



TUNA

PESCADERO, B.C.S.



OUR LOCATION

AROUND

- | | | |
|----|---------------------------------|--------------|
| 1. | La Paz International Airport | 1hr. 20 min. |
| 2. | Los Cabos International Airport | 1hr. 20 min. |
| 3. | Playa Cerritos | 10 min. |
| 4. | Playa Todos Santos | 20 min. |

Pescadero, Baja California Sur.
Only 2km from the beach.



OUR LOCATION

AROUND

- | | | |
|----|--------------------------|---------|
| 1. | Hotel Paradero | 17 min. |
| 2. | Hierbabuena Restaurant | 5 min. |
| 3. | Rancho Pescadero | 7 min. |
| 4. | Agricole Cocina de Campo | 6 min. |





PESCADERO

BAJA CALIFORNIA SUR

Pescadero is a small fishing and farming village with pleasant weather along the Pacific Coast in Baja California Sur. It is located in between Todos Santos and Cerritos

Pescadero is natural beauty surrounded by lush vegetation and nestled on the coast, between rocky cliffs and hills.

Driving around you will find palm plantations surrounding the roads as well as farmlands producing strawberries, corn, tomatoes, greens and more.

Whether you are interested in festivals and art galleries or outdoor activities such as hiking, whale watching, fishing or even just relaxing on the beach, there's something for everyone in Pescadero.



NATURE COMMUNITY FOLKLORE



Like an oasis in the middle of the desert, **TUNA** stands with a luxury landscape design that merges with the environment and connects with nature. Beyond a home, you'll find a sanctuary that feels just like a summer breeze.

There are several beaches in the Pescadero area with beautiful views and great for activities such as fishing, surfing, camping or just laying in the sand.

Enjoy delicious meals, there is no shortage of amazing dining in the area with different types of local food: Same Same But Different, Noah Japanese Food, Agricole Cooperativa, Barracuda Cantina, Pura Playa Bar.

The Local Farmer's Market won't disappoint, you will find fresh produce, paintings, jewelry, blankets, locally-made clothing, and much more.

Only a 10 minute drive from Pescadero, visit Todos Santos. You will find colorful streets with murals and colonial buildings filled with artisanal shops, boutiques, cafes, art galleries and upscale restaurants. Don't miss the art, film, wine and multiple festivals that take place ALL YEAR ROUND.





