



PUNTA
MIRANTE
RESIDENCIAL

PUNTA MIRANTE



A boutique community
with high-quality architecture
in a unique location.

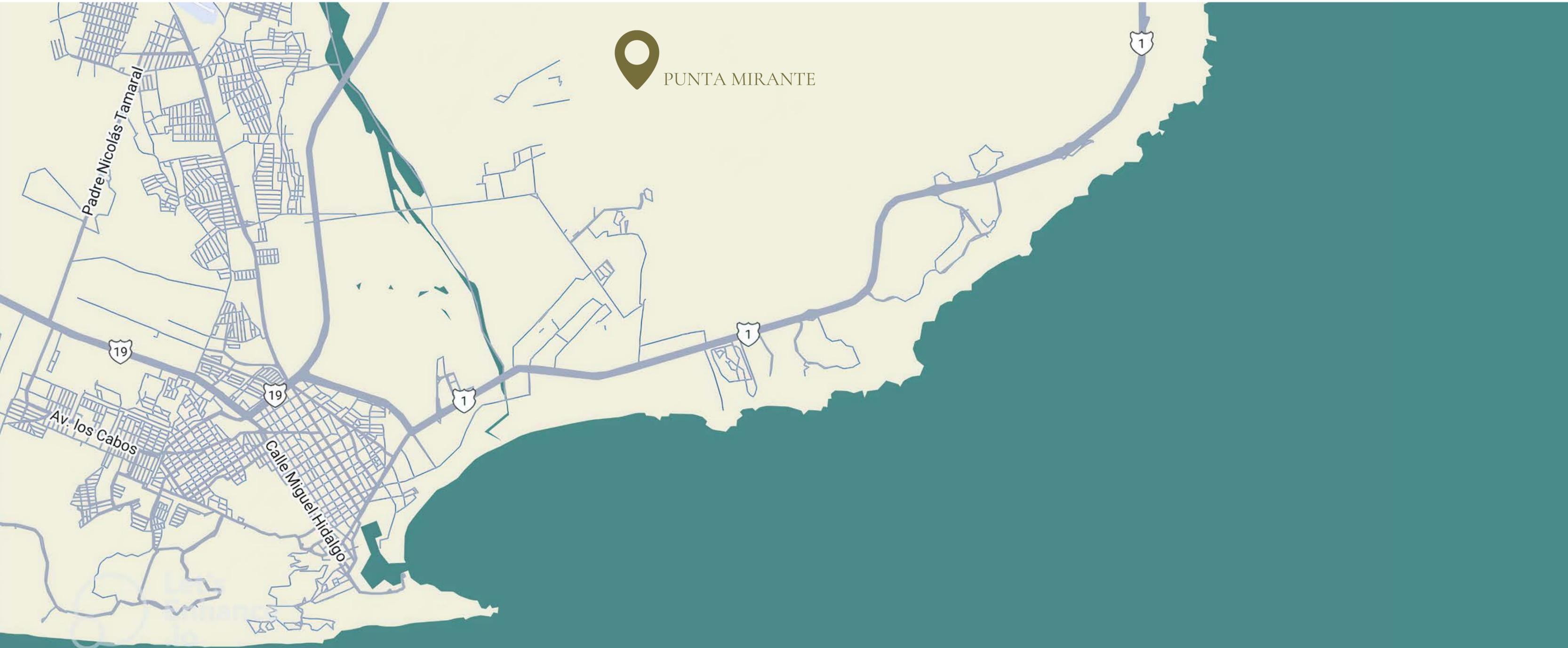


Welcome to Punta Mirante, an exceptional master plan community located on one of the highest points overlooking Cabo Bay.





