



# MANTARRAYA

RESIDENCES



RONIVAL™  
REAL ESTATE

DEVELOPMENTS

An aerial photograph of a coastline. The left side shows deep turquoise water with a small boat. The right side shows a sandy beach and a rugged, brownish cliffside with sparse vegetation. The text "Your window to The World's Aquarium." is centered over the image.

Your window to The World's Aquarium.

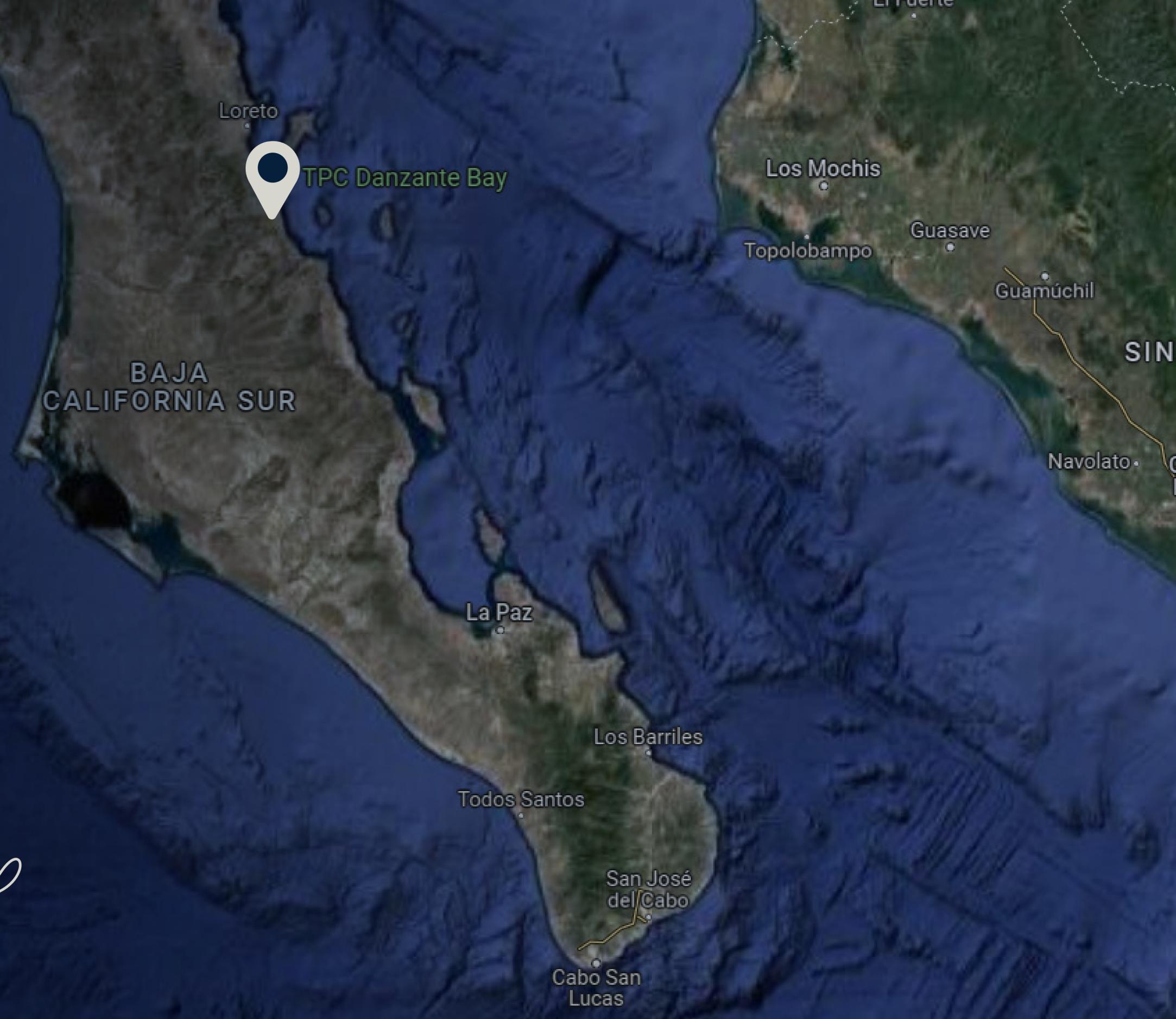
RONIVAL™  
REAL ESTATE

DEVELOPMENTS

RONIVAL™  
REAL ESTATE

DEVELOPMENTS

MANTARRAYA  
RESIDENCES





# MANTARRAYA

RESIDENCES

Located in the beautiful Danzante Bay this exclusive oceanfront development features luxury condos and penthouses with breathtaking views of the Sea of Cortez.



