



**PUERTA CORTÉS**  
MAR DE CORTÉS

**WELCOME** to this unique place - where the desert meets the sea. Witness an unmatched marriage of elements distinctive to this part of the World. Discover how elegance, refinement, hospitality, and privacy combine with the charisma of La Paz to create a place you will want to experience again and again.

Standing alone, facing the majestic Sea of Cortez, **Puerta Cortés** offers an exceptional blend of beauty and peace. Puerta Cortés provides a wide variety of activities for every personality, taste, and age. It feels very natural to enjoy such unique scenery, relax at the member's exclusive Beach Club, work out while overlooking the sea, or revitalize your senses at a world-class spa.

For golfers, you will love playing the first Gary Player Signature Golf Course in Mexico, enjoying the panoramic Sea of Cortez views that come into play on 17 of the 18 holes. Sail through turquoise waters and revel in its biodiversity, or simply enjoy your favorite water sport. Delight your palate with a wide variety of sumptuous dishes at Gourmet Restaurants overlooking the marina. Take a stroll down the Malecon (waterfront walkway) and discover the essence that makes La Paz such a wonderful place. Finally, end the day by witnessing another magnificent sunset from your new luxurious home at **Puerta Cortés**.

A PLACE THAT IS SIMPLY

**UNIQUE**



LOMAS

MARINA  
RESIDENCES

VISTAMAR

COLINAS

LA CIMA

PLAYA DE LA  
PAZ

LIFESTYLE IS WHAT DISTINGUISHES YOU FROM OTHERS;

WHERE WE LIVE IS AN EXPRESSION OF OUR LIVES

**PUERTA CORTÉS** offers a unique lifestyle filled with comfort, state-of-the-art facilities, and exceptional service. Every residence has been carefully designed to ensure a theme of spaciousness and functionality. Individual neighborhoods offer gated security entrances, 24-hour on-site security, and community areas, many with neighborhood swimming pools. Owners can take advantage of property and rental management services being offered.

There are homes available for every need. Each project fulfill your every desire for space and style. They have been designed so you can live an elegant yet cozy lifestyle.

# LA CIMA

Elevate Your Living, Embrace the Horizon





LA CIMA



# YOUR LAND, YOUR BLANK CANVAS

## WELCOME TO LA CIMA

In the heart of Puerta Cortés, the second phase of our exclusive residential community emerges: **La Cima**. This development of **25 ready-to-build lots** offers a life of luxury and serenity, with breathtaking views of the Sea of Cortez, our renowned golf course, and the Marina. Enjoy unmatched access to world-class amenities, surrounded by nature and elegance.

## EXQUISITE MASTER PLAN – FREEDOM WITH STYLE

Every lot at La Cima has been meticulously planned to maximize privacy and showcase the breathtaking natural surroundings. The master plan ensures unobstructed views of the sea and the mountainous desert landscape that defines this unique region.

While maintaining architectural cohesion through uniform façades, **La Cima offers you the freedom to design your home's interior according to your lifestyle and taste.** It's the best of both worlds: a refined, elegant exterior and a fully customized living space inside.

To support your vision, we've developed two thoughtfully designed prototype homes—ideal as a starting point for inspiration and spatial planning.

## DESIGNED FOR LUXURY LIVING

- **Uniform style** that create architectural harmony across the community
- **Full freedom** in interior design and layout
- **Panoramic views** from every lot—some overlooking the Sea of Cortez, the golf course, and the Marina
- Options for **roof gardens, expansive terraces**, and open-air social areas

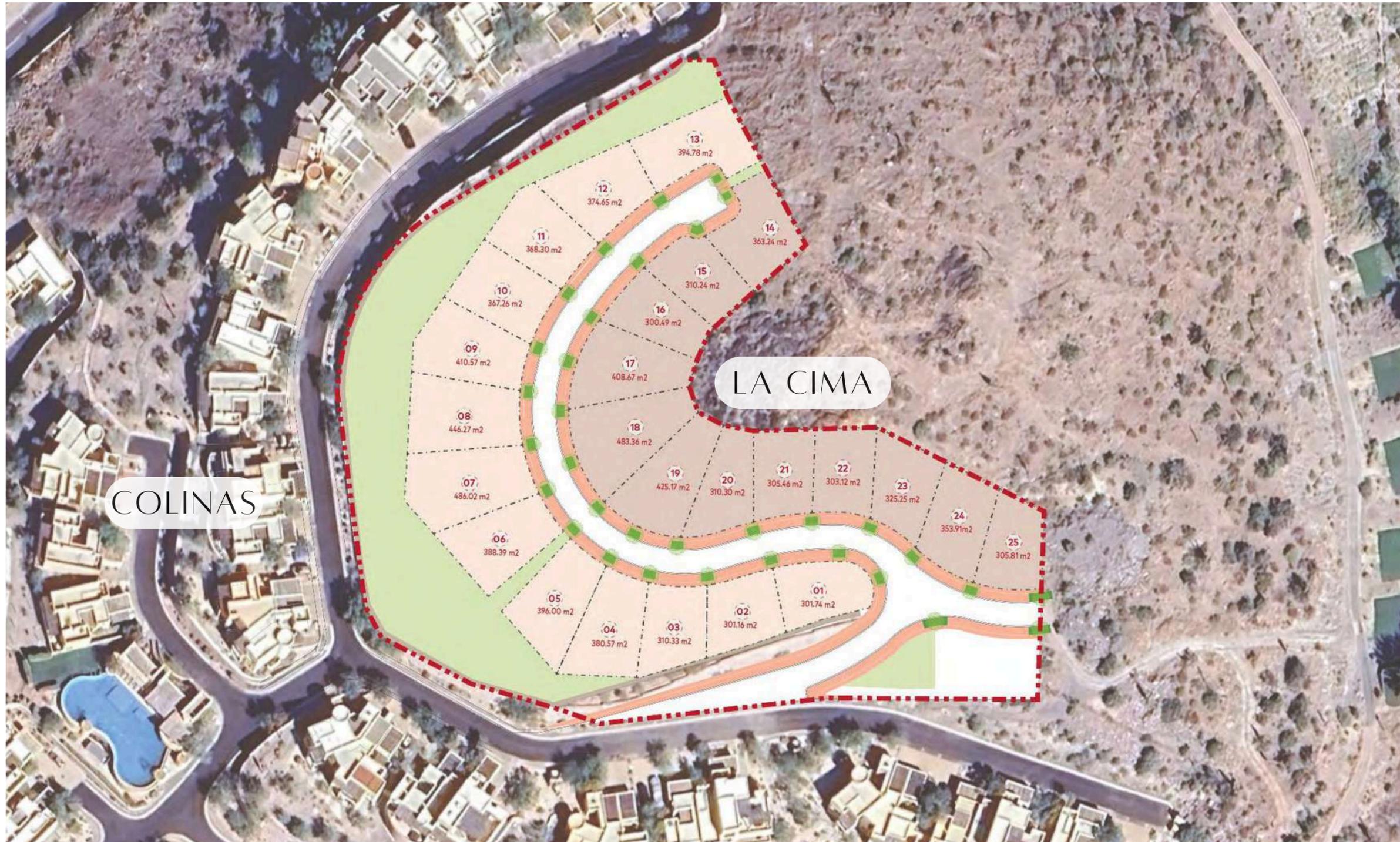
## PRIME LOCATION

Located within the prestigious Puerta Cortés development, La Cima offers direct access to golden beaches, a world-class marina, and a championship golf course designed by Gary Player. Just minutes from the tranquil and naturally stunning city of La Paz, La Cima is your sanctuary in Baja—where sophistication meets the sea.





# LA CIMA MASTER PLAN



DOWNHILL		UPHILL	
LOT	M2	LOT	M2
01	301.74	14	363.24
02	301.16	15	310.24
03	310.33	16	300.49
04	380.57	17	408.67
05	396.00	18	483.36
06	388.39	19	425.17
07	486.02	20	310.30
08	446.27	21	305.46
09	410.57	22	303.12
10	367.26	23	325.25
11	368.30	24	353.91
12	374.65	25	305.81
13	394.78		

	DOWNHILL
	UPHILL
	RETAINING WALL
	LANDSCAPED AREAS
	PLANTING BEDS
	SIDEWALK
	RESIDENTIAL LOTS

## INFRASTRUCTURE THAT SUSTAINS AN ELEVATED WAY OF LIVING

QUIET TECHNOLOGY, SEAMLESS EFFICIENCY, AND DESIGN THAT HONORS THE LANDSCAPE

Designed to operate quietly in the background, La Cima's infrastructure provides reliability, efficiency, and visual harmony—delivering all the essentials without ever interrupting the experience.

