

RONIVAL™
REAL ESTATE

LUXURY

ROLLING HILLS ESTATES CABO SAN LUCAS





PROPERTY OVERVIEW

The home is designed on a single level, with open spaces that maximize natural light and seamless indoor-outdoor living.

- 4 bedrooms, 2.5 bathrooms
- Living and dining area with floor-to-ceiling windows
- Kitchen equipped with high-end appliances
- Main terrace with BBQ area and outdoor dining
- Infinity pool facing the ocean
- Separate laundry room and pantry

LOCATION



ABOUT CERRITOS AND EL PESCADERO

Two Hidden Gems in Baja California Sur

Cerritos and El Pescadero are two coastal destinations located near Todos Santos, in Baja California Sur. Both places are known for their beautiful beaches, relaxed atmosphere, and unique landscapes where the desert meets the sea. Cerritos is famous for being one of the best surf spots in the region, with ideal waves for both beginners and experts. It also offers beachfront restaurants and accommodations. El Pescadero, on the other hand, is a farming and fishing village that has preserved its traditional essence, known for its fresh produce and its growing culinary and artistic scene. Together, they offer an authentic and tranquil experience—perfect for those seeking adventure, nature, and relaxation in Baja California Sur.



THE IDEAL PLACE TO LIVE



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This property is set in a prime location within Rolling Hills Estates, offering direct views of the Pacific Ocean and immediate access to the privacy and tranquility that define this gated community. With a lot size of 2,000 m².

A SAFE SPACE FOR YOU



- Primary suite with private terrace, walk-in closet, and en-suite bathroom
- Three guest bedrooms, each with private bathroom and built-in closets

- Marble finishes and custom carpentry
- Contemporary powder room for guests

INDOOR-OUTDOOR LIVING

- Landscaped garden with native species and automated irrigation
- Covered and open terraces for multiple ambiances
- Infinity pool with state-of-the-art filtration system
- Unobstructed views of the Pacific and nearby turtle nesting beaches
- Enclosed garage for two large vehicles, with additional storage space

