



THE ESTATES

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



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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.



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MASTER PLAN

The Estates is a residential development projected on approximately 34 hectares with 123 ranch-style lots with an average area of 2,000 m² per lot. The objective was to design large area lots with a restriction in the layout of the buildings in order to maintain a balance between buildings and green space.

The main circuit, secondary streets and pedestrian walkways were designed with pleasant curves and slopes following the natural landscape and leading the inhabitant to discover the places and views of the development.



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 Stores



Bar



Private School



Hotel 76 Rooms



Restaurant



SPA (Coming Soon)

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

Use of wooden pergolas on terraces and open spaces to provide shade and integrate vegetation in them to make better use of open spaces.



In the interior, the proposed materials are wood and stone floors, plaster in beige tones, natural tiles and plaster in the bathrooms, fixed wooden furniture, tapestries and black steel details.





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The residential complex offers a rustic lifestyle connected to the natural environment, in harmony with the land, rooted in the culture and history of the country, valuing simplicity, self-sufficiency and community, but at the same time seeking exclusivity, sophistication, innovation and quality in the living experience.

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Three house types were designed with 2, 3 and 4 bedrooms respectively, with large spaces, but not enough to keep within the allowed building footprint and the intentions of the Master Plan.



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HOUSE A



HOUSE B



HOUSE C





The architectural style of the houses is based on the use of natural materials such as stone, quarry, tile, ashlar, steel and wood, as well as the use of earth colors, seeking simplicity and aesthetics in the palette of finishes.

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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.

Thank you for considering Real del Mar for your next home!

www.realdelmarliving.com