



P U E R T A C O R T É S
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

COLINAS 2.0

PLAYA DE LA
PAZ



RESIDENCES

MARINA RESIDENCES PUERTA CORTÉS



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.



MARINA
RESIDENCES

SEA SIDE BLISS

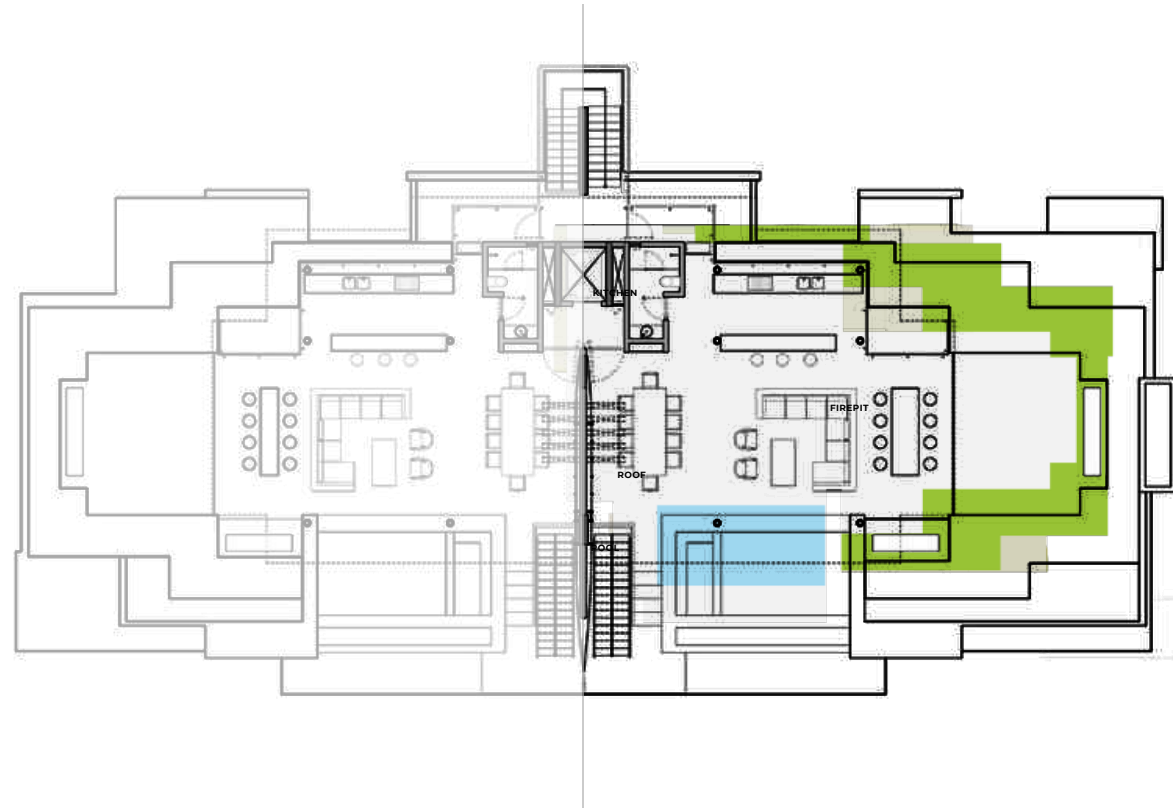
YOURS TO DISCOVER

Marina Residences Puerta Cortés establishes a deep connection with the surrounding nature. By associating the development with the sea and its marine environment, we create narrative that resonates with those seeking a lifestyle that celebrates natural beauty and harmony with the environment.

P H L E V E L



P H - 2 (P A)

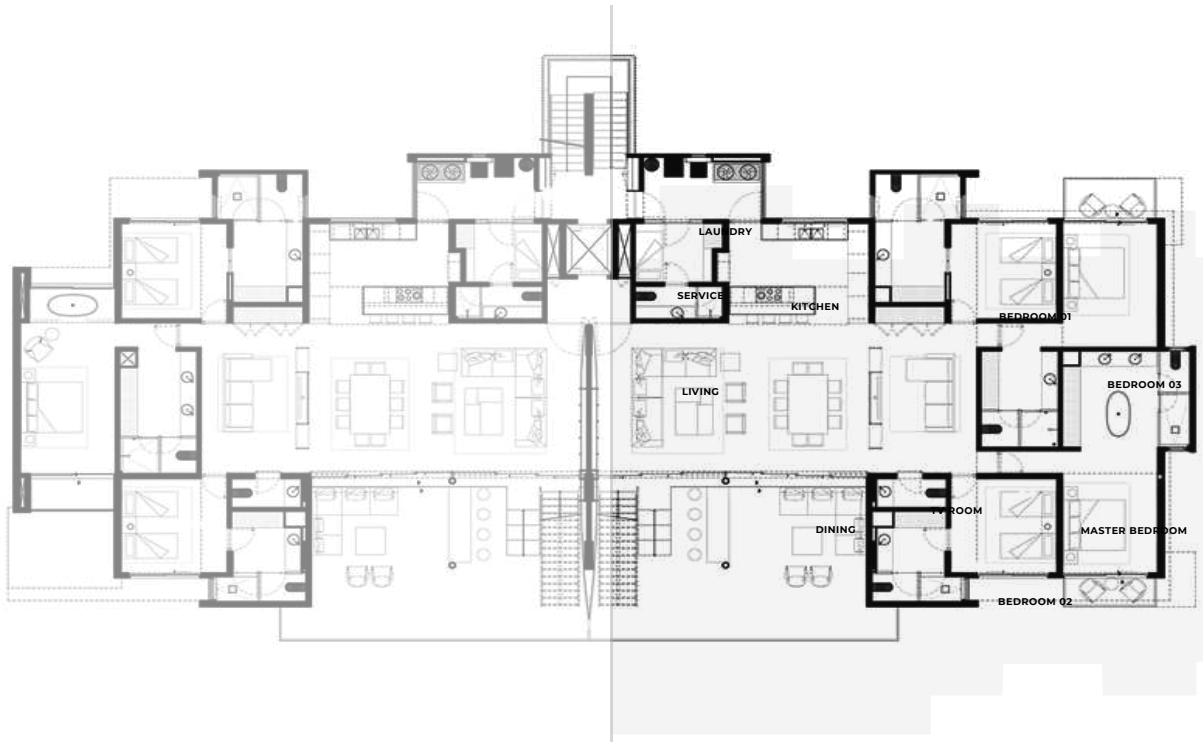


Living space	7.13 m2	76.74 ft ²
Roofed Terraces	146.43 m2	1,576.15 ft ²
Terraces / Swimming Pool	151.93 m2	1,635.36 ft ²

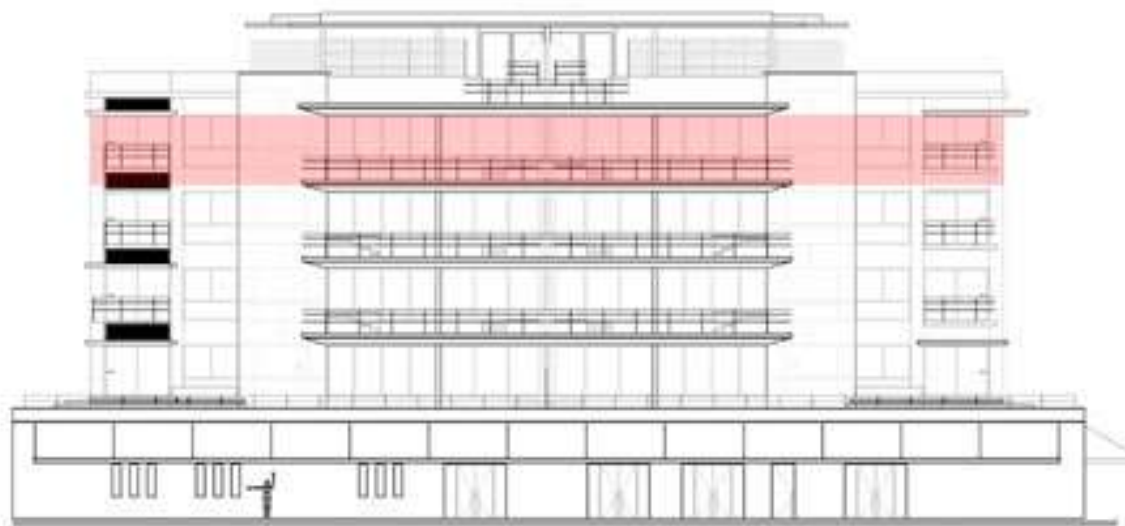
01	Firepit	01	Bedroom
01	Kitchen	01	Swimming pool
01	Living room	01	Storage
01	Dining room		



P H – 2 (P B)