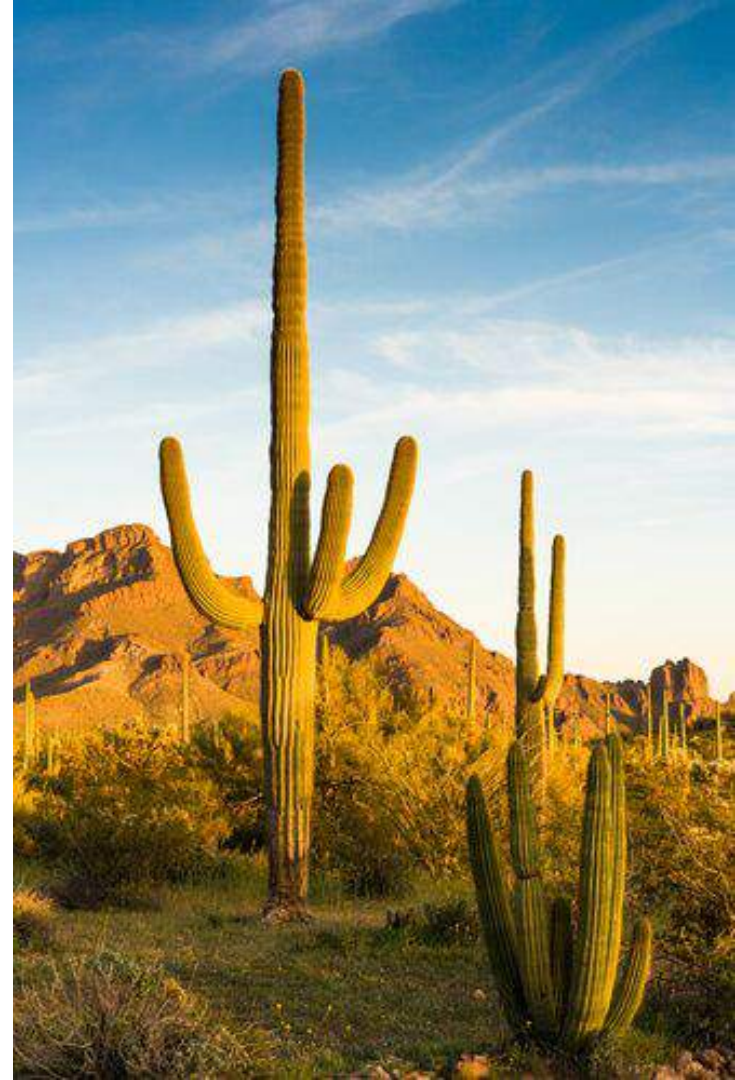


SUSTAIN- ABILITY

We are aware that we face a crucial challenge: not to compromise the ecological balance and natural beauty of our lands. In this context, **TUNA** aims to distinguish itself with its sustainable approach and unwavering commitment to environmental protection and the preservation of local flora and fauna.

In addition to having a design that respects and integrates with the natural environment, **TUNA** employs sustainable technologies to minimize its environmental footprint. This includes the implementation of solar energy systems, energy efficiency, and the reuse of rainwater for irrigation and other non-potable purposes.

We are committed to educating our community and future residents about the importance of conservation and coexistence with local flora and fauna, offering volunteer activities to engage the community in the preservation of the natural environment.





HEALTHY LIFESTYLE

HEALTHY

LIFESTYLE

Let loose, recharge, explore.
Find the perfect experience to enhance your daily life. From wellness activities to hiking and surfing, you'll get the lifestyle you've been looking for.



HEALTHY LIFESTYLE







THE PROJECT

PROJECT

THE

Your second place to call home.

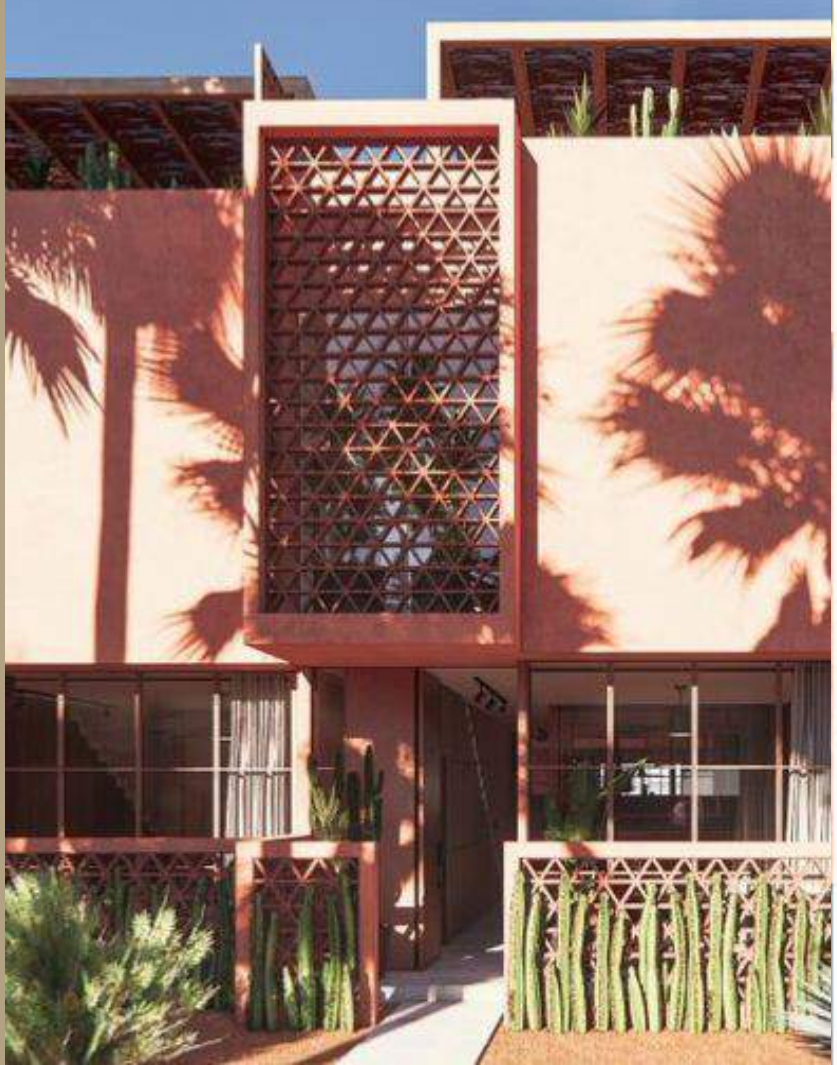
TUNA features two distinct types of residential proposals that adapt to your needs, preferences and lifestyle, with **villas & townhomes**, that differ in size, distribution and characteristics.