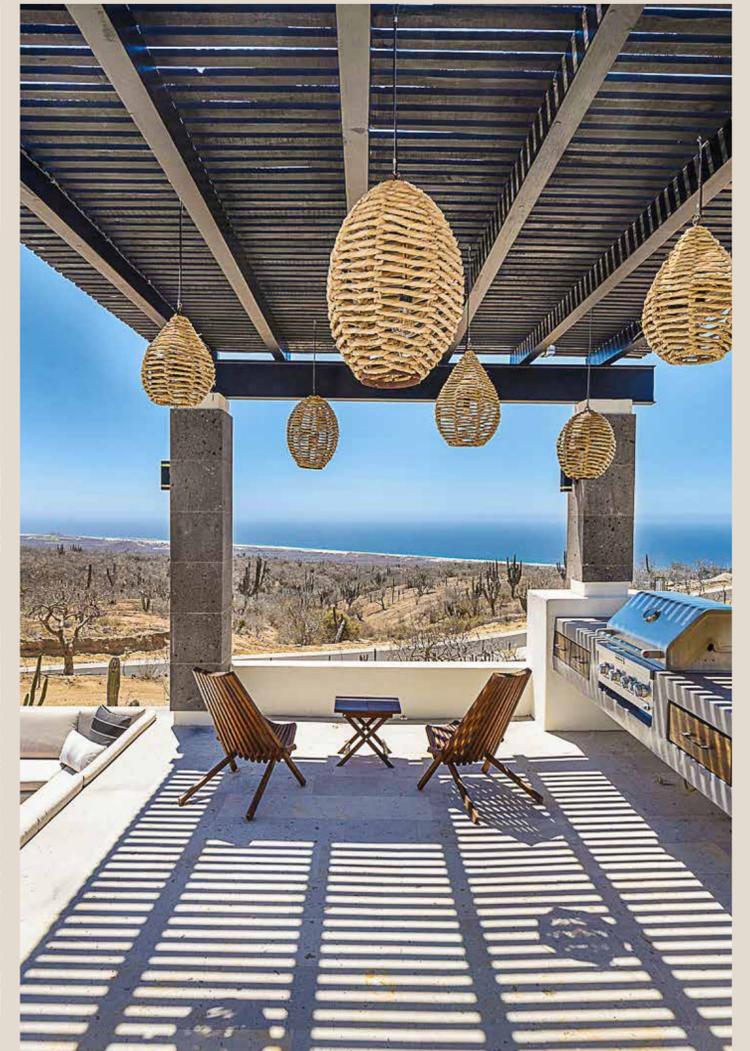


INDOOR LIVING

OUTDOOR LIVING

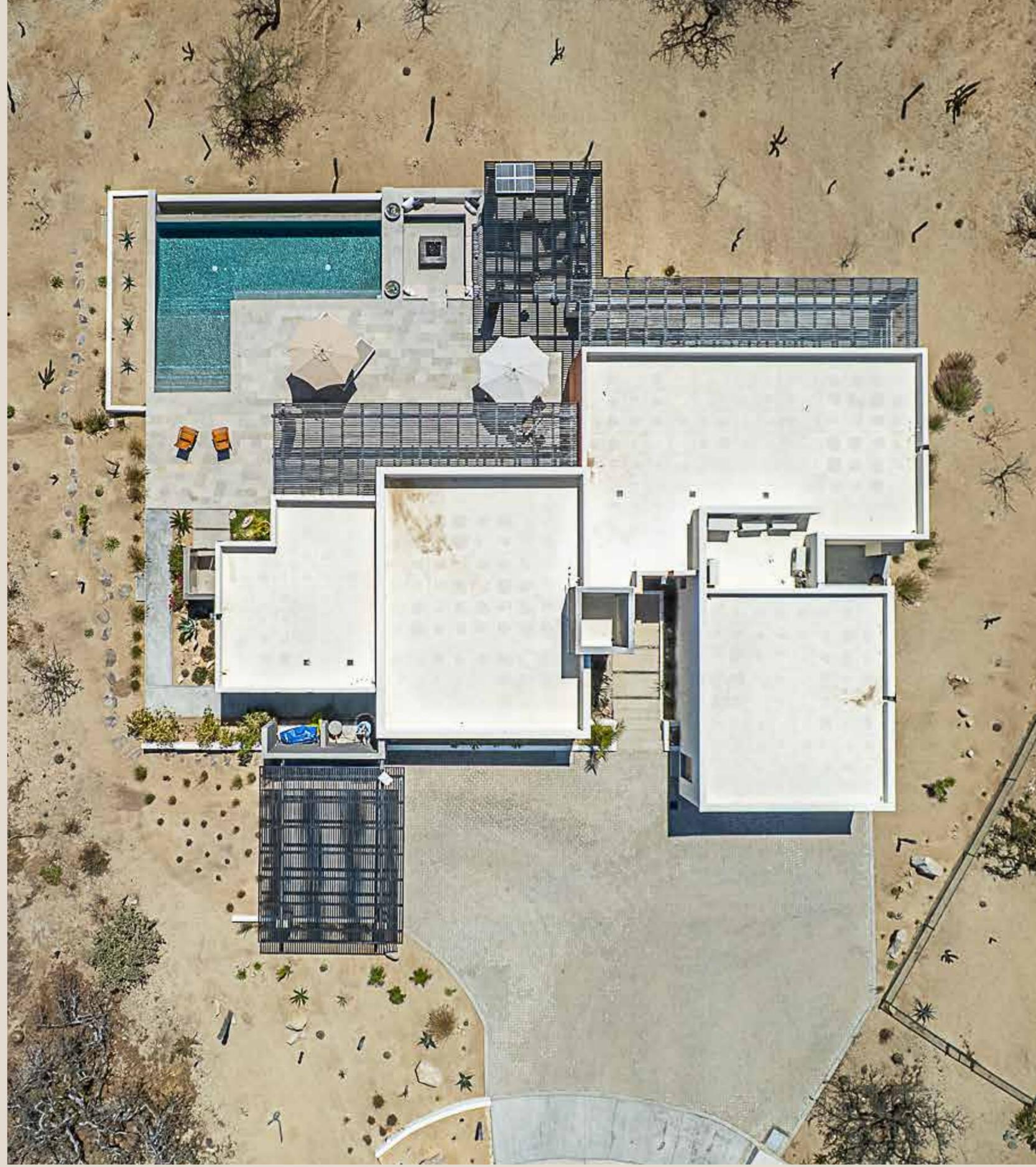
- **Total air-conditioned interior living area:** 2,021 sq ft
- **Bedrooms:** 4 bedrooms, each with natural light and ocean breezes
- **Bathrooms:** 2 full bathrooms and 1 half bath
- **Garage:** Oversized 2-car garage
- **Open-plan living:** Spacious kitchen, living, and dining areas with direct access to terrace and pool.

- Terraces and patios
- Infinity pool with panoramic ocean views
- BBQ area and fire pit integrated into outdoor layout
- Outdoor kitchen nook and seating areas throughout the terrace space.



TECHNOLOGY AND COMFORT

- Zoned central air conditioning system
- Smart LED lighting
- Solar panel-ready infrastructure
- Underground electrical and data network



ROLLING HILLS ESTATES



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Rolling Hills Estates is a low-density community featuring spacious lots, privacy, controlled access, and 24/7 security. It offers paved streets, underground utilities, and a condominium regime that ensures proper maintenance of common areas.

LOCATION AND ACCESS

- 11 km from downtown Cabo San Lucas
- Quick access to supermarkets, restaurants, hospitals, and schools
- Close to world-class golf courses and marinas
- Pristine beaches just minutes away



VALUE AND POTENTIAL

\$1,325,000 USD



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More than a lifestyle, it's a lifelong investment. The property, ready to move in or customize, is located in a high-demand area of Los Cabos with sustained property value growth. It's ideal as a long-term investment or exclusive residence within a like-minded international community.

FAQ'S

Is the home move-in ready?

Yes, Casa 16 is ready for immediate occupancy and has been finished with high-quality materials and appliances.

How many bedrooms and bathrooms?

The house offers four bedrooms, each with an en-suite bathroom, plus a guest powder room.

What kind of views does the property offer?

The home features unobstructed panoramic views of the Pacific Ocean, including whale migration routes and nearby turtle nesting beaches.





FAQ'S

Is the home equipped with smart technology?

Yes, the property includes smart LED lighting, zoned central air conditioning, and is pre-wired for solar panels and high-speed internet.

Is there outdoor entertaining space?

Absolutely. The property features expansive terraces, a BBQ area, landscaped gardens, and an infinity pool overlooking the ocean.

Can I schedule a tour?

Yes, Contact us at:

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