Our Location



Surroundings

Health

- Health
- Hospiten clinic
- BlueLane Swim Academy
- Cabo Fitness Center
- Pharmacy

Relax

- Monuments beach
- The Arch
- Golf courses
- Medano beach
- Cabo San Lucas Downtown

Services

- Banks
- Gas stations
- Hotels
- Restaurants
- Home depot

Super Markets

- Walmart
- Costco
- Fresko
- Santa Carmela
- City Club





Nestled along Mexico's stunning Pacific coast, **Punta Mirante** is a remarkable new neighborhood situated at the highest point of Los Cabos' most exclusive area. Offering awe-inspiring views of the Cabo San Lucas Arch and bay, **Punta Mirante's** breathtaking views are simply unmatched.



Imagine a place where privacy meets a vibrant sense of community – welcome to **Punta Mirante**, where our thoughtfully designed low-density spaces redefine modern living. With fewer residences, there is a more significant share of amenities and open spaces per resident, allowing for a truly luxurious living experience. The roads are designed to be safe and accessible, making it an ideal place for families with children. Even our shared areas such as the clubhouse and parks feel more intimate, with a sense of exclusivity that is unparalleled in the region. Discover the perfect balance of privacy and community living at Punta Mirante.



*Please note that all images depicted in this presentation are for illustrative purposes only and are subject to change without prior notice.

We know how much being surrounded by nature and green spaces means to you - that's why **Punta Mirante** is designed to bring you closer to it all. Whether you're looking for a quiet place to reflect or a space for your children to play, our landscape design provides the perfect setting.

Take a leisurely walk, enjoy some solitary contemplation, or let your children run free in this thoughtfully designed central garden.



Experience the perfect combination of **iconic architecture and excellent living** comfort at **Punta Mirante**. Discover a new level of luxury living that will exceed all your expectations.