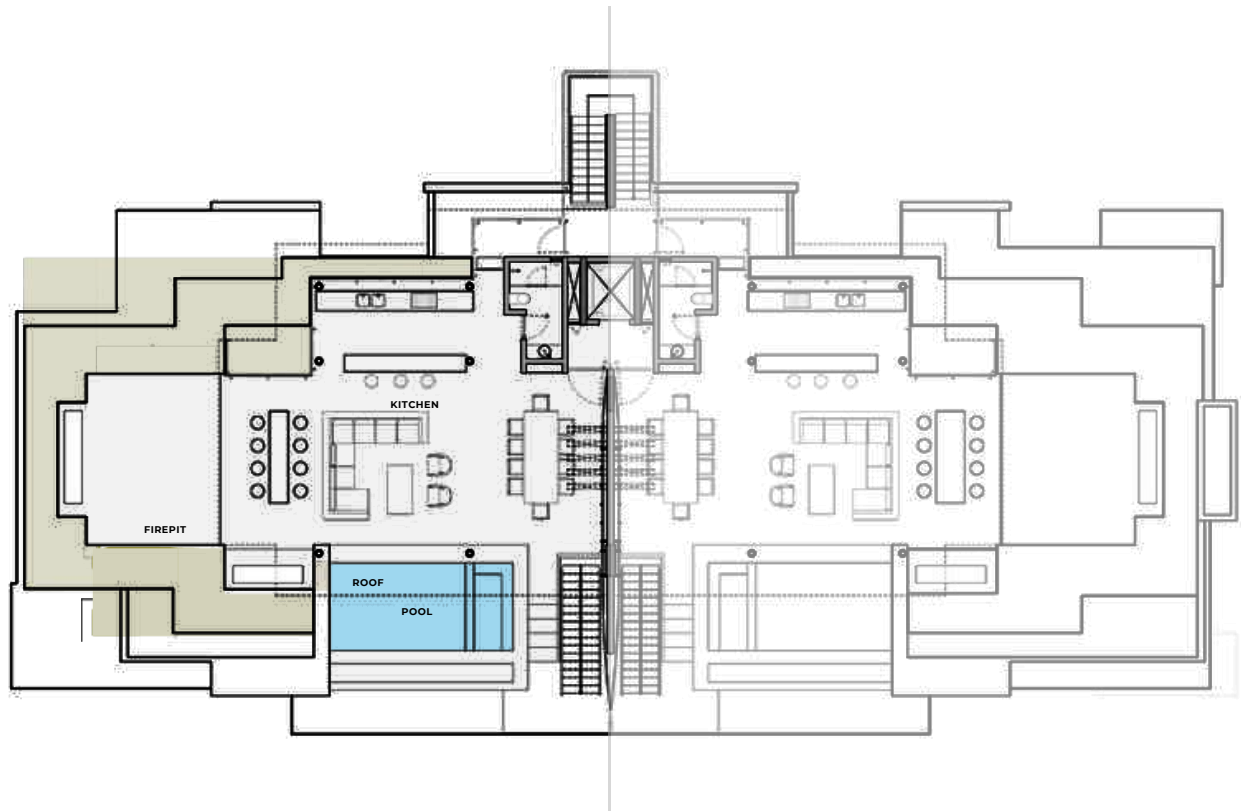


Living space	278.86 m2	3,001.62 ft ²
Terraces	78.23 m2	842.06 ft ²



04	Bedrooms	02	Terraces
06	Restrooms	01	Swimming pool
01	Living room	01	Storage
01	Dining room	01	Garage
01	Television room	02	Golf Car Garage
01	Kitchen		

PH - 01 (P A)

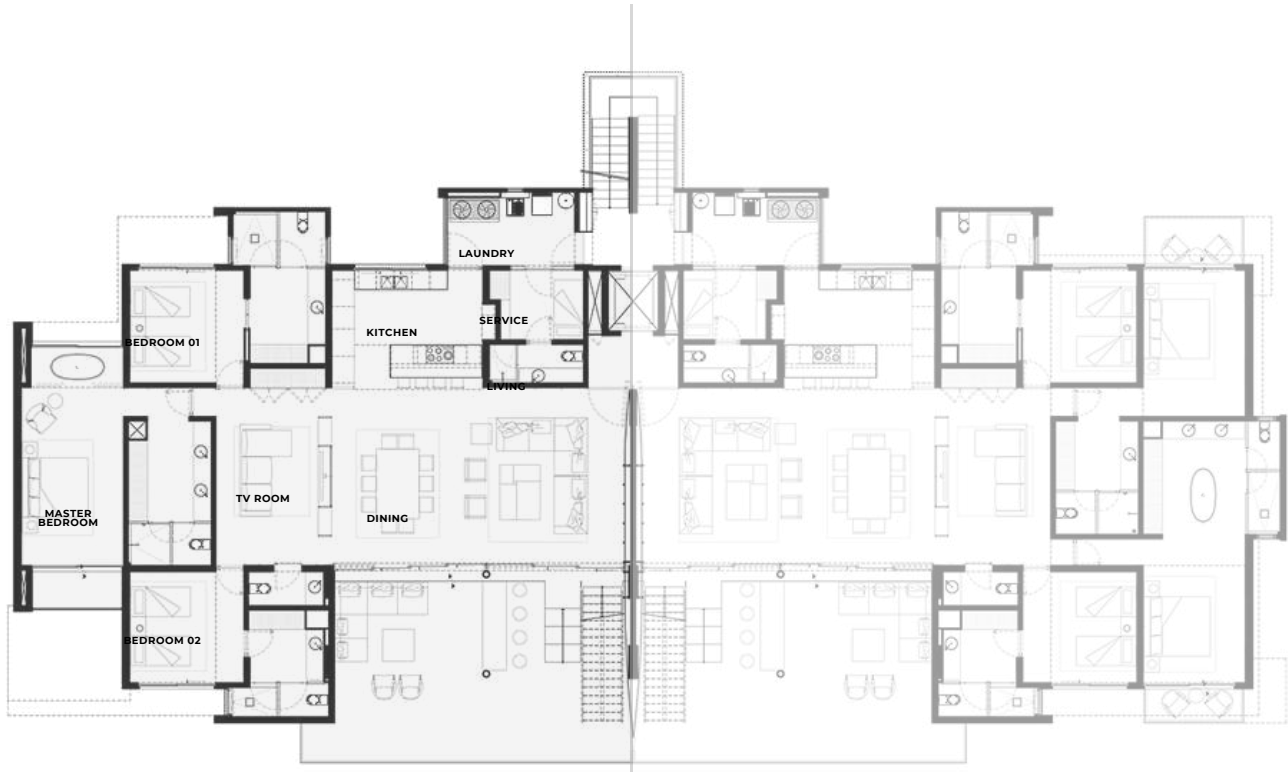


Living space	7.13 m2	76.74 ft²
Terraces	146.43 m2	1,576.15 ft²
Terraces / Swimming Pool	139.89 m2	1,505.76 ft²

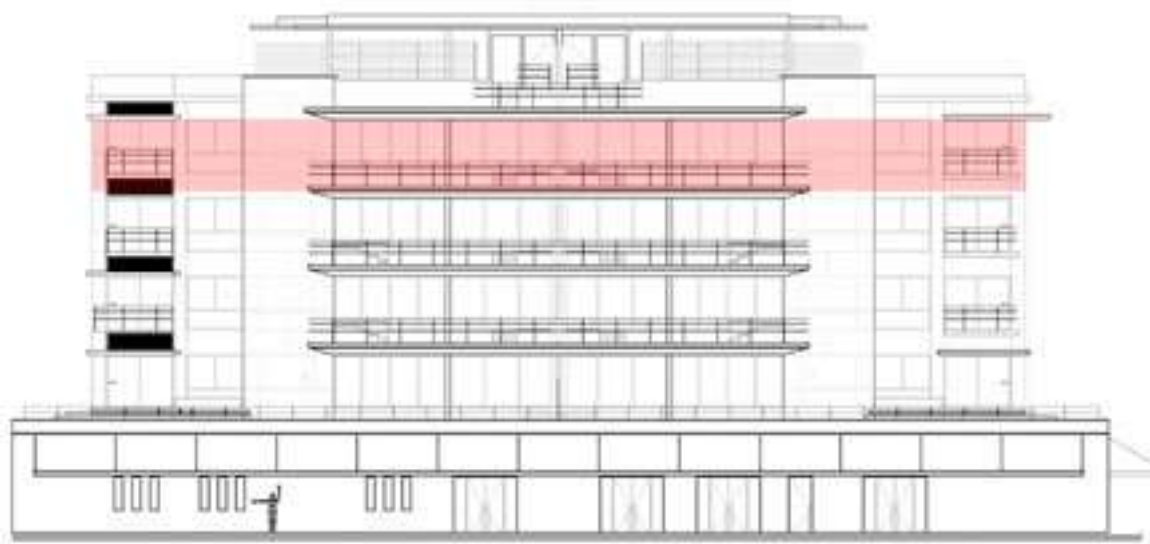


- | | | | |
|----|-------------|----|---------------|
| 01 | Firepit | 01 | Bedroom |
| 01 | Kitchen | 01 | Swimming pool |
| 01 | Living room | 01 | Storage |
| 01 | Dining room | | |

PH - 01 (PB)

