

RONIVAL™ | L U X U R Y
REAL ESTATE



VILA VISTA CORTEZ

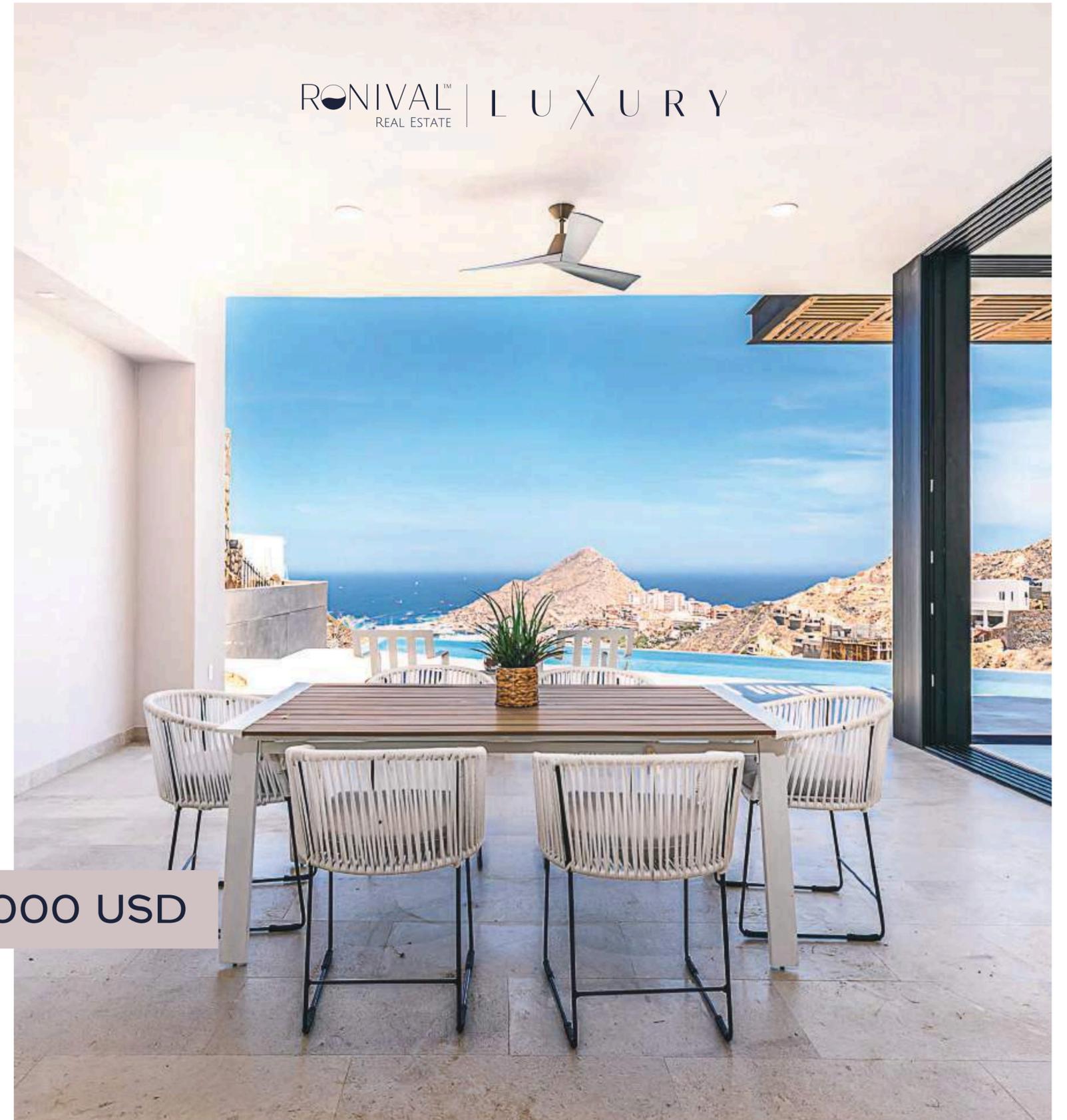
FEATURES

VILA VISTA CORTEZ

- 6,789.56 Sq. Ft.
- 2 master bedrooms
- 4 bedrooms
- 5 baths
- 1 half bath
- 4 car garage
- Elevator
- Ocean view pool
- Outdoor BBQ area
- Studio

PRICE:

\$2,950,000 USD



NEW HIGH END LUXURY NEW CONSTRUCTION VILLA!

This luxury villa offers spacious and functional living areas, including two primary suites and four additional bedrooms, each with spectacular ocean views. Enjoy 5.5 bathrooms, a private study, and over 630 m² (6,781 sq. ft.) of living space.

