



**FABULOUS RESORTS S. de R.L. de C.V.** | Mexico / AMPI International Member  
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## LISTED at Bajamar Ocean Front Golf Resort Community!

**FOR SALE at ~~\$560,000~~ USD! REDUCED to \$530,000.**  
**FABULOUS GOLF COURSE & OCEAN VIEWS!**  
Perfect Lock-&-Go for Active Residents!

### 10 Haciendas Bajamar - Experience a lifestyle of coastal serenity and casual luxury.

#### Exceptional Coastal Opportunity!

Just one hour south of the San Diego–Tijuana border, discover an elegant two-story condominium with **panoramic ocean and golf course views** inside the picturesque, gated community of **Bajamar**.

Enjoy the beauty of bluff-top living with ocean view spaces throughout the first level — from the living room to the dining area and kitchen — all opening to your private patio overlooking the **17th green**. It is not unusual to catch a glimpse of migrating whales in the distance. Expansive ocean views from two ocean-facing bedroom suites.

#### Highlights

- **Three ensuite bedrooms**, all upstairs and fully furnished.
  - Master suite features a **fireplace, walk-in closet, soaking tub/shower combo, and balcony with ocean and course views**.
  - Junior suite also opens to a private balcony with natural light, ocean view, and sea breezes.
- **Open great room** with dual-sided fieldstone fireplace enhancing the living room and dining spaces.
- **Gourmet kitchen** with stainless appliances (Maytag, GE, Frigidaire) and filtered water system.
- **Pantry/laundry room** with full-size washer and dryer, plus wine chiller and abundant storage.
- **Powder room convenient** for your guests while entertaining on the first floor. Ample storage
- **Ocean-facing patio** on the first floor.
- **Detached tandem garage** for two cars or one SUV plus golf cart. Back door has convenient access to the residence.
- **Ceiling fans** throughout and **furnace heat** for added comfort.
- **Low-maintenance yard** with commanding water and fairway views.

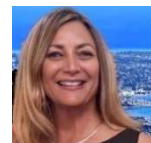
#### Community Amenities

Bajamar Ocean Front Golf Resort is a **24/7 secured** community where residents enjoy resort-style privileges and peace of mind:

- 18-hole **championship golf course**
- Beautifully maintained **common areas, lawns, sidewalks, and walking trails**
- Low annual **HOA fee of approximately \$1,400**
- Exceptionally **low property taxes** (in the hundreds, not thousands of dollars)

For details or to schedule your private showing: 📞 (949) 246-2327

**Fabiola M. Kinder ("FAB")** | CIPS, RSPS, CA DRE License # 01258619  
CEO-President, Resort Residential and Commercial Hospitality Properties Broker



*All information deemed reliable but not guaranteed. Buyer to verify all facts independently. Broker does not warrant HOA rules nor information regarding property or lot size, year built, permits, or hidden conditions, etc.*