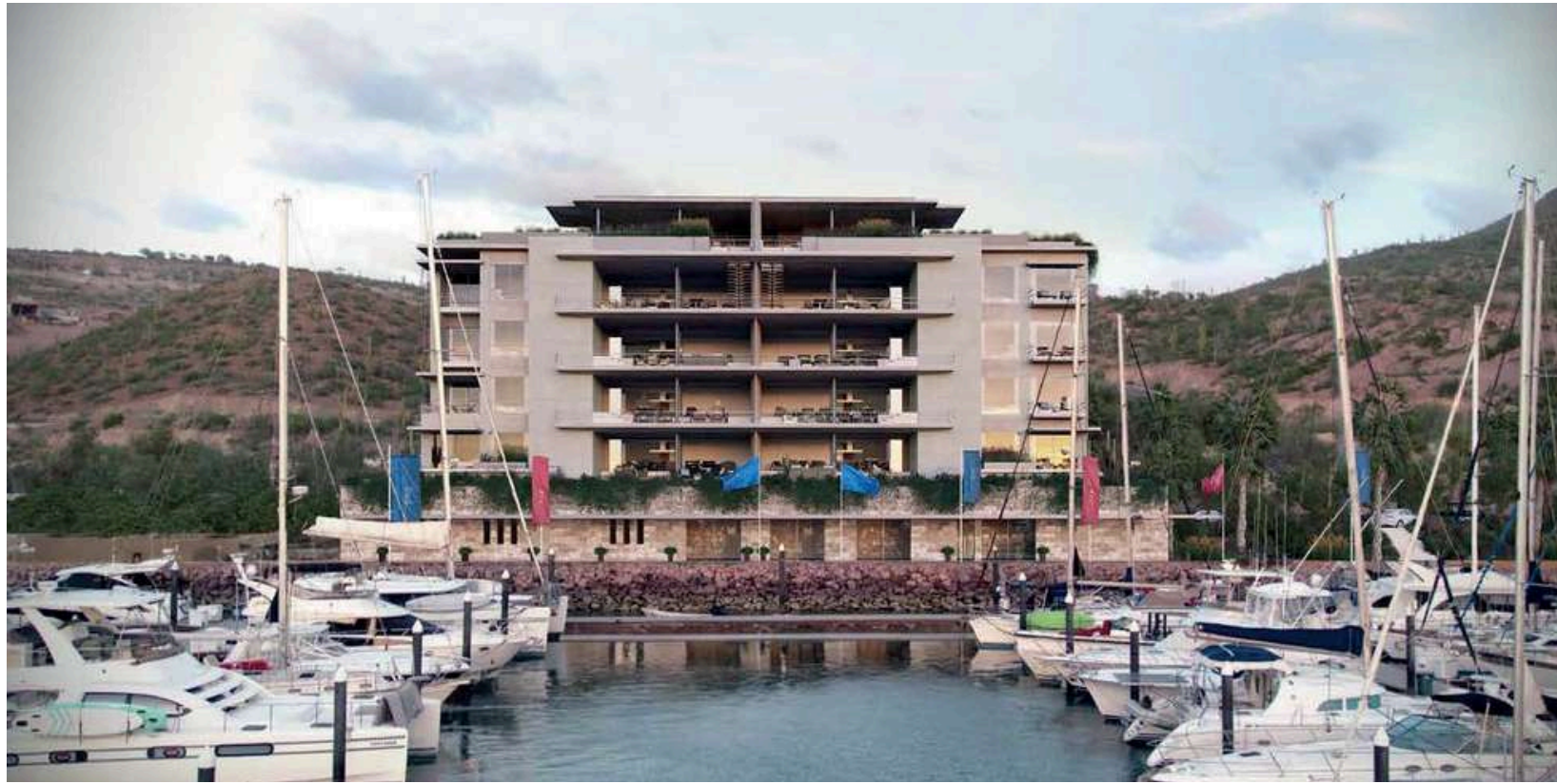


Living space	251.43 m2	2,706.37 ft²
Terraces	71.82 m2	773.06 ft²



03 Bedrooms	02 Terraces
05 Restrooms	01 Swimming pool
01 Living room	01 Storage
01 Dinning room	01 Garage
01 Television room	02 Golf Car Garage
01 Kitchen	

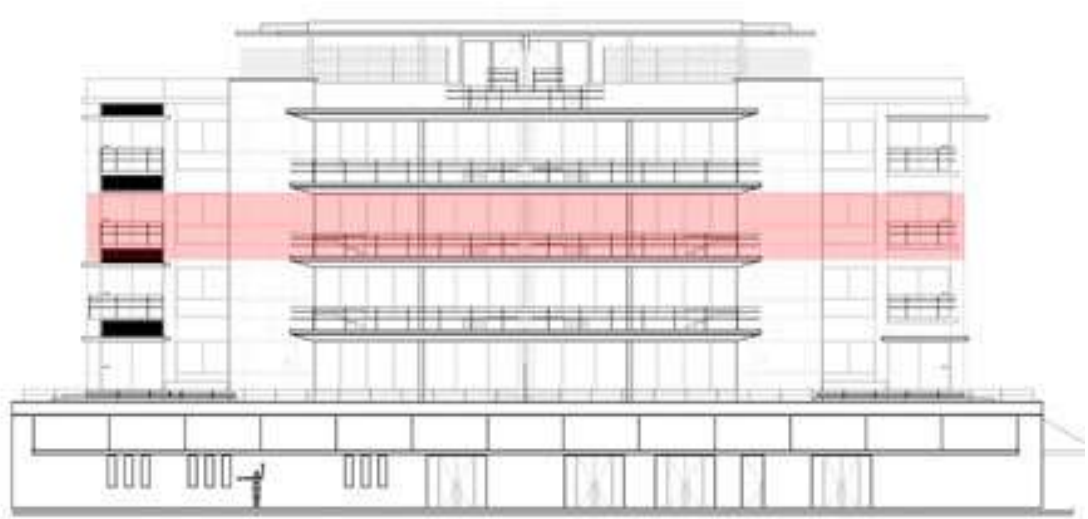
LEVEL 02



DEPTO 201



Living space	251.43 m2	2,706.37 ft ²
Terraces	71.82 m2	773.06 ft ²

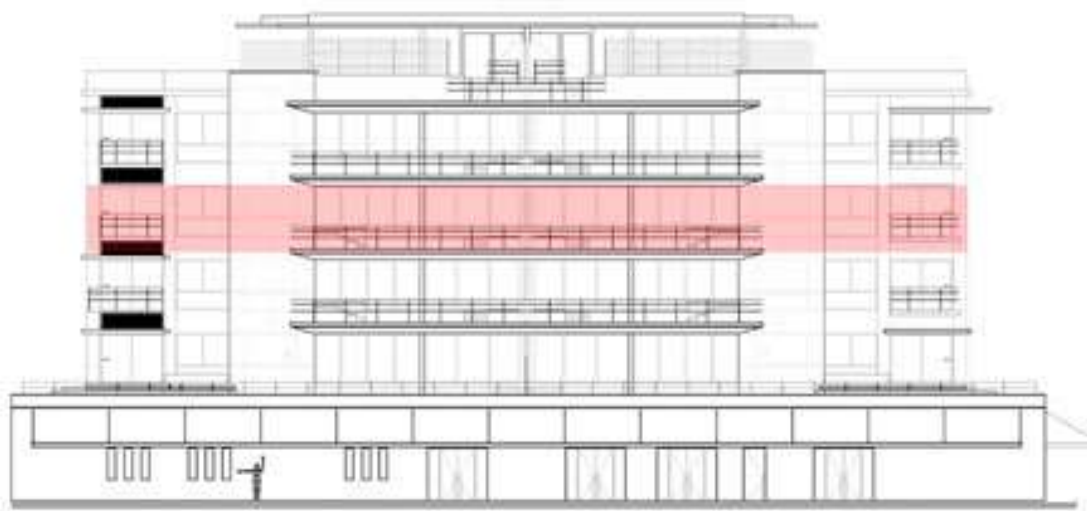


03 Bedrooms	01 Terraces
05 Restrooms	01 Swimming pool
01 Living room	01 Storage
01 Dinning room	01 Garage
01 Television room	02 Golf Car Garage
01 Kitchen	01 Service Area

DEPTO 202



Living space	278.86 m2	3,001.62 ft ²
Terraces	78.23 m2	842.06 ft ²



04 Bedrooms	03 Terraces
06 Restrooms	01 Swimming pool
01 Living room	01 Storage
01 Dinning room	01 Garage
01 Television room	02 Golf Car Garage
01 Kitchen	01 Service Area

RAFTING COASTAL DREAMS WITH EXPERTISE.