RONIVAL™  
REAL ESTATE

DEVELOPMENTS



# Outstanding Location

---

Mantarraya Residences are part of the 4,500-acre luxury master-planned Danzante Bay community adjacent to Baja California Sur's coastline inland marine sanctuary.

Flanked by the rugged Sierra de La Giganta Mountains and the Sea of Cortez, the Mantarraya Residences offer owners a unique combination of luxury, wellness, unbeatable ocean views, superb natural beauty, and just a short drive from the Loreto International Airport.

Golf, hiking, snorkeling, diving, historic places, and fishing are some of the activities that you will enjoy right at your door.

Your life as you always imagined!

RONIVAL™  
REAL ESTATE

DEVELOPMENTS



# Wellness Lifestyle

---

Escape | Heal | Celebrate

RONIVAL™  
REAL ESTATE

DEVELOPMENTS



For those seeking a lifestyle that emphasizes healthful activities, Mantarraya is an ideal spot. The development has been designed to improve physical and mental well-being and offers a unique experience that will kick start your journey to better health and better living.

The exclusive Biophilic wellness center will provide members with a holistic luxury lifestyle encompassing both ocean and desert elements.

## An 18 hole masterpiece that showcases the splendid vistas of Loreto Bay

---

On a stunning, world-class site along the east coast of Mexico's Baja Peninsula near the historic town of Loreto, Mexico, Rees Jones has crafted TPC Danzante Bay, a brilliant, multi-themed 18-hole golf course that runs over and through valleys, arroyos, dunes, and foothills.

The remarkable golf course is enveloped in panoramic vistas that show off the natural beauty of the region. From every angle, striking images of the Islands of Loreto and the surrounding Sierra de la Giganta mountain range take your breath away, while the challenging, yet rewarding Baja golf course beckons you to return for more. Each hole at TPC Danzante Bay provides a truly unique experience as the front nine leaves you entranced with exquisite views and the back nine increases the drama with cliff holes that hang over the Sea of Cortez and Danzante Bay.

# The Project

An aerial view of a modern, multi-story residential building with a swimming pool and landscaped grounds. The building has a contemporary design with balconies and large windows. The pool area is surrounded by palm trees and other tropical vegetation. In the background, there are rocky hills under a clear sky.

First phase

Amenities:

Wellness Center | Beach Club | Pool | Gym | Kids Club | Covered Parking

43 luxury condos with terraces and penthouses with private rooftops ranging from the low \$400,000 USD to \$1.2 Million USD

The lowest pre-construction prices and attractive developer financing are now available.