Amenities & Services



Open Spaces



Swimming Pools



Clubhouse TV Room



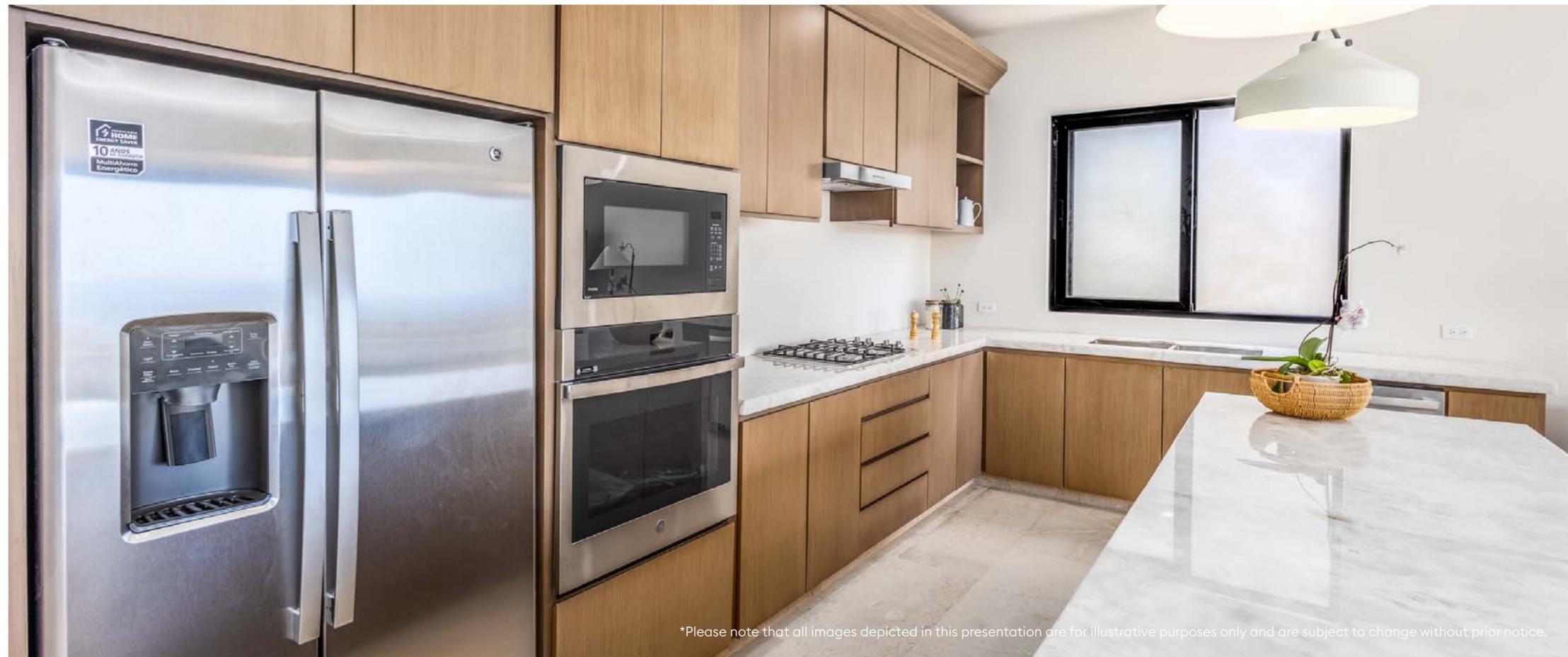
Kids Playground



Fitness Center



Social Terrace





Clubhouse TV Room

Join your neighbours and friends in our clubhouse TV room – the perfect place at **Punta Mirante** to cheer on your favourite sports team or catch up on your favourite series together. Come and enjoy a comfortable and welcoming space, where you can relax and unwind with your loved ones. Join us at Punta Mirante, and make it your home today.



*Please note that all images depicted in this presentation are for illustrative purposes only and are subject to change without prior notice.

Swimming Pools

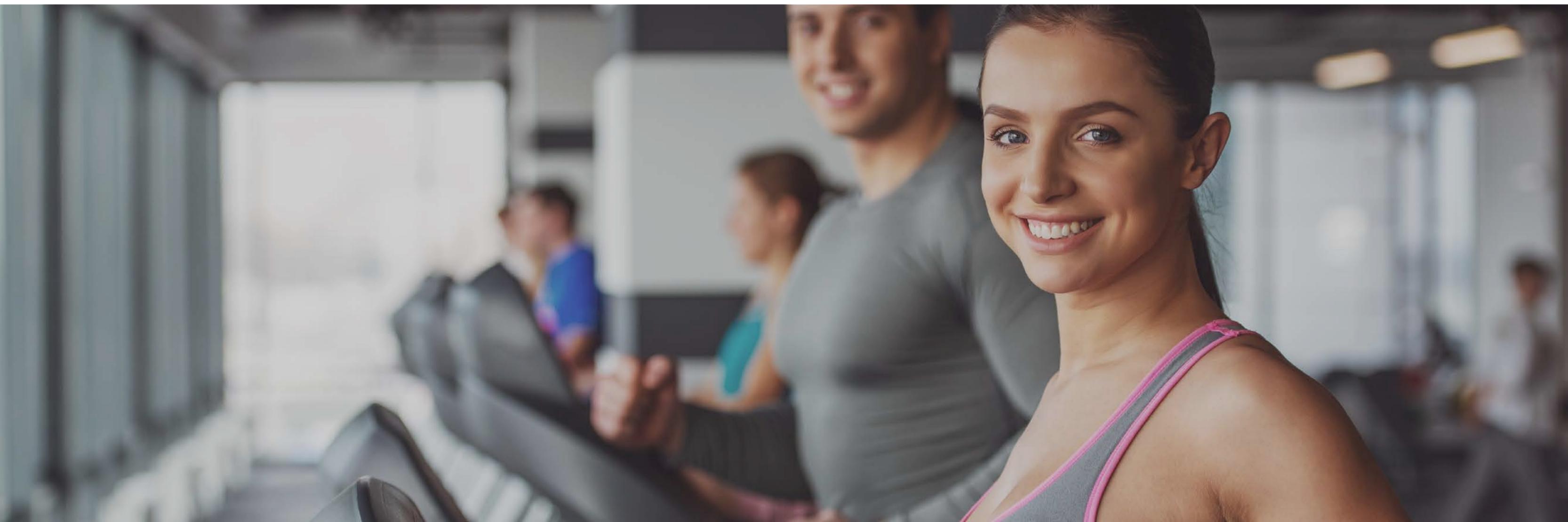
Begin your day with an energizing workout or unwind with a soothing swim – **Punta Mirante** makes it easy to enjoy these moments whenever you like. Our fitness center offers different workout options and you can access it 24/7. Whether you want to improve your fitness or maintain a healthy lifestyle.