- **State-of-the-art desalination plant** expanded in 2024 to a capacity of 1,400 m<sup>3</sup> per day—a silent, long-term solution for reliable water supply
- **Centralized wastewater treatment system** (PTAR) serving the entire community, eliminating the need for individual septic or biodigester solutions
- **Hydraulic concrete roads**, durable and consistent, enhancing the urban experience while blending into the terrain
- **Low-maintenance desert landscaping** with drip irrigation, designed to coexist with native flora and promote water efficiency
- **Smart security infrastructure**, featuring CCTV and a digital monitoring system ready for remote surveillance technologies
- **Soft, directional architectural lighting**, illuminating walkways without interfering with the natural rhythm of the desert night
- A shared green space in front of the downhill lots, expanding the view and creating a smooth visual transition from the first phase of Colinas
- **Infrastructure-ready for fiber optic internet**, ensuring future connectivity with high-speed performance and minimal visual impact

**A THOUGHTFUL INFRASTRUCTURE YOU MAY NOT SEE—BUT WILL ALWAYS FEEL.  
BUILT TO LAST AND ELEVATE HOW YOU LIVE.**

## CHOOSE YOUR IDEAL PERSPECTIVE

TWO LANDSCAPES, ONE EXCEPTIONAL LIFESTYLE

At La Cima, every homesite is shaped by the natural topography, allowing you to choose between two unique orientations—Uphill or Downhill—each offering its own architectural and experiential advantages. Whether you seek elevated views or seamless integration with the landscape, both options deliver on privacy, beauty, and intelligent design.

### **DOWNHILL LOTS**

- Positioned in front of a beautifully landscaped desert garden, ensuring privacy and elevation over Colinas.
- Designed for 2 levels plus a rooftop, ideal for maximizing outdoor living
- Private rooftop terraces with expansive views
- Standard land-use coefficient (CUS), perfect for balanced layouts

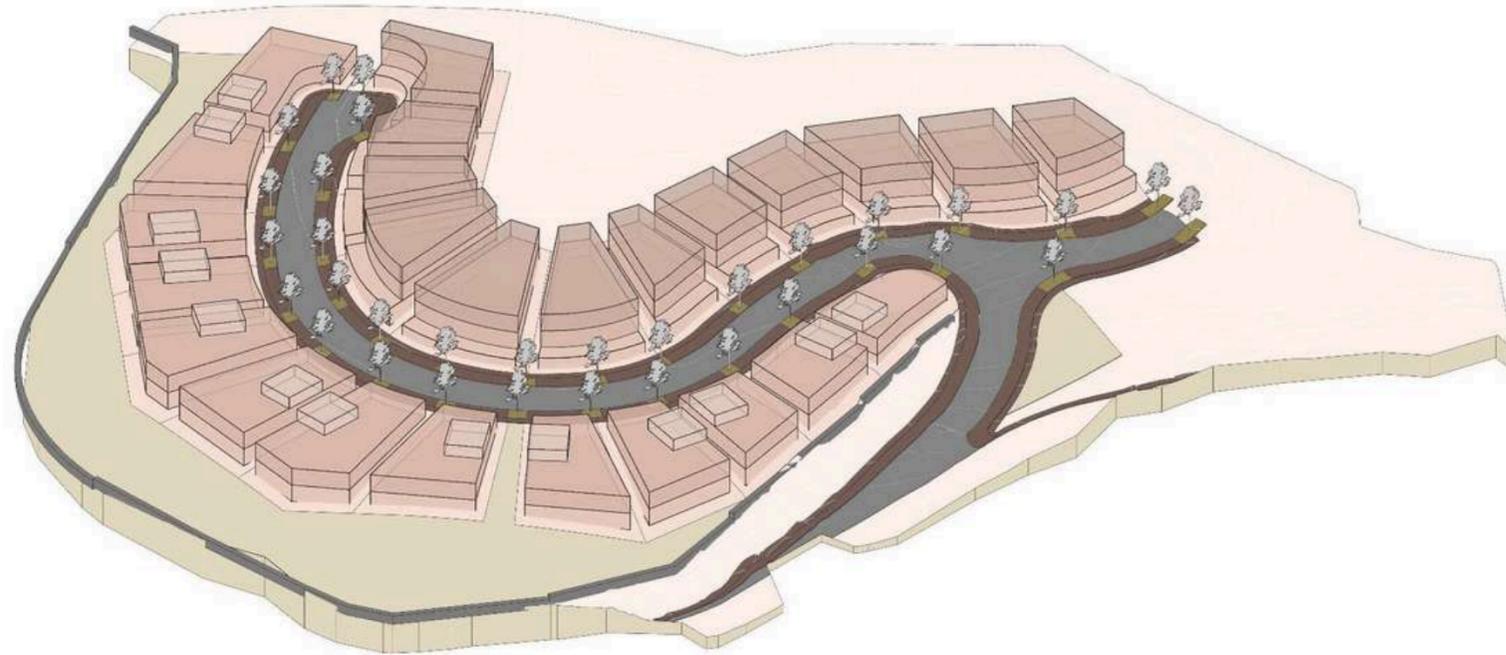
### **UPHILL LOTS**

- Elevated placement with panoramic views of the Sea of Cortez, golf course, and Marina
- Designed for 3-level homes, making the most of the slope and vertical space
- Larger social terraces on the main level, ideal for entertaining
- Higher CUS allows for more buildable area and architectural freedom

ALL WITHIN A THOUGHTFULLY REGULATED DESIGN FRAMEWORK THAT PROTECTS YOUR VIEW AND ENHANCES ARCHITECTURAL COHERENCE ACROSS LA CIMA.

## THOUGHTFULLY BALANCED SPACES

Behind each residence at La Cima lies a framework of balance—one that nurtures individuality while preserving architectural unity and harmony with the land. These parameters aren't about limitation—they're the quiet foundation of long-term value, beauty, and order.



- COS (Land Occupation Coefficient): 65%
- Up to 65% of the lot may be used for a covered building footprint, allowing for generous outdoor areas.
- CUS (Land Use Coefficient): 1.25 for downhill / 1.50 for uphill
- Indicates the total allowable construction area. Uphill lots permit larger built spaces, ideal for multilevel homes.
- A minimum of 25% of each lot must remain free of any construction, dedicated to vegetation—ideally native—and to support natural water absorption and landscape integration.

### **Downhill Lots**

→ Naturally lower than street level, blending gently into the terrain

### **Uphill Lots**

→ Elevated above the street, allowing greater height and panoramic views

These guidelines don't restrict—they elevate. They create the framework for a community rooted in elegance, balance, and sustainability.

## MEET THE VISIONARIES BEHIND THE URBAN DESIGN GUIDELINES

### **ARISTA** Urban Design with Purpose

With over 20 years of experience, ARISTA is a multidisciplinary design studio dedicated to transforming cities and enhancing the quality of life for those who inhabit them. Their work lies at the intersection of urban planning, landscape design, and architecture—crafting environments that inspire and offer human-centered spaces to live, learn, work, and connect.