The property boasts panoramic views of the marina and the Sea of Cortez. Designed to impress, it features an infinity pool outdoor kitchen, elevator, and a four-car garage. Its location offers both exceptional privacy and convenient proximity to the city.





LOCATION:

PEDREGAL CABO SAN LUCAS
LOS CABOS, MEXICO

El Pedregal is a community known for its amenities:

- 24/7 security
- Farmers market
- Coffee shops
- 5 minutes downtown Cabo
- Tennis and pickleball courts
- International bilingual school
- Semi-private beach on the Pacific Ocean
- Access to The Mountain Club



6,789.56 Sq. Ft.

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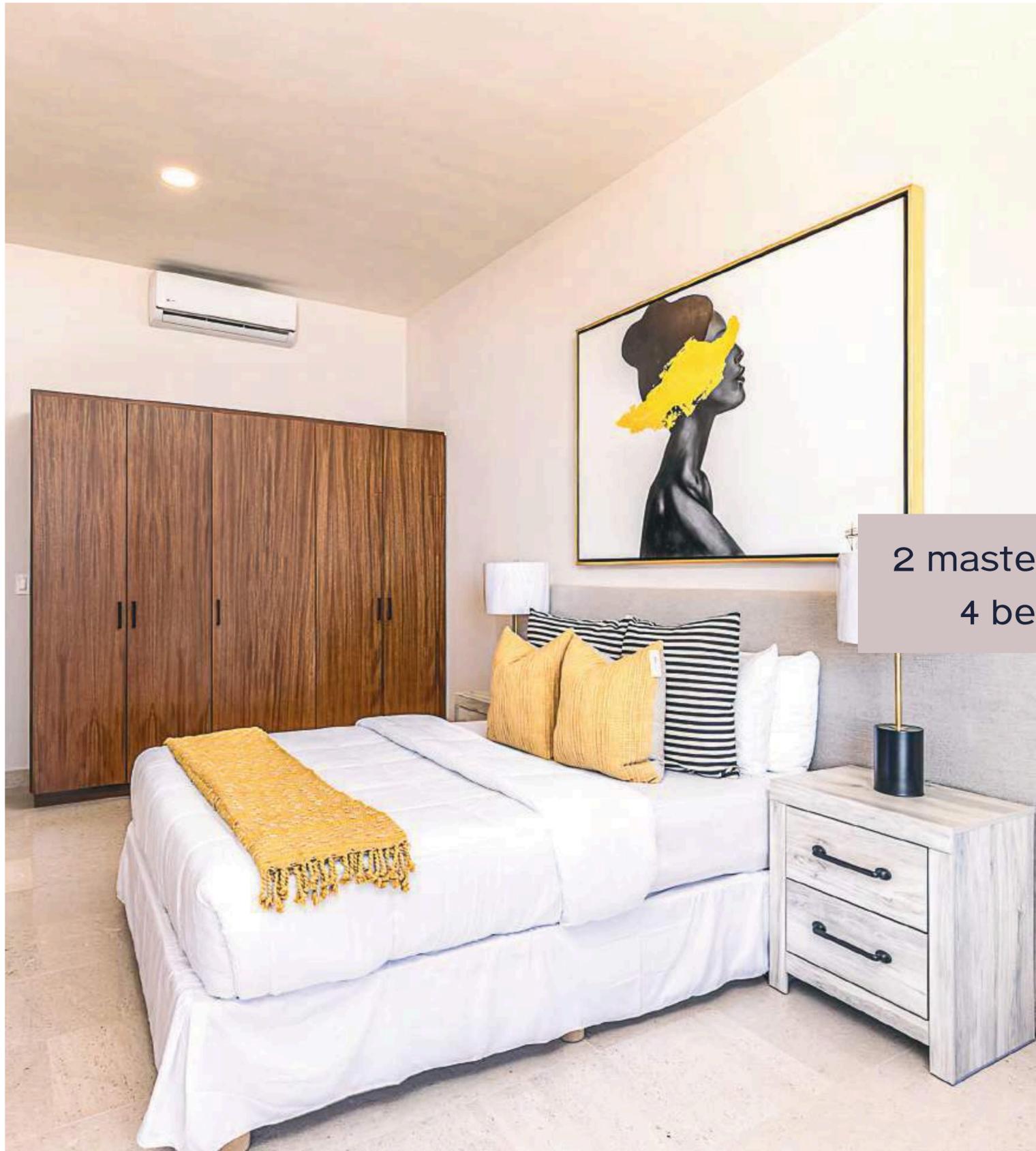


LUXURY SPACES

Villa Vista Cortez offers over 6,789.56 sq.ft of spaces designed for comfort and luxury, distributed over three levels to maximize privacy and views.



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2 master bedrooms
4 bedrooms



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WIDE AND ILLUMINATED BEDROOMS

The house has two master suites and four additional bedrooms, all spacious, bright, and with ocean views.