*Please note that all images depicted in this presentation are for illustrative purposes only and are subject to change without prior notice.

Kids Playground

Punta Mirante provides a family-friendly community playground where children can enjoy a safe and fun environment with swings, slides, and a sandbox. For parents with infants, we offer a peaceful area to relax. Come and experience the ultimate in family living at Punta Mirante.



Fitness Center

Our luxurious fitness center offers a safe and comfortable environment for all residents, designed to help them achieve their health and fitness goals.



*Please note that all images depicted in this presentation are for illustrative purposes only and are subject to change without prior notice.

Social Terrace

Punta Mirante's Club House terrace is the ultimate venue for creating cherished memories within the community. Enjoy the perfect balance of comfort, family, and community in this exquisite space. Experience the epitome of luxury living at Punta Mirante, and make it your home today.



Floor Plans

VILLA
Loreto

VILLA
Loreto Plus

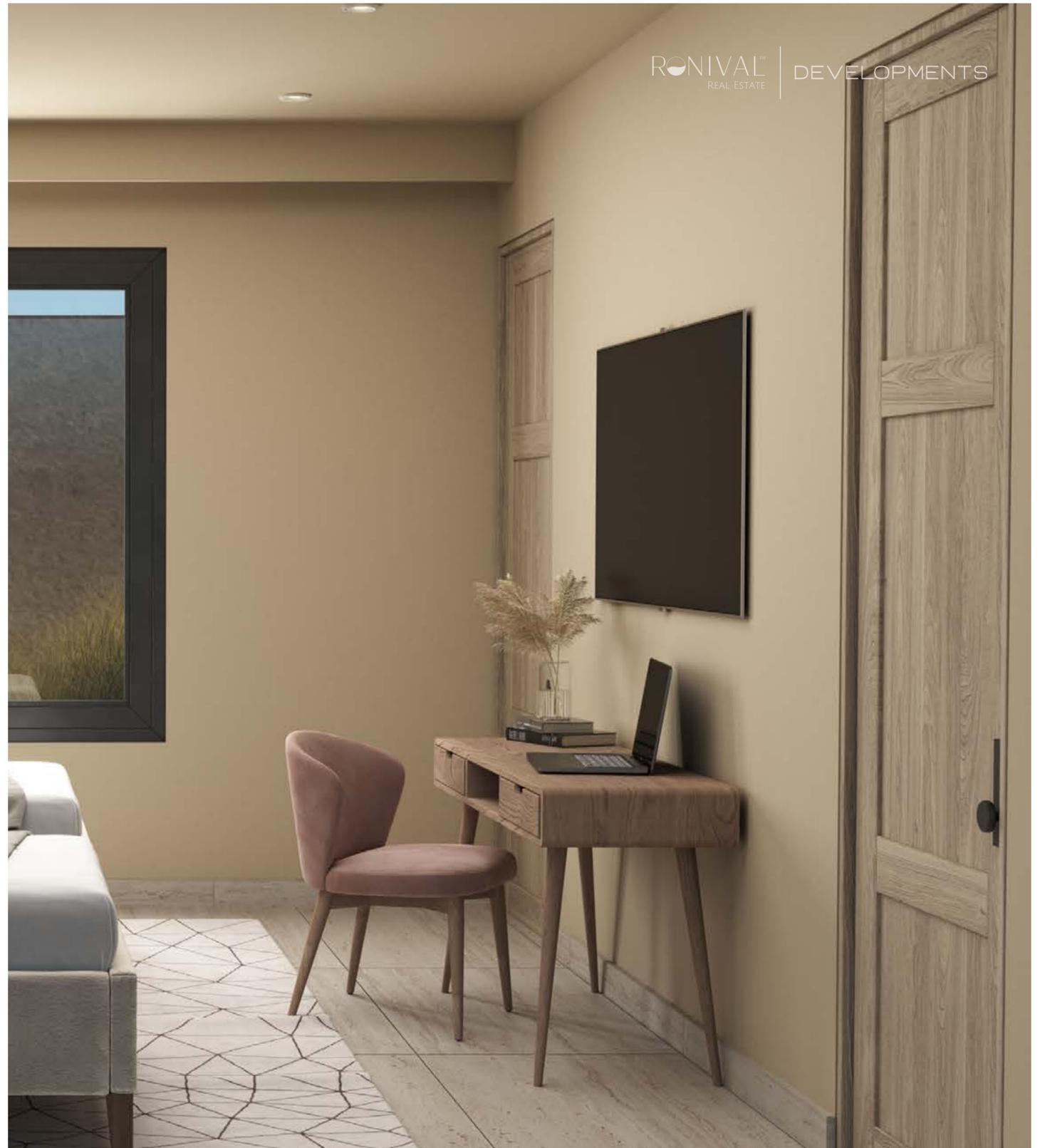
VILLA
Cerritos



VILLA Loreto





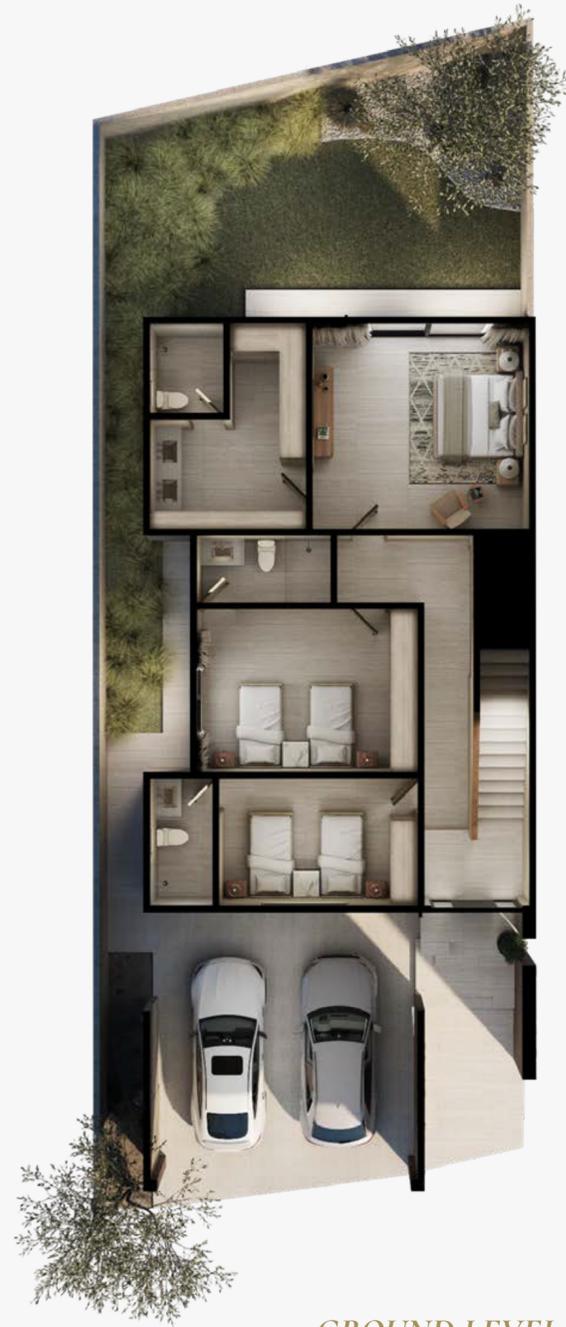


VILLA *Loreto*

FEATURES

- Ocean View
- 4 Bedrooms
- 4.5 Bathrooms
- Kitchen
- Living Room
- Dining Room
- Laundry Area
- Private Terrace
- Roof Top Terrace
- Backyard
- Carport