Some of their most distinguished projects include:

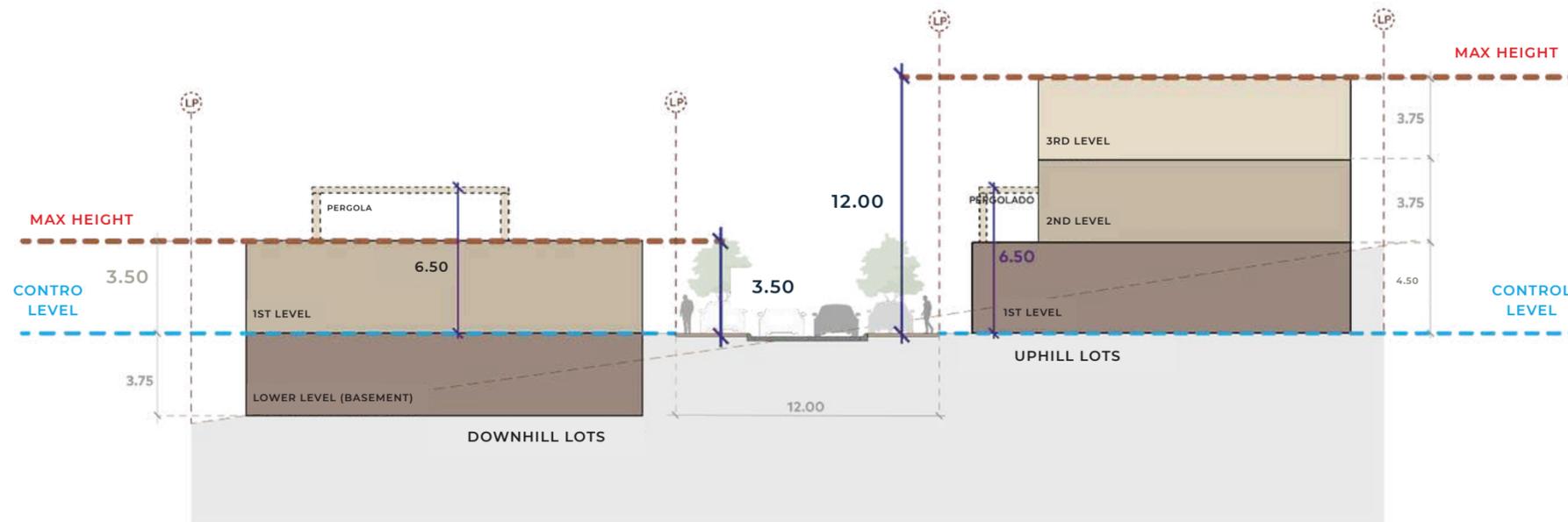
- **San Pedro Garza García, Nuevo León:** A master plan that revitalizes urban areas through green spaces and pedestrian-friendly design.
- **Parque Centro in Saltillo, Coahuila:** A mixed-use development blending residential, commercial, and recreational spaces, fostering community vibrancy and economic growth.

At La Cima, ARISTA was entrusted with creating the architectural design guidelines—harmonizing exterior facades while allowing freedom to personalize interiors. This thoughtful approach ensures a cohesive aesthetic that preserves and elevates the community's long-term value, striking a balance between collective identity and individual expression.

# DESIGN PARAMETERS THAT PRESERVE HARMONY

## ARCHITECTURAL GUIDELINES THAT ELEVATE EVERY HOME

To maintain uninterrupted views and a harmonious visual rhythm, each homesite is guided by architectural parameters that elevate form and function without imposing on the landscape. These standards ensure architectural consistency and effortless transitions between indoor and outdoor spaces.



### DOWNHILL LOTS

- Up to **2 buildable levels** plus a rooftop pergola on the second level
- **Maximum building height: 3.5 m** (including railings, parapets, and visible structures)
- **Maximum rooftop pergola height: 6.5 m**

### UPHILL LOTS

- Up to **3 buildable levels**
- **Maximum total height: 12 m** (including architectural elements)
- **Maximum pergola height on the front setback (second level): 6.5 m**

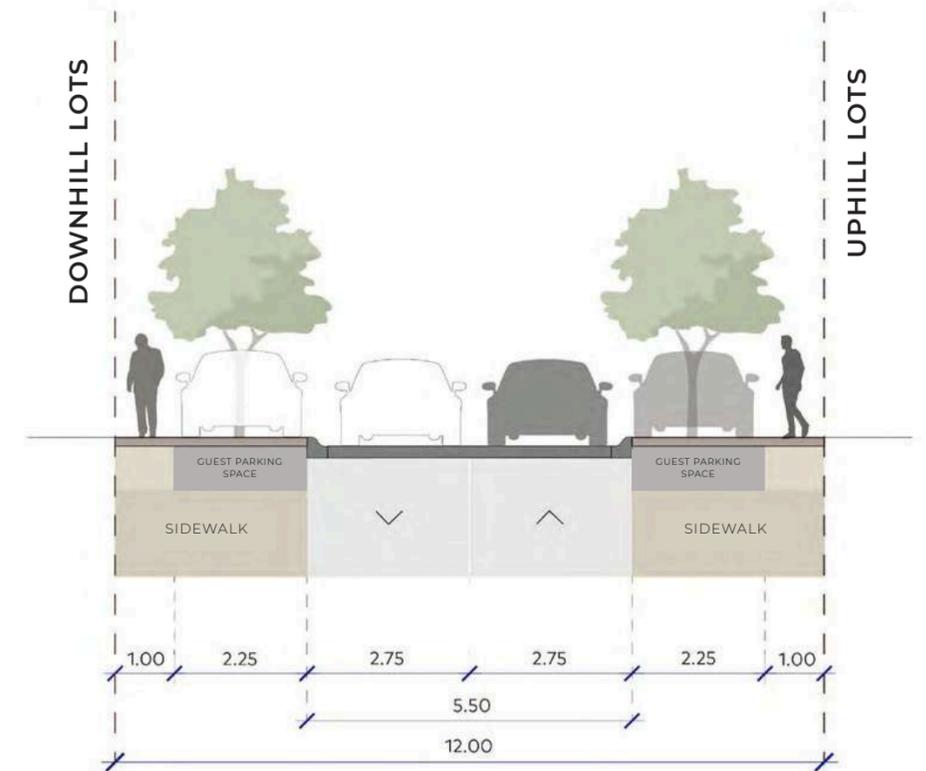
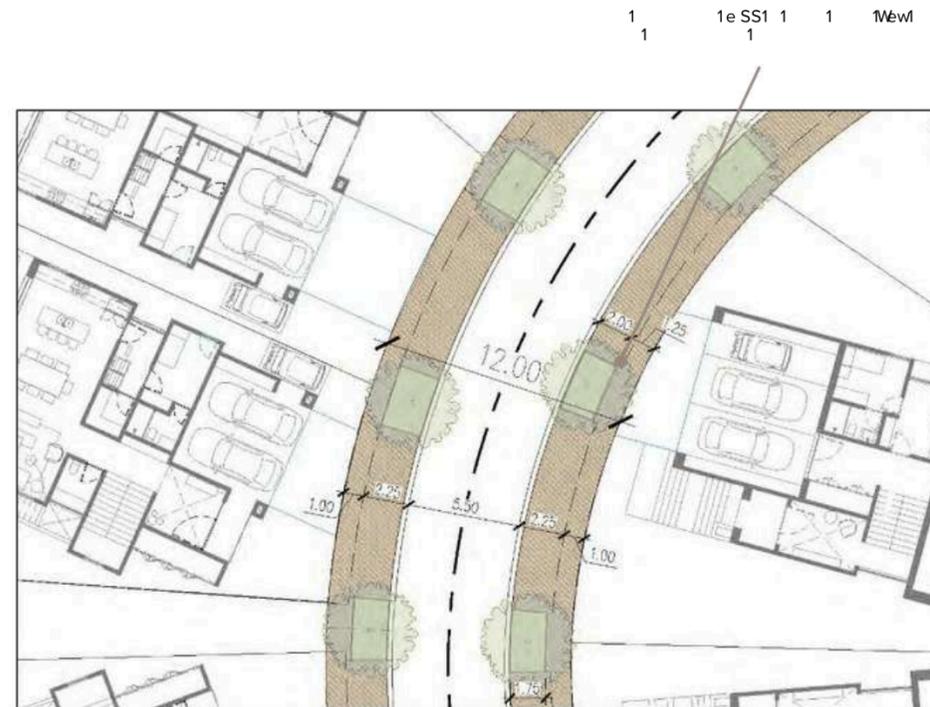
THESE DESIGN PARAMETERS ARE NOT LIMITATIONS—THEY'RE THE FOUNDATION FOR A UNIFIED, ELEVATED COMMUNITY VISION.

