



MAMA QUITA

The Next Iconic Destination of the Sea of Cortez

535 Hectares of Private Coastal Land with Marina
Development Potential

Bahía de los Ángeles, Baja California, Mexico



A Rare Confluence of Scale, Zoning & Waterfront Access

Mama Quita represents one of the most significant private coastal holdings in Mexico — a fully titled, large-format asset with the entitlements, natural infrastructure, and setting to support a world-class destination development.

535.57 Ha

Total private land area — one of the largest titled coastal parcels in Baja California

Private Ownership

Fully titled private property with clear legal standing and development rights

Luxury Tourism Zoning

Mixed-use tourism designation supporting resort, residential, and commercial uses

Up to 8 Stories

Authorized building height allowing for vertical differentiation and iconic architecture

Natural Protected Marina

A sheltered bay with natural conditions ideal for marina infrastructure

Sea of Cortez Waterfront

Direct frontage on one of the world's most celebrated marine environments

Private Aviation Access

Proximity to an existing airstrip supporting direct access from U.S. West Coast markets

Phasing Potential

Scale supports multi-phase development — from anchor resort to full destination build-out

Bahía de los Ángeles — Where the Desert Meets the Sea

Strategic Position

Situated on the eastern coast of the Baja California Peninsula, Bahía de los Ángeles faces the protected waters of the Sea of Cortez — a location prized for its calm seas, extraordinary biodiversity, and near-perfect year-round climate. The bay is approximately 650 km south of the U.S. border, reachable by private aviation in under two hours from Los Angeles, San Diego, and Phoenix.

The region sits at the crossroads of Mexico's most coveted adventure and luxury travel circuits, offering direct access to one of the most unspoiled stretches of Pacific coastline in North America.

The Destination Ecosystem

- **Yachting & Sailing** — Protected anchorage and world-class cruising routes
- **Sport Fishing** — Among the most productive waters in the hemisphere
- **Eco-Tourism** — Whale sharks, sea turtles, and endemic wildlife
- **Luxury Travel** — A nascent market with significant white space
- **U.S. Proximity** — Two-hour private aviation access from major West Coast cities
- **Baja California** — A mature investment and tourism corridor with strong infrastructure momentum



Bahía de los Ángeles sits on the eastern coast of the Baja California Peninsula, approximately 650 km south of the U.S. border, along the Sea of Cortez corridor.

Coastal Scale at This Level No Longer Exists

The era of acquiring large-format, fully titled, waterfront land with existing zoning entitlements and natural marina potential is drawing to a close. From Los Cabos to Punta Mita, the most celebrated coastal destinations in Mexico were assembled over decades – and those windows are now largely closed. Mama Quita is among the last.



Unmatched Scale

535+ hectares of contiguous, private coastal land – the kind of blank canvas that defines generational destination developments.



True Privacy

A self-contained coastal holding with natural topographic boundaries – the prerequisite for ultra-luxury resort and residential positioning.



Natural Marina

A sheltered bay with naturally protected conditions – a rare and highly valuable asset that eliminates the need for costly breakwater infrastructure.



Tourism Potential

A destination primed for an anchor luxury resort, branded residences, and experiential amenities targeting the world's most discerning travelers.

A Complete World — Conceived from the Water's Edge

The Mama Quita master plan envisions a fully integrated coastal destination — anchored by a world-class marina and layered with hospitality, residential, wellness, and lifestyle amenities that define the finest developments in the Americas.



Each programmatic element has been positioned to maximize waterfront exposure, preserve natural topography, and create a sense of layered discovery — from the public marina edge to the most private residential enclaves.

Multiple Pathways to Value Creation

The scale and flexibility of Mama Quita support a range of institutional investment and development strategies — from direct acquisition to complex joint-venture and brand partnership structures favored by the world's leading hospitality groups.

Direct Acquisition

Full acquisition of the titled asset by a single investor or family office seeking a strategic long-horizon coastal holding in a pre-appreciation market.

