

Candé

at Real del Mar





PRIME LOCATION

Real del Mar is located at km 19.5 of the Tijuana - Ensenada scenic highway, in Tijuana, Baja California. It is a master plan complex with views to the Pacific Ocean and the Coronado Islands. It is a residential plus tourist development that dates back to the nineties.

- ★ 20 minutes from the San Ysidro International Border Crossing
- ★ 10 minutes from Playas de Tijuana
- ★ 20 minutes from the Zona Urbana Rio Tijuana
- ★ 10 minutes from Playas de Rosarito
- ★ 5 minutes from the Metropolitan Convention Center
- ★ 60 minutes from the city of Ensenada and the Wine Route



Feel Right at
HOME

FRISA

With more than 65 years of experience in the real estate market, Grupo Frisa has become a leader in the development of real estate projects in Mexico. Our experience includes the creation and development of Industrial Parks, Shopping Malls, Residential Lots and Homes in more than 15 states of Mexico. Our commitment to quality and innovation allows us to offer real estate solutions that respond to the requirements of our clients, contributing to the growth and development of the communities where we operate.



ARCHITECS



Santiago Cuaik is a leading Mexican architect known for his creative approach and his ability to create functional and visually attractive spaces. His work is characterized by the integration of natural elements, the use of sustainable materials and his meticulous attention to detail. Cuaik has received several awards and recognitions for his contribution to contemporary architecture in Mexico, consolidating himself as an influential figure in the field of architectural design.

Candé

Candé is a residential project located in one of the most important residential developments in recent years on the Baja California coast, Real del Mar. The location of the complex and the privileged views of the properties give us this opportunity to create a high impact project at a high level local and commercial with the American market.

A residential project with a variety of housing options, from residences with terraces and independent accesses, to the possibility of having an apartment with ocean and golf course views, taking the best advantage of the best views of a privileged land.

The style of the development reflects the predominant Californian style in the area, adapting to the national, regional and local market with an American influence. Thanks to the European heritage of the state of California, a mix that respects a classic Mexican-Californian style is achieved, with European details that give it a touch of style and sophistication.



MASTER PLAN



Candé is a horizontal and vertical residential project, with ocean views, in a total area of 53,700, where we have 37 lots for residences of 550.00 m² and 3 apartment towers with 6 levels of apartments each tower, the objective of the project is based on taking advantage of the views to the maximum, making use of the site's topography and scaling the visuals of each lot based on its location.

The apartment towers are located on the land, where we have a steeper slope, and can take advantage of the views of the golf course and the sea. Maximum permitted area: 25-30% of the total area of the lots, being able to adapt exterior areas, terraces, gardens, etc.

The access to the complex consists of a double entrance and exit, to meet the needs of the residents, visitors and suppliers, as well as a road/walkway with direct access to the common areas of the Real del Mar hotel.

AMENITIES

Real del Mar provides a variety of first class amenities including an 18-hole golf course, sports facilities such as tennis courts, residents and visitors can enjoy exclusive restaurants, an equestrian center and the natural surroundings, with panoramic views of the Pacific Ocean as well as valleys and canyons in an exclusive and relaxing environment for those seeking a sophisticated and active lifestyle.