# URBAN DESIGN CRAFTED FOR DAILY WELLBEING

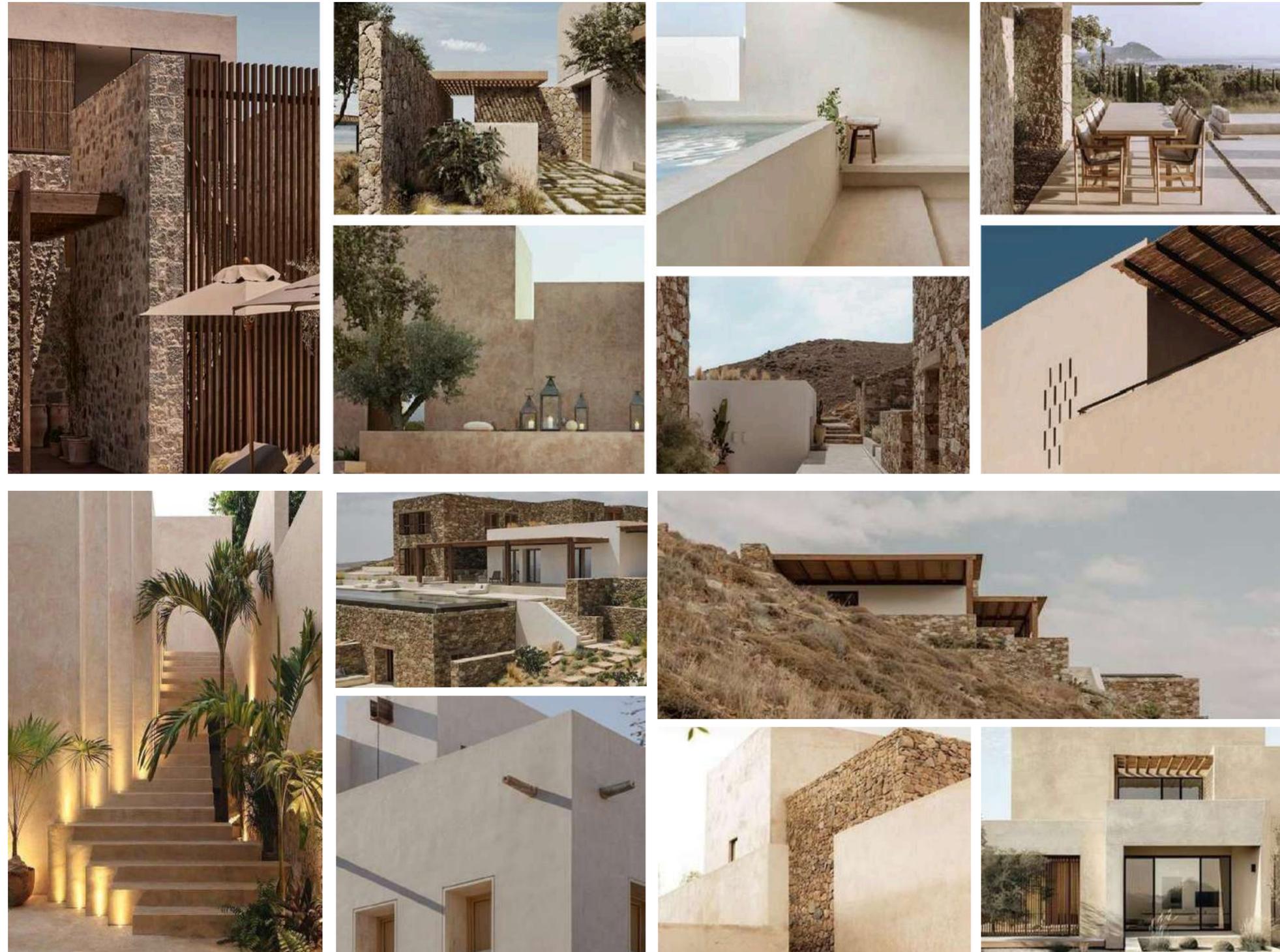
## SPACIOUS, FUNCTIONAL AND ELEGANTLY INTEGRATED WITH THE NATURAL SURROUNDINGS

The internal streetscape at La Cima has been carefully planned to blend elegance, functionality, and comfort—creating a setting where movement feels effortless and inviting.

- **12-meter total street width**, carefully balanced for functionality and elegance
- **5.50 m** dedicated to smooth two-way vehicle flow
- **Generous sidewalks** totaling 3.25 m, combining greenery, shade, and walkability
- **Discreet guest parking** subtly integrated within the sidewalk design
- **Tree-lined planters** (2.00 m wide) with 1.25 m pedestrian walkways for unhurried movement



# DESIGN GUIDELINES INSPIRATION











An aerial photograph of a coastal resort area. The image shows a large body of water on the right side, with a sandy beach and a marina area. In the center, there is a golf course with several green fairways and a small pond. To the left of the golf course, there are several residential buildings and a large, circular paved area. The terrain is hilly and appears to be a mix of natural landscape and developed areas. The overall scene is a blend of nature and luxury development.

NATURAL HARMONY AT THE  
HEART OF EXCLUSIVITY.



Our architecture seeks to transcend and inspire

**GVI** GOMEZ VAZQUEZ INTERNATIONAL

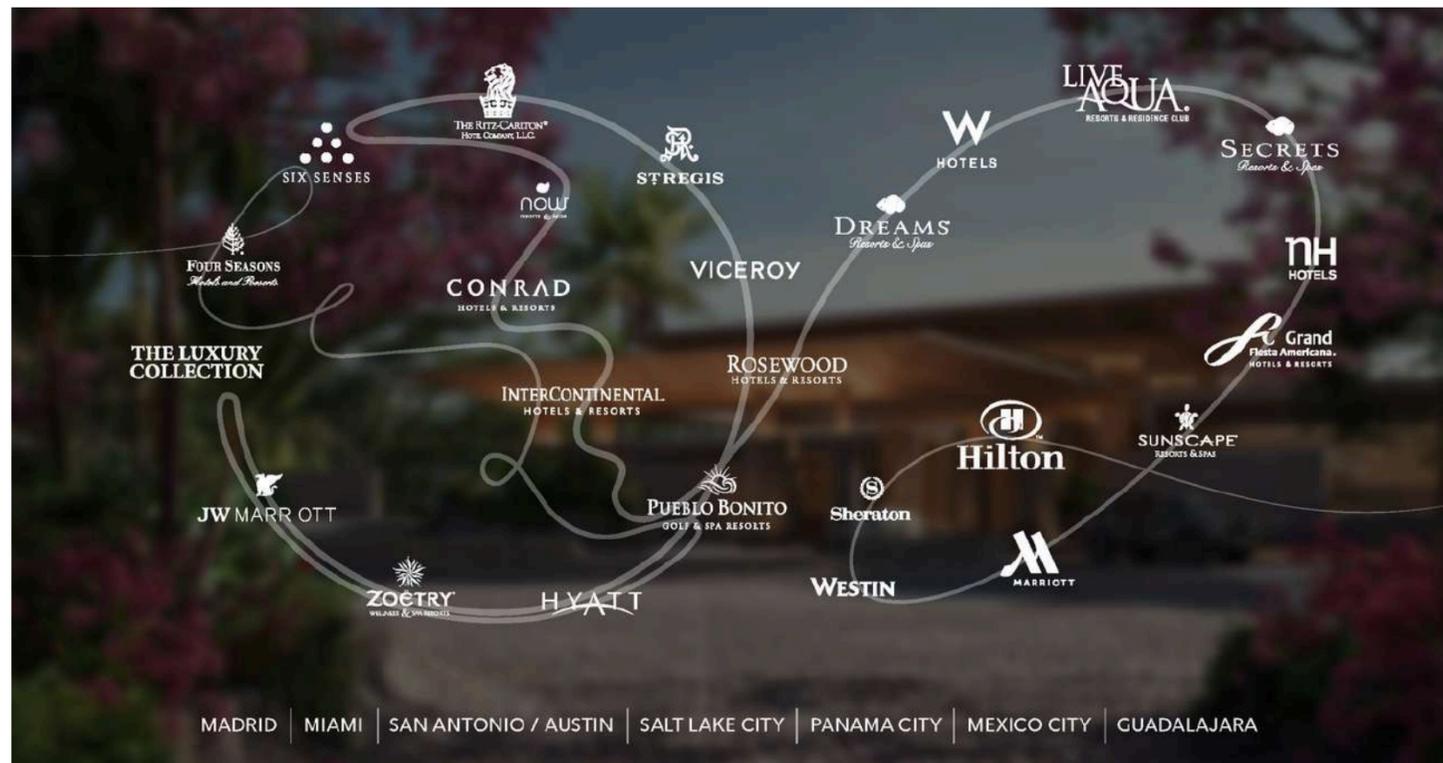


## MEET THE ARCHITECTS OF YOUR INITIAL INSPIRATION

**GVI** has produced two initial prototypes which can be used or adapted to meet your needs



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**+60** YEARS

**21** COUNTRIES

**90** DESTINATIONS

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Each of our projects take into account **the needs and attributes of our clients, the end user and society**

