

CENIT

LOS CABOS

ELEVATE YOUR

Experience



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Cenit Los Cabos is a development by Baja Capstone Development Group.

Baja Capstone expands Pueblo Bonito Group's 30 years of proven success in master planning and hospitality by joining forces with the strength and trustworthiness of TMG Investments' developments across Mexico.

The first tower delivers this season, with two more joining a vibrant residential community. Thoughtfully designed amenities—like an ocean-view sky gym, rooftop skybar, pickleball court, hammock garden, and a tranquil pool deck—elevate everyday living. Here, every detail invites you to live above it all.

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Ascend to the top
and enjoy a first class quality life

Experience world-class amenities and breathtaking ocean views from our luxurious 2- and 3-bedroom condos and penthouses.

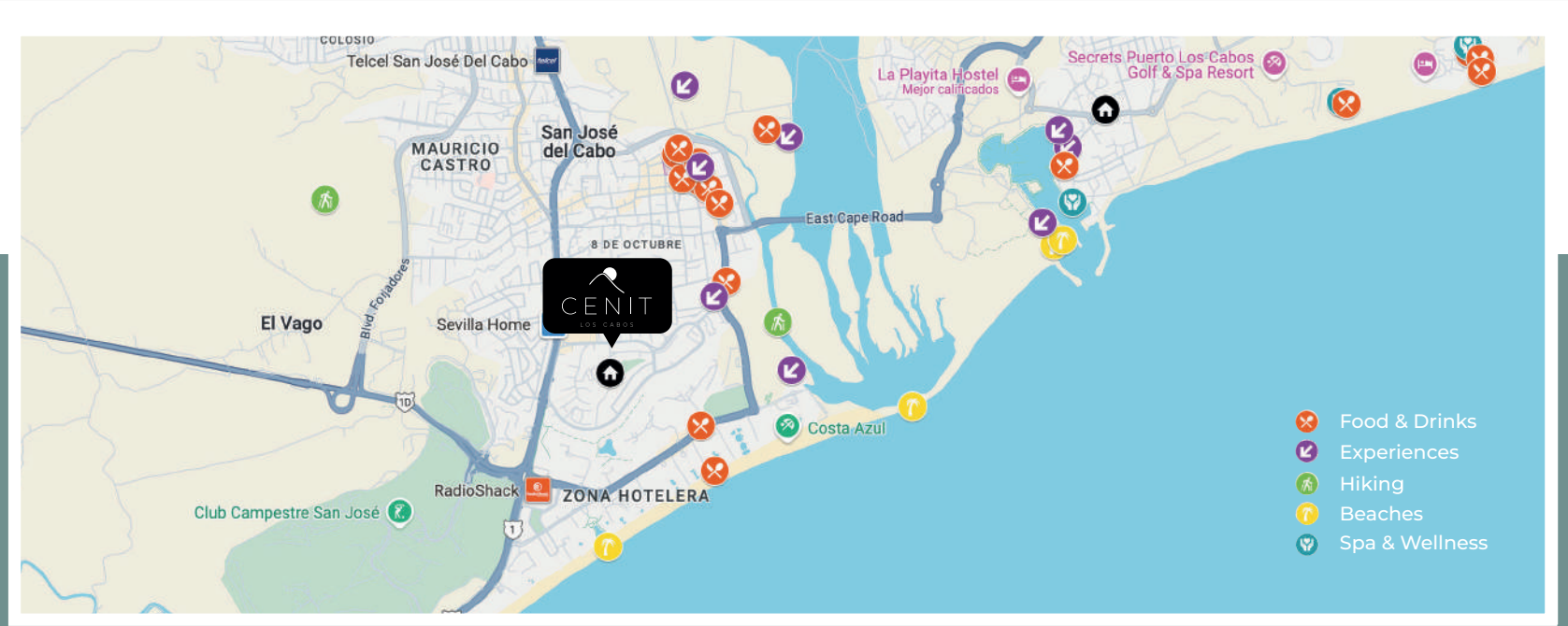
Join an established community in the Palmilla Tower, already a vibrant part of Cenit Los Cabos. Now selling: the Bay Tower – offering exclusive residences with panoramic views of the Sea of Cortez.

Coming soon: the Estero Tower, the next chapter in elevated coastal living.