BATHROOMS

Each bedroom has access to modern bathrooms, featuring high-quality materials and luxurious details.



COMMON AMENITIES

- Controlled access and security
- Restaurants / Bar
- Spa
- Tennis court & Pickleball court
- The Mountain Club

VILA VISTA CORTEZ

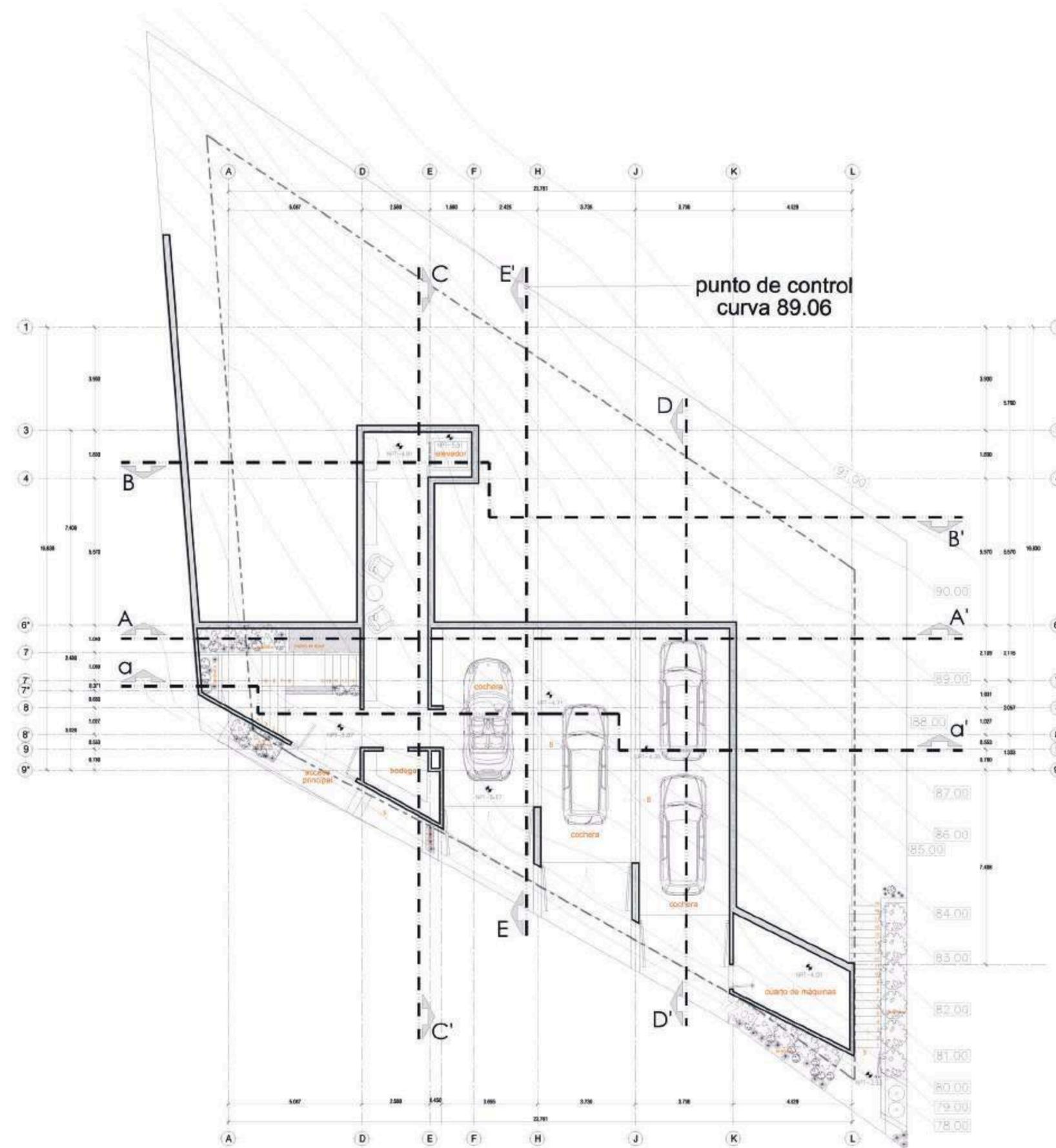
FLOOR PLANS

6 bedrooms / 5.5 bathrooms

FLOOR PLAN GROUND

Scale 1:75 147.65 M2
 C.O.S= 0.22 (147.65 M2) C.O.S= 0.95 (631.15 M2)