# UPHILL TYPOLOGY

## SETBACKS FOR UPHILL LOTS

To ensure privacy, harmony, and optimal views throughout the community, specific setback guidelines apply to homes built on upward-sloping lots:

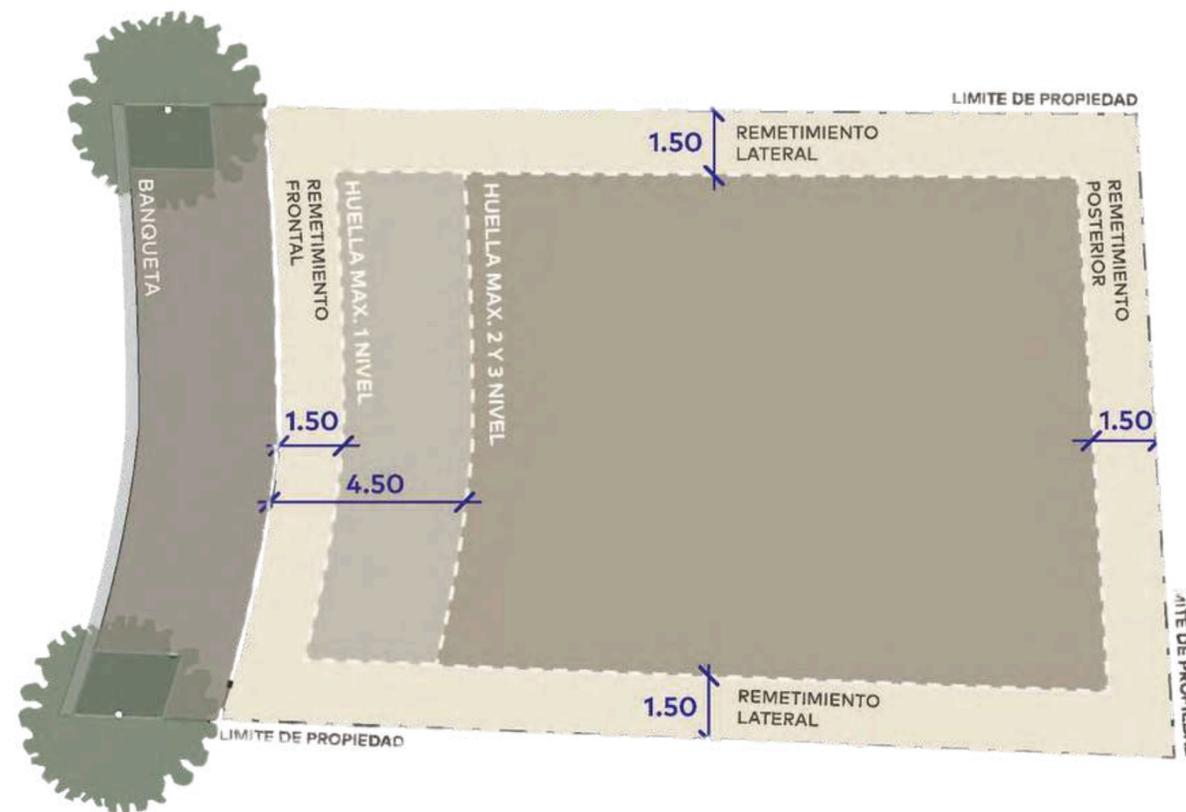
### First Level (Ground Floor)

- Front setback: 1.5 m
- Side setbacks: 1.5 m
- Rear setback: 1.5 m

### Second and Third Levels

- Front setback: 4.5 m

These guidelines help preserve architectural integrity and maintain visual balance across the development, while enhancing ventilation, natural light, and spatial comfort between neighboring homes.







# GROUND FLOOR PLAN – (LOTE 22)

1	Garage	42.10 m <sup>2</sup>
2	Main Entrance Hall	8.40 m <sup>2</sup>
3	Secondary Entrance Hall	8.14 m <sup>2</sup>
4	Service Area	10.85 m <sup>2</sup>
5	Service Room	8.94 m <sup>2</sup>
6	Service Bathroom	4.14 m <sup>2</sup>
7	Storage Room	3.52 m <sup>2</sup>
8	Owner's Closet	3.36 m <sup>2</sup>
9	Others	

- Constructed Area:
- Ground Floor: 113.753 m<sup>2</sup>
  - Level 01: 139.04 m<sup>2</sup>
  - Level 02: 120.879 m<sup>2</sup>
  - Total: 373.672 m<sup>2</sup>



## LEVEL 01 – (LOT 22)

1	Guest Bathroom	11.30 m <sup>2</sup>
2	Living Room	22.87 m <sup>2</sup>
3	Dining Room.	22.64 m <sup>2</sup>
4	Kitchen	10.43 m <sup>2</sup>
5	Terrace	15.64 m <sup>2</sup>
6	Plunge Pool	4.41 m <sup>2</sup>
7	TV Lounge	18.88 m <sup>2</sup>

### Constructed Area:

- Ground Floor: 113.753 m<sup>2</sup>
- Level 01: 139.04 m<sup>2</sup>
- Level 02: 120.879 m<sup>2</sup>
- Total: 373.672 m<sup>2</sup>



## LEVEL 02 – (LOT 22)

1	Secondary Bedroom 01	10.61 m <sup>2</sup>
2	Secondary Bathroom 01	7.24 m <sup>2</sup>
3	Secondary Bedroom 02	19.36 m <sup>2</sup>
4	Secondary Bathroom 02	6.55 m <sup>2</sup>
5	Master Bedroom	20.57 m <sup>2</sup>
6	Master Bathroom & Walk-in Closet.	11.62 m <sup>2</sup>

### Constructed Area:

- Ground Floor: 113.753 m<sup>2</sup>
- Level 01: 139.04 m<sup>2</sup>
- Level 02: 120.879 m<sup>2</sup>
- Total: 373.672 m<sup>2</sup>