*Convenience
and points of interest*

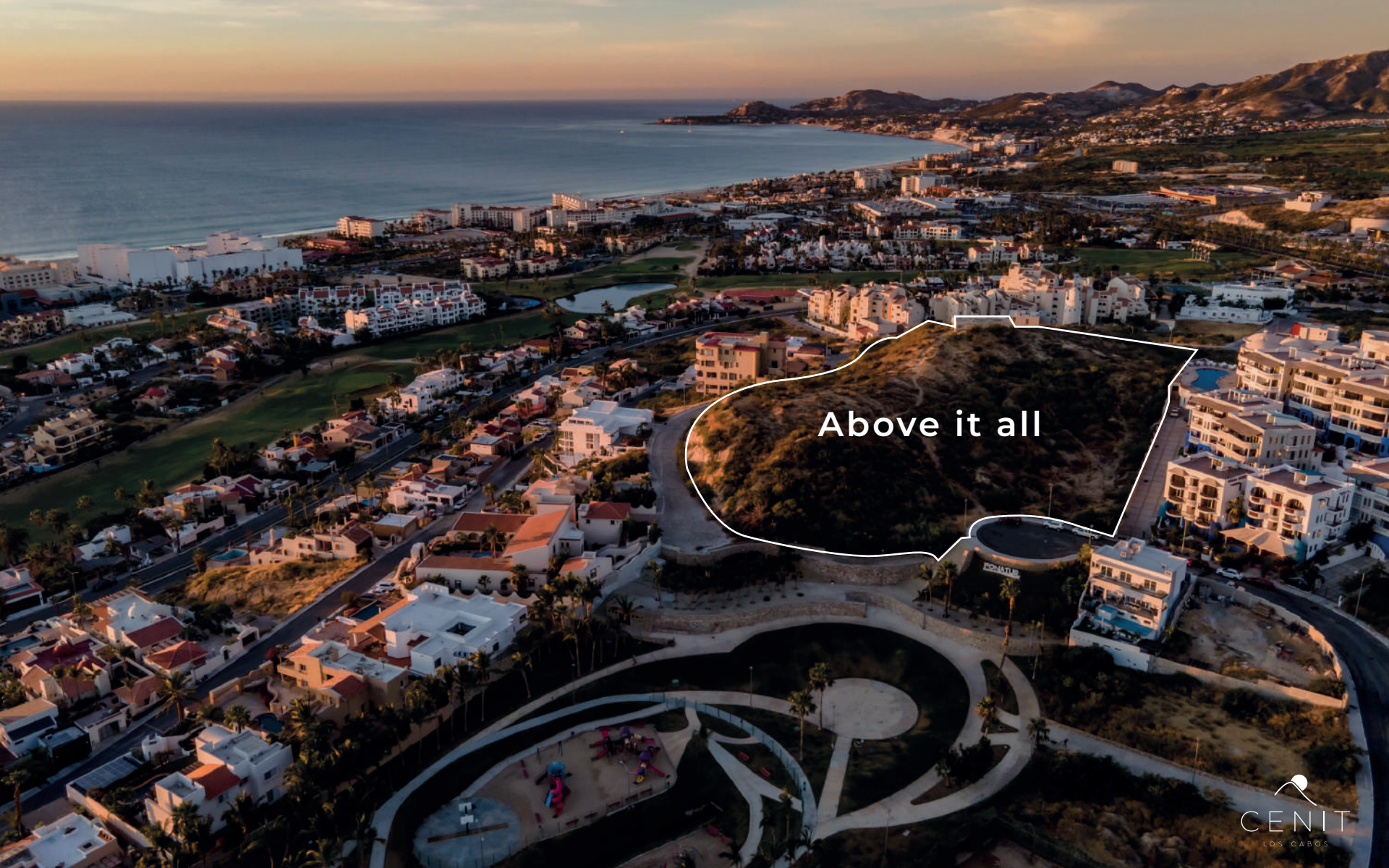
Cenit Los Cabos Points of interest & Walking Distances



[Click here to view the map](#)

Luxury and convenience

- Only 15 minutes from the SJD International Airport
- 30+ daily flights, allowing for easy and flexible travel
- Enjoy luxurious golf courses designed by Jack Nicklaus and Greg Norman
- Savor the delicious food of San Jose del Cabo
- Have fun shopping in a typical Mexican town plaza
- Tour the unique architecture and enjoy the Artwalk event, showcasing local artists
- Walk or swim at the Chileno Bay and Palmilla beaches



Above it all

ELEVATE YOUR
Expectations



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Torre BAHÍA

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View from Bahía's Third Level

