

CONOCE
CASA NIMA
SAN JOSÉ DEL CABO



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Casa Nima is a one-of-a-kind residential development located in the highest capital gain area of Los Cabos.

Designed with a modern Mediterranean style, Casa Nima offers a range of exclusive amenities, recreational spaces, and breathtaking views of the ocean and golf course.

Life in Baja awaits you!





Let the sea set you free





LOCATION

Located in the heart of San José del Cabo, just a short walk away from the beach, and many interest points, Casa Nima offers everything you need within easy reach. Enjoy the tranquility of this charming cultural town while having access to all the necessary amenities.

Connection with interest places and primary routes:

| |  |  |
|------------------------------|---|---|
| 1 Supermarket | 4 min | 11 min |
| 2 FONATUR Golf Course | 0 min | 2 min |
| 3 Las Palmas Beach | 4 min | 15 min |
| 4 Barceló Hotel | 5 min | 20 min |
| 5 Hyatt Ziva Hotel | 7 min | 15 min |
| 6 Campestre Golf Course | 10 min | 25 min |
| 7 Viceroy Hotel | 10 min | 20 min |
| 8 San José del Cabo Downtown | 5 min | 15 min |
| 9 Cabo San Lucas | 25 min | |
| 10 Airport | 23 min | |

An aerial photograph of two people standing on paddleboards in clear, turquoise water. The person on the left is on a light-colored board, and the person on the right is on a darker board. Both are holding paddles. The water is so clear that the sandy bottom is visible. The text "Life is better by the sea" is overlaid on the right side of the image in a white, sans-serif font.

Life is better by the sea

LIFESTYLE

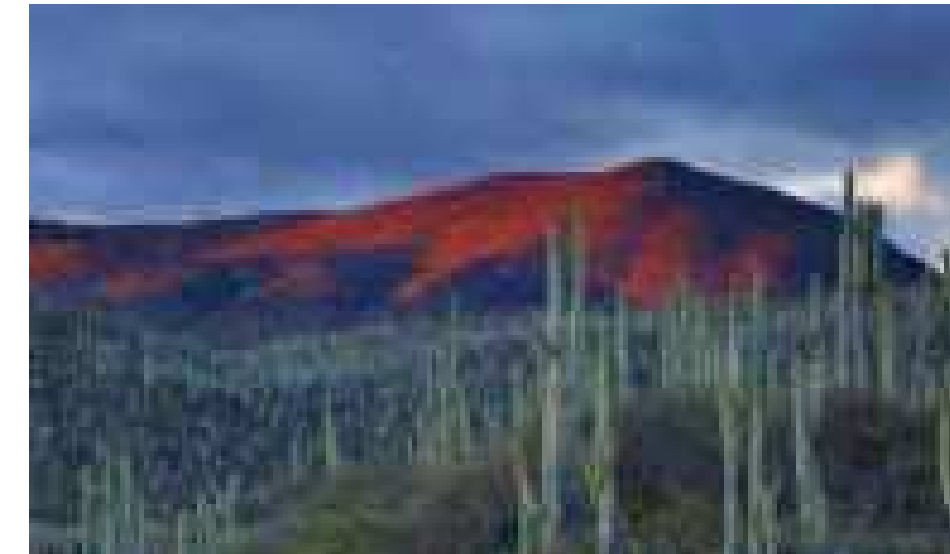
FALL IN LOVE WITH SAN JOSE DEL CABO

NEARBY POINTS OF INTEREST:

- Downtown San Jose del Cabo
- World-class golf courses
- World-class restaurants
- Beaches
- Art galleries
- The Marina at Puerto Los Cabos
- Estuary
- Bike and running path

ACTIVITIES

- Town life downtown of San Jose del Cabo
- Horseback riding
- ATV and Razor rides
- Biking
- Fishing
- Golfing
- Hiking
- Climbing • Surfing
- Shopping





INVESTMENT FACTS IN LOS CABOS

Los Cabos, one of the most exclusive and sought-after real estate markets in the hemisphere.

Owning real estate in a popular tourist destination can provide an excellent return of investment and portfolio diversification. An article published in **The Wall Street Journal on October 12, 2023**, titled "Los Cabos, Mexico, Emerges as a Luxury Investment Destination." The article is written by **Javier Hasse**, a Mexican journalist who is an expert in real estate and finance.

"Los Cabos, Mexico, is positioning itself as a luxury investment destination. The location is popular among tourists and **high-net-worth individuals**, and the demand for real estate is rapidly growing. A study by the real estate consultancy Knight Frank estimates that **the value of real estate in Los Cabos will increase by 15%** over the next five years. The study also highlights that the city is one of the fastest-growing tourist destinations in the world."

In recent years, Los Cabos has become the primary refuge for celebrities, members of the **JET SET**, and those who can afford to go anywhere. On the other hand, the pandemic has had the effect of boosting sales to unprecedented levels.

