

RONIVAL™



OCEANA

WELLNESS RESIDENCES

LOS CABOS

Welcome to a new level of living in our exclusive three bedroom, 3.5 bath homes. Equipped with premium amenities and situated in an ideal location, each room opens to a spectacular view of the ocean.

NOW WITH FINANCING AVAILABLE



Where land ends and your dream life begins...

OCEANA
WELLNESS RESIDENCES
LOS CABOS



A revolution in residential living focused on Wellness & Sustainability
The only five-star boutique residence in Los Cabos







*More Than Just
a Residence*



TRANSFORM YOUR LIVING EXPERIENCE



ACOUSTIC COMFORT
Oceana prioritizes tranquility with soundproofed walls and windows, ensuring noise-free living.

EFFICIENCY
The property incorporates advanced plumbing and separate valves to save up to 40% on water and energy costs.



LIGHTING
Motion-activated lights in common areas, and design that maximizes natural light, add convenience and energy efficiency.

WASTE MANAGEMENT
Oceana features trash chutes for odor-free and eco-friendly waste disposal. A specialized room isolates garbage smells, eliminating the need to carry trash in the elevator.



THERMAL COMFORT
Oceana's construction materials and design elements keep your home cool efficiently, helping you save on electricity.

SUNLIGHT ADVANTAGE
Oceana leads in eco-friendly living with its solar panel system, reducing community maintenance costs.



WATER
In a water-scarce region, Oceana uses AC condensation for plant irrigation and employs a top-tier water filtration system.

AIR
Advanced air filtration systems paired with remote-controlled environment settings ensure clean, breathable air.



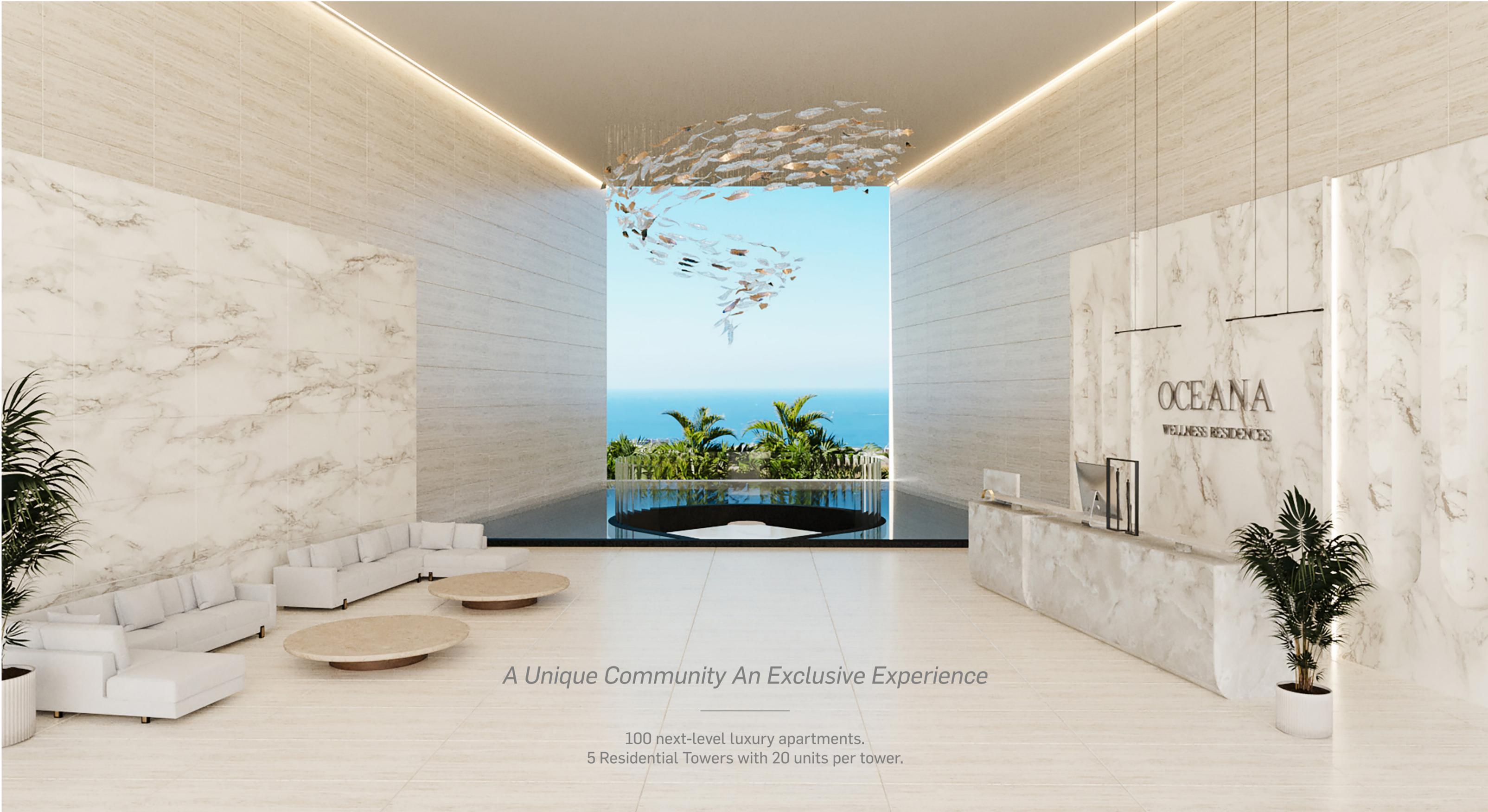
Oceana is not just another residence; it's a community built on a foundation of wellness and sustainability. In collaboration with environmentally friendly suppliers, our goal is to create a healthy environment for our residents while making a positive impact on the world around us.