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- | | | | |
|---|---------------------|--------------------------------|--|
| 1 OCEAN VIEW SKY GYM WITH STEAM AND SAUNA, 6TH LEVEL | 5 EVENT LAWN | 9 JACUZZI | 13 CONCIERGE, JUICE, COFFEE AND BUSINESS CENTER |
| 2 PICKLEBALL COURT | 6 MIRADOR | 10 POOL LOUNGE CHAIRS | 14 VISITORS PARKING / ELECTRIC SCOOTERS AND BIKES |
| 3 SKYBAR 6TH LEVEL | 7 FIREPITS | 11 CABANAS | 15 CONTROLLED ACCESS AND SECURITY STATION |
| 4 NUBE | 8 POOL | 12 CHILDREN'S PLAY AREA | 16 HAMMOCK GARDEN (HAMMOCK'S ZONE) |

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You will be delighted and inspired by the
countless experiences that await you at Cenit Los Cabos

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Gaze upon the Sea of Cortez, *gather with friends* and savor cocktails at the Skybar

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Enjoy those cool desert nights
by *the firepits*

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*Cenit sits at the highest point of San José del Cabo.
It's aesthetic, convenient, differentiated, and amazing*

We offer top-notch amenities to create memories, and a lifestyle program to build a feeling of community among the residents of these luxury homes.

All the services, experiences, and day-to-day maintenance are managed for you by our Cenit Life team.

We are committed to providing for your everyday necessities by creating amazing experiences through our comprehensive list of residential services to ensure your investment reaches its highest potential.

Turn amazing amenities
into unforgettable experiences

with CENIT *Life*

Gastronomy

Cocktail Nights at Skybar
S'mores Night at the firepits
Wine tasting stars experiences

Fitness

Fitness Classes
Personalized Training
Pickleball Tournaments
Yoga Classes



CENIT*Life*

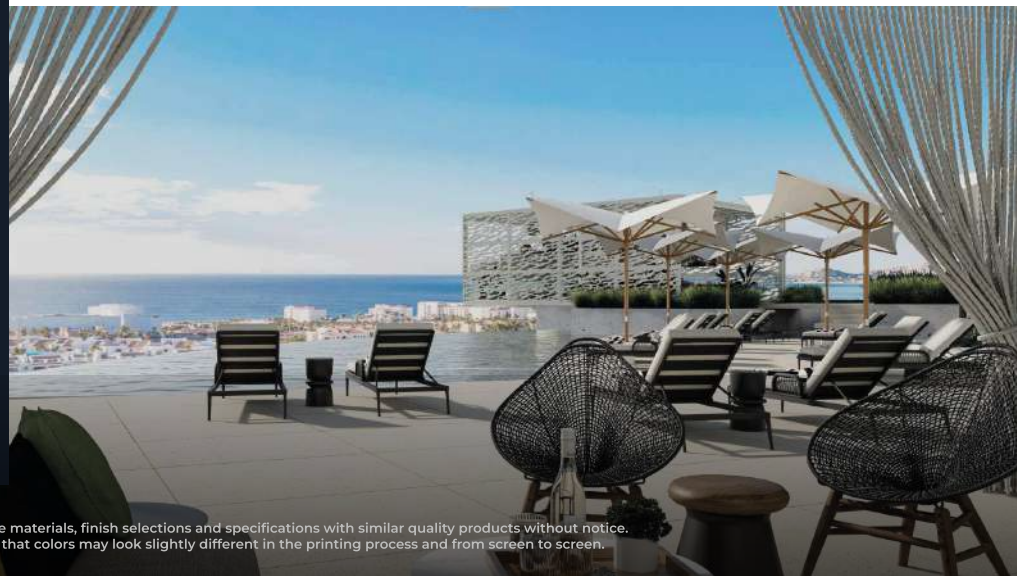
Pool Club

Pool Cabana Day
Kids Hour
Taco Tuesday
Holidays events at La Nube

Outdoor Cinema

Bicycle and Scooter Rental

Car Wash



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Whether you are doing business or
are on vacation, Cenit has the
perfect space for your life.



Business Center

The center offers juice and coffee,
as well as networking events.



CENIT *Life*

Sky Gym

Keep your workout routine while enjoying a priceless view. The gym has facilities to suit every exercise goal, be it improving cardiovascular health, increasing endurance or relaxing in a yoga class.

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Nube



CENIT *Life*

Charge your car at the docking station, ride around town on the available electric scooters or bikes, or challenge your friends to a game of Pickleball.

CENIT *Life*

Your life at Cenit begins now in San Jose del Cabo. Enjoy art galleries and meet local artists, dine at world-class restaurants, bike or stroll through the marina, cruise the bay in a yacht, or take a fishing trip. You can watch the sunrise or sunset from the sandy beaches, away from all your worries. This is luxury living with urban convenience.