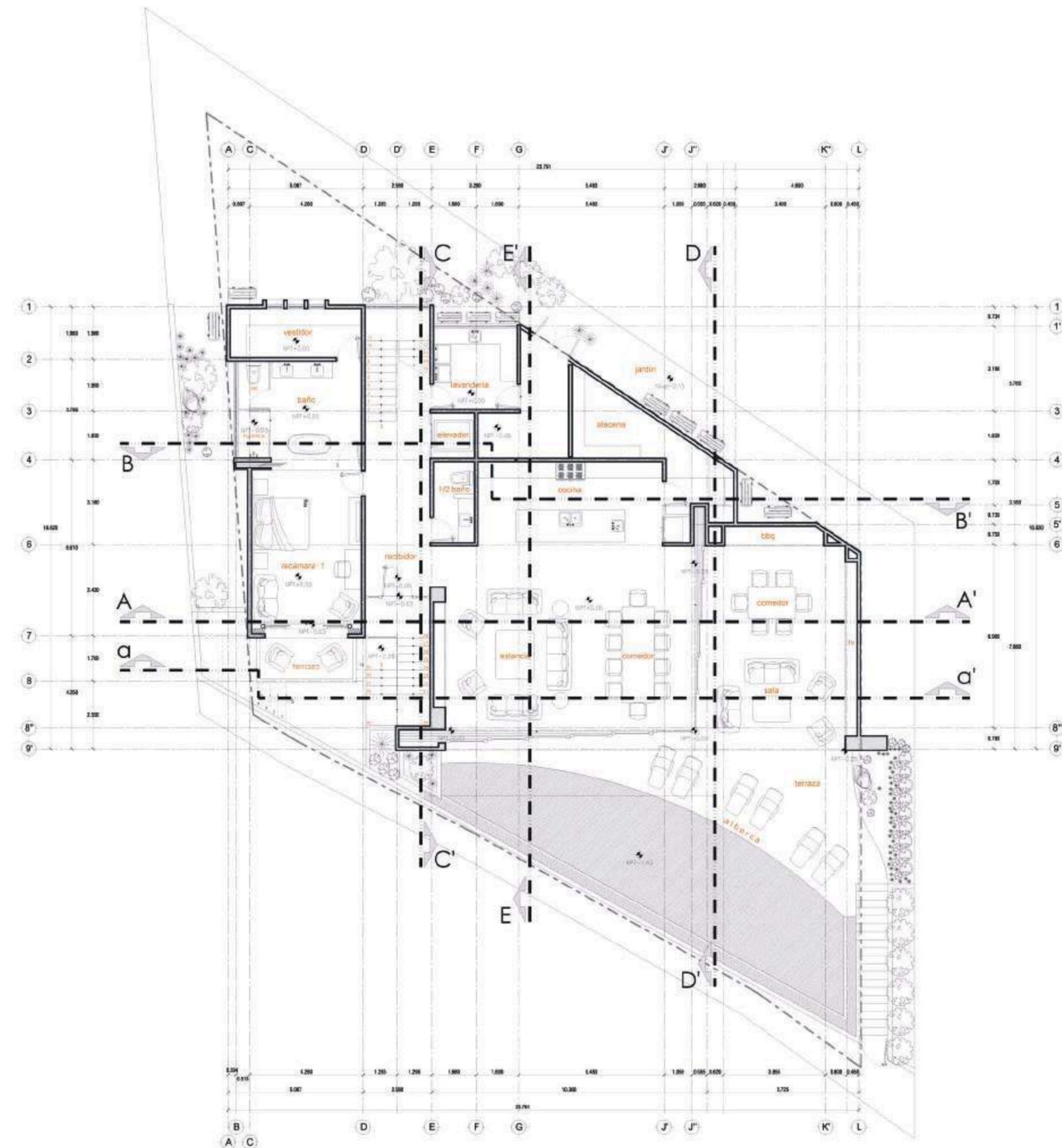
- 4-car garage
- Machine room
- Main entrance



FIRST LEVEL

Scale 1:75 260.70 M2
 C.O.S= 0.22 (147.65 M2) C.O.S= 0.95 (631.15 M2)

- Full kitchen
- Dining room
- Living room
- Terrace with pool access
- Laundry room
- Pantry
- Guest bathroom
- Master suite