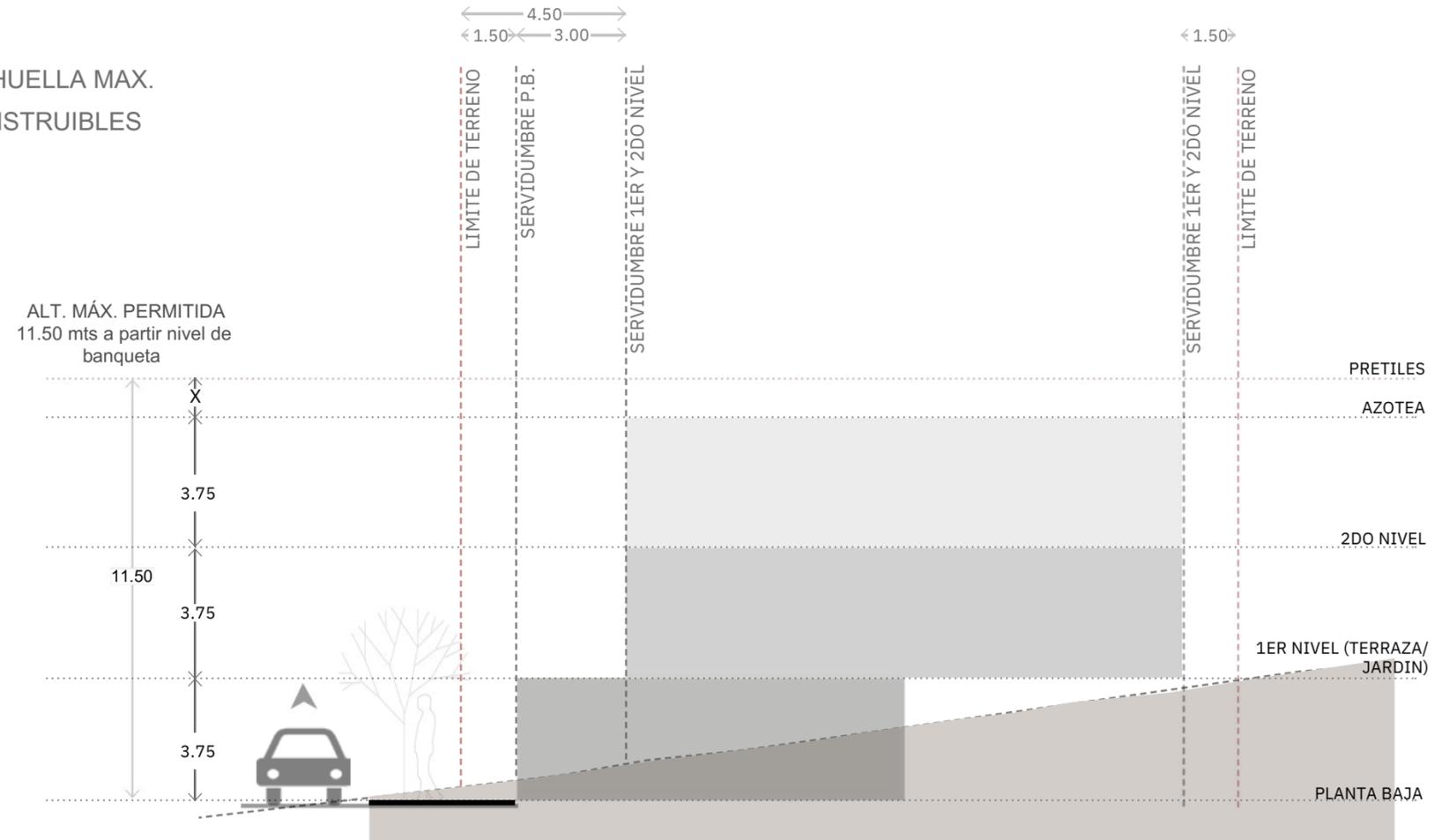
# UPHILL PROTOTYPE – LOT 22

## LINEAMIENTOS

TERRENO: **303.12 m<sup>2</sup>**  
 COS: CUS: 0.65 = 197.03 M<sup>2</sup> DE HUELLA MAX.  
 1.50 = 454.68 M<sup>2</sup> CONSTRUIBLES



PLANTA



SECCIÓN

# DOWNHILL TYPOLOGY

## SETBACKS FOR DOWNHILL LOTS

To promote privacy, structural integrity, and harmonious architectural flow, the following setbacks apply to homes built on downhill lots:

### Applicable to First and Lower Levels

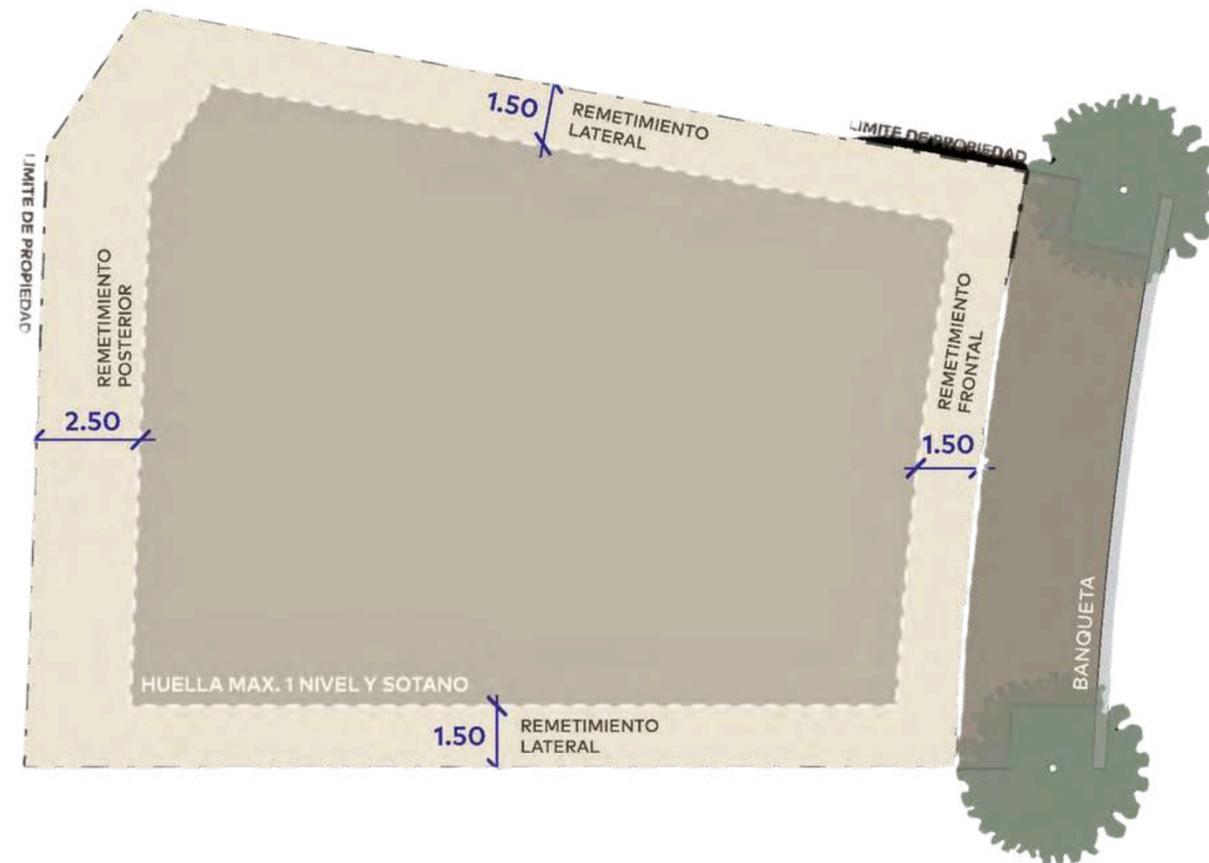
#### Standard Lots:

- Front setback: 1.5 m
- Side setbacks: 1.5 m
- Rear setback: 2.5 m

#### Special Setback Lots:

- Front setback: 1.5 m
- Side setbacks: 1.5 m
- Rear setback: 2.0 m

These guidelines ensure consistent spacing between homes, preserve views, and support proper ventilation, drainage, and natural light—enhancing the community's quality of life and architectural cohesion.







# GROUND FLOOR PLAN- (LOT 11)

1	Garage	26.78 m <sup>2</sup>
2	Entrance Hall	9.26 m <sup>2</sup>
3	Guest Bathroom	4.23 m <sup>2</sup>
4	Living Room	20.85 m <sup>2</sup>
5	Dining Room	12.65 m <sup>2</sup>
6	Kitchen	18.70 m <sup>2</sup>
7	Grill	8.47 m <sup>2</sup>
8	Terrace	28.53 m <sup>2</sup>
9	Plunge Pool	4.41 m <sup>2</sup>
10	Service Area	5.53 m <sup>2</sup>
11	Service Room	9.35 m <sup>2</sup>
12	Service Bathroom	3.98 m <sup>2</sup>
13	Owner's Closet	3.96 m <sup>2</sup>
14	Storage Room.	