Healthy return on investment. In Mexican hotspots like Los Cabos, turnkey vacation home rentals offer a **return on investment of 7% to 10%**, surpassing the stock market. Los Cabos regularly achieves annual occupancy rates of 70% to 90%.



CONNECTIVITY



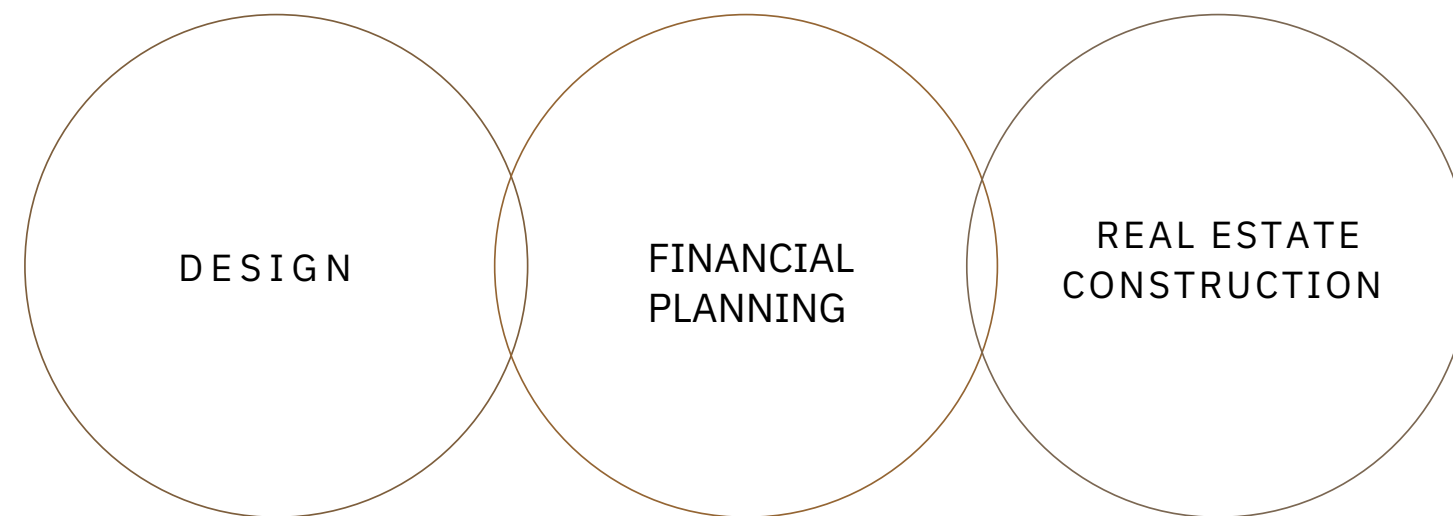
DESARROLLADOR



CENTRAL DE ARQUITECTURA. A firm with 26 years of experience in real estate development and co-founders of FibraShop (a 100% commercial REIT).

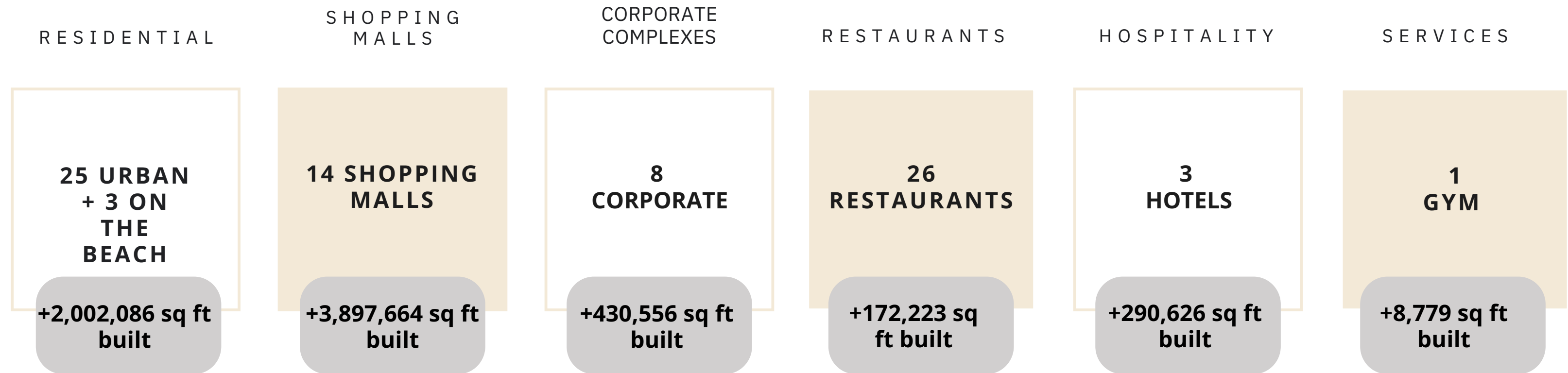
With over 630,000 square meters in projects spanning vertical housing, shopping centers, offices, hotels, and restaurants.