RONIVAL™  
REAL ESTATE

DEVELOPMENTS

# First Phase

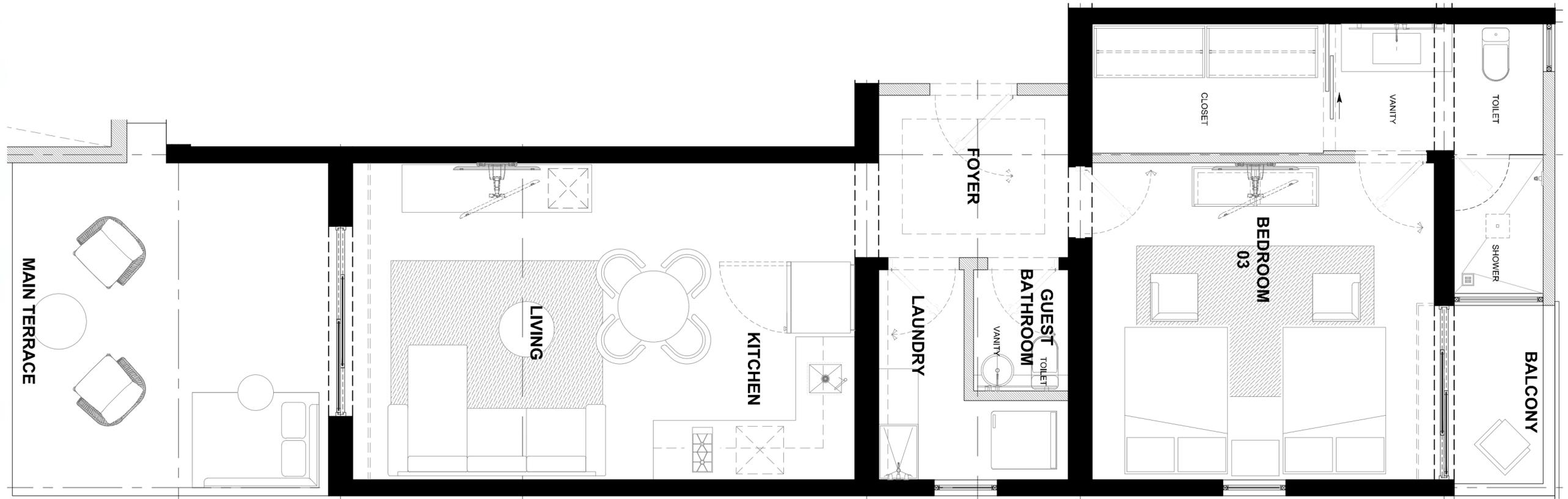
# Schematic Facade

MANTARRAYA / PREMIUM TOWER / SCHEMATIC FACADE / 2022.



	ROOF	E	ROOF	ROOF	E	ROOF	E	ROOF	E	ROOF			
N06	3R-PH / 1608	↔↔	3R-PH / 1607	2R-PH / 1606	↔↔	4R-PH / 1604		↔↔	4R-PH / 1602		↔↔	2R-PH / 1601	
N05	3R / 1508	↔↔	3R / 1507	2R / 1506	↔↔	2R / 1505	2R / 1504	↔↔	2R / 1503	2R / 1502	↔↔	2R / 1501	
N04	3R / 1408	↔↔	3R / 1407	2R / 1406	↔↔	2R / 1405	2R / 1404	↔↔	2R / 1403	2R / 1402	↔↔	2R / 1401	
N03	3R / 1308	↔↔	3R / 1307	2R / 1306	↔↔	2R / 1305	2R / 1304	↔↔	2R / 1303	2R / 1302	↔↔	2R / 1301	
N02	3R / 1208	↔↔	3R / 1207	2R / 1206	↔↔	2R / 1205	2R / 1204	↔↔	2R / 1203	2R / 1202	↔↔	2R / 1201	
N01	3R-V / 1108	↔↔	↑	3R-VILLA / 1106	↔↔	↑	3R-VILLA / 1104	↔↔	↑	3R-VILLA / 1102	↔↔	↑	1R/1101