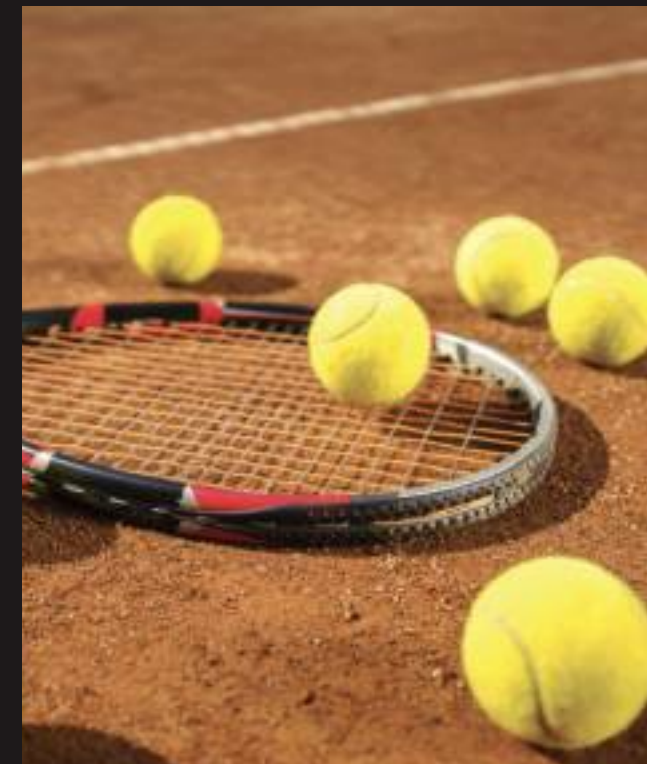
Golf Course



Swimming pool



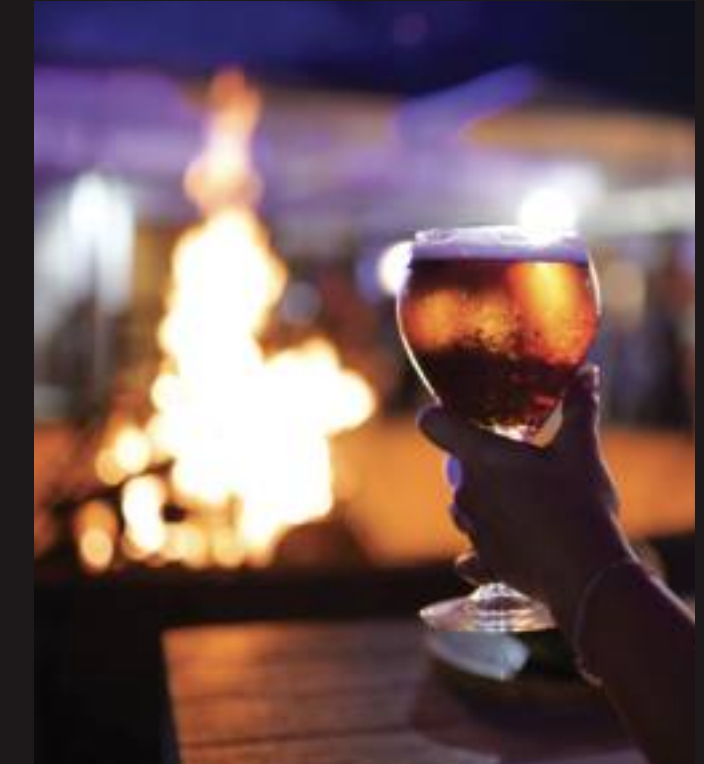
Horse Club



Tennis Court



Convenience Store



Bar



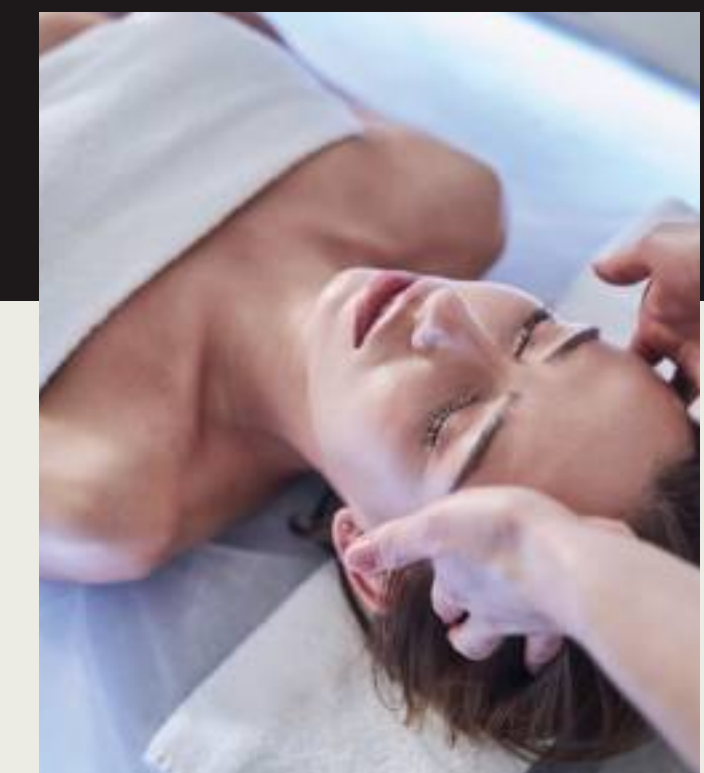
Private School



Hotel 76 rooms



Restaurant



SPA (Coming Soon)

HOUSES

The homes with downward access have parking space for 2 cars, and a staircase that leads down to an outdoor patio/reception area. These houses have a secondary access to the service/kitchen area on the side.