Led by architects **José Antonio Sánchez and Moisés Ison Zaga**, founders and directors of Central de Arquitectura, we develop with a global strategy, merging:



That's how, through the projects under our responsibility, we have managed to become an iconic part of modern Mexican architecture.



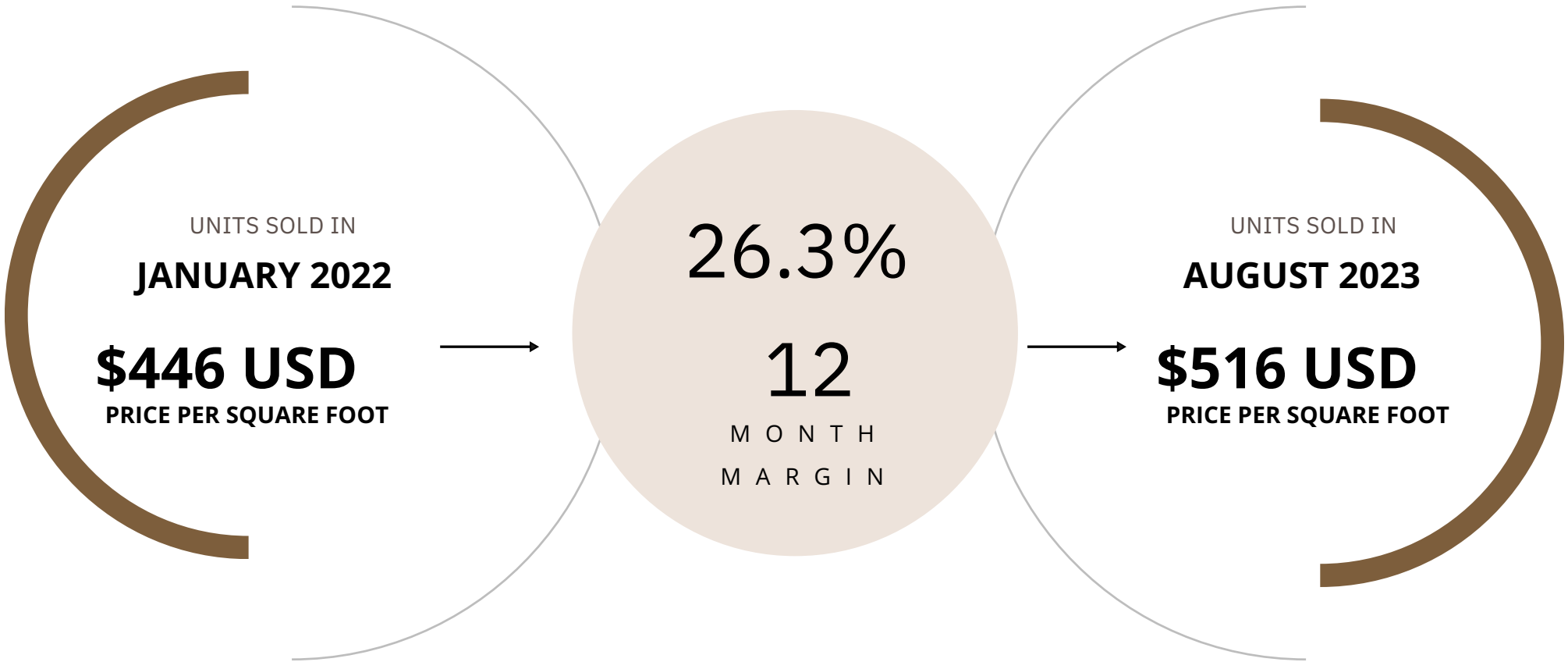


INVESTMENT GROWTH

SUCCESS STORY

PUNTO NIMA

Luxury residential development with 2 or 3 bedrooms units, rooftop and exclusive amenities



CASA NIMA

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152 UNITS

1,2, 3, 4 & 5 BEDROOMS

- EXCLUSIVE AMENITIES
- PRIME LOCATION



AMENITIES

1. POOL / JACUZZI
2. PALAPA / BAR
3. EL PERICU RESTAURANT
4. GYM
5. PICKLEBALL COURTS
6. CO - WORKING
7. KIDS CLUB
8. CONVENIENCE STORE
9. GRILL AREA
10. PET PARK
11. GAME ROOM



BEACH



EXTERIOR



PICKLEBALL
COURTS



POOL



CLUB



PALAPA





PLAZA
GOBERNADOR
(COWORKING
EXTERIOR)





COWORKING



RESTAURANT



BUILDINGS

PHASE I. - OCTOBER 2024

1. EL TAMARAL
2. GUAYCURA
3. SAN JOSÉ
4. SAN LUCAS
5. TODOS SANTOS
6. VIENTOS
7. COCHERAS
8. VIZCAÍNO

PHASE II.

9. GASPAREÑO
10. FRAILES

PHASE III.

11. CORAS
12. CORRALADAS
13. DIAMANTE





CASA NIMA

SAN JOSÉ
DEL CABO

Perla Solano

Real Estate Agent