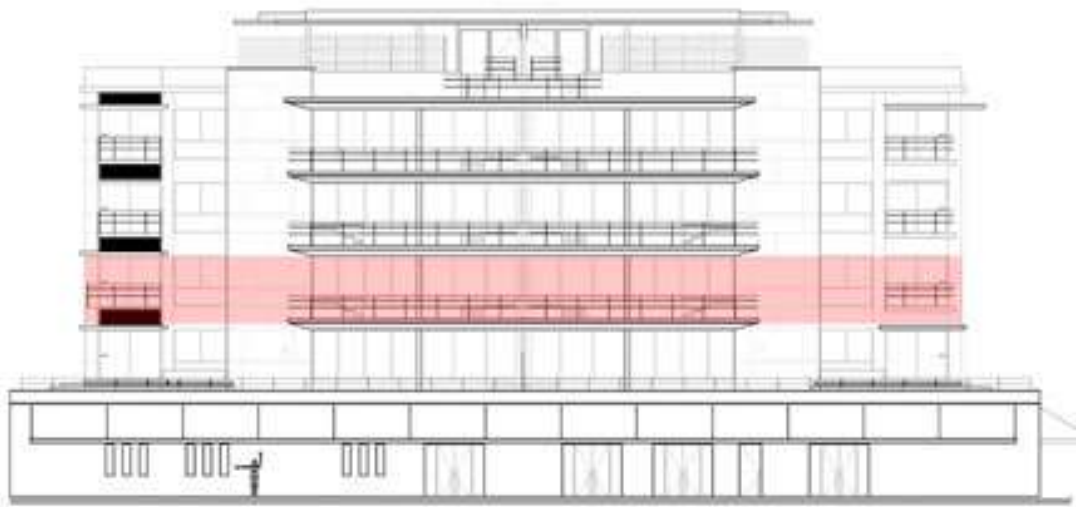
LEVEL 01



DEPTO 101

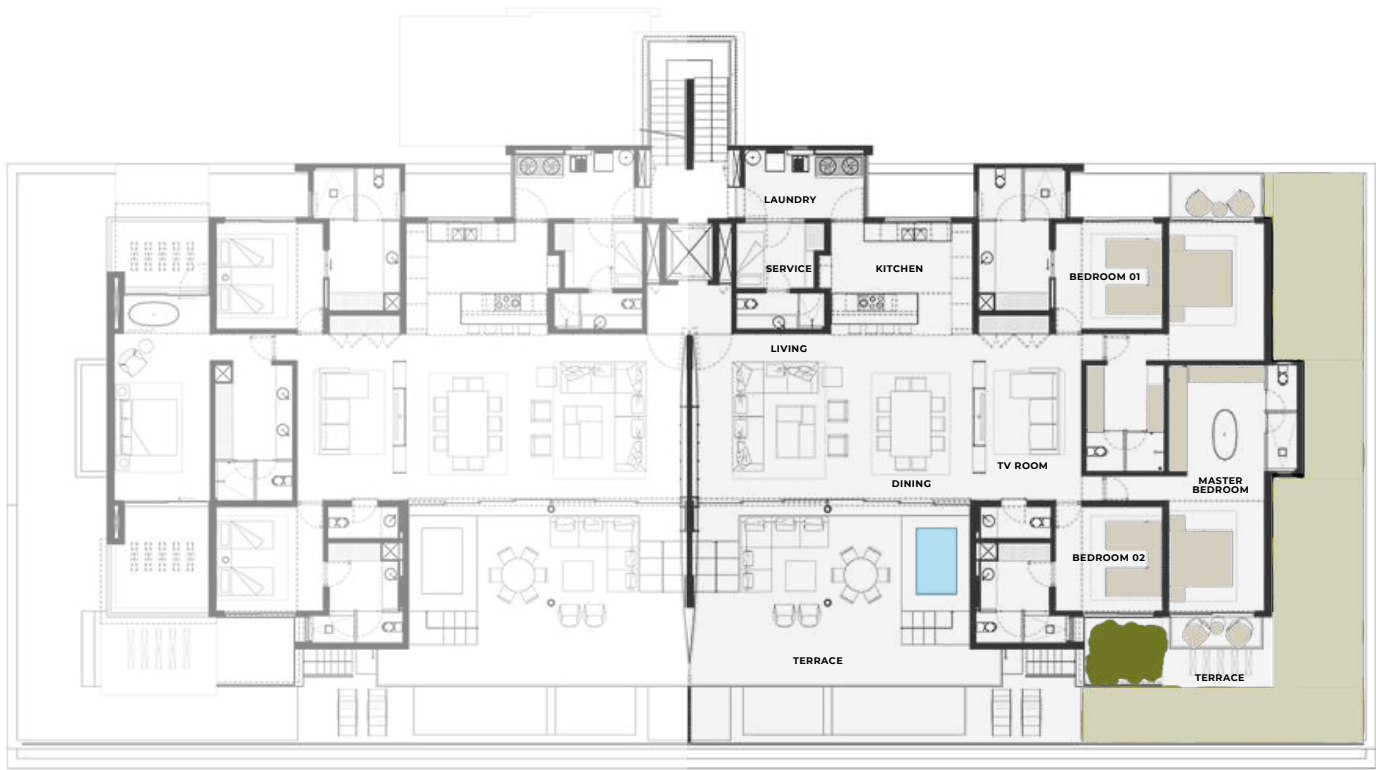


Living space	251.43 m2	2,706.37 ft ²
Terraces	90.15 m2	970.36 ft ²

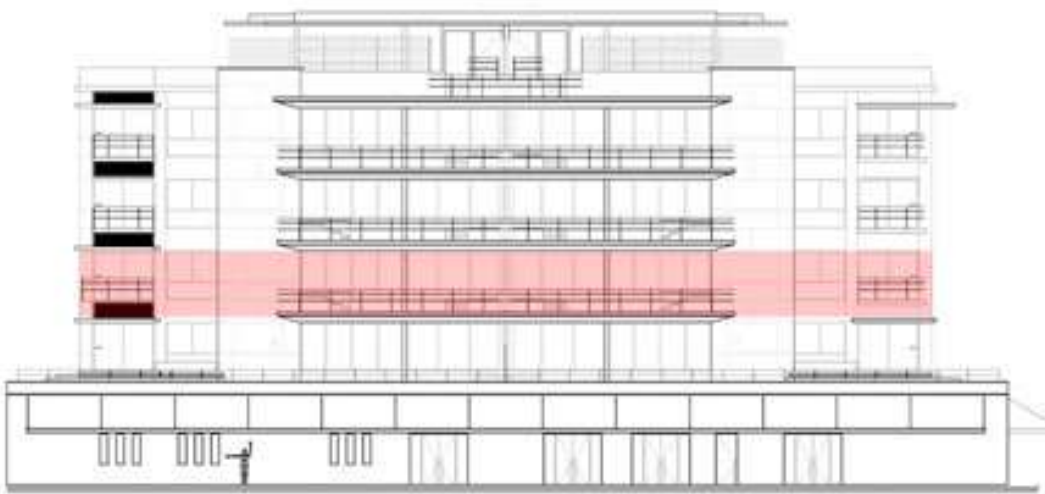


03 Bedrooms	02 Terraces
05 Restrooms	01 Swimming pool
01 Living room	01 Storage
01 Dinning room	01 Garage
01 Television room	02 Golf Car Garage
01 Kitchen	01 Service Area

DEPTO 102



Living space	278.86 m2	3,001.62 ft²
Terraces	78.23 m2	842.06 ft²



04 Bedrooms	03 Terraces
06 Restrooms	01 Swimming pool
01 Living room	01 Storage
01 Dinning room	01 Garage
01 Television room	02 Golf Car Garage
01 Kitchen	01 Service Area