THE PROJECT



MASTER PLAN



ARCHITECTURE & DESIGN

TORRES TRUEBA & LÓPEZ LETAYF, a Mexican firm based in CDMX, which specializes in Residential, Cultural, Retail, Hospitality and Urban design. Breathe **TUNA** lifestyle with a concept where nature and design merge into a space like no other.

The project is designed to create a seamless connection between the interior and the exterior.



AMENITIES



BAR & TERRACE



PLAYGROUND



GYM



MANAGEMENT
OFFICE



PUBLIC
RESTROOMS



SUNBED AREA



BBQ GRILLS



HAMMOCK AREA



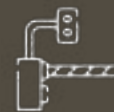
PICKLEBALL
COURT



POOL



FIRE PIT



GATED ACCESS



PARKING



WALK PATHS



RESIDUAL WATER
TREATMENT PLANT



AMENITIES



AMENITIES



AMENITIES





AMENITIES





AMENITIES





TUNA VILLA

**EVERYTHING YOU NEED,
AND MORE.**

Our **TUNAVILLA** is our most spacious alternative, spread over 2 floors a rooftop with plunge pool and a lock-off basement, it holds 3 bedrooms, 3 full bathrooms and 2 half bathrooms. Just imagine soaking at the rooftop pool in the morning or relaxing at sunset with a glass of wine.



FIRST

FLOOR

BASEMENT
15.6 m² | 168.3 ft²

INTERIOR
96.8 m² | 1,042.1 ft²

- Master Bedroom
Walk-in Closet + Full Bathroom
- Guest Bedroom 01
Walk-in Closet + Full Bathroom
- Guest Bedroom 02
Closet + Full Bathroom

TERRACE
10.0 m² | 107.5 ft²

Exterior Sun Awning

TOTAL
106.8 m² | 1,149.6 ft²



SECOND FLOOR

INTERIOR
77.2 m² | 830.4 ft²

Kitchen
Dinning Room
Living Room
Laundry Room
½ Bathroom

TERRACE & STAIRS
30.2 m² | 325.4 ft²

Balcony
Terrace

TOTAL
107.4 m² | 1,155.8 ft²



ROOF

T O P

TERRACE

78.1 m² | 840.8 ft²

Terrace
Plunge Pool
½ Bathroom
Sun Awning

TOTAL INTERIOR

189.6 m² | 2,040.8 ft²

TOTAL EXTERIOR

118.3 m² | 1,273.7 ft²

TOTAL VILLA

307.9 m² | 3,314.5 ft²



EXTERIOR



FRONT



BACK



TUNA VILLA















TUNA VILLA

















TUNA TOWNHOME

TUNA TOWNHOME

FOR A COZY LIFE.

Our **TUNATOWNHOME** is smaller, but no less splendidous. It consists of 2 floors, with 2 bedrooms, 2 full bathrooms, 1 half bathroom and a rooftop designed for your leisure. Picture yourself sipping a morning coffee at the patio or stargazing by the terrace.