- Constructed Area:
- Ground Floor: 161.97 m<sup>2</sup>
  - Basement Level: 214.21 m<sup>2</sup>
  - Rooftop Level: 26.85 m<sup>2</sup>
  - Total: 403.03 m<sup>2</sup>



## BASEMENT FLOOR PLAN- (LOT 11)

1 TV Lounge	15.48 m <sup>2</sup>
2 Secondary Bedroom 01	13.28 m <sup>2</sup>
3 Bathroom / Walk-in Closet for Secondary Bedroom 01	12.38 m <sup>2</sup>
4 Secondary Bedroom 02	26.47 m <sup>2</sup>
5 Bathroom / Walk-in Closet for Secondary Bedroom 02	8.72 m <sup>2</sup>
6 Master Bedroom	27.56 m <sup>2</sup>
7 Master Bathroom	24.19 m <sup>2</sup>
8 Master Walk-in Closet	6.64 m <sup>2</sup>
9 Storage Room	10.05 m <sup>2</sup>

### Constructed Area:

- Ground Floor: 161.97 m<sup>2</sup>
- Basement Level: 214.21 m<sup>2</sup>
- Rooftop Level: 26.85 m<sup>2</sup>
- Total: 403.03 m<sup>2</sup>

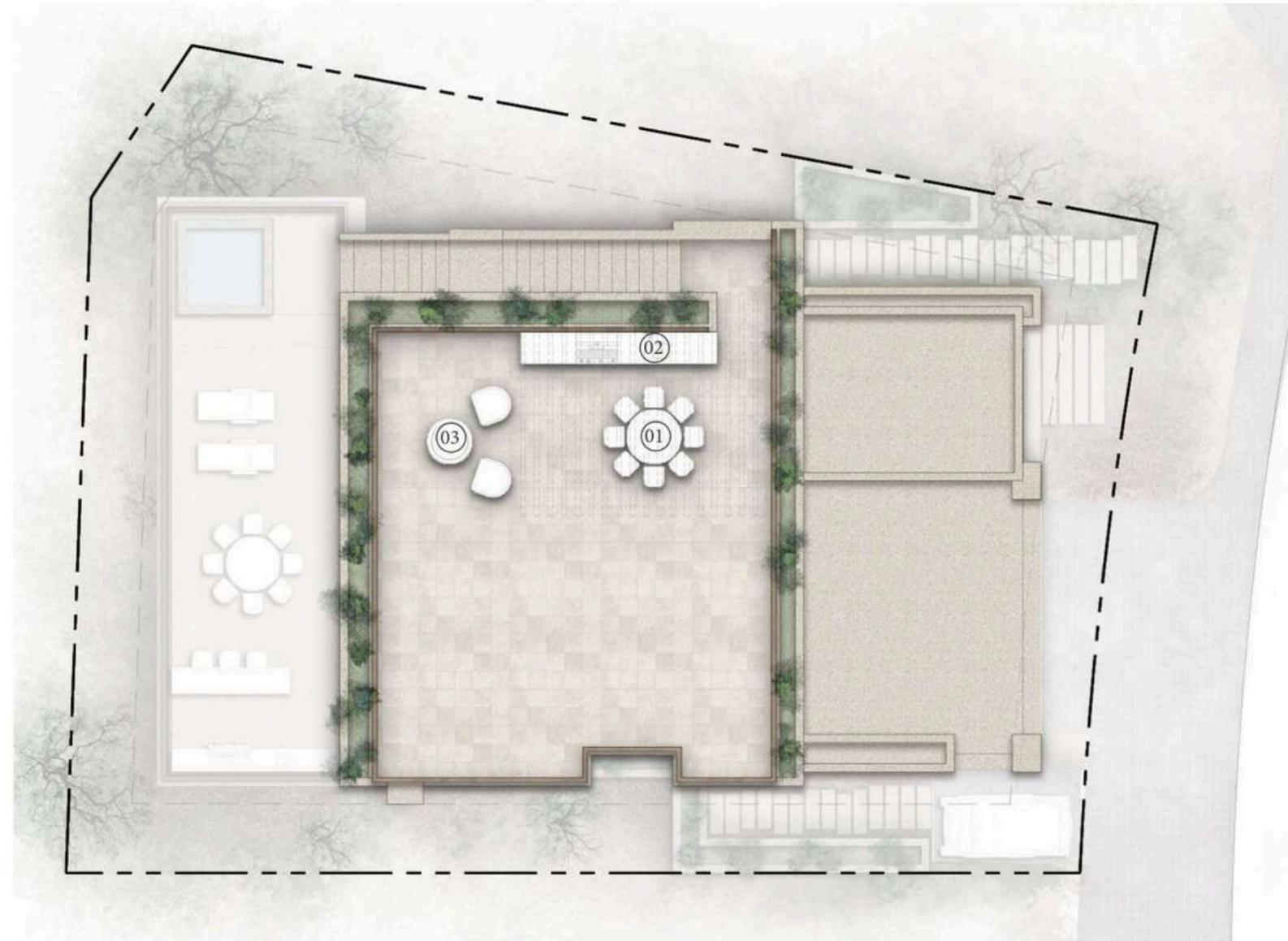


## ROOFTOP FLOOR PLAN – (LOT 11)

- 1 Terrace 26.95 m<sup>2</sup>
- 2 Grill
- 3 Firepit

### Constructed Area:

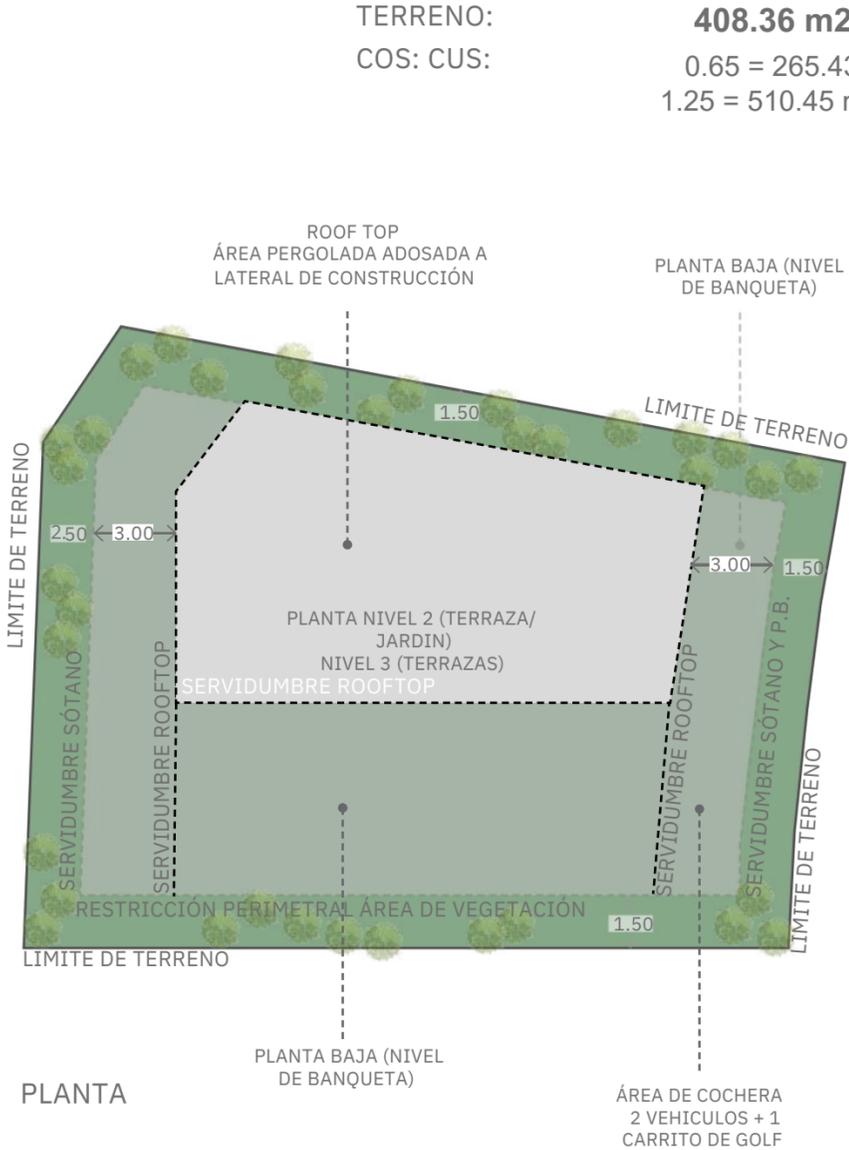
- Ground Floor: 161.97 m<sup>2</sup>
- Basement Level: 214.21 m<sup>2</sup>
- Rooftop Level: 26.85 m<sup>2</sup>
- Total: 403.03 m<sup>2</sup>