SECOND LEVEL

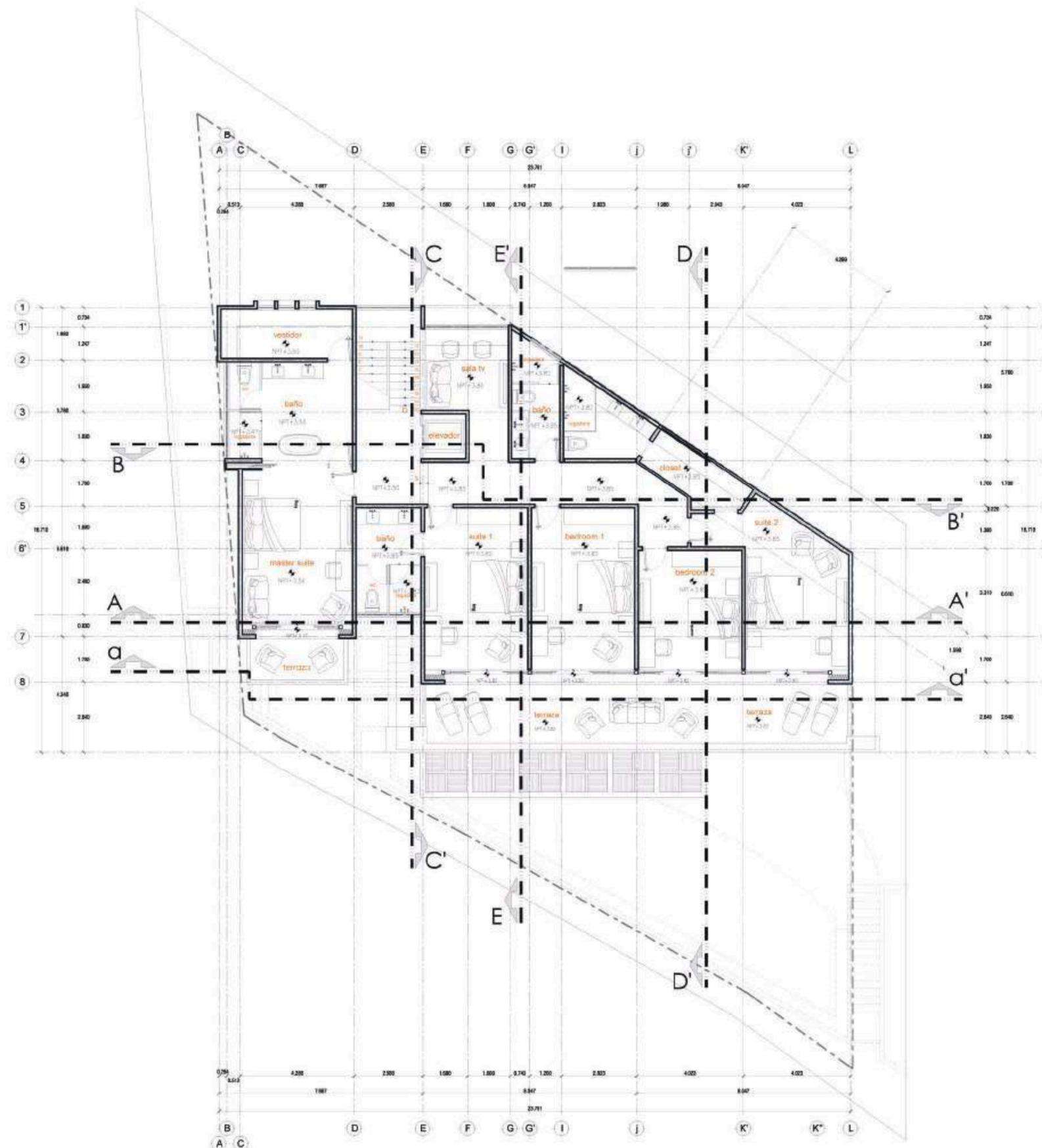
Scale 1:75

222.80 M2

C.O.S= 0.22 (147.65 M2)

C.O.S= 0.95 (631.15 M2)

- Master suite with walk-in closet
- Four additional bedrooms with bathrooms and terraces
- Studio
- Elevator access