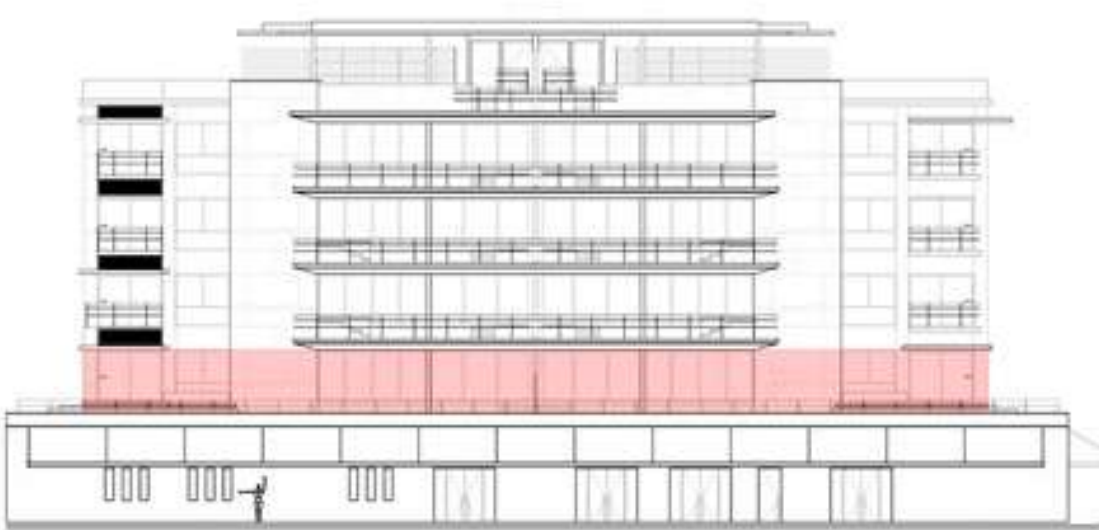
LEVEL PJ



N I V E L P J - 0 1

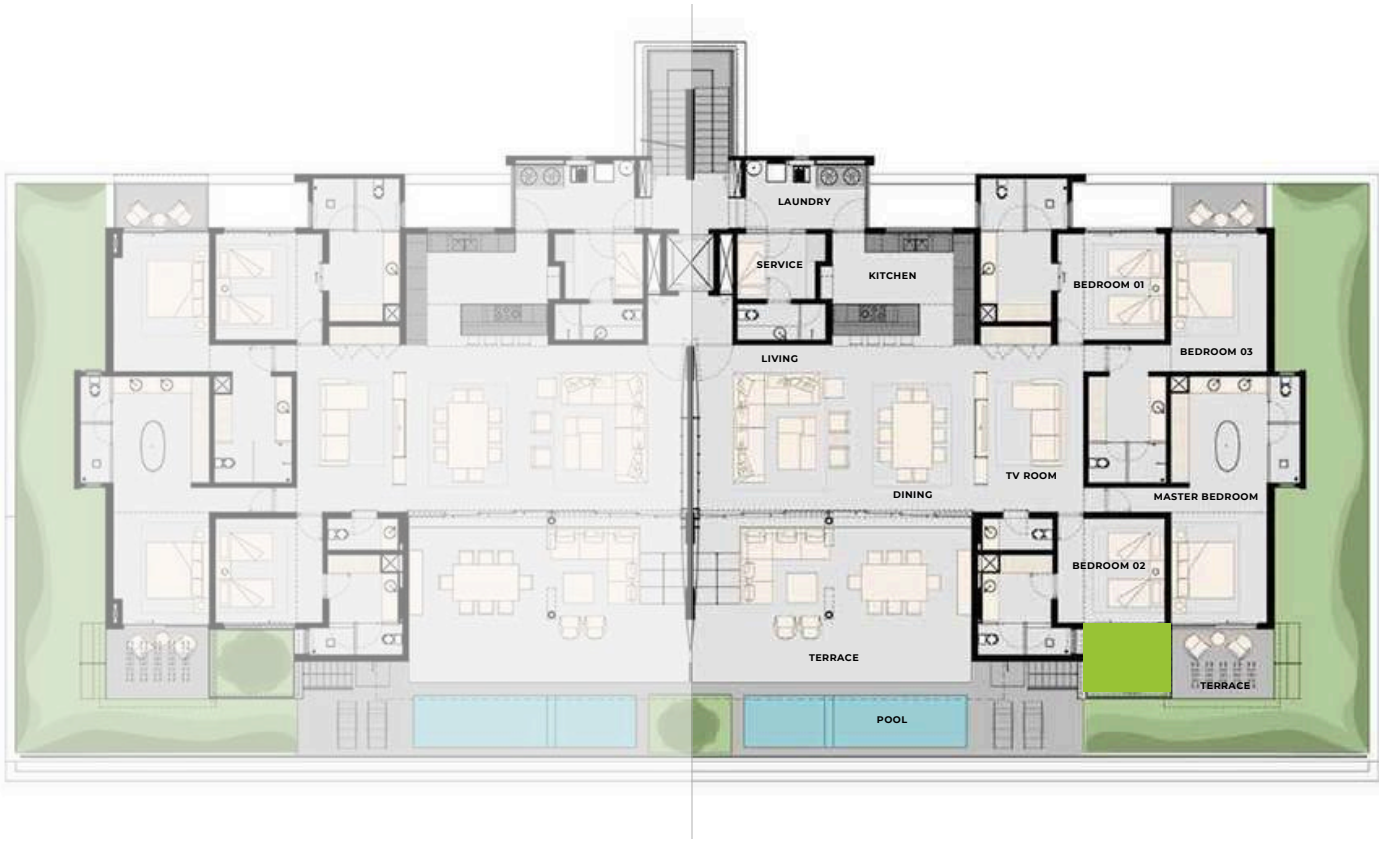


Living space	278.58 m2	2,998.61 ft²
Terraces	67.12 m2	722.47 ft²
Garden / Swimming Pool	150.59 m2	1,620.93 ft²

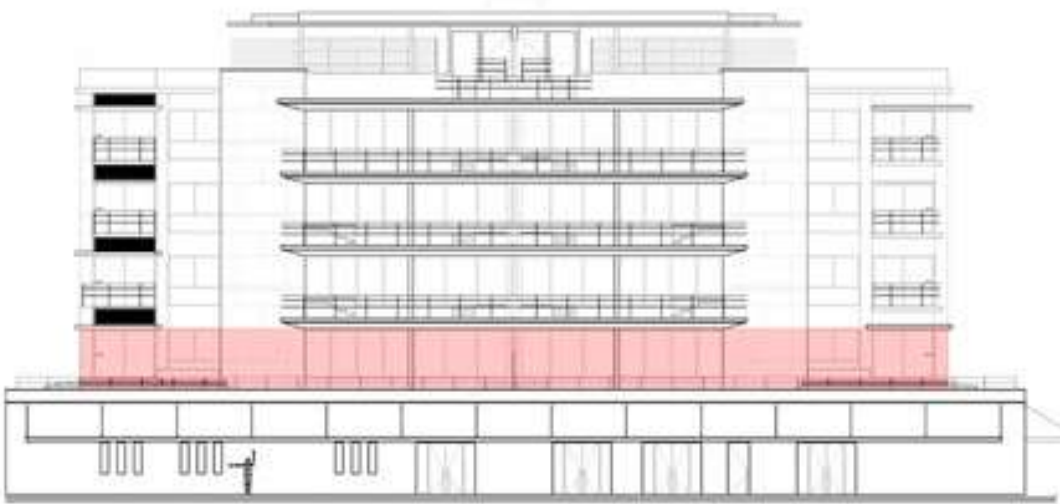


04 Bedrooms	03 Terraces
06 Restrooms	01 Swimming pool
01 Living room	01 Storage
01 Dinning room	01 Garage
01 Television room	02 Golf Car Garage
01 Kitchen	01 Service Area

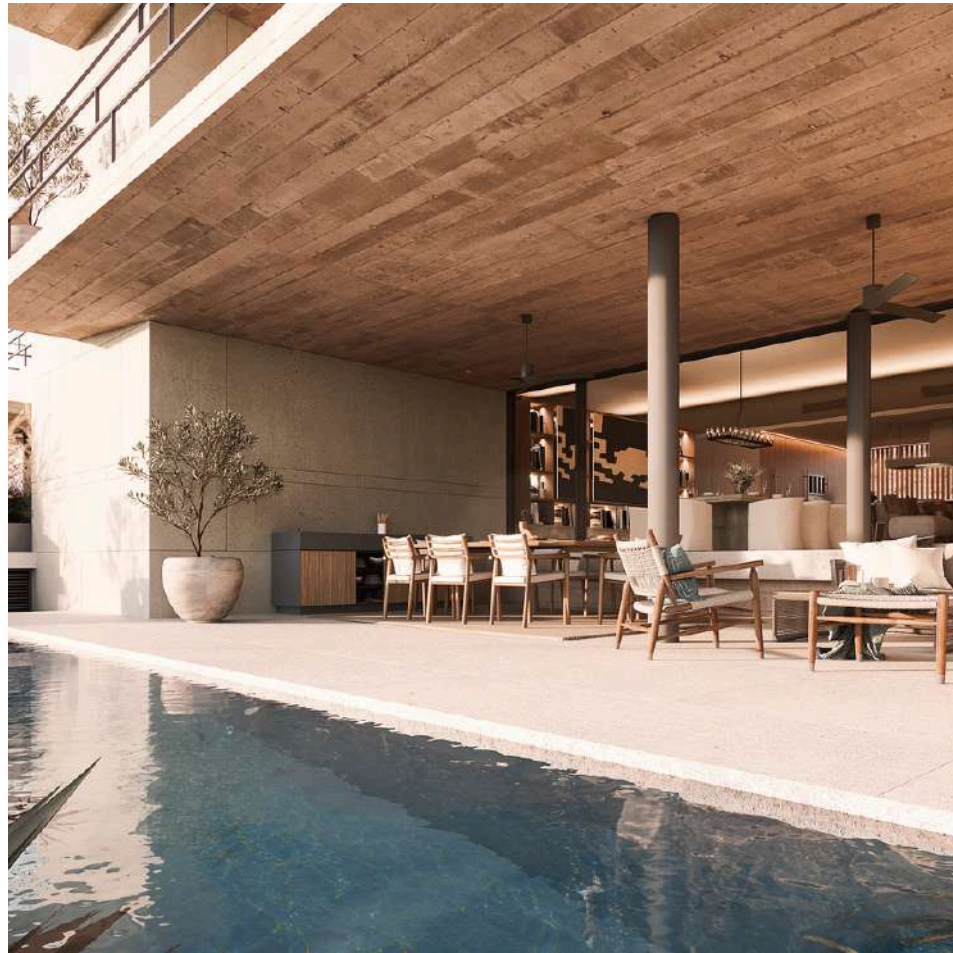
N I V E L P J - 0 2



Living space	278.58 m2	2,998.61 ft²
Terraces	67.12 m2	722.47 ft²
Garden / Swimming Pool	156.31 m2	1,682.50 ft²



04 Bedrooms	02 Terraces
06 Restrooms	01 Swimming pool
01 Living room	01 Storage
01 Dinning room	01 Garage
01 Television room	02 Golf Car Garage
01 Kitchen	01 Service Area





EXPERIENCE THE MAGIC OF MEXICO

Mexico is not just a place—it's an experience. Rich in cultural diversity, natural splendor, and boundless opportunities, Mexico stands as a beacon for those seeking a vibrant and rewarding lifestyle. Whether you're drawn to the pulse of cosmopolitan cities or the charm of historic colonial towns, Mexico offers a myriad of choices for those looking to invest in a new home.

CULTURE: A TAPESTRY OF TRADITION AND MODERNITY

Immerse yourself in Mexico's rich cultural heritage, where ancient traditions blend seamlessly with contemporary innovations. From the lively festivities of Dia de los Muertos to the artistic expressions found in its museums and galleries, Mexico's culture is a dynamic fusion of old and new. Each region boasts its own unique customs, vibrant festivals, and historic landmarks, offering endless opportunities for exploration and enrichment.