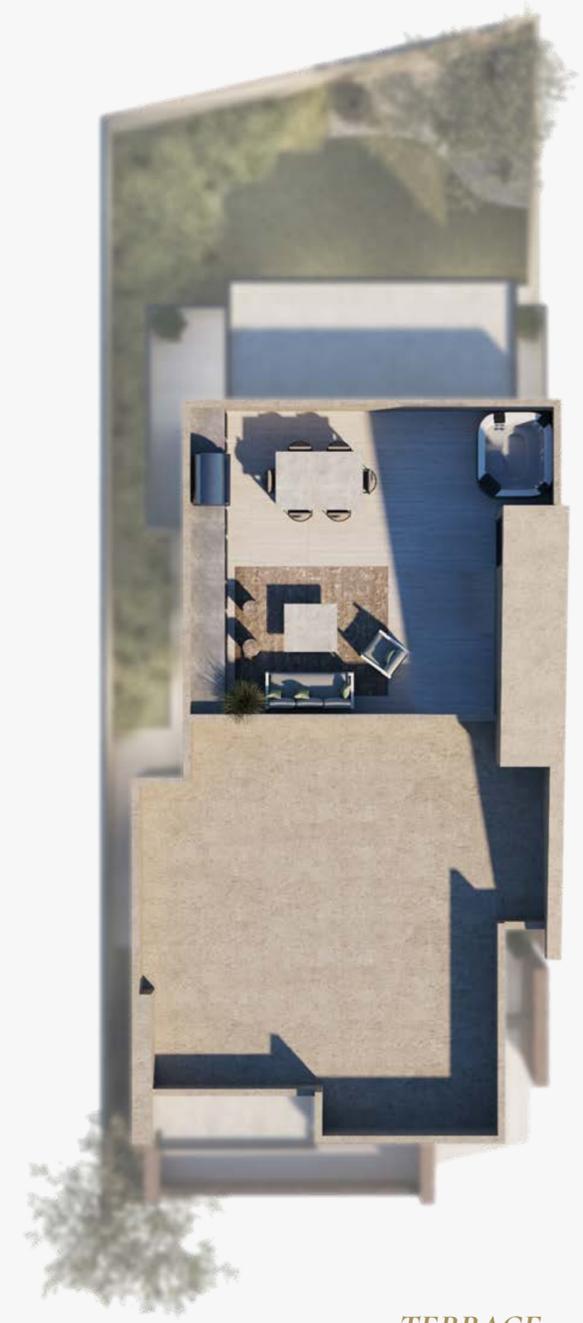
| | | |
|--------------------|-----------------------|--------------------------|
| Living Area (A/A) | 239.14 m ² | 2,574.08 ft ² |
| Covered Terrace | 44.96 m ² | 483.94 ft ² |
| Total Construction | 284.1 m ² | 3,058.02 ft ² |
| Terrace | 42.16 m ² | 453.80 ft ² |
| Roof | 58.95 m ² | 634.53 ft ² |
| Total | 385.21 m ² | 4,146.36 ft ² |