*Our concierge will help you
schedule all these experiences*

On-site Concierge Contact

ruben.ramirez@bajacapstone.com

Hours: daily from 9:00 am to 5:00 pm





Quivira Exclusive Access

1st year fee access is covered by Cenit⁽ⁱ⁾

Quivira Beach Club

Amakiri Sports Club

Quivira Nature Trails & Circuits

25% Discount on Quivira Golf Club

Once you're at Quivira you'll receive 20% off on:

- Drinks and dining
- Hotel accommodations for your guests**
- Spa treatments to pamper yourself**

** Subject to availability previous reservation
and excluding black out dates.

(i) First-year access starting in your delivered date and with a full-paid condo. Afterward, a \$115 USD per month during the second year applies for those who would like to renew these benefits. Subsequent years are subject to Quivira's Masterplans Monthly Fees.

CENIT *Life*
at



THE BEACH CLUB
QUIVIRA LOS CABOS

You now have a beach club!

Relax at the exclusive Beach Club with stunning ocean views, and infinity beachfront pool, a gym, movie functions, à la carte food and drinks, beach toys and sunbathing areas. You might even catch a magical turtle release at sunset.



Stay active and energized at the exceptional Amakiri Sports Club, featuring yoga classes, a wellness market, and future courts to suit your wellness lifestyle.

*Get ready to experience
a new era of fitness
at the Amakiri Sports Club!*



Park already operational, Sports Center Opening 2026

Paddle Court · Pickleball Court · Grass Volleyball

QUIVIRA
LOS CABOS

Enjoy the stunning ocean views and diverse landscapes while you navigate the trails at Quivira Los Cabos. These well-maintained paths are perfect for all levels, providing a wonderful opportunity to connect with nature. Whether you're seeking a leisurely stroll or a more invigorating hike, you'll find the perfect escape in this beautiful setting.



Take your golf game to the next level with **25% off** * at the Quivira Golf Club, 18 holes designed by the legendary Jack Nicklaus. This course offers unbeatable ocean views to upgrade your game.

*Subject to availability & prior reservation.

Discount applies only on tee times, no merchandise or rentals included.

CENIT*Life*
at

QUIVIRA[™]
GOLF CLUB



CENIT *Life*

at



QUIVIRA
LOS CABOS

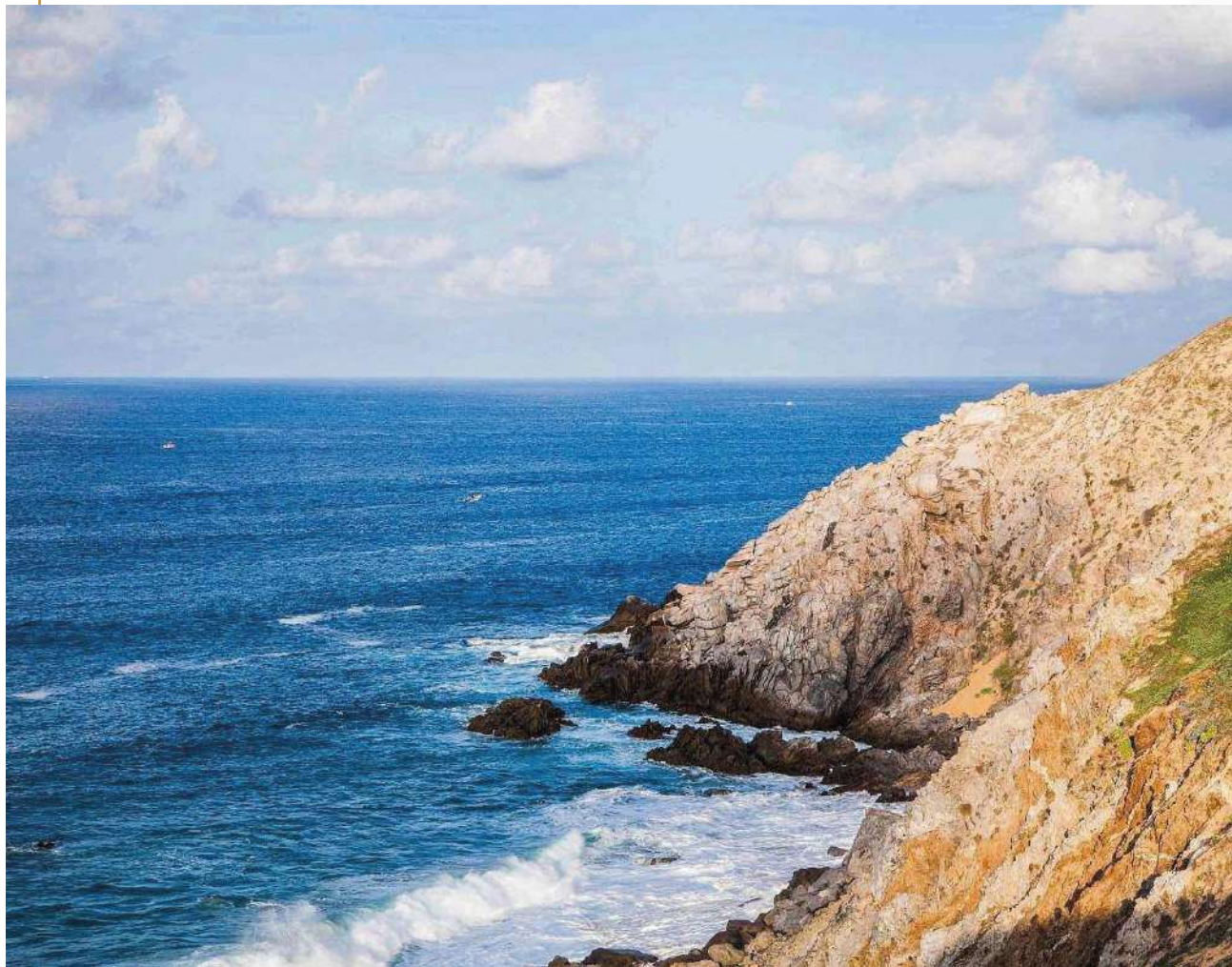
*Our concierge will help you
schedule all these experiences
and book your Quivira benefits*