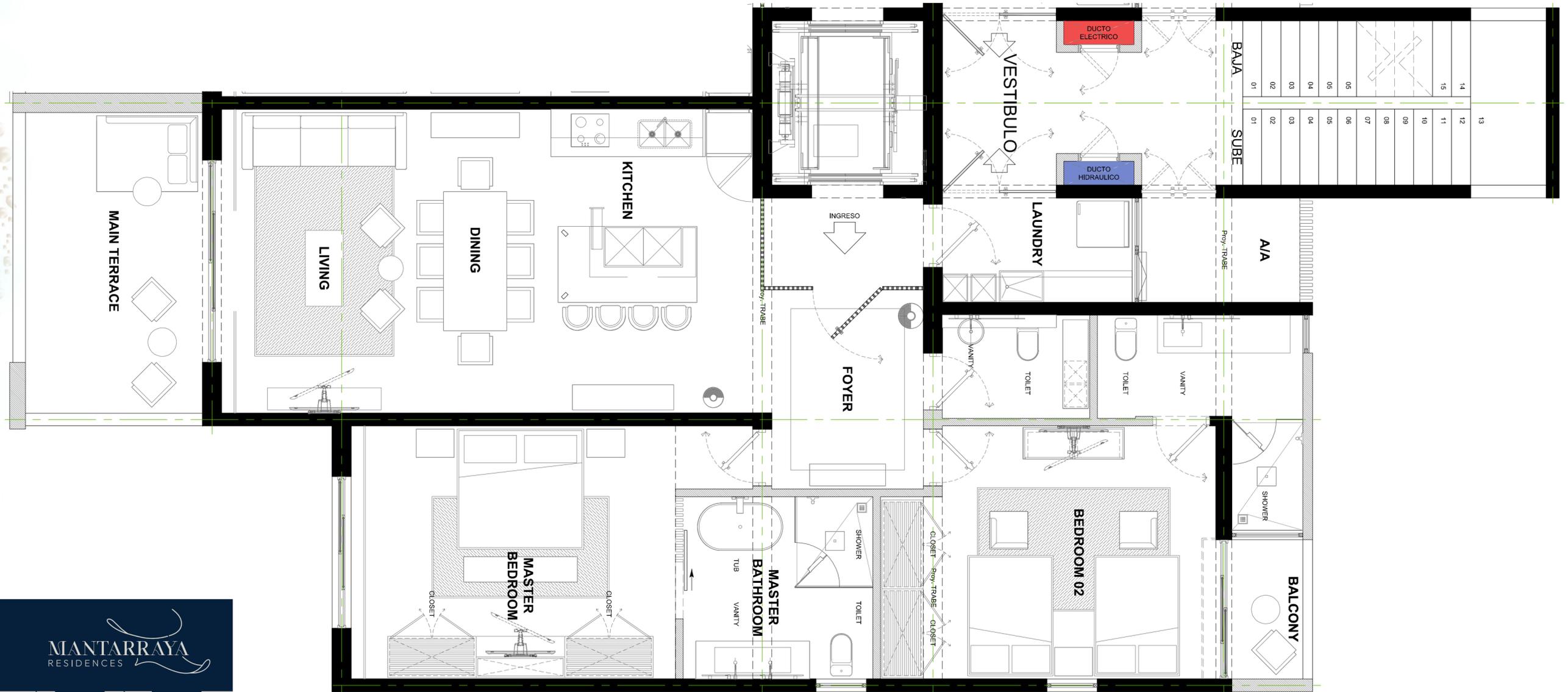
4R-PH	02 UNIDADES
3R-PH/ORILLERO	06 UNIDADES
3R	05 UNIDADES
2R	26 UNIDADES
1R	01 UNIDADES
3R-VILLA	03 UNIDADES
<b>TOTAL UNIDADES</b>	<b>43 UNIDADES</b>