GASTRONOMY: A FEAST FOR THE SENSES

Mexican cuisine is a celebration of flavors and traditions. Renowned globally for its diverse and delectable offerings, from street tacos and sizzling fajitas to exquisite regional specialties like mole and tamales, the country's culinary landscape is a gastronomic journey in itself. Each bite tells a story of local ingredients, time-honored recipes, and a deep-rooted passion for food. Experience the rich tastes of Mexico and savor the warmth of its culinary heritage.

PEOPLE: WARMTH AND HOSPITALITY

The heart of Mexico lies in its people. Known for their warmth, friendliness, and vibrant spirit, Mexicans are celebrated for their hospitality and sense of community. Whether you're engaging with local artisans, enjoying a family gathering, or participating in a lively street festival, you'll find that the genuine kindness and openness of the Mexican people create a welcoming environment for newcomers and investors alike.



LA PAZ

“PUERTA CORTÉS MOST UNIQUE AMENITY”

Nestled just a five-minute drive from Puerta Cortés, La Paz, the capital city of Baja California Sur, offers a unique blend of charm and modernity. With over 500 years of history, La Paz is a city where cultural richness and diversity are celebrated daily. Its friendly residents, known as "Paceños," define the city's welcoming atmosphere. Their warmth, helpfulness, and genuine smiles make La Paz an extraordinary place to visit or call home.

A THRIVING COMMUNITY

With a population of approximately **295,000**, La Paz is a vibrant, working city that boasts more than just tourist attractions. It is home to five universities, top-notch healthcare facilities, a variety of cultural outlets, and diverse shopping options. La Paz stands out as a city that offers both a high quality of life and a promising environment for investment. No wonder CNN Money Magazine and the New York Times have listed La Paz among their Top 10 Best Places to Retire in the world.

MALECÓN: THE HEARTBEAT OF LA PAZ

The Malecón is the city's iconic waterfront promenade, offering breathtaking views of the Sea of Cortez. This bustling avenue is perfect for strolls, casual dining, or simply soaking in the stunning sunsets. Lined with cafes, restaurants, and shops, the Malecón serves as a vibrant social hub where locals and visitors alike come together to enjoy the serene beauty of La Paz.

GASTRONOMY: A CULINARY DELIGHT

La Paz's gastronomic scene is a feast for the senses. Known for its fresh seafood, the city offers an array of dining experiences from casual street food to upscale restaurants. Savor the flavors of traditional Mexican dishes like ceviche, fish tacos, and shrimp burritos, all prepared with the freshest local ingredients. La Paz's culinary offerings reflect its coastal charm and the rich cultural influences that define this extraordinary city.





THE SEA OF CORTEZ

A HIDDEN JEWEL

The Sea of Cortez yearns for you to experience the sensation of cruising the calm turquoise waters, playing with sea lions, kayaking, diving, fishing, snorkeling, or simply leaning back and enjoying a star-lit night sky untouched by city lights. You breathe in the magic and become part of something greater—something that **John Steinbeck** beautifully described in his famous novel "The Pearl."

The protected areas begin on our doorstep; if you have not set sail from here, you have missed out on the real Sea of Cortez—its tranquility, turquoise waters, vibrant reefs, exhilarating sport fishing, world-class diving sites, breathtaking sunsets, and unparalleled serenity.

Espíritu Santo Island, just a few miles from Puerta Cortés, is considered one of the most stunning islands in the Sea of Cortez. Surrounded by turquoise waters and red limestone cliffs, this island was declared a **UNESCO World Heritage** site and offers an unparalleled setting for exploring nature in its purest form. Every day becomes a new adventure as you connect with the natural world in ways you've only dreamed of.

The Sea of Cortez is truly a magical place, allowing you to dive, sail, fish, explore, and admire its wonders over and over again. Legendary explorer **Jacques Cousteau** famously called it **"the aquarium of the world,"** recognizing its rich biodiversity and pristine ecosystems during his many expeditions. The sea's vibrant marine life and breathtaking underwater landscapes make it a paradise for marine lovers and adventurers alike.

PUERTA CORTÉS | THE CLUB



ELEVATE YOUR LIFESTYLE

Join the exclusive Puerta Cortés Club and elevate your lifestyle with premium access to top amenities and services. Our membership offers a holistic wellness program that rejuvenates body and mind. Whether you seek relaxation or adventure, every visit is a refreshing, personalized escape.

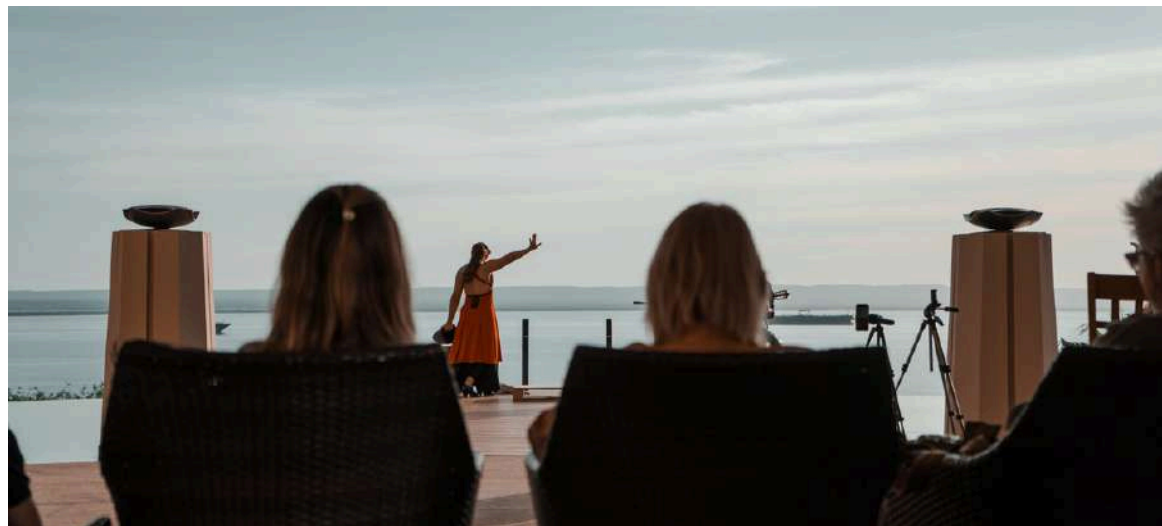
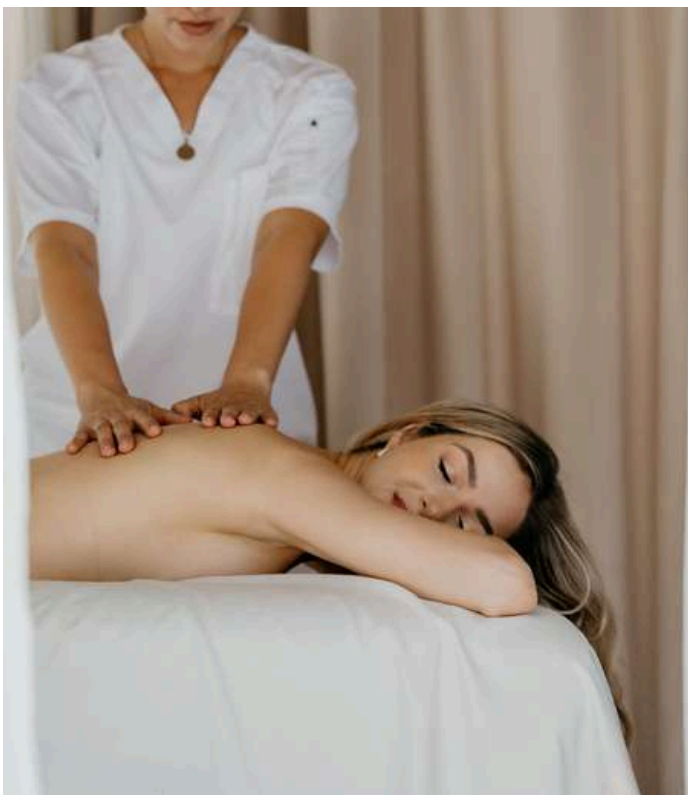
AMENITIES

At Puerta Cortés, you will enjoy an elevated lifestyle with access to world-class amenities, including:

- 18-Hole Championship Golf Course
- Practice Area and 10-Hole Short Course for all skill levels
- Panoramic Gym with stunning views of the Sea of Cortez
- Fully Equipped Locker Rooms
- Tennis Courts for leisurely or competitive play
- Blue Cortés Beach Club and Playa de la Paz Beach Club, offering pristine white-sand beaches and luxurious relaxation

VIP TREATMENT IN OUR FACILITIES

- Puerto Beach Club
- Cardon Restaurant
- Barco Restaurant
- Indigo Grab & Go
- Espiritu SPA
- Picnic Pizzeria
- Marina Costa Baja Slip Priority
- Marina Market
- Dental Q
- Medical Premier