Quivira Concierge Contact

quivira.concierge@quiviraloscabos.com

WhatsApp: (624) 160 9732

Hours: daily from 7:00 am to 10:00 pm



Residences



3Br + Office or Family Room

Cenit's condos and penthouses feature unrivaled views of the Sea of Cortez, overlooking the San Jose estuary, the Palmilla bay, and the mountains. These luxurious condos and penthouses are perfect for those who appreciate breath-taking beauty and a high-end lifestyle.

The finishes of these two- or three-bedroom condos and penthouses are top-of-the-line, making this the perfect home for those who appreciate the finer things in life.

 **3**
BEDROOMS /  **3.5**
BATHS

 **2**
BEDROOMS /  **2**
BATHS

 **4**
BEDROOMS /  **4.5**
BATHS

Residences



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FLOOR PLAN

2 BEDROOMS

 **2**
BEDROOMS

 **2**
BATHS

 **1,711 SQFT**
TOTAL LIVING AREA

**Last Unit*

AVAILABLE IN PALMILLA TOWER



FLOOR PLAN

GARDEN

2 BEDROOMS



2

BEDROOMS



2

BATHS



2,066 SQFT

TOTAL LIVING AREA

AVAILABLE IN BAHIA TOWER





Residences

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CENTRAL

FLOOR PLAN

3 BEDROOMS

 **3**
BEDROOMS

 **3.5**
BATHS

 **2,281 SQFT**
TOTAL LIVING AREA

*Direct and exclusive
elevator access*

AVAILABLE IN BAHÍA TOWER



CORNER

FLOOR PLAN

3 BEDROOMS

 **3**
BEDROOMS

 **3.5**
BATHS

 **2,184 SQFT**
TOTAL LIVING AREA

AVAILABLE IN BAHIA TOWER



LATERAL

FLOOR PLAN

3 BEDROOMS



3

BEDROOMS + OFFICE



3.5

BATHS



2,335 SQFT

TOTAL LIVING AREA

AVAILABLE IN BAHIA TOWER



LATERAL

FLOOR PLAN

3 BEDROOMS



3

BEDROOMS + FAMILY ROOM



3.5

BATHS



2,335 SQFT

TOTAL LIVING AREA

AVAILABLE IN BAHIA TOWER



PENTHOUSE

FLOOR PLAN

4 BEDROOMS

 **4**
BEDROOMS

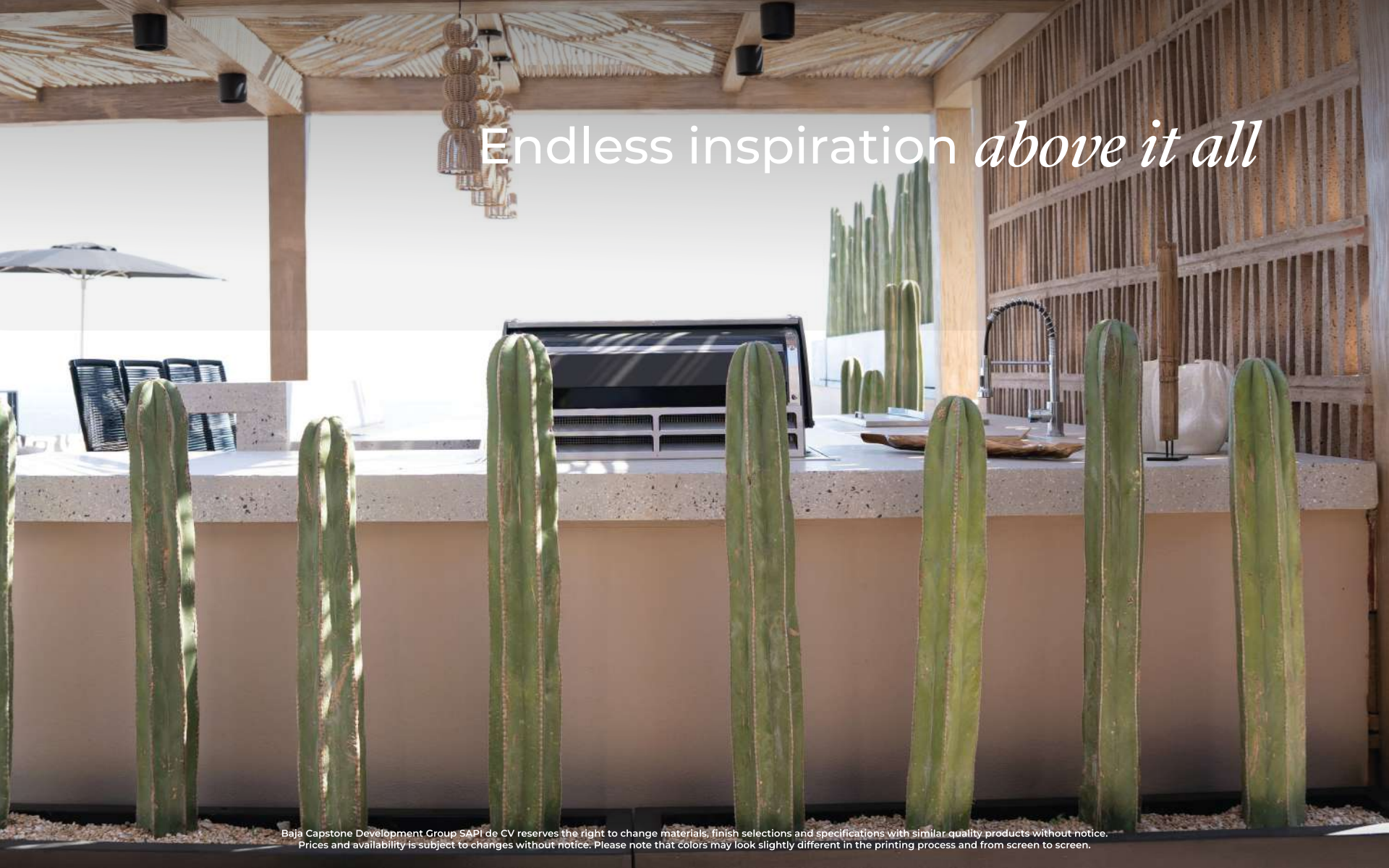
 **4.5**
BATHS

 **3,713 SQFT**
TOTAL LIVING AREA

*Direct and exclusive
elevator access*

AVAILABLE IN BAHIA TOWER



A modern outdoor kitchen featuring a concrete countertop and a light-colored wooden pergola. Several tall, green, columnar cacti are planted in a row in front of the counter. In the background, a black grill is visible on the counter, and a white patio umbrella stands to the left. The scene is brightly lit, suggesting a sunny day.