The houses with ascending access have parking space for 2 cars, and a staircase that goes up laterally, generating a reconfiguration of the house's layout, where the access is made laterally.

Please note that the features described may change or vary without prior notice, in accordance with the final purchase contract.



First floor of the residence consists of an access hall, 1/2 bathroom, secondary bedroom, the stay comprising living room, dining room and a bar area. Kitchen, with laundry room and a pantry.

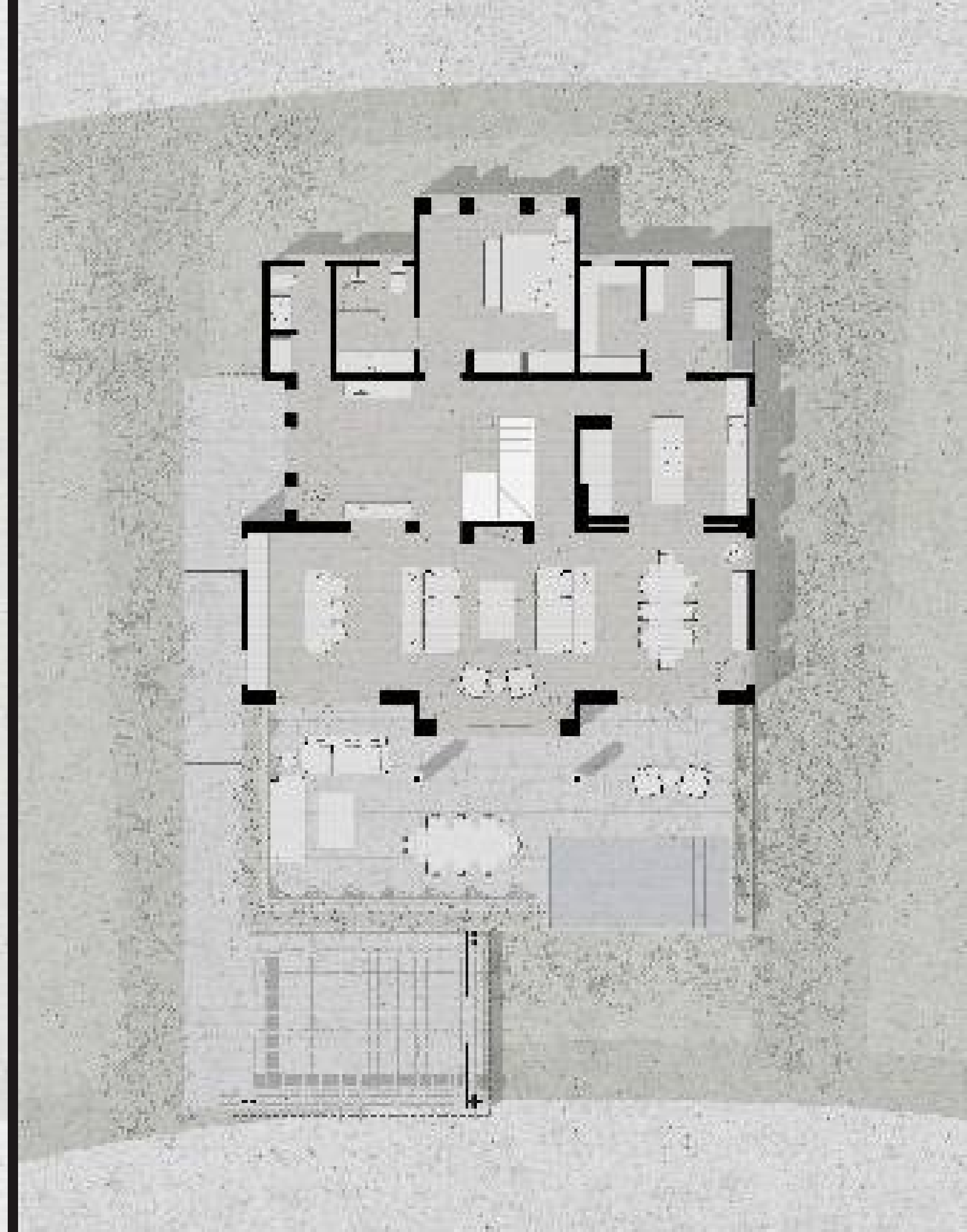
Upstairs has the master bedroom with bathroom and walk-in closet. Depending on the model and size of the house, you can have a secondary bedroom, or add an extra bedroom as a studio.

