



PALISADES  
LUXURY VILLAS

*Luxury living*  
IN LOS BARRIILES



The Palisades is a new contemporary subdivision on Baja's East Cape and the first of its kind in the area. Located in the popular town of Los Barriles, The Palisades is proud to present buyers with a choice of three different designs: Villa Topaz, Villa Amber and Villa Opal.

Each of the three contemporary properties offer affordable luxury just minutes from downtown Los Barriles, the sandy beaches of the Sea of Cortez as well as restaurants, pickleball and amenities.



1  
2  
7

Whether you choose Villa Topaz, Villa Opal or Villa Amber, your dream home will exude luxury thanks to the contemporary design that incorporates sleek, elegant lines, parotta wood and modern concrete with a twist.

Quality GE appliances finish off each villa to the highest standard.





Each Villa sits on a huge lot (1,300 sq m+) providing buyers with the opportunity to landscape, build an additional casita or add a pool design of their choice.









1  
2  
7



Each villa is built by reputable local contractor TK Builders under close supervision of a project manager – also an experienced contractor in the US.





Prices start at \$650k USD  
for 3 beds, 2.5 baths...



**PROPERTY NAME****VILLA OPAL****VILLA AMBER****VILLA TOPAZ**

# of bedrooms

**3****3****3**

# of bathrooms

**2.5****2.5****2.5**

Size in sq feet

**2,604****2,830****3,228**

Lot in sq meters

**1,340****1,390****1,571**

Water

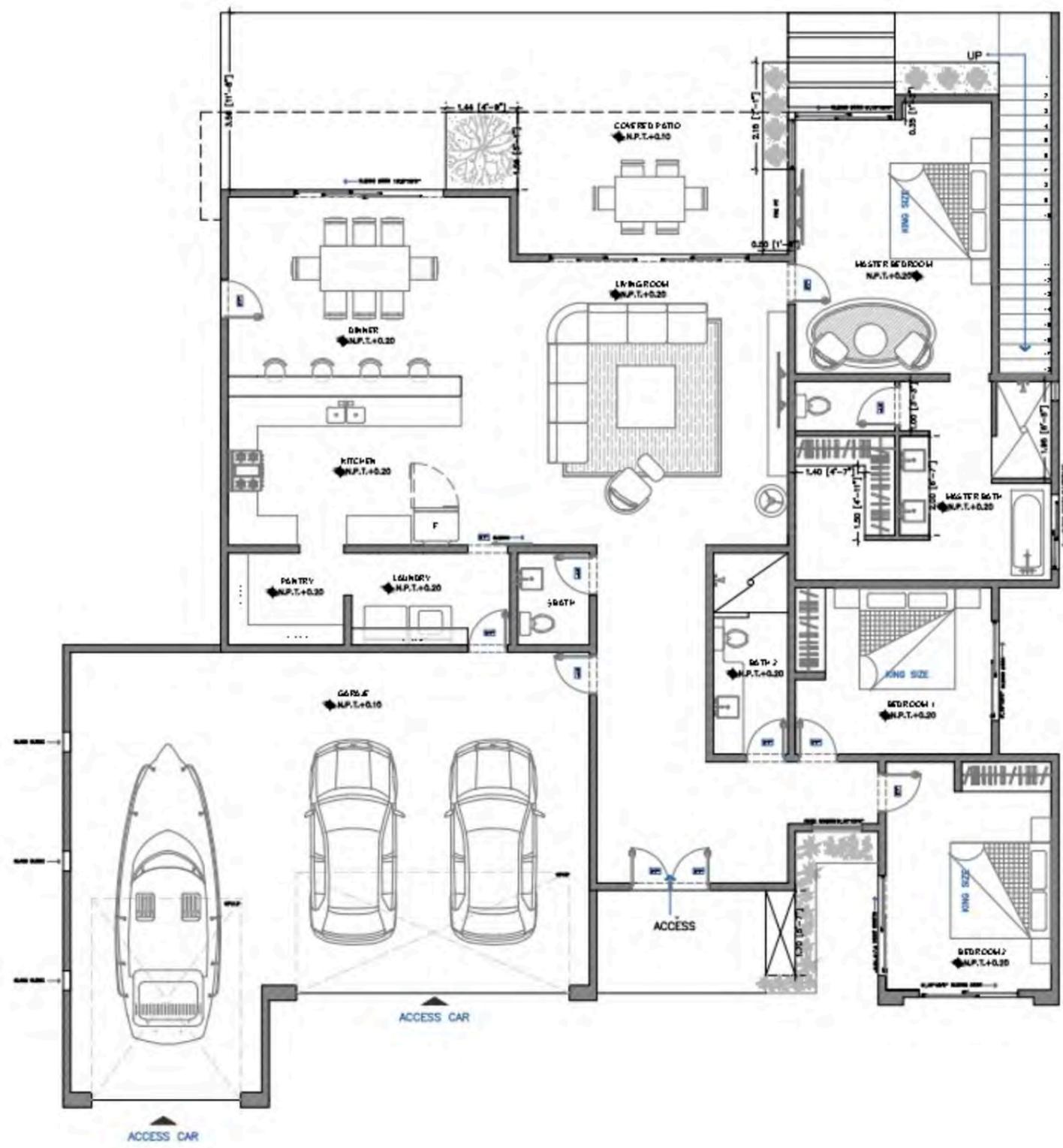
**SAPA****SAPA****SAPA**

Power

**CFE UNDERGROUND****CFE UNDERGROUND****CFE UNDERGROUND**

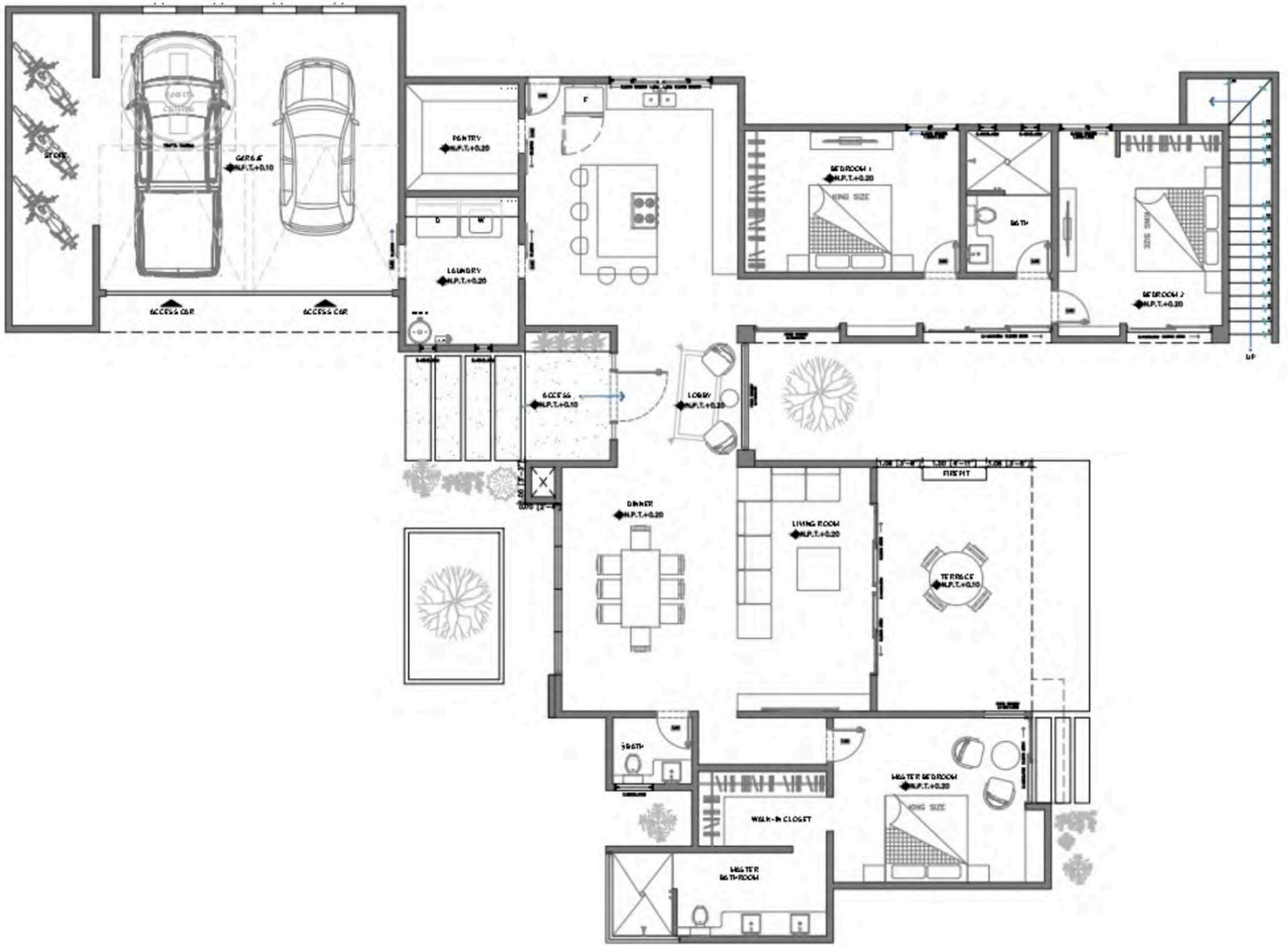
Price

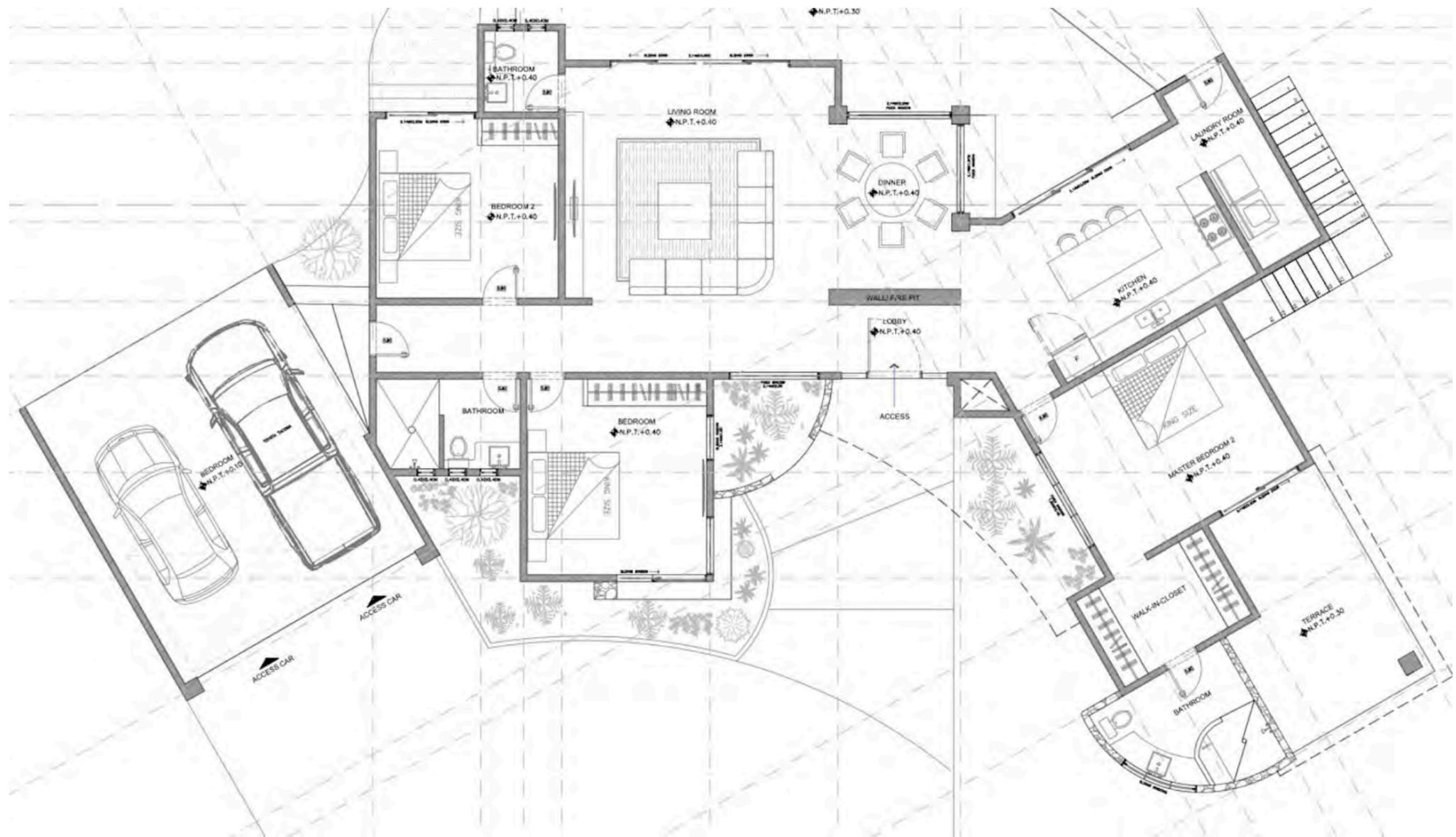
**\$650,000.00 USD****\$675,000.00 USD****\$700,000.00 USD**



# FLOOR PLAN VILLA TOPAZ

# FLOOR PLAN VILLA AMBER





# FLOOR PLAN VILLA OPAL



## FIVE STEPS TO LUXURY LIVING

# 1

### FIRST PAYMENT OF 10%

An initial payment of 10% of the total purchase price is due within 7 days after the signing of the Promise to Trust agreement.

The Promise to Trust agreement (PTT) is the contract between you and the developer.

# 2

### SECOND PAYMENT OF 30%

Within 21 calendar days after receipt of the initial 10% deposit, another 30% is due.

The escrow company will release these funds to the Seller 48 hours after receipt as per the Promise to Trust agreement.

# 3

### THIRD PAYMENT OF 30%

The third payment of 30% is due once the roof of your villa is completed.

The escrow company will release these funds to the Seller 48 hours after receipt as per the Promise to Trust agreement.

# 4

### FINAL 30%

The final 30% is due once any agreed punch list has been completed following a walk through of your villa.

The escrow company will release these funds to the Seller 48 hours after receipt as per the Promise to Trust agreement.

# 5

### TITLE DEED

The hard closing of your villa will also take place. This will require you to:

-Be at the closing table in person to sign a wet signature (or appoint a limited power of attorney).

-To fund the required closing costs

Choose your dream home at The Palisades in Los Barriles. Contemporary, affordable luxury in the heart of the East Cape.



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*Welcome!*