# UNIT 1101

MANTARRAYA RESIDENCES

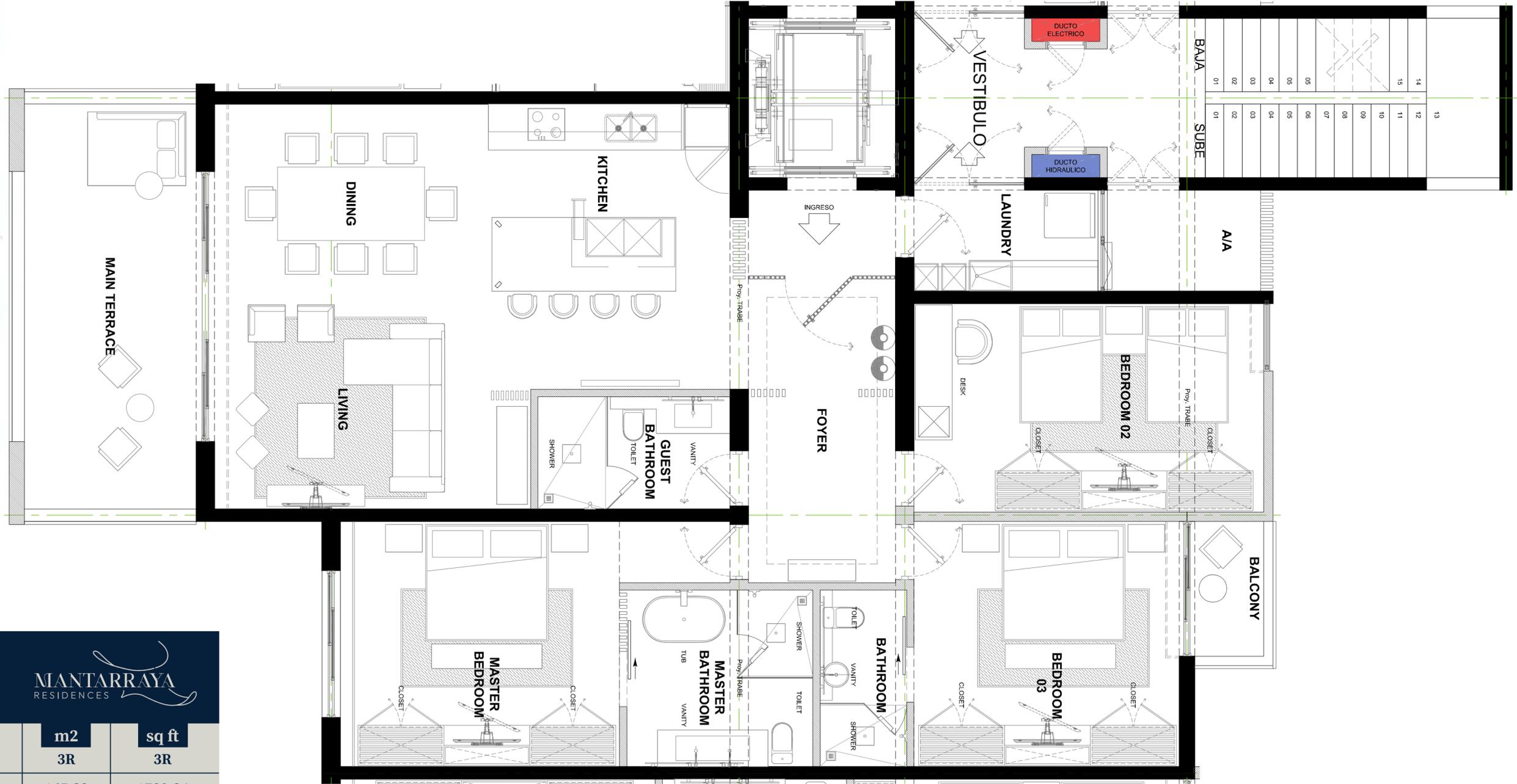
	m2	sq ft
UNIT TYPE	1R	1R
CONSTRUCTION AREA	75.91	817.0884
BALCONY	3.46	37.2431
TERRACE	16.80	180.83
ADDITIONAL STORAGE	0.00	0
COVERED STORAGE AND PARKING	4.96	53.3889
UNCOVERED STORAGE AND PARKING	18.15	195.3649



# UNIT 1501



	m2	sq ft
UNIT TYPE	2R	2R
CONSTRUCTION AREA	137.82	1,483.48
BALCONY	3.47	37,3507
TERRACE	16.13	173.6218
ADDITIONAL STORAGE	0.00	0
COVERED STORAGE AND PARKING	4.80	51.6667
UNCOVERED STORAGE AND PARKING	18.15	195.3647



# UNIT 1507



	m2	sq ft
UNIT TYPE	3R	3R
CONSTRUCTION AREA	165.39	1780.24
BALCONY	3.40	36.5972
TERRACE	22.47	241.865
ADDITIONAL STORAGE	0.00	0
COVERED STORAGE AND PARKING	30.40	327.22
UNCOVERED STORAGE AND PARKING	10.65	114.6356



# UNIT 1508



UNIT TYPE	m2 3R	sq ft 3R
CONSTRUCTION AREA	187.55	2,018.77
BALCONY	8.87	95.4758
TERRACE	39.00	419.792
ADDITIONAL STORAGE	0.00	0
COVERED STORAGE AND PARKING	33.40	359.5146
UNCOVERED STORAGE AND PARKING	10.50	113.02106



# UNIT 1104



UNIT TYPE	m2 3RV	sq ft 3RV
CONSTRUCTION AREA	212.91	2,291.74
BALCONY	7.63	82.1286
TERRACE	23.89	257.1498
ADDITIONAL STORAGE	0.00	0
COVERED STORAGE AND PARKING	33.38	359.2993
UNCOVERED STORAGE AND PARKING	68.63	738.727





# UNIT 1108



UNIT TYPE	m2	sq ft
3RV	3RV	3RV
CONSTRUCTION AREA	193.76	817.088
BALCONY	9.31	100.21
TERRACE	43.89	472.42
ADDITIONAL STORAGE	0.00	0
COVERED STORAGE AND PARKING	26.88	289
UNCOVERED STORAGE AND PARKING	49.41	531.844





# The Villa Group

Beach Resorts & Spas

The Villa Group Resorts & Spas, is a seasoned corporation with more than 30 years of experience offering high-end and family oriented, all-suite accommodations, facilities, and services at its diverse properties in Puerto Vallarta, Cabo San Lucas, Riviera Nayarit, Cancun, and the Islands of Loreto.