Joint Venture

Structured equity partnership between land and capital — aligning development expertise with institutional or family office capital for a shared-upside build-out.

Phased Development

A capital-efficient multi-phase approach: Phase 1 anchors the destination with marina and resort infrastructure; subsequent phases layer in residential and commercial product as market absorption confirms demand.

Hospitality Partnerships

Engagement with a global luxury brand — Aman, Four Seasons, Rosewood, or equivalent — to provide branding, management, and marketing infrastructure for the flagship resort and residences.

Branded Residential Communities

A Discovery Land or Punta Mita-inspired model: a private membership community anchored by a golf or marina club, with branded homesites generating high-margin lot sales and recurring membership revenue.

"The World's Aquarium" — Jacques Cousteau

An Ecosystem Like No Other

The Sea of Cortez — designated a UNESCO World Heritage Site — is home to more than 5,000 marine species, including whale sharks, blue whales, dolphins, manta rays, and sea lions. It is widely regarded as one of the most biodiverse bodies of water on Earth, and its pristine condition along the Baja coast makes it a singular backdrop for nature-forward luxury development.

For discerning travelers and residents, proximity to this environment is not an amenity — it is the primary draw.

Why This Matters for Development

- **Nature-Based Luxury** — The global shift toward experiential, sustainability-minded travel places the Sea of Cortez at the center of the fastest-growing luxury travel segment
- **Adventure Tourism** — Sport fishing, diving, whale watching, kayaking, and sailing create year-round programming and occupancy drivers
- **Conservation Premium** — Developments that integrate with and protect the natural environment command significant pricing premiums in today's market
- **Global Recognition** — UNESCO designation and international media profile drive organic demand without the cost of destination marketing



The Defining Metrics of a Generational Asset

535

Hectares

Contiguous, fully titled private coastal land — one of the largest single-owner waterfront holdings in Baja California

8

Stories Authorized

Approved building height enabling differentiated residential and hospitality typologies across the site

1

Natural Marina

A sheltered, naturally protected bay — an irreplaceable infrastructure asset valued in the hundreds of millions to replicate artificially

2hr

From L.A.

Private aviation access from Los Angeles, San Diego, and Phoenix — connecting the asset to its primary buyer and guest markets



Private Ownership & Clear Title

Fully documented private property with clean legal standing, free of ejido encumbrances — a critical prerequisite for institutional investment and brand partnerships.



World-Class Destination Potential

The combination of scale, waterfront, marina, zoning, and natural setting places Mama Quita in a peer group with the most celebrated coastal developments in the Americas.



Sustainability & UNESCO Context

Adjacent to a UNESCO World Heritage marine environment — a powerful positioning asset for ESG-aligned investors and nature-forward luxury brands.



A Destination in the Making

"Few coastal properties in North America combine scale, privacy, waterfront access, and marina potential at this level. Mama Quita is not merely a land opportunity — it is an invitation to create the next great destination of the Sea of Cortez."

Developments of this nature are conceived once in a generation. The land, the location, the zoning, and the natural marina represent a convergence of conditions that cannot be engineered — only found. Mama Quita has been found.

<p>Scale</p> <p>535+ hectares of contiguous coastal land</p>	<p>Privacy</p> <p>Self-contained, fully private coastal holding</p>
<p>Access</p> <p>Private aviation within two hours of U.S. West Coast</p>	<p>Vision</p> <p>A complete world — from marina to mountain</p>

Begin the Conversation

Confidential investment inquiries and qualified development partnerships are welcomed. We invite you to explore this singular opportunity in greater depth.



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The Asset

Mama Quita

Bahía de los Ángeles, Baja California, Mexico

535.57 Hectares – Private Coastal Land

Natural Marina · Luxury Tourism Zoning

All information provided is confidential and intended solely for qualified institutional investors, family offices, and development partners. Subject to verification and due diligence.