GROUND LEVEL



UPPER LEVEL



TERRACE

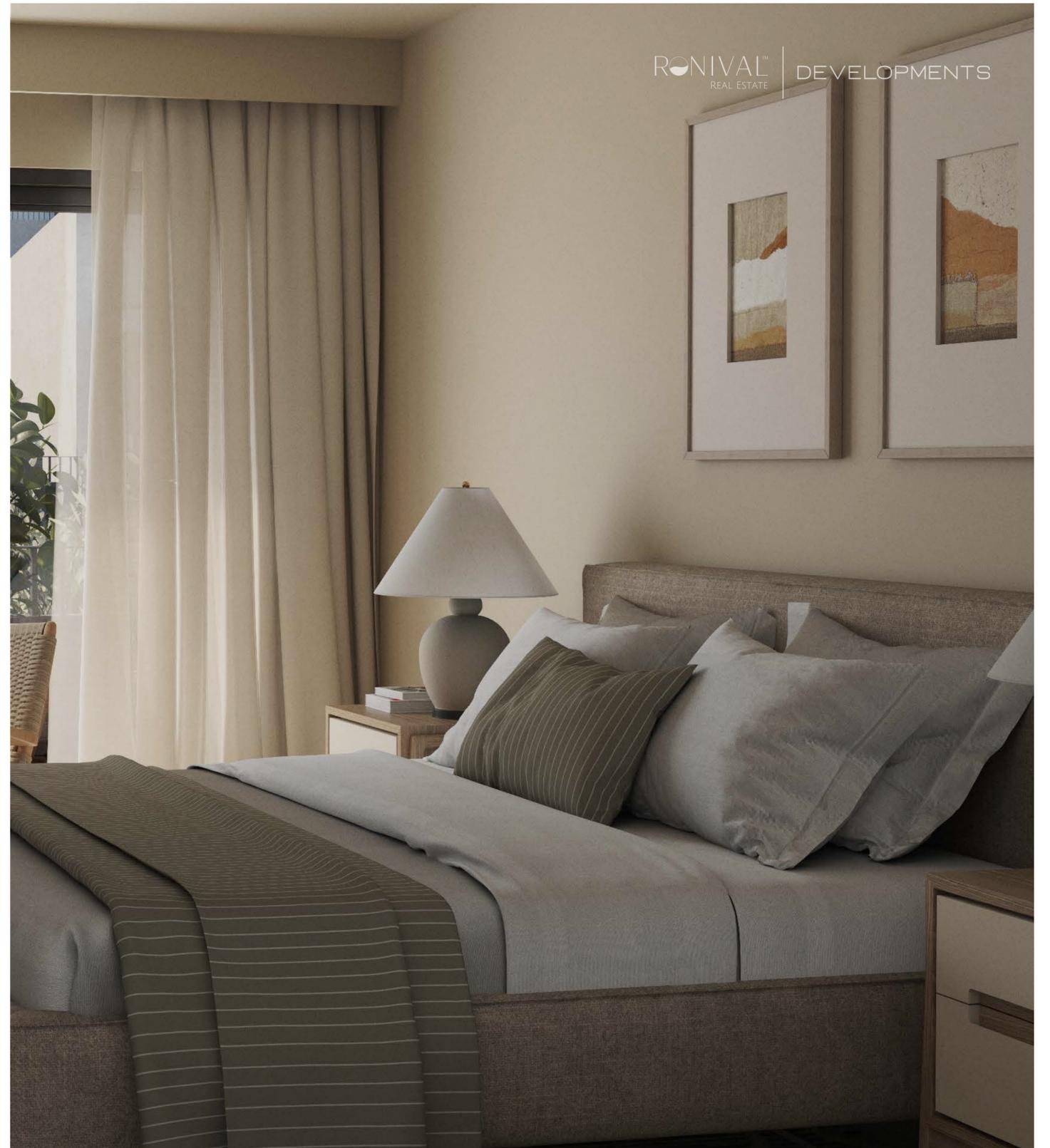
VILLA
Loreto Plus





RONIVAL™
REAL ESTATE | DEVELOPMENTS

*Please note that all images depicted in this presentation are for illustrative purposes only and are subject to change without prior notice.



VILLA *Loreto Plus*

FEATURES

- Ocean View
- 4 Bedrooms
- 4.5 Bathrooms
- Kitchen
- Living Room
- Dining Room
- Laundry Room
- Private Terrace
- Roof Top Terrace
- Backyard
- Carport

| | | |
|--------------------|-----------------------|--------------------------|
| Living Area (A/A) | 239.14 m ² | 2,574.08 ft ² |
| Covered Terrace | 44.96 m ² | 483.94 ft ² |
| Total Construction | 284.1 m ² | 3,059.02 ft ² |
| Terrace | 42.16 m ² | 453.80 ft ² |
| Roof | 58.95 m ² | 634.53 ft ² |
| Total | 376.26 m ² | 4,050 ft ² |