The terraces of all units have a living area and an optional jacuzzi.

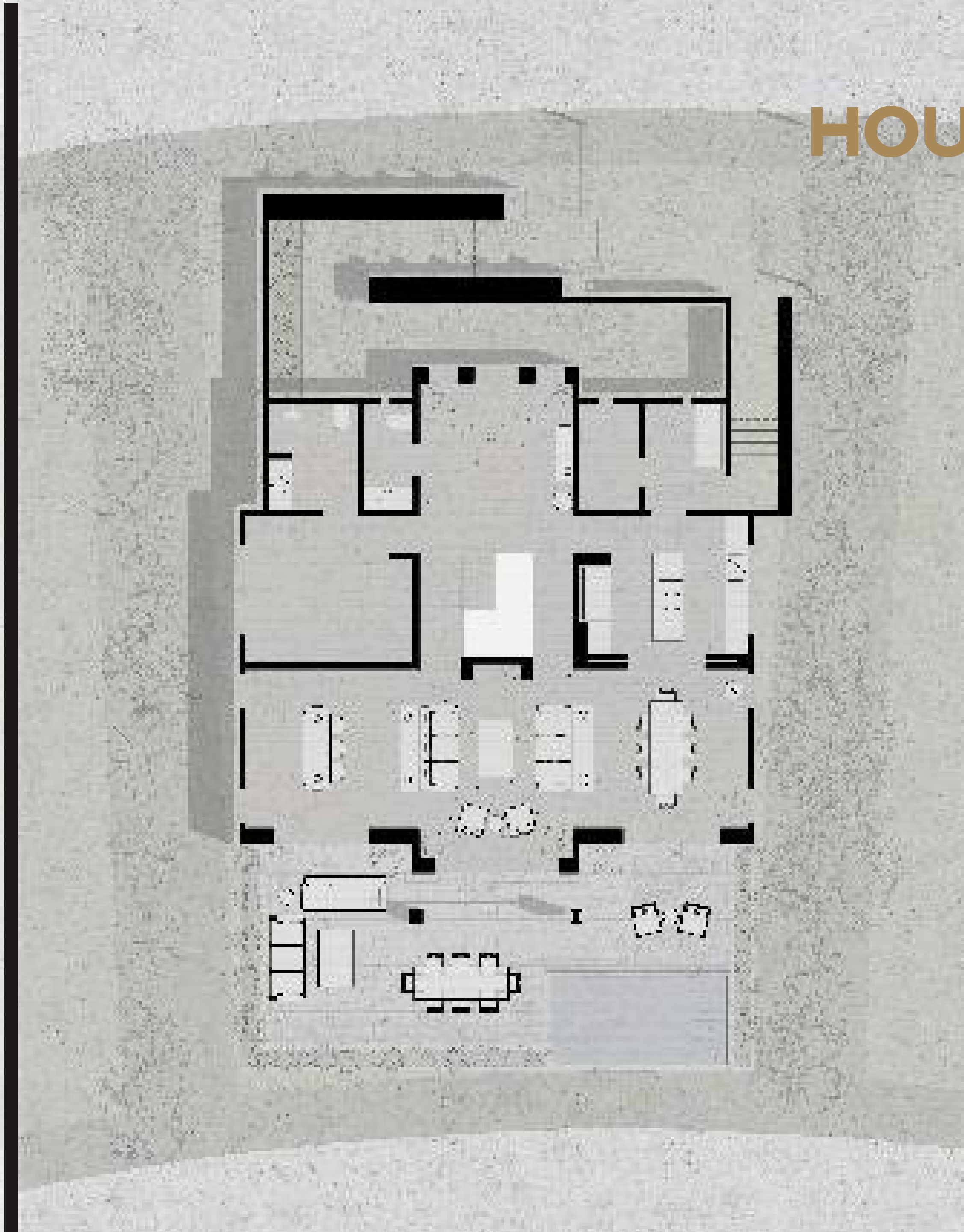
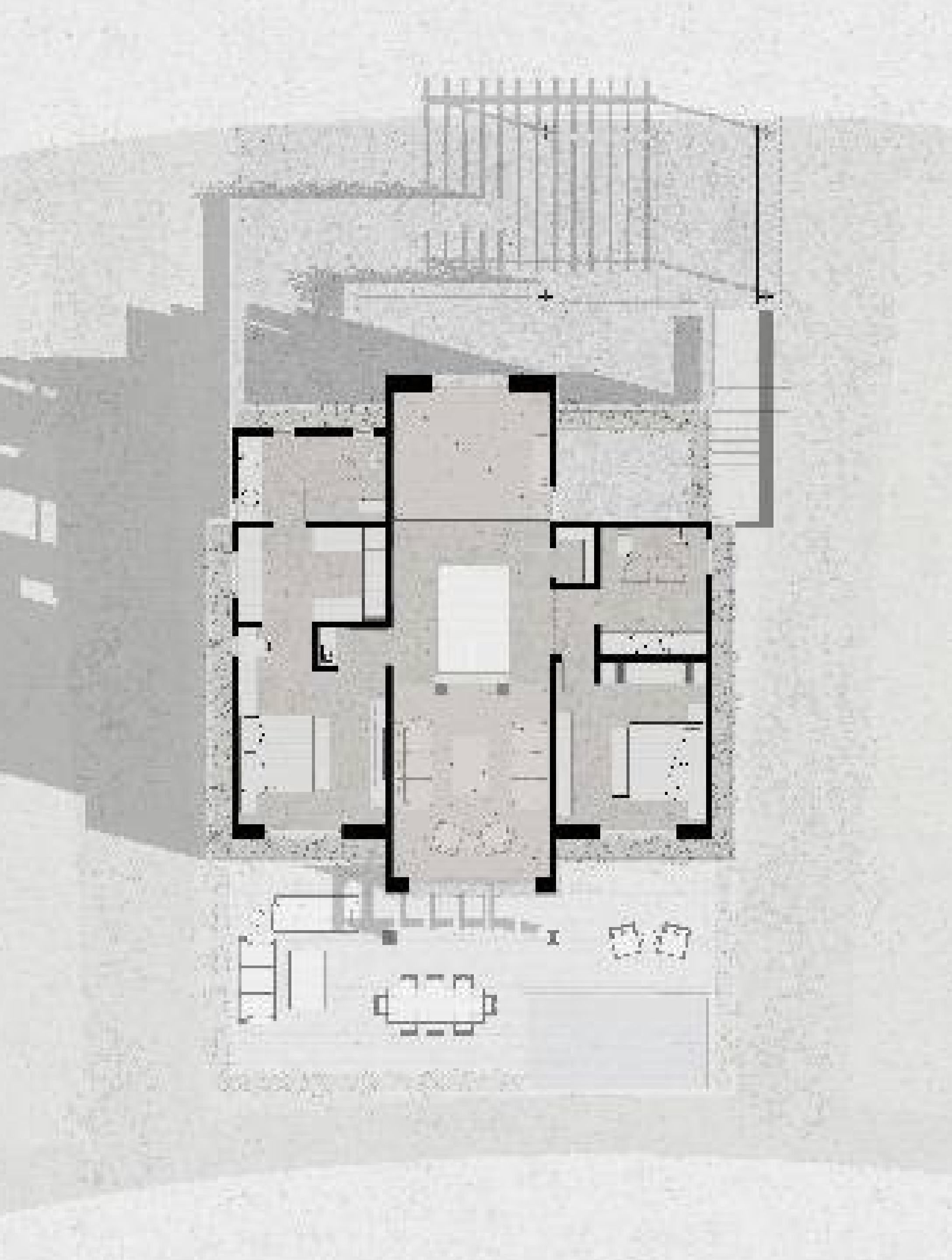