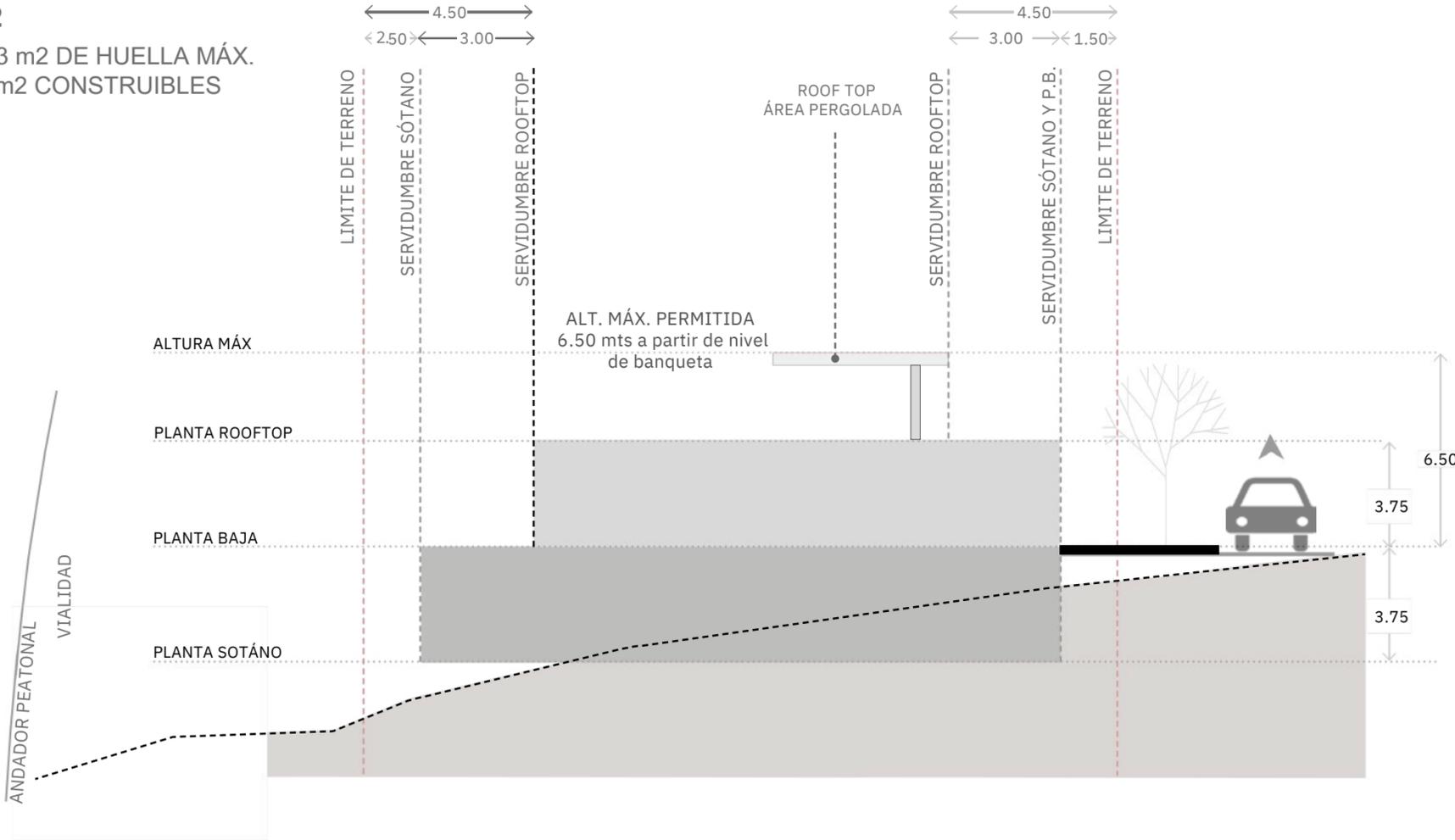
# DOWN PROTOTYPE – LOT 22

## LINEAMIENTOS

TERRENO: **408.36 m<sup>2</sup>**  
 COS: CUS: 0.65 = 265.43 m<sup>2</sup> DE HUELLA MÁX.  
 1.25 = 510.45 m<sup>2</sup> CONSTRUIBLES



PLANTA



SECCIÓN

# FREQUENTLY ASKED QUESTIONS

## OWNING IN PUERTA CORTÉS

### **WHO AM I BUYING MY PROPERTY FROM?**

When you purchase a property in any of the Puerta Cortés subdivisions, you are investing in a project backed by a group of national and international investors committed to establishing La Paz as a premier destination for luxury communities.

The developers bring decades of experience to the table, with a portfolio that spans residential, hotel, commercial, and industrial projects across the globe.

### **CAN FOREIGNERS OWN PROPERTY IN PUERTA CORTÉS?**

Yes.

- **For residential purposes:** Foreigners can indirectly own property through a fideicomiso (a Mexican real estate trust agreement) with a Mexican bank acting as the trustee. This process requires prior authorization from the Mexican Federal Government (Ministry of Foreign Affairs).

- **For commercial or business purposes:** Foreigners can own property by forming a Mexican corporation, which can be 100% foreign-owned, with authorization from the Mexican Federal Government.

### **WHAT IS A FIDEICOMISO?**

A fideicomiso is a real estate trust agreement in Mexico that allows foreign buyers to acquire residential property. Under this agreement, a Mexican bank or institution acts as the trustee, holding the title of the property for the benefit of the purchaser. The trustee is legally obligated to hold the title on behalf of the beneficiary (the purchaser), following the terms of the trust agreement and Mexican law.

## OWNING IN PUERTA CORTÉS

### **IS IT SAFE TO INVEST IN PROPERTY IN LA PAZ, BCS?**

Yes, La Paz is considered one of the safest cities in Mexico. The city has a low crime rate, and its strong sense of community and local government efforts contribute to a secure environment for residents and investors alike. The region's stability makes it an attractive destination for real estate investment, ensuring that your property and investment are well-protected.

### **WHAT TYPE OF SECURITY DOES PUERTA CORTÉS OFFER?**

Puerta Cortés is a gated community committed to ensuring a safe and secure living environment for all its residents. The community features 24-hour, guard-gated security, with regular patrols throughout the development. A dedicated security team is on duty at all times, and a round-the-clock vehicle patrol ensures continuous surveillance. Access to the property is strictly controlled, with entry permitted only to authorized personnel, hotel guests, and residents. All guests of homeowners must be pre-registered with security to gain access to the property.

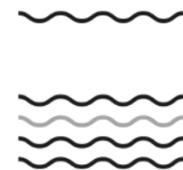
### **WHAT ARE THE ADVANTAGES OF INVESTING IN LA PAZ, BCS, AS A FOREIGNER?**

Investing in La Paz offers numerous advantages for foreign investors, including a booming real estate market, the city's growing popularity as a luxury destination, and the favorable exchange rate. Mexico's legal framework, including the fideicomiso system, provides a secure way for foreigners to invest in property, ensuring that their rights and interests are safeguarded. Additionally, La Paz is known for its safety, making it much safer than many cities in the USA. While safety conditions can vary across different regions, La Paz stands out for its tranquility and low crime rates. La Paz's unique blend of natural beauty, cultural richness, and economic potential makes it a smart investment choice.

## YOUR DREAM, OUR REALITY

Every element of Puerta Cortés, from the marina, golf course, residential communities, world-class hotels, quality of construction, attention to details, and financial support of the investors and partners, creates an opportunity. Timing is everything, and now is the time to seize the opportunity.

**CONTACT OUR SALES TEAM TODAY FOR MORE INFORMATION AND TO SCHEDULE A PRIVATE TOUR.**



[puertacortes.com](http://puertacortes.com)

