

VILLA CISNE

Sophistication by the Sea in Cabo del Sol

RONIVAL™ | L U X U R Y
REAL ESTATE



Villa Cisne is a one-of-a-kind oceanfront residence located in the exclusive Puerta del Sol community, within the prestigious Cabo del Sol development. Here, privacy, security, and access to the best of Los Cabos come together in a truly exceptional setting.

SPACIOUS, ELEGANT LIVING



With 4,500 sq. ft. of construction, Villa Cisne is designed for comfort and refined living:



LUXURY FEATURES

- Four Bedrooms and Four Bathrooms: Each room offers generous space, privacy, and calming views.
- High-End Finishes: Preserving original high-quality details that blend timeless character with modern comfort.
- Fully Furnished: Move-in ready with elegant furniture that complements the villa's architecture.
- Private Pool: The perfect space to unwind or entertain family and friends in total privacy.
- Seamless Indoor-Outdoor Living: Large windows and expansive terraces let you enjoy ocean views and sea breezes all day long.

A DISTINCTIVE LIFESTYLE



Residents of Puerta del Sol enjoy a wide array of top-tier services and luxury experiences.



SURROUNDINGS THAT ELEVATE EVERYDAY LIFE

- World-Class Golf: An 18-hole course designed by Tom Weiskopf, just steps away.
- Luxury Resorts: Park Hyatt, Four Seasons, Grand Fiesta Americana, and Hacienda del Mar offer fine dining, spas, and entertainment.
- Social Life & Fine Dining: The community is near Soho House & Beach Club and renowned restaurants like Delilah, Delirio, La Lupita, Mastro's, Rokai, Sylvestre, Trastevere, and Zuma.
- Anima Village: A new upscale shopping center coming soon with exclusive boutiques.
- Beach Access: Relaxation just steps from your door.

PEACE OF MIND



Located within a double-gated community, Villa Cisne offers 24/7 security and a peaceful environment—perfect for those who value privacy.

A RARE OPPORTUNITY



With an annual HOA fee of \$34,715 USD (if paid before February 28; \$36,930 afterward), Villa Cisne represents a rare chance to own a home in one of the most exclusive coastal areas in Baja California Sur. Properties of this caliber and location seldom reach the market.

EXPERIENCE VILLA CISNE



Villa Cisne is designed for those who seek quality, privacy, and a one-of-a-kind lifestyle in Cabo del Sol. Here, every day is elevated by ocean sounds, top-tier amenities, and the comfort of a truly exceptional home.

FAQ'S

1 Where is Villa Cisne located?

Villa Cisne is in Puerta del Sol, a double-gated luxury community within the renowned Cabo del Sol development, located on the Cabo Corridor in Los Cabos, Baja California Sur, Mexico.

2 How big is the home?

The home offers approximately 4,500 sq. ft. of construction (418 m²), with 4 bedrooms and 4 bathrooms.

3 Is the property oceanfront?

Yes. Villa Cisne sits directly in front of the Sea of Cortez and offers panoramic ocean views from multiple areas of the home.

4 What are the HOA fees?

The annual HOA fee is \$34,715 USD if paid before February 28, and \$36,930 USD if paid afterward.

5 Is the home move-in ready?

Yes. Villa Cisne is fully furnished with elegant, high-end décor and is ready for immediate occupancy.

6 Are short-term rentals allowed?

No. Puerta del Sol is a strictly residential community. This ensures peace, privacy, and long-term property value.

7 What amenities are available to residents?

Access to the 18-hole Tom Weiskopf-designed golf course, proximity to luxury resorts, access to Soho House & Beach Club (membership required), beach access, scenic walking trails, concierge and property management services.

8 What kind of security does the community offer?

24/7 security with controlled dual-gate access, patrolled grounds, and professional staff.

FAQ'S

9 Can foreigners buy property here?

Yes. Through a bank trust (fideicomiso), foreign nationals can legally acquire and own property in coastal zones like Cabo.

10 Is financing available?

Yes. Financing may be available through select Mexican banks or cross-border lending institutions. Ronival Luxury can assist with introductions.

11 What is the property tax?

Property taxes in Mexico are relatively low—approximately 0.1% of the assessed value annually.

12 Who maintains the community and services?

Cabo del Sol has a well-established HOA and management infrastructure that handles landscaping, security, and amenity upkeep.

13 Is Villa Cisne a good investment?

Absolutely. With limited beachfront inventory, increasing luxury tourism, and ongoing area development, Villa Cisne combines exclusivity, lifestyle, and long-term capital appreciation.

14 Can I remodel or expand the property?

Yes, but modifications must be submitted for approval by the architectural committee of the HOA.

15 How far is the property from main attractions?

10 minutes to downtown Cabo San Lucas, 30 minutes to Los Cabos International Airport, 5 minutes to shopping centers and hospitals.

VILLA CISNE

Contact Us to Schedule Your Private Tour

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