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HOUSE AA



HOUSE AD



APARTMENTS

The apartment types arise from the need to offer different size options according to the needs of the clients.

Two parking levels per tower, giving the possibility of having up to 2 parking spaces per housing unit, with pedestrian access from the main street.



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Candé

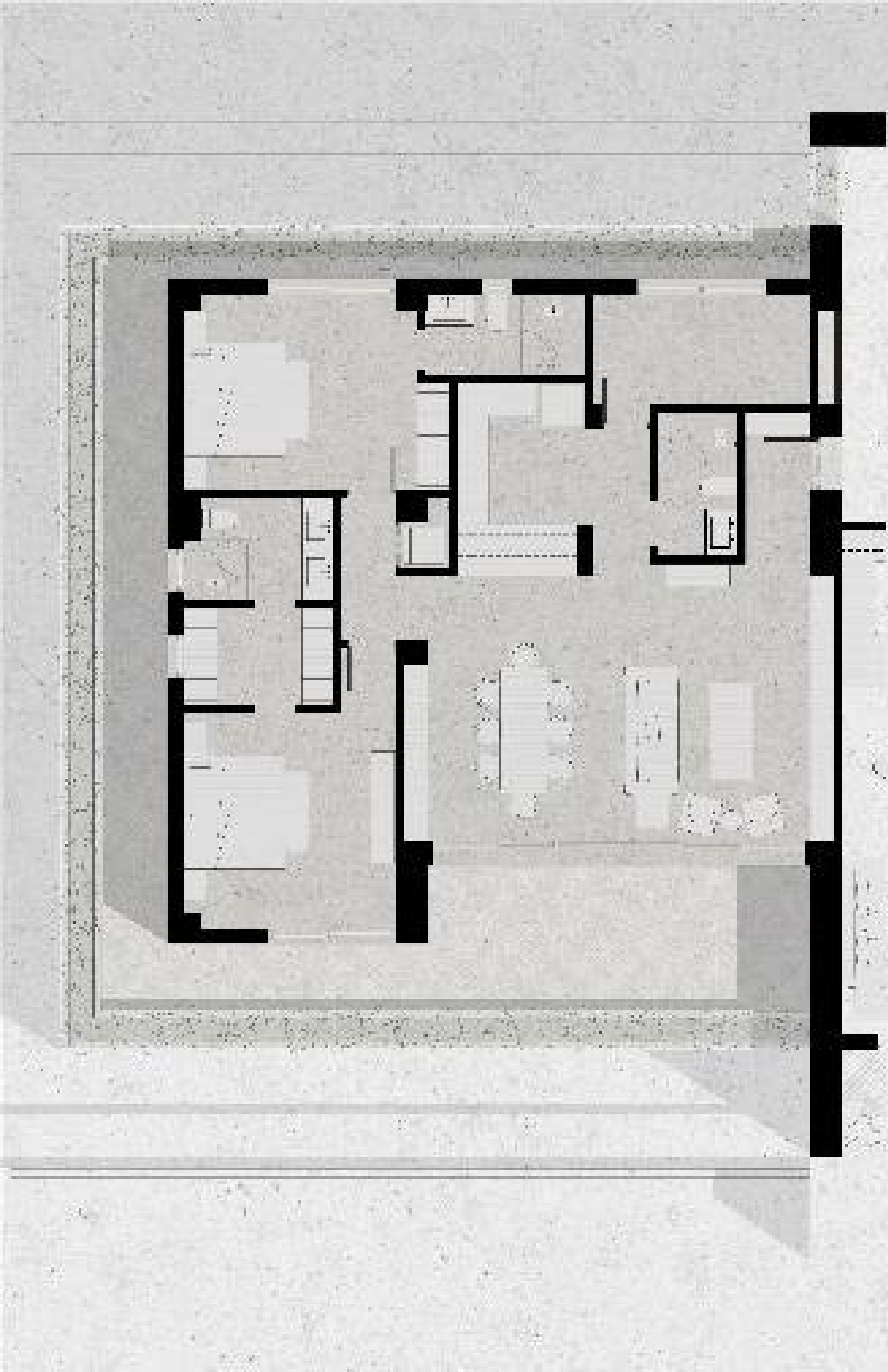


The vertical circulation core has 2 elevators, a linear stair core, and a space for machine rooms and garbage rooms per level, to connect to the basement level with warehouses that can be sold to users who wish to do so.

There are three units on each floor: the apartments at the ends have two bedrooms, and the central apartment has one bedroom.