VILA VISTA CORTEZ

FINISHES

BLACK FRAMING



PLASTER



FLOORING
OJINAGA MARBLE



TEMPERED
GLASS RAIL



WOOD STRIPS



WOODEN ACCENTS
IN THE KITCHEN



GREY MARBLE IN
THE KITCHEN



PAROTA WOOD



FAQ'S

GENERAL FEATURES

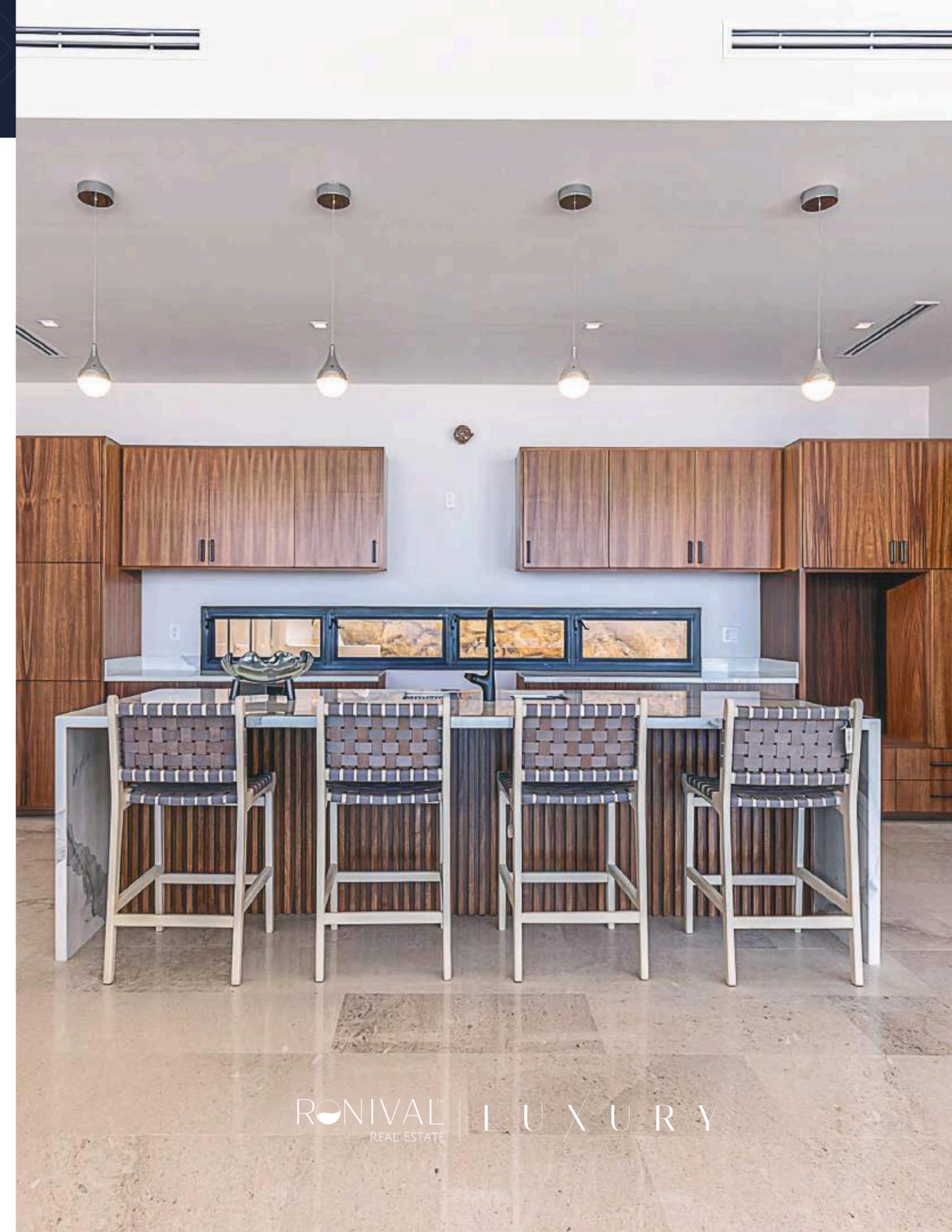
- 1** What is the total area of the villa?
Villa Vista Cortez offers 6,789.56 square feet (about 631 m²) of living space.
- 2** How many bedrooms and bathrooms does it have?
There are 6 bedrooms (including 2 master suites and 4 additional bedrooms, all with ocean views), 5 full bathrooms, and 1 half bath (5.5 bathrooms total).
- 3** Does the villa have an elevator?
Yes, the property features an elevator for easy access to all floors.
- 4** How many cars fit in the garage?
The covered garage accommodates up to 4 vehicles.
- 5** Is this a newly built property?
Yes, Villa Vista Cortez is a brand-new luxury residence.

LAYOUT AND FLOOR PLANS

- 6** How is the villa laid out?
Ground floor: Covered parking for 4 cars, machine room, and entrance hall.

First floor: Fully equipped kitchen, dining area, living room, terrace with pool access, laundry room, pantry, guest half bath, and a master suite with walk-in closet.

Second floor: One master suite with walk-in closet and private bathrooms, 4 additional bedrooms (each with a bathroom and private terrace) and studio.