GROUND LEVEL



UPPER LEVEL



TERRACE



VILLA
Cerritos

VILLA *Cerritos*

FEATURES

- Backyard
- 3 bedrooms
- 3.5 bathrooms
- Kitchen
- Living Room
- Dining Room
- TV room
- Rooftop Terrace
- Laundry room

| | | |
|--------------------|-----------------------|--------------------------|
| Total A/C: | 211.76 m ² | 2,279.36 ft ² |
| Covered Terrace | 45.66 m ² | 491.48 ft ² |
| Total Construction | 59.77 m ² | 643.36 ft ² |



GROUND LEVEL



UPPER LEVEL



TERRACE

FAQ'S

1. What is Punta Mirante?

Punta Mirante is a boutique, low-density residential community located at one of the highest points in Cabo San Lucas, offering direct views of the Arch and the Sea of Cortez. It combines contemporary architecture with open spaces and high-end amenities for an exclusive living experience.

2. Who is the developer of Punta Mirante?

The project is backed by a solid investment group with experience in high-quality developments in Baja California Sur, and it is exclusively marketed by **Ronival Real Estate**.

3. How many units will there be in total?

Punta Mirante is a low-density development with a limited number of homes to preserve exclusivity and maximize resident comfort.

4. Is it designed for full-time living or as a second home?

Both options are viable. Punta Mirante is ideal for those relocating to Los Cabos full-time, as well as for buyers looking for a second home or a vacation investment.

HOMES AND MODELS

5. What floorplans are available?

- **Villa Loreto:** 4 bedrooms | 4.5 bathrooms | rooftop + terrace | 385.21 m²
- **Villa Loreto Plus:** Same layout with enhanced outdoor areas
- **Villa Cerritos:** 3 bedrooms | 3.5 bathrooms | TV room + rooftop | 317.19 m²

6. Do the homes have ocean views?

Yes. All homes offer panoramic views of the sea and Cabo's iconic Arch from terraces, rooftops, or common areas.

LOCATION AND ACCESS

7. Where exactly is Punta Mirante located?

In Cabo San Lucas, in a high-elevation residential area with quick access to beaches, shopping centers, hospitals, and restaurants. It's just minutes from Médano Beach, Costco, Walmart, private hospitals, and Cabo's downtown district.

8. How far is the airport?

Approximately 35 minutes from Los Cabos International Airport (SJD) and 15 minutes from the private FBO Cabo airport.



FAQ'S

BUILDING FEATURES AND SERVICES

9. What amenities are included in the development?

- Swimming pools
- Clubhouse with TV room
- Fully equipped fitness center (24/7 access)
- Kids' playground
- Social terrace
- Landscaped gardens and open green areas
- Private security and controlled access

10. Do the homes include parking?

Yes. All villas include covered parking for at least two vehicles.

11. What construction materials are being used?

High-quality materials engineered for the local climate, including thermal insulation, UV-protected windows, and moisture-resistant finishes.

12. What makes Punta Mirante stand out from similar developments?

- Unobstructed, real ocean views
- Boutique, low-density layout
- Wellness- and family-focused amenities
- Elevated location with quick access to Cabo
- Strong capital appreciation and investment potential

LIFESTYLE

13. Is Punta Mirante pet-friendly?

Yes. All homes include private backyards, and there are landscaped green areas where pets are welcome under their owner's supervision.

14. What kind of community lives in Punta Mirante?

Primarily families, professionals, and high-level investors seeking privacy, tranquility, and high-quality living while staying connected to the vibrant Cabo lifestyle.

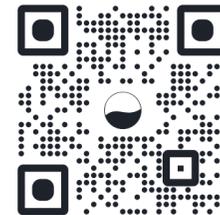




PUNTA
MIRANTE
RESIDENCIAL

RONIVAL™
REAL ESTATE

DEVELOPMENTS



+52 (619) 848 5486
PUNTAMIRANTE@RONIVAL.COM
WWW.PUNTAMIRANTE.COM