Endless inspiration *above it all*

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unrivalled views
from every level

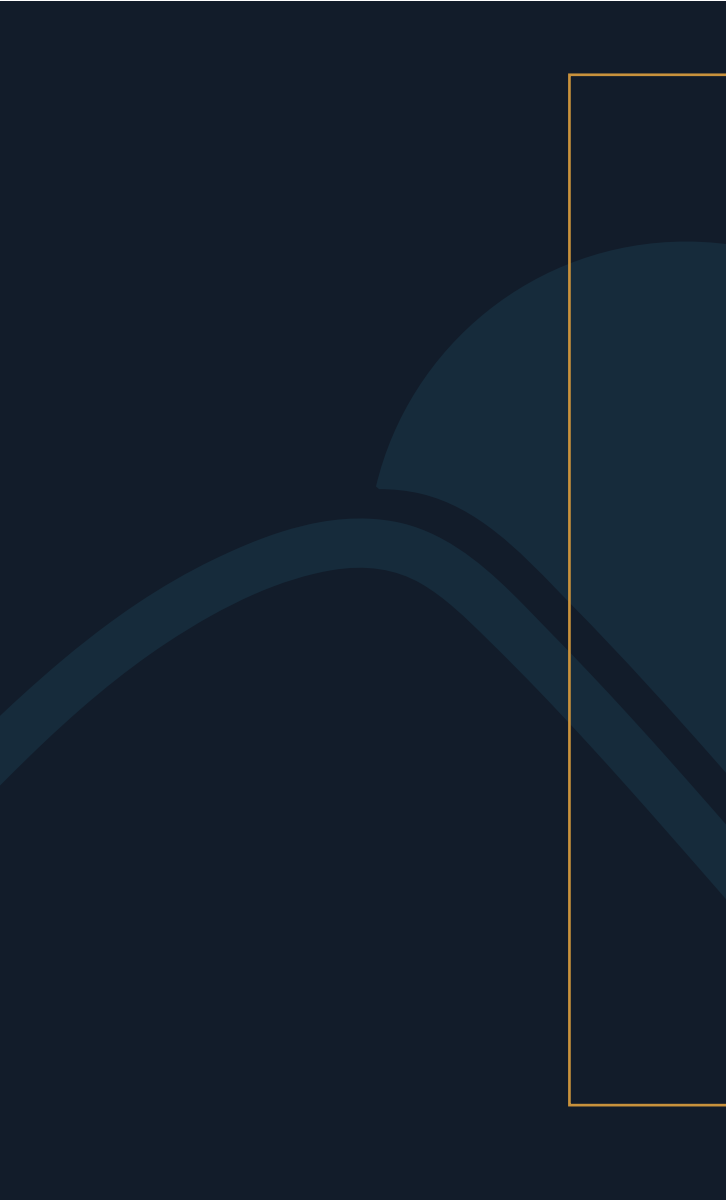
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Bahía Tower

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Rental Program & Property Management

Our Rental Program is fully equipped to manage the rental process for you. Once you have registered, our team will manage the marketing and listing of your unit and the entire rental process.

In addition to the rental program, Cenit's residential services offer Property Management to take care of the preventive maintenance, inspections, administrative coordination, and the general well-being of your private property.

Finishes

Custom finishes, upgrades and fixtures selection process.



Appliances





Time to enjoy
Lifestyle... Elevated



Property Management

We guarantee to have a maintenance team available 365 days a year, so your unit can keep in its best condition at all time. Don't you worry about a thing, we've got you covered.

THE PROGRAM INCLUDES:

TWO MONTHLY INSPECTIONS

To assure every equipment, fixture, faucet and light in your condo its functioning perfectly.

TWO BASIC CLEANINGS PER MONTH

Whenever the unit is not in use. This assures there's no dust accumulated. The service will activate all faucets to ensure functioning and avoid any odor due to lack of use.

ADMINISTRATION AND PAYMENT OF BILLS

We'll make sure no bill gets behind and administer your utilities fund in a worry free and transparent way.

A-LA-CARTE OPTIONS, COST PER ACTIVITY

IT SUPPORT

HOUSEKEEPING

TOILETRIES AND CLEANING SUPPLIES

HANDYMAN

Decoration, furniture assembly, painting.

EQUIPMENT MAINTENANCE AND REPAIRS

Jacuzzi, AC, Mechanical and Electrical fixtures, Appliances, Hurricane Shutters, Fans, Railings.

In-condo services

a-la-carte options, cost per activity

BIRTHDAY OR ANNIVERSARY AMENITY

Surprise your loved ones with cake and balloons, or strawberry & champagne.

WINE & CHEESE

A fruit platter, or a cheese and charcuterie plate with a bottle of wine can be delivered to your door.

BREAKFAST

Schedule in advance to have American breakfast delivered for that morning that needs extra rest.

PRIVATE CHEF

Schedule in advance to have a professional arrange dinner for you and your guests.

GROCERY SHOPPING, DRY CLEANING

Our staff can take care of that for you.