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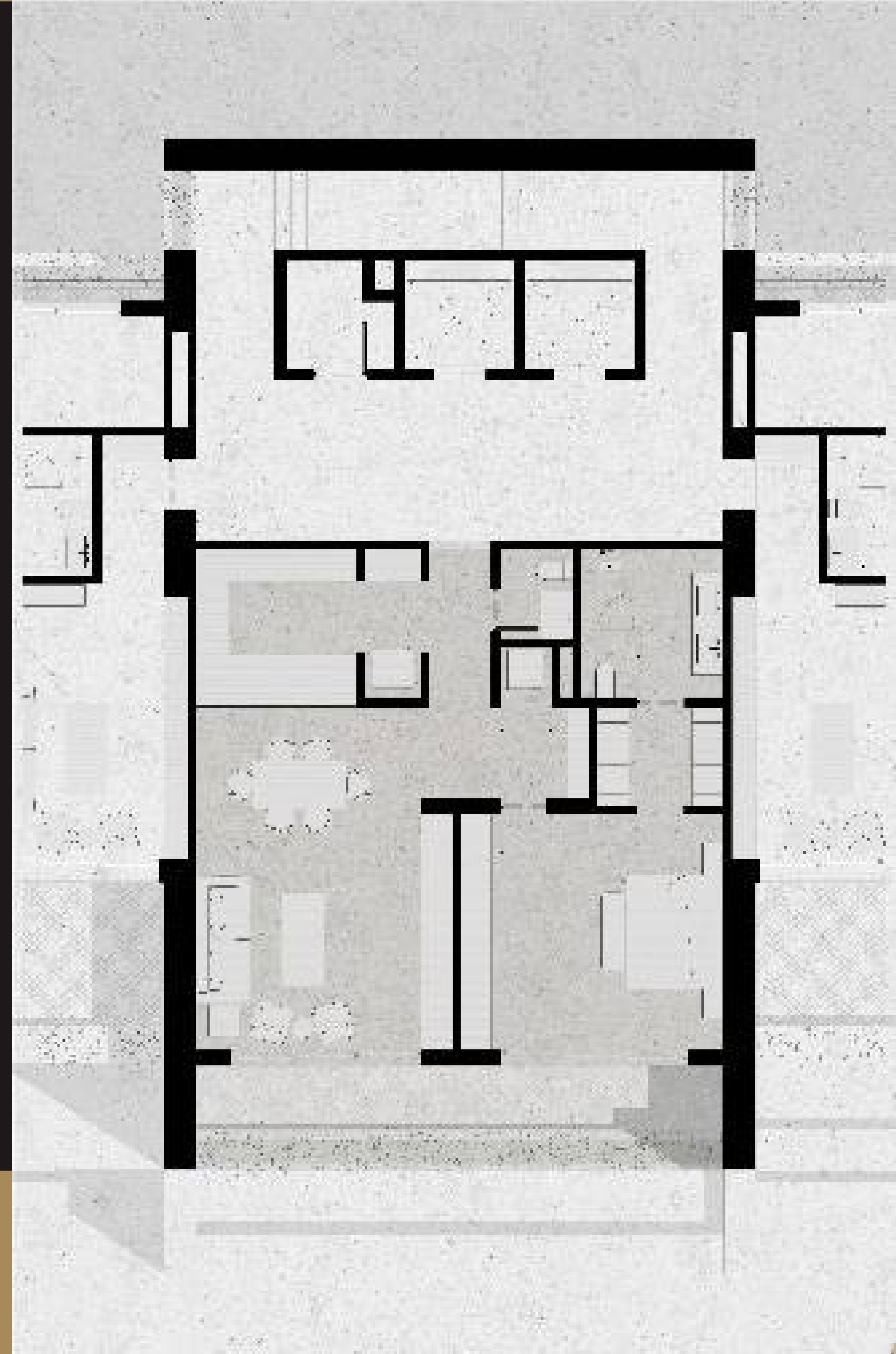


APARTMENT A

- ✦ *Living-dining room open to the kitchen.*
- ✦ *One bathroom.*
- ✦ *Study adaptable as an auxiliary bedroom.*
- ✦ *Laundry space in the hallway.*
- ✦ *Master and secondary bedrooms: master with bathroom and walk-in closet; secondary with closet and bathroom.*
- ✦ *Front/perimeter terrace or balcony for an indoor/outdoor experience in all main rooms.*

CENTRAL APARTMENT (Smaller footage)

- *Living-dining room open to the kitchen.*
- *One master bedroom with bathroom and walk-in closet.*
- *Laundry space.*
- *Master bedroom with bathroom and walk-in closet.*
- *Front balcony for an indoor/outdoor experience from the main rooms.*





Candé

We appreciate your interest in our new project in Real del Mar. We are proud to present you with an opportunity to live in an environment that combines luxury and natural serenity.

We will be pleased to assist you with any questions you may have during the purchase process.

www.realdelmarliving.com