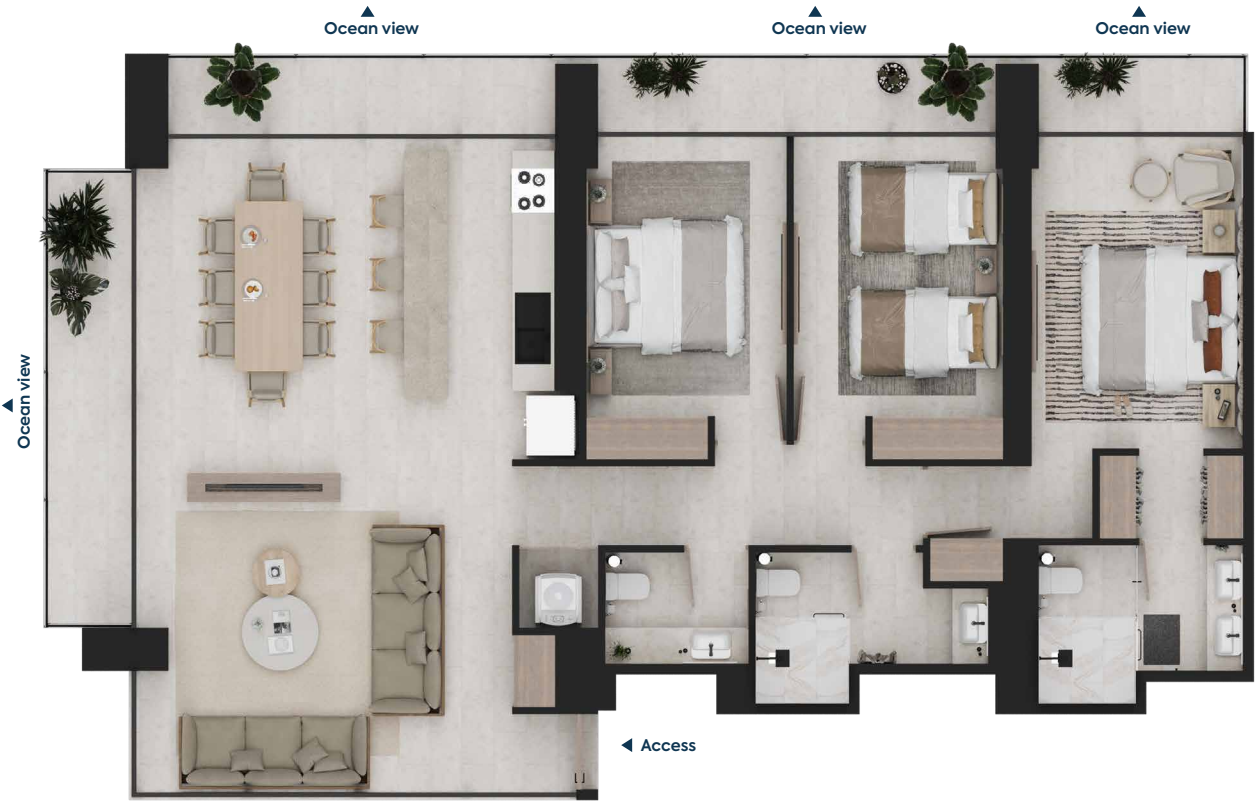
L10 – L18

None

Floor Location



All condos have ocean view



Space Description

- Master bedroom with walk-in closet
- Living room
- Kitchen and dining room
- Laundry station
- 2.5 Bathrooms
- Terrace

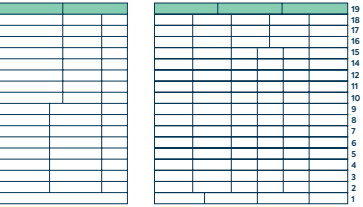
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Penthouse

PH

Living area: 172 m² / 1,850 ft²
Terrace: 81 m² / 871.56 ft²
Total: 253 m² / 2,722.28 ft²

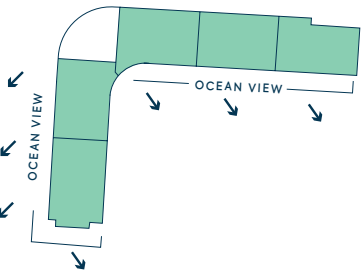
Unit Location



L20

L20

Floor Location



All condos have ocean view



Roof Top



Space Description

- Bedroom with walk-in closet
- Living room and dining room
- Kitchen

Roof Top

- 2.5 Bathrooms
- Terrace
- Living area
- Grill and kitchenette
- Outside Terrace
- Restroom

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DEVELOPER:



MASTER BROKER:



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www.thewavvebaja.com