COMMUNITY

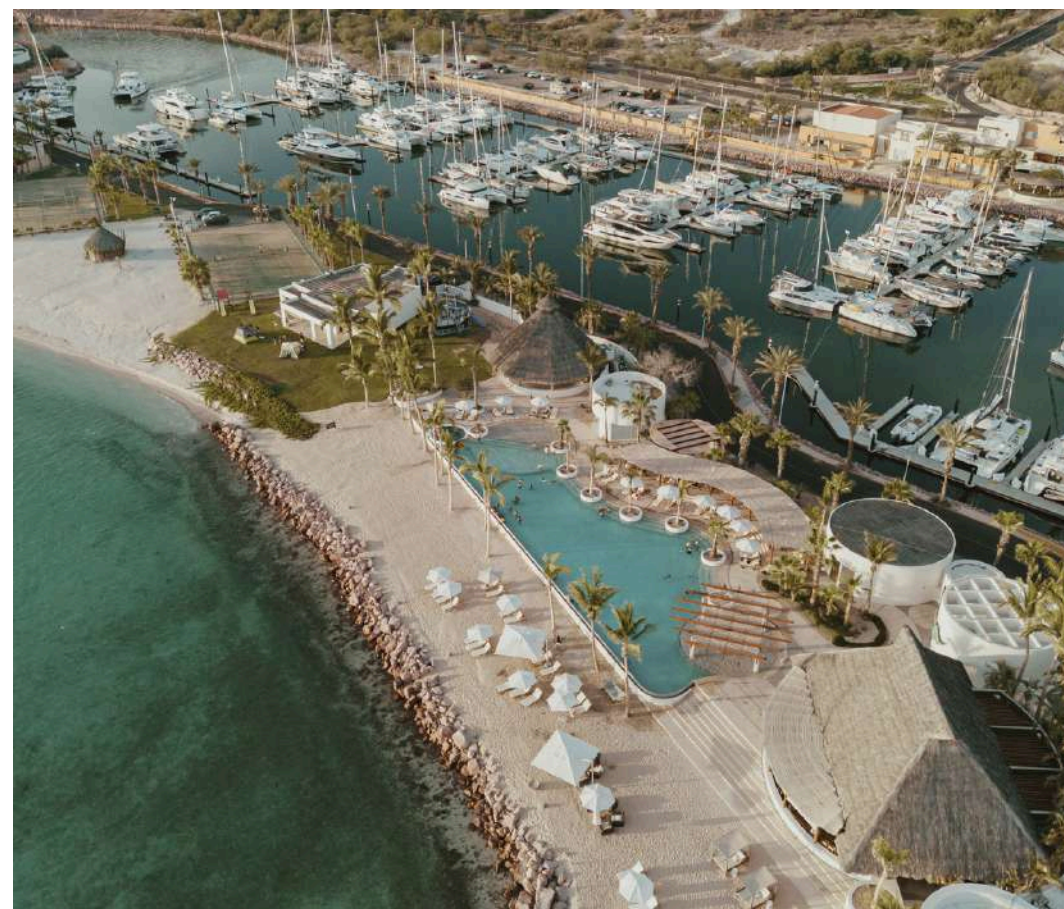
At Puerto Cortés, you'll join a vibrant community, connecting with like-minded individuals in a welcoming social atmosphere. Through shared activities and events, you'll build meaningful relationships and enjoy a true sense of belonging.



EXPERIENCES

Experience luxury living at Puerta Cortés with curated activities for every desire. Improve your golf game, enjoy wellness programs, or relax in our beach clubs. Every moment here is designed to make each day exceptional.

BLUE CORTÉS



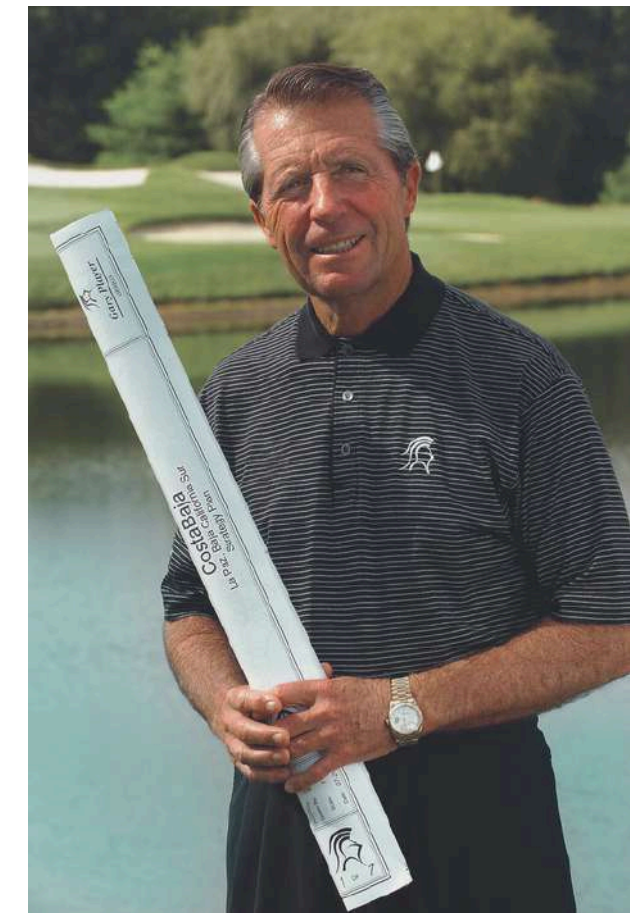
From the infinity pool or a cozy cabana, let the soft, cool sand slip beneath your feet. Indulge your senses with a relaxing outdoor massage, a refreshing cocktail, or a gourmet meal—all set against the stunning backdrop of the Sea of Cortez.

GARY PLAYER SIGNATURE GOLF COURSE



BEYOND A SPORT AN UNFORGETTABLE EXPERIENCE

Puerta Cortés selected **Gary Player Design** for the golf course because of a shared passion for the environment and ability to create something special. Having designed more than 250 golf courses around the world, GPD had the experience needed to "carve out" this very unique 18-hole, Par 72 world-class golf course. Meandering from hilltops to sea level this magnificent course offers astounding water views from 17 of the 18 golf holes. Beauty blends seamlessly with an environmental design that features special grass, soil and the use of reclaimed water produced by Puerta Cortés's treatment facility. With multiple tee boxes this course will challenge experienced golfers and allow novices to enjoy their rounds also. **Puerta Cortés's Gary Player Signature** golf course will ensure an exhilarating experience for players of all levels.





MARINA COSTABAJA

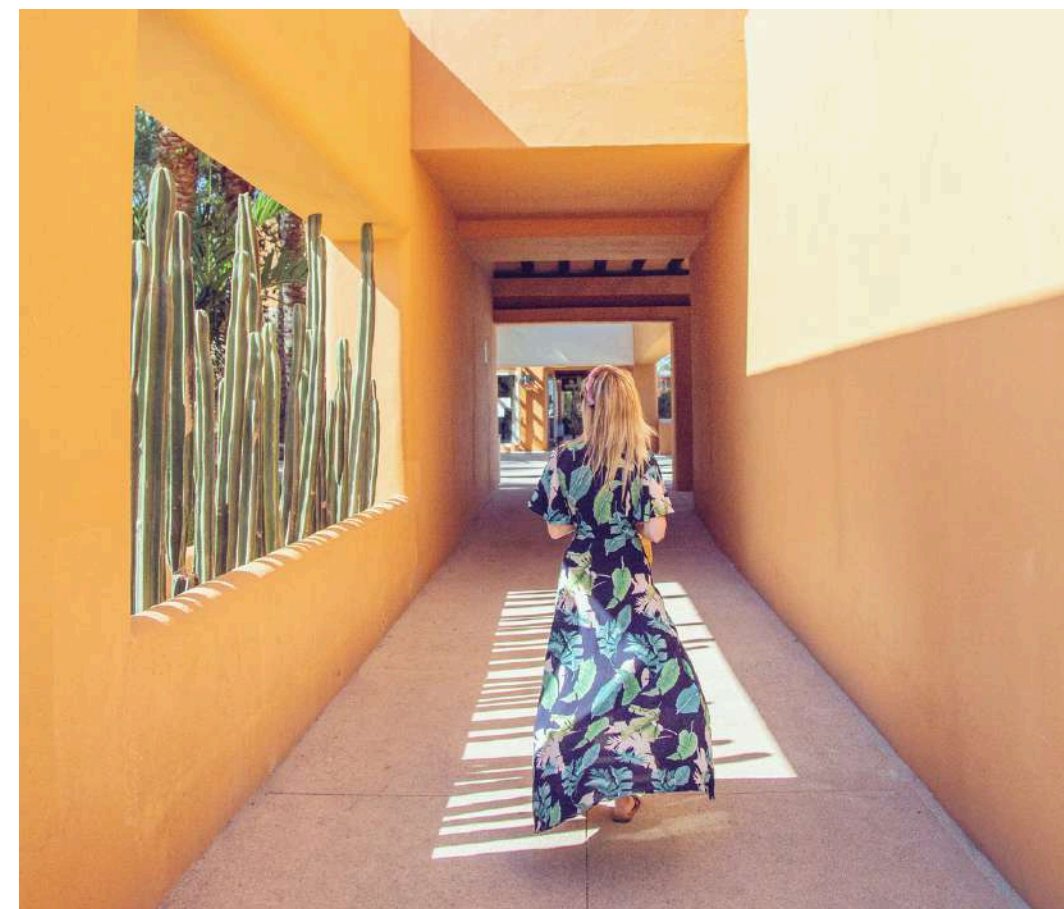


INDULGE YOUR PASION FOR THE SEA
WITH THE SERVICE, SECURITY AND COMFORT
THAT ONLY OUR MARINA HAS TO OFFER

Marina CostaBaja is widely regarded as the **finest marina in Mexico**, offering more than just a safe harbor—it provides a world-class experience. Nestled in a protected location with expertly engineered concrete docks, our marina features a double-basin design with controlled access to 250 premium slips for vessels ranging from 30 to 280 feet.