COME TO OCEANA, WHERE YOUR WELL-BEING AND THE ENVIRONMENT GO HAND IN HAND.

OCEANA
WELLNESS RESIDENCES
LOS CABOS

8 KEY POINTS
OF WELLNESS





A Unique Community An Exclusive Experience

100 next-level luxury apartments.
5 Residential Towers with 20 units per tower.



OCEANA
WELLNESS RESIDENCES



Square Footage & Layout
Spacious Luxury Ranging
from 2529.52 ft. to 5812.51 ft.





Apartment type

A



3 Bedrooms



3.5 Bathrooms



Total Living **3875.01 Sq. ft.**
Indoor **2152.78 Sq. ft.**
Outdoor **1722.23 Sq. ft.**



Apartment type

B



3 Bedrooms



3.5 Bathrooms



Total Living **3067.71 Sq. ft.**
Indoor **2045.14 Sq. ft.**
Outdoor **1022.57 Sq. ft.**



Apartment type

C



3 Bedrooms



3.5 Bathrooms



Total Living	3229.17 Sq. ft.
Indoor	2152.78 Sq. ft.
Outdoor	1076.39 Sq. ft.



Apartment type

D



3 Bedrooms



3.5 Bathrooms



Total Living **2529.52 Sq. ft.**
Indoor **2045.14 Sq. ft.**
Outdoor **484.376 Sq. ft.**



Apartment type

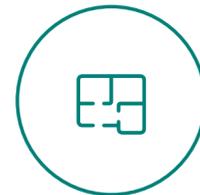
PH-A



3 Bedrooms



2 Bathrooms
2 1/2 Bathrooms



Total Living **4,620.00 Sq. ft.**
Indoor **2,370.00 Sq. ft.**
Outdoor **1,980.00 Sq. ft.**
Patio **270.00 Sq. ft.**

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WELLNESS RESIDENCES
LOS CABOS

NOW WITH FINANCING AVAILABLE*

0 to 5 years: 6.5% interest rate
5 to 9 years: 7% interest rate

Down Payment 50%
0 to 5 years: 6.5% interest rate
5 to 9 years: 7% interest rate

*Exclusive financing options available at the moment for international buyers





Parking & Storage

Convenience and Security

2 Parking spots per residence
Individual storage units

Amenities

Your Wellness Oasis



Gym - Spa - Car Wash - Co Working - Club House - Kids Room - Restaurant







Moduvated offers a unique fitness experience focused on overall wellness. Different from typical gyms, Moduvated offers not only workout equipment, but a range of customized services designed to improve your physical health. It serves as a singular destination for residents looking for a more holistic approach to fitness inside the OCEANA lifestyle.



Manoma Spa & Wellness at OCEANA is more than just a place to relax; it is a specialized center focused on a range of customized spa treatments. Located within the OCEANA community, it offers massages, facials and customized anti-aging and rejuvenation programs. Using natural products, the center aims to offer a unique wellness experience. Its convenient location makes it a spa sanctuary for OCEANA residents, offering easy access to health and relaxation enhancing.



Finishes

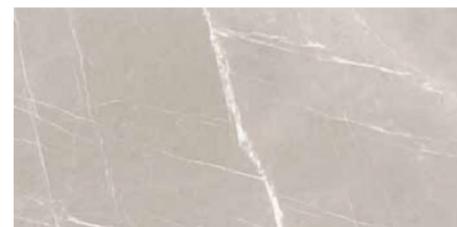
Floors

SELEKTIA
Porcelanato



Spanish Mate Porcelain Tile
"PUNE BLANCO SATINADO"
60x 120 cm

Spanish Glazed Porcelain Tile
"LECCO BLANCO MATE"
60x 120 cm



Spanish Glazed Porcelain Tile
"PIETRA GRIGIO"
60x 120 cm

Faucets & Accessories

hansgrohe



Shower heads, bathroom
& kitchen faucets:

Shower heads, bathroom
& kitchen faucets:



Shower heads, bathroom
& kitchen faucets:



Shower heads, bathroom
& kitchen faucets:



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& kitchen faucets:

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& kitchen faucets:

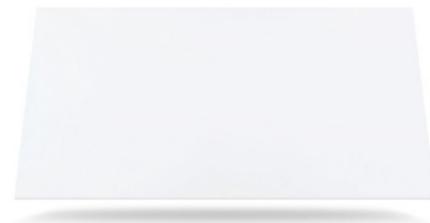


TOTO

In the case that an item is not in stock, finishes may be substituted with a similar brand of the same quality.