FAQ'S

LAYOUT AND FLOOR PLANS

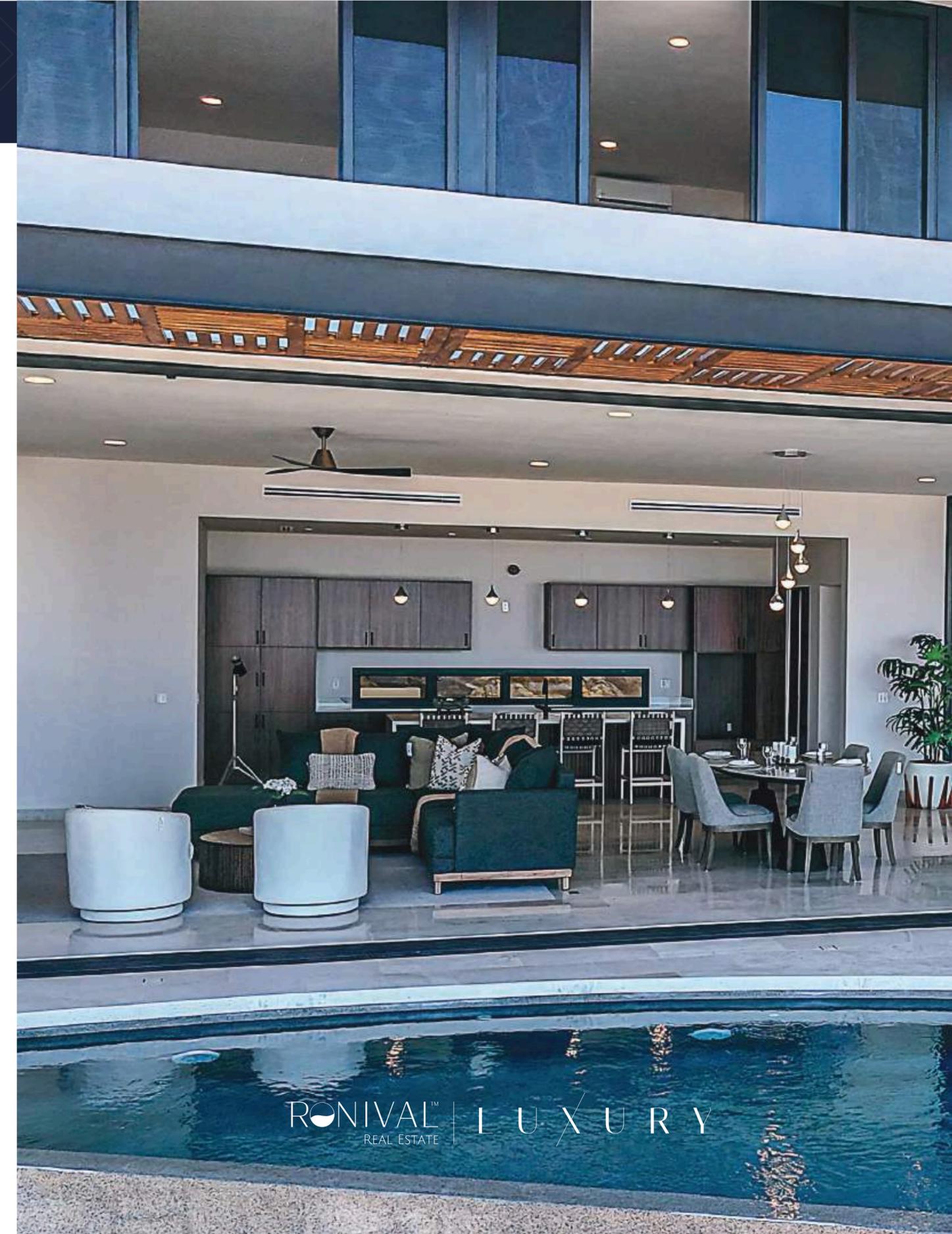
- 7** Are architectural floor plans available?
Yes, detailed floor plans for each level are available, showing the distribution of social areas, bedrooms, terraces, and service rooms.
- 8** Is the kitchen high-end?
Absolutely. The kitchen features premium finishes, a breakfast bar, wood accents, and is designed for both functionality and elegance.

PRIVATE AMENITIES

- 9** What exclusive amenities does Villa Vista Cortez offer?
- Infinity pool with ocean views
 - Outdoor BBQ and kitchen area
 - Private garden
 - Office/study
 - Expansive terraces for seamless indoor-outdoor living
- 10** What kind of views does the villa offer?
Enjoy spectacular, unobstructed views of the Cabo San Lucas marina and the Sea of Cortez from nearly every main room.

COMMUNITY AMENITIES & SERVICES (EL PEDREGAL)

- 11** What amenities are available to residents?
- 24/7 gated security and controlled access
 - Tennis and pickleball courts
 - Spa and gym
 - The Mountain Club
 - Weekly organic market
 - Coffee shops and restaurants within the community
 - International bilingual school
 - Semi-private beach on the Pacific Ocean



LOCATION & PRIVACY

12 Where is the villa located?

Villa Vista Cortez is situated in the exclusive El Pedregal community in Cabo San Lucas, offering quick access to downtown, the marina, restaurants, and nightlife, while ensuring maximum privacy and tranquility.

PRICE & CONTACT

13 What is the price of Villa Vista Cortez?

The listing price is \$2,950,000 USD.