Each slip is equipped with **top-tier amenities**, including potable desalinized water, secure dock boxes, high-speed Internet, and convenient pump-out access. We also offer the largest fuel dock in the area, a marine supply store, and 24-hour security, ensuring a seamless experience. Our dedicated staff is always on hand to assist you with whatever you need.

MARINA VILLAGE



Pueblito Marinero offers a vibrant coastal lifestyle with gourmet local and international dining, boutique shops, artisan galleries, and personalized services. Everything you need to enjoy the essence of **seaside living** is right here—it's not just a destination, it's a complete coastal experience.



SUSTAINABILITY AT PUERTA CORTÉS

PERFECT HARMONY WITH NATURE

Since its inception, Puerta Cortés has been dedicated to preserving the delicate ecosystem that surrounds it. Our community is thoughtfully integrated with nature, offering residents and visitors the chance to explore and cherish a myriad of adventures amidst breathtaking landscapes. Committed to sustainability, Puerta Cortés combines luxury with environmental responsibility, ensuring that every aspect of living here is in perfect harmony with nature.

WATER TREATMENT PLANT

Central to our commitment to sustainability is our advanced reverse osmosis water desalination plant. This state-of-the-art facility, powered entirely by solar energy, is dedicated to supplying clean and safe potable water to our entire community. Our innovative approach not only transforms seawater into fresh water using cutting-edge technology but also underscores our dedication to environmental stewardship. Additionally, we rigorously test the seawater discharge every month to ensure that it does not negatively impact the natural habitat of the Sea of Cortez. Through these practices, Puerta Cortés exemplifies its commitment to sustainable resource management and minimizing our environmental footprint.

SOLAR PANELS

With 350 days of sunshine each year, Puerta Cortés harnesses the abundant power of the sun to support our daily needs. Our solar panels, strategically installed around the property, play a crucial role in meeting our electrical and water heating requirements. By leveraging solar energy, we reduce our reliance on non-renewable resources and contribute to a greener, more sustainable future.

ECO INITIATIVES

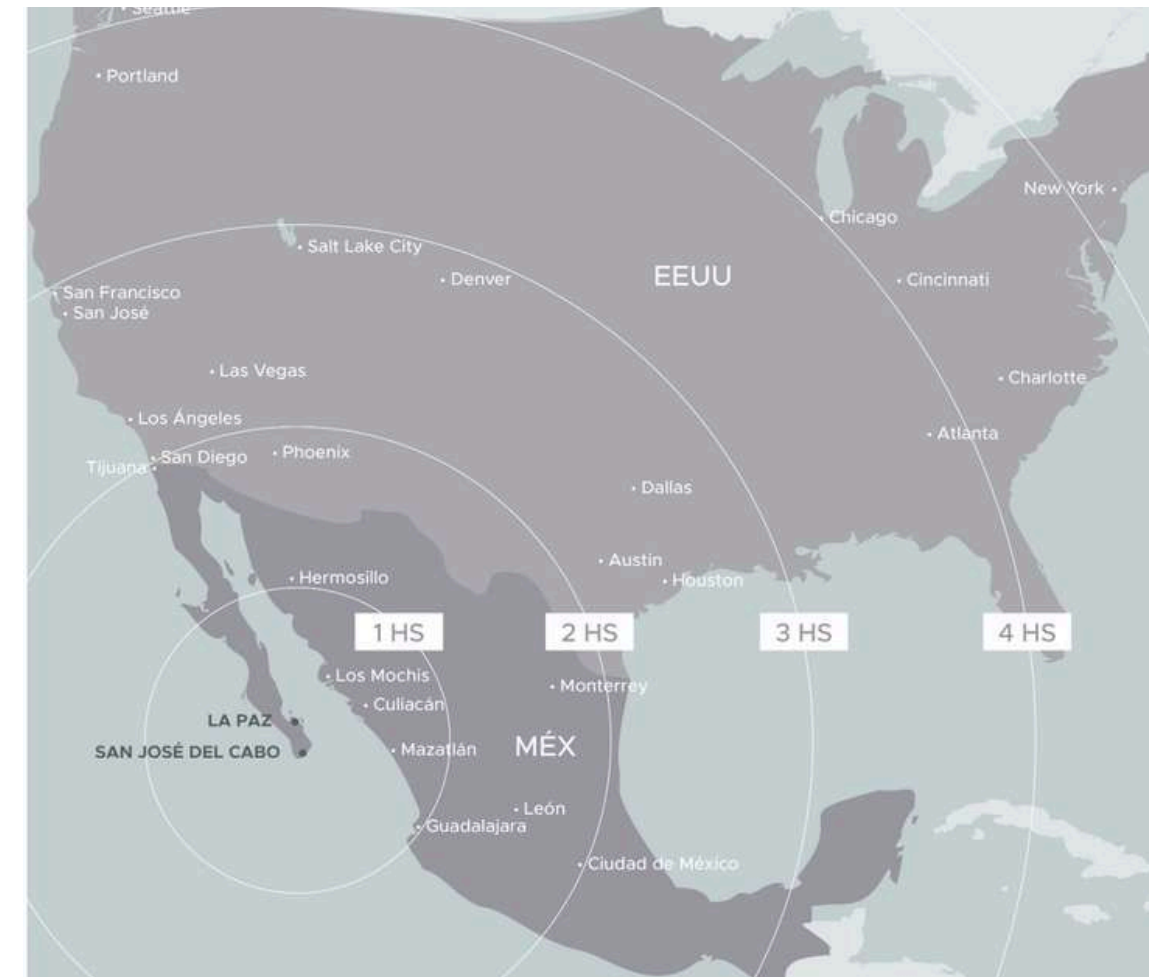
Puerta Cortés is more than just a place to live; it's a community that actively embraces eco-friendly practices. Our commitment to sustainability extends beyond water and energy management to include various initiatives designed to protect and enhance our environment. From waste reduction programs to green landscaping, every effort is made to ensure that our community thrives in harmony with nature, offering a truly sustainable living experience.



ACCESSIBILITY

NESTLED in its secluded enclave, Puerta Cortés is less than 10 minutes from downtown La Paz and only 25 minutes from La Paz International Airport. Additionally, it's just a 2-hour drive from San José del Cabo Airport, providing easy access with major national and international airlines offering direct flights from various cities in Mexico and the USA.

Imagine having the Sea of Cortez as your front yard and the eco-rich desert flora as your backyard... both just steps from your door. The proximity and access to such biodiversity, combined with world-class planning and development, create a unique real estate opportunity. Discover Puerta Cortés, the Gateway to the Sea of Cortez, and experience a lifestyle surrounded by nature's finest.



DISCOVER & EXPLORE

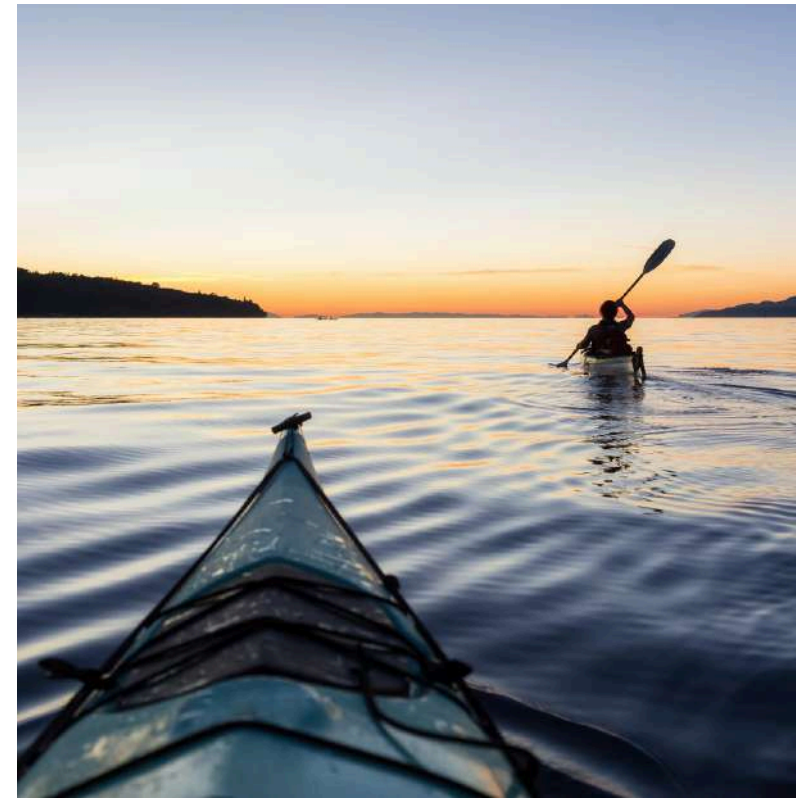
The Essence of Baja Living



SAILING
Discover peace



FISHING
Catch the Sea of Cortez



KAYAK
Adventures by the sea



SCUBA
Deep sea adventures awaits

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?

Absolutely. La Paz is not only considered one of the safest cities in Mexico, with a low crime rate and a strong sense of community, but it also offers impressive financial benefits. Thanks to the city's stability and local government efforts, residents and investors alike enjoy a secure environment. Moreover, La Paz has been showing value appreciation rates of 18 to 20% in capital gains, making it a smart choice for real estate investment. Whether you're purchasing a second home or looking for a solid investment, La Paz ensures both safety and significant returns on your property.

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