Finishes

Countertops Kitchen & Bathroom



Windows



- The glass is 6+6 mm PVB .76 mm
- Shatterproof safety glass
- Eliminates UV rays 100%
- The thermal transmittance is only 27.5%



Air Conditioning



Inverter Fan Coil System with UV filters

Inverter Fairy Mini Split



In the case that an item is not in stock, finishes may be substituted with a similar brand of the same quality.

Finishes

Carpentry



HÄFELE



Exclusive design for carpentry, kitchen & closets.
The entrance door will be made of solid oak wood, the closets and kitchen cabinets of solid and oak plywood.
The hardware will be HÄFELE.



GE Unitized Spacemaker™ 3.8 cu. ft. Capacity Washer with Stainless Steel Basket and 5.9 cu. ft. Capacity Electric Dryer



GE™ Front Control with Plastic Interior Dishwasher with Sanitize Cycle & Dry Boost



GE™ ENERGY STAR™ 23.1 Cu. Ft. Counter-Depth Fingerprint Resistant French-Door Refrigerator

GE™ 30" SmartBuilt-In Self-Clean Single Wall Oven with Never-Scrub Racks



GE™ 36" Built-In Knob Control Electric Cooktop

GE Profile® 1.1 Cu. Ft. Countertop Microwave Oven



In the case that an item is not in stock, finishes may be substituted with a similar brand of the same quality.



OCEANA WELLNESS RESIDENCES: Frequently Asked Questions for Potential Buyers A revolution in residential living focused on Wellness & Sustainability.

1. What is Oceana Wellness Residences?

Oceana is an exclusive five-star boutique residence community in Los Cabos, focused on wellness and sustainability, offering a new level of luxury living.

2. How many units are there and in how many towers?

Oceana features 100 next-level luxury apartments, spread across 5 residential towers with 20 units per tower.

3. What type of units are available and what are their sizes?

All residences are 3 bedrooms and 3.5 bathrooms. Total living areas range from 2529.52 sq ft to 5812.51 sq ft.

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- Total living areas range from 2529.52 sq ft to 5812.51 sq ft.
- Apartment type A: Total Living 3875.01 Sq. ft.
- Apartment type B: Total Living 3067.71 Sq. ft.
- Apartment type C: Total Living 3229.17 Sq. ft.
- Apartment type D: Total Living 2529.52 Sq. ft.
- Apartment type PH-A (Penthouse): Total Living 4,620.00 Sq. ft.

4. What wellness and sustainability features does Oceana offer?

Oceana focuses on 8 key points of wellness:

- Acoustic Comfort: Soundproofed walls and windows ensure noise-free living.
- Efficiency: Advanced plumbing and separate valves save up to 40% on water and energy costs.
- Lighting: Motion-activated lights and design that maximizes natural light for convenience and energy efficiency.
- Thermal Comfort: Construction materials and design elements keep homes cool efficiently, saving on electricity.
- Waste Management: Trash chutes for odor-free and eco-friendly waste disposal.
- Sunlight Advantage (Solar Panels): Solar panel system reduces community maintenance costs.
- Water: AC condensation used for plant irrigation and a top-tier water filtration system.
- Air: Advanced air filtration systems paired with remote-controlled environment settings ensure clean, breathable air.



OCEANA WELLNESS RESIDENCES:
Frequently Asked Questions for Potential Buyers
A revolution in residential living focused on Wellness & Sustainability.

5. What are Oceana's main amenities?

Oceana offers a Gym (Moduvated), Spa (Manoma Spa & Wellness), Car Wash, Co Working space, Club House, Kids Room, and Restaurant.

6. What finishes and appliances are included in the units?

Finishes include Selektia porcelain tile (Lecco Blanco Mate, Pune Blanco Satinado, Pietra Grigio) for floors, Hansgrohe and Toto faucets/accessories, Silestone by Cosentino countertops, and Kömmerling windows (6+6 mm PVB.76 mm glass, shatterproof, 100% UV elimination, 27.5% thermal transmittance). Carpentry features exclusive design from Häfele, with solid oak entrance doors and solid oak plywood for closets and kitchen cabinets. Appliances are GE (refrigerator, oven, microwave, cooktop, dishwasher, garbage disposer, washer/dryer).

7. Is financing available?

Yes, exclusive financing options are currently available for international buyers with a 50% down payment. Interest rates are 6.5% for 0 to 5 years and 7% for 5 to 9 years.

8. What upgrade packages are available?

- Hurricane Shutters Package: \$8,500 DLS (Condo Type A), \$17,500 DLS (Condo Type B), \$12,000 DLS (Condo Type PH).
- Fan & Coil (A/C) Package: \$6,000 DLS.
- Lutron Package (Smart Home System): \$5,500 DLS.
- Jacuzzi Package: \$15,000 DLS.

9. Is parking and storage included?

Yes, each residence includes 2 parking spots and individual storage units.

10. How can I contact for more information?

You can contact via email at Oceana@Ronival.com or call MX: 624.227.5766 or US: 619.831.2000.



Your dream lifestyle is just a phone call away!

MX 624.227.5766 | US 619.831.2000
Oceana@Ronival.com


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