FIRST FLOOR

INTERIOR

54.8 m² | 589.9 ft²

Livingroom
Kitchen
½ Bathroom
Storage Under Stairs

EXTERIOR

33.5 m² | 360.8 ft²

Central Patio
Backyard Patio

TOTAL

88.3 m² | 950.7 ft²





SECOND FLOOR

INTERIOR

61.4 m² | 661.1 ft²

Master Bedroom
Closet + Full Bathroom
Guest Bedroom 01
Closet + Full Bathroom

EXTERIOR

10.0 m² | 108.0 ft²

Balcony
Stairs

TOTAL

71.5 m² | 769.1 ft²





ROOF

TOP

EXTERIOR

62.8 m² | 675.9 ft²

- Terrace
- Sundeck
- Storage
- Exterior Sun Awning

TOTAL INTERIOR

116.2 m² | 1,251.0 ft²

TOTAL EXTERIOR

106.3 m² | 1,144.6 ft²

TOTAL TOWNHOME

222.6 m² | 2,395.6 ft²





EXTERIOR



FRONT



COMPLEX



TUNA TOWNHOME





TUNA TOWNHOME







TUNA TOWNHOME







TUNA TOWNHOME







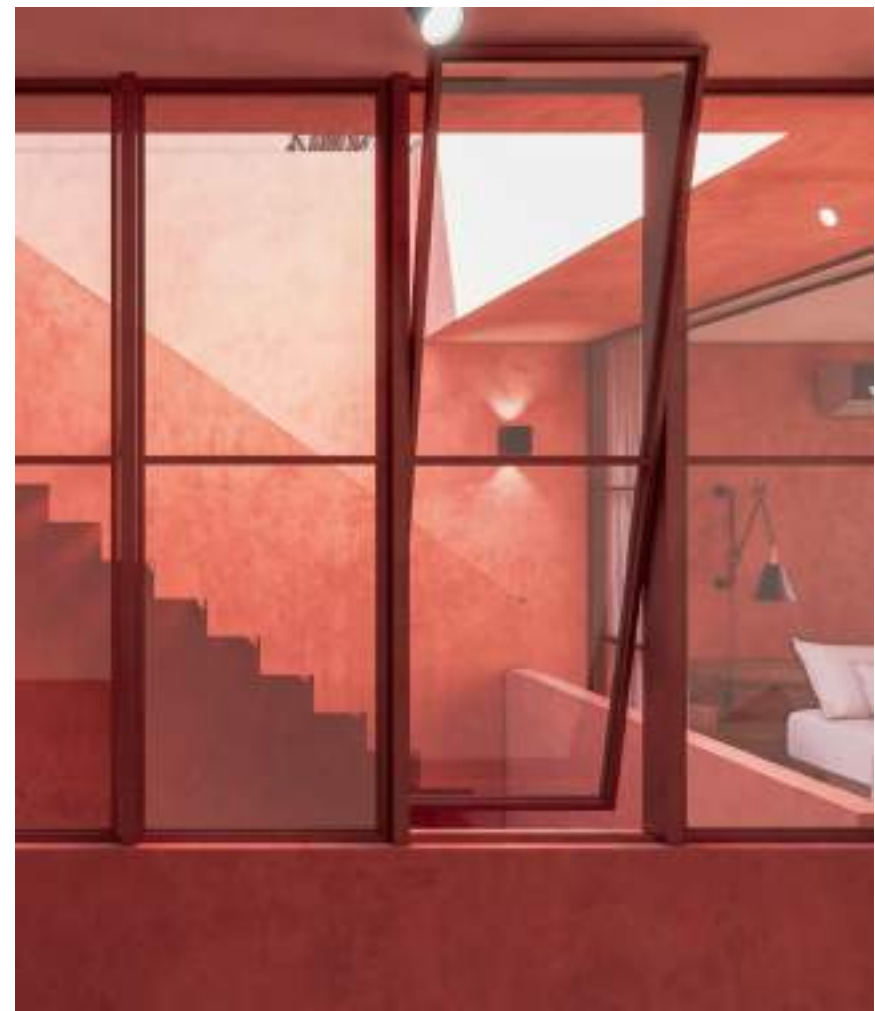
TUNA TOWNHOME







TUNA TOWNHOME





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THANK YOU



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