Vacation Rental Program

1. Our attention to detail and hospitality track -record ensures a unique vacation rental experience.
2. Your unit will be showcased and promoted worldwide using efficient established distribution channels.
3. we use meticulous revenue and marketing strategies to obtain the best rates and occupancy levels.
4. Both Owners and guests will enjoy our best-in-class experience.
5. Our centrally managed residential services will preserve the high-end community feel of Cenit Los Cabos.
6. Efficient property management based on communication, follow up and transparency.
7. 24-hour access to on-site management & staff.

Short Term Rental Program Benefits

- Online access to your unit's availability.
- Personalized check in & check out experience.
- Housekeeping that meets service and hygiene standards.
- Quality guests supplies and cleaning supplies.
- Maintenance fixes which require immediate attention.
- Established price with internal strategies.
- Complimentary Property Management services when enrolled.

INCOME DISTRIBUTION

65% Owner

35% Operator

TERMS & CONDITIONS

- Income splits after a 5% reserve fund (for accesories replacements or major repairs).
- External commisions when applicable.
- Owner is responsible to cover utilities, replacements, and repairs expenses in case this exceed the reserve fund.

Long Term Rental Administration Benefits

(6 months contract or more)

- Digital marketing engine to better promote your unit.
- Assistance with contract elaboration and execution.
- Personalized check-in experience and follow up during their stay.
- Deep departure unit inspection with detailed report from Owner.

INCOME DISTRIBUTION

85% Owner

15% Operator

TERMS & CONDITIONS

- Income splits after a 5% reserve fund (for furniture replacements or major repairs).
- Owner is responsible to cover utilities, replacements and repairs expenses once this exceeds the reserve fund.
- Owner is responsible to pay deep cleaning, maintenance and repairs at the end of the rental contract.

****The condos that are enrolled in the Vacation Rental Program include property management with no additional fee.***



FAQ

CENIT Los Cabos: Frequently Asked Questions for Potential Buyers

An elevated lifestyle at the highest point of San José del Cabo.

1.

Who are the developers of Cenit Los Cabos?

Cenit Los Cabos is a development by Baja Capstone Development Group, a joint venture between Pueblo Bonito Group (with over 30 years of proven success in master planning and hospitality) and TMG Investments.

2.

What types of units are available and how many are there?

Cenit offers 90 condominiums across 3 towers. There are 2, 3, and 4-bedroom units, including Penthouses.

3.

When are the towers scheduled for delivery?

The Palmilla development began in the summer of 2024. Bahía is scheduled for the second quarter of 2025. The start date for Estero is yet to be determined.

4.

What are the main amenities offered at Cenit?

Cenit features an ocean view gym with steam and sauna, a 6th-floor skybar, pickleball court, pool, jacuzzi, firepits, kids' area, business center with concierge, and electric scooter/EV charging stations. Additionally, it offers exclusive access to Quivira, including the Quivira Beach Club, Amakiri Sports Club, nature trails, and discounts at the Quivira Golf Club.

5.

Is the appliance package included in the unit price?

Yes, the appliance package (GE Profile) is included in the price but must be paid separately: 70% at the promissory contract signature and the remaining 30% one month prior to delivery. This package does not receive discounts for increased down payments.

6.

Is there a vacation rental program?

Yes, Cenit offers a vacation rental program exclusively through TMG/Capstone. This program includes marketing, listing, rental process management, and complimentary property management services for enrolled units. The income distribution is 65% to the owner and 35% to the operator, after a 5% reserve fund.

7.

What are the benefits of the "Cenit Life" program?

"Cenit Life" is a lifestyle enhancement program that manages daily services, experiences, and maintenance. It includes gastronomy events, fitness classes, Pool Club access, outdoor cinema, and à la carte services like private chef and grocery shopping. It also provides exclusive access to Quivira amenities.

8.

What are the payment options and discounts available?

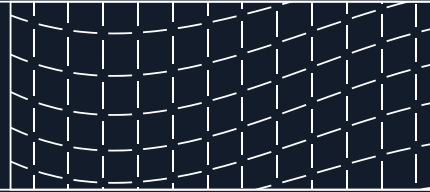
Payment plans include Traditional and Quarterly options. Discounts applied to the MLS price are: 8% for a 50% down payment, 4% for a 25% down payment, and no discount for a 10% down payment.

9.

Can unit finishes be customized?

In Palmilla Tower, finish options have already been chosen by the developer. In Bahia Tower, there is a large selection of finish options to choose from after reserving the unit. Any upgrades selected after the contract signature are not commissionable.

This is a development by



The Joint Venture between
the Pueblo Bonito Group and



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