The Villa Group Resorts is a corporation committed to using eco-friendly initiatives that protect the surrounding natural environment and we encourage our guests to do the same while staying at our resorts.

## General sales policies

1. 5% cash payment discount
2. Direct developer financing with 35% of down payment as follows:  
8 years finance Fix annual interest rate of 11%  
5 years finance Fix annual interest rate of 9%  
2 years finance Fix annual interest rate of 6%
3. 18 months of no interest financing with a 50% down payment. (Only available from January 1st., 2024 to March 31st., 2024)
4. No prepayments penalties.

# Frequently Asked Questions

- Who is the developer of Mantarraya Residences?

The developer is The Villa Group.

- What is their vision for this project?

When envisioning the community of Danzante Bay, the development team sought to create a master plan that would endure for generations. They made a significant investment by creating the resort and many amenities first, providing infrastructure and employment, and followed that with TPC Danzante Bay, prioritizing the long-term living experience over short-term profit.

- Where does the property get its water and is it drinkable?

The Villa Group installed the first desalination plant in the Baja California peninsula over 25 years ago, and there are currently 4 desalination plants in the Danzante Bay development. Yes, the desalinated water is treated by reverse osmosis and double charcoal filtration, making it drinkable.

- Is pre-construction pricing and discounts available?

For a limited time:

- 2 Bedroom units on the second level start at \$438,750.00 USD.
- 3 Bedroom units range from \$708,750.00 USD to \$1,024,000.00 USD.
- There are 6 Penthouses ranging from the 2 Bedroom at \$712,500.00 USD to the 4 Bedroom at \$1.2 million USD. A 5% discount is offered for cash payments.

- Is developer financing available?

Yes!

- 8 years finance fixed annual interest rate of 11%
- 5 years finance fixed annual interest rate of 9%
- 2 years finance fixed annual interest rate of 6%
- 18 months financing 0% interest

Financing requires a 35% down payment. The 18 months 0% interest financing requires a 50% down payment (Only available from January 1st, 2024 to March 31st, 2025). No prepayment penalties.

- When will Tower 1 be delivered and what will be included?

Tower 1 was delivered in May 2023. It includes Entrance, Lobby, pool, parking, and gym.

- When will construction of the Beach Club, restaurant, and Wellness Spa begin?

Construction of the Beach Club, restaurant, and Wellness resort began early in 2024. This is a 3 to 5-year project with 4 towers, a wellness resort, beach club, and restaurant with a completion date in late 2025 or 2026.

## Rental Program

- Is a rental program and property management program offered?

Yes, there will be a property management program offered, which includes concierge, cleaning, booking, and light maintenance with a 45% commission. If owners choose to manage their own rental program, concierge services (\$10 per night) and cleaning services (around \$50 per cleaning for a penthouse unit) are available.

- Are the units furnished, or are furniture packages available?

The units are sold unfurnished. The developer is not offering furniture packages directly, but they recommend a company that offers 2 different style options. services (around \$50 per cleaning for a penthouse unit) are available.

- What are the HOA fees and when do they start?

The HOA fees are based on the square footage of the unit and vary between \$529 - \$1191/month. HOA fees begin once the unit is delivered to the buyer and will be prorated as amenities become available. Wellness resort amenities are not part of the HOA but will be offered as a membership.

- Is the project "Pet friendly"?

Yes, it is Pet friendly

- Is assigned parking and storage available?

Yes. Each condominium owner will have 1 parking space. Penthouse and 3-bedroom owners get 2 spaces in tandem. A bodega (storage unit) is included in the price, located in the parking area, except for some penthouse units which will have additional bodegas on their roof terrace or inside their units. Additional storage space is available for lease or purchase, with details to be released later.

## Contact us



## Agents on site

[www.mantarrayaloreto.com](http://www.mantarrayaloreto.com)  
[mantarraya@ronival.com](mailto:mantarraya@ronival.com)  
Tel. 619 949 1992 (US)

---

Developed by:



**DANZANTE BAY**  
AT THE ISLANDS OF LORETO, MEXICO

Exclusively represented by:

**RONIVAL**<sup>TM</sup>  
REAL ESTATE

---

DEVELOPMENTS