14 How can I get more information or schedule a visit?

Contact Ronival Luxury:

- Email: info@ronival.com
- Phone: +52 624 227 5766 (MX) / +1 619 831 2000 (US)

OTHER RELEVANT DETAILS

15 Is the villa pet-friendly?

Yes, El Pedregal is a pet-friendly community, perfect for families with pets.

16 Can the villa be used as a vacation rental?

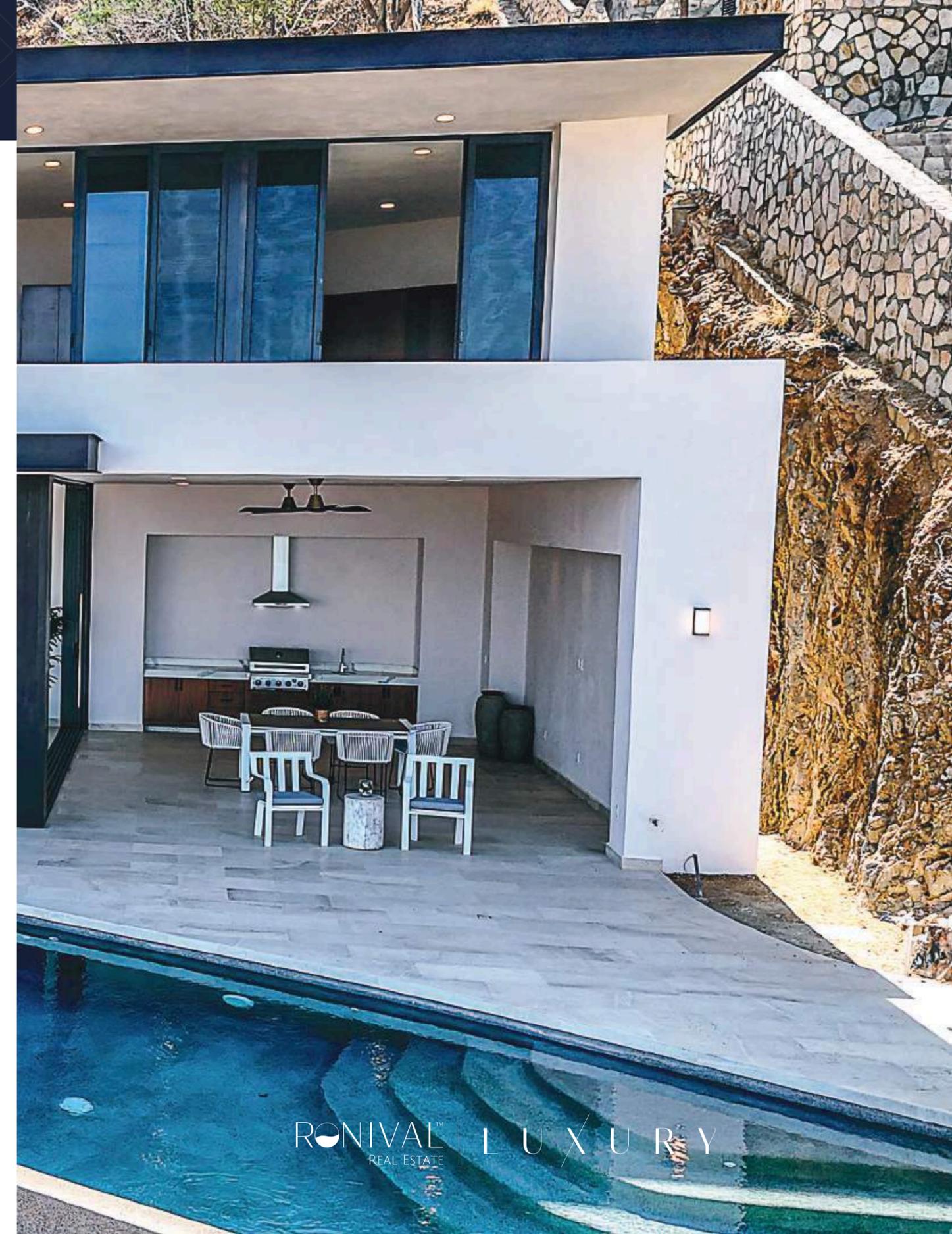
Yes, the property can be used as a primary residence, vacation home, or luxury rental, in accordance with community rules.

17 Does the community have its own water supply?

Yes, El Pedregal has its own desalination plant, ensuring a reliable and constant water supply.

18 What sets Villa Vista Cortez apart from other properties?

Its modern design, luxury finishes, panoramic views, privacy, access to exclusive amenities, and prime location in Cabo's most prestigious community make Villa Vista Cortez truly unique.





For more information or to schedule a visit:

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