

ALBALUZ 406

MLS #25-5800 | ALBALUZ 406, BAHÍA DE LAS PALMAS 3356, ZONA HOTELERA, CP: 23405, SAN JOSÉ DEL CABO, B.C.S, MÉXICO | PROPERTY TYPE: CONDOS | AREA: SJD-BEACHSIDE | TOTAL SQFT: 1,910.33

\$1,390,000 USD

\$25,020,000 MXN

Exchange rate is subject to change on the day of the offer.



LISTING OVERVIEW

Residence 406 at ALBALUZ is an elegant fourth-floor, ocean-view condominium designed for refined coastal living. This fully furnished and turnkey two-bedroom, two-and-a-half-bath residence offers a total of 1,911 sq ft (177 sqm), including 1,432 sq ft (133.08 sqm) of air-conditioned interior space and a 479 sq ft (44.46 sqm) private terrace. Both bedrooms and the kitchen enjoy spectacular, unobstructed ocean views, with a breathtaking panorama of Palmilla Bay. The primary bedroom features a walk-in closet and a spa-style soaking tub, creating a private retreat with serene sea views. Both bedrooms are furnished with king-size beds, offering comfort and luxury throughout.

The residence is fully equipped and furnished, featuring GE Profile appliances and high-end finishes in every space. The open-concept kitchen, dining, and living areas flow seamlessly onto the spacious covered terrace, enhancing indoor-outdoor living.

DETAILS

Unit details: Deck/Terrace; Pet Friendly: Yes; Storage Area.

Common Amenities: Beach Club; Elevator; Fence; Interior Features; Gym; Security Guard; Picnic Area; Pool; Pool Heater; Spa; Swim-up Bar; Pool Features.

Appliances: Dishwasher; Disposal; Electric Dryer; Freezer, Microwave; Electric Oven; Refrigerator/Freezer; Washer; Cook Top; Wine Fridge.

Devices: Interior Features: Yes; Water Heater: Electric; Water Purification.

Road Type: Paved

Title: Escritura

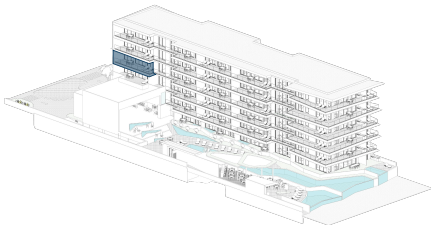
Connectivity: Alarm: Attended; Internet: Infinitum (phasing this field out); TV: Satellite

Electricity: CFE

HOA Info: Dues Amount: 834; Dues Period: Month

GENERAL DESCRIPTION

Construction	Completed
Current Price	\$1,390,000 USD
Seller Financing Offered?	No
Total M2	177.54
Total SqFt	1,910.33
AC M2	133.08
AC SqFt	1,431.94
Decks/Patios M2	44.46
Decks/Patios SqFt	478.39
Total Bedrooms	2
Full Baths	2
1/2 Bath	1
Furnished	Furnished
Primary View	Oceanfront
Secondary View	Ocean
Style	Multiple Levels
Floor Number	4th
Stories	6
# Units in Develop	33
Total Rooms	2
Parking on Property	1 space
Mstr Plan Community	Yes

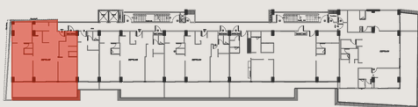


ALBALUZ

2 Bedroom Suite C 2BSC
Units 406-506-606



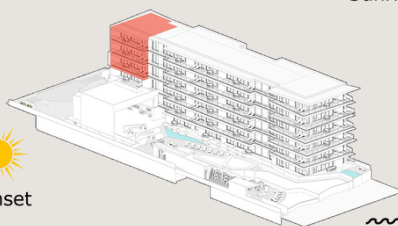
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Pool



Sunset



Sunrise



Beach

INDOOR	1,432 SQF	133.08 SQM
OUTDOOR	479 SQF	44.46 SQM
TOTAL	1,911 SQF	177.54 SQM

ALBALUZ

2 Bedroom Suite C 2BSC with soaking tub Modern Ocean Front Condo

2 BEDROOM 2.5 BATH

The ALBALUZ 2 bedroom suite C (2BSC) with soaking tub boasts Ocean & Beachfront views of the San José Bay area.

The 2BSC have 2 bedrooms, both with ensuite baths, and a soaking tub in the Master. The bedrooms are separated by a generous fully equipped eat-in kitchen, half bath, laundry room, and living room with a pull out to create a third bedroom, if needed. The generous covered terrace has space for sunbeds and an eating area for 6. All living spaces are designed with the most luxurious finishes throughout for your ultimate comfort.

The rainfall shower, and private WC give the spa-like bathrooms a resort-feel within the comfort of your own home.

The generous eat in kitchen is fully equipped with top-of-the-line appliances.

The hurricane rated custom glass doors allow natural light to pour into the room while keeping you safe from the sun's rays.

Bring the indoor activities outside with a portable grill that can be borrowed upon-request from the concierge. The Serenity Terrace not only offers plenty of room to entertain; it will welcome you with breathtaking ocean views during each visit and will ensure you have found your home at ALBALUZ.

SPECIFICATIONS

- Avant-garde architectural design
- 10-Foot ceilings
- Beach & ocean views
- Spacious, covered terraces
- Floor-to-ceiling windows
- Bathrooms with private WC & rainfall shower
- Integrated kitchen
- In-unit owners closet
- In-unit laundry
- One parking space
- Privacy
- First-class amenities
 - Resident-exclusive swimming pool
 - Gymnasium
 - On-demand spa
 - Beach Club
 - Lobby bar, and more

INTERNATIONAL STANDARDS

Thoughtfully designed and built to meet international safety and energy efficient standards

- Two elevators and two staircases
- Handicap accessible
- Hurricane grade windows
- Energy efficient air conditioning
- Energy efficient electric kitchen appliances

NEARBY

- The heart of the San José del Cabo beach strip
- Downtown San José del Cabo
- Restaurants and bars
- Super market with delivery service
- Plaza El Pescador
- San José Marina & boat charters
- Golf resorts
- Surfing & snorkeling activities
- Neighborhood kids playground
- Banks within walking distance
- Hospitals
- SJD Airport

AMENITIES & SERVICES

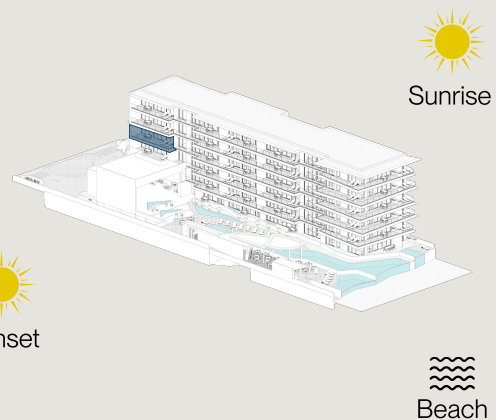
- 3,100 sqft swimming pool
- 50 meter swimming lane
- Beach Club VIP access
- Lively lobby bar
- Fitness center & spa
- Rental program
- 24/7 concierge service
- Property management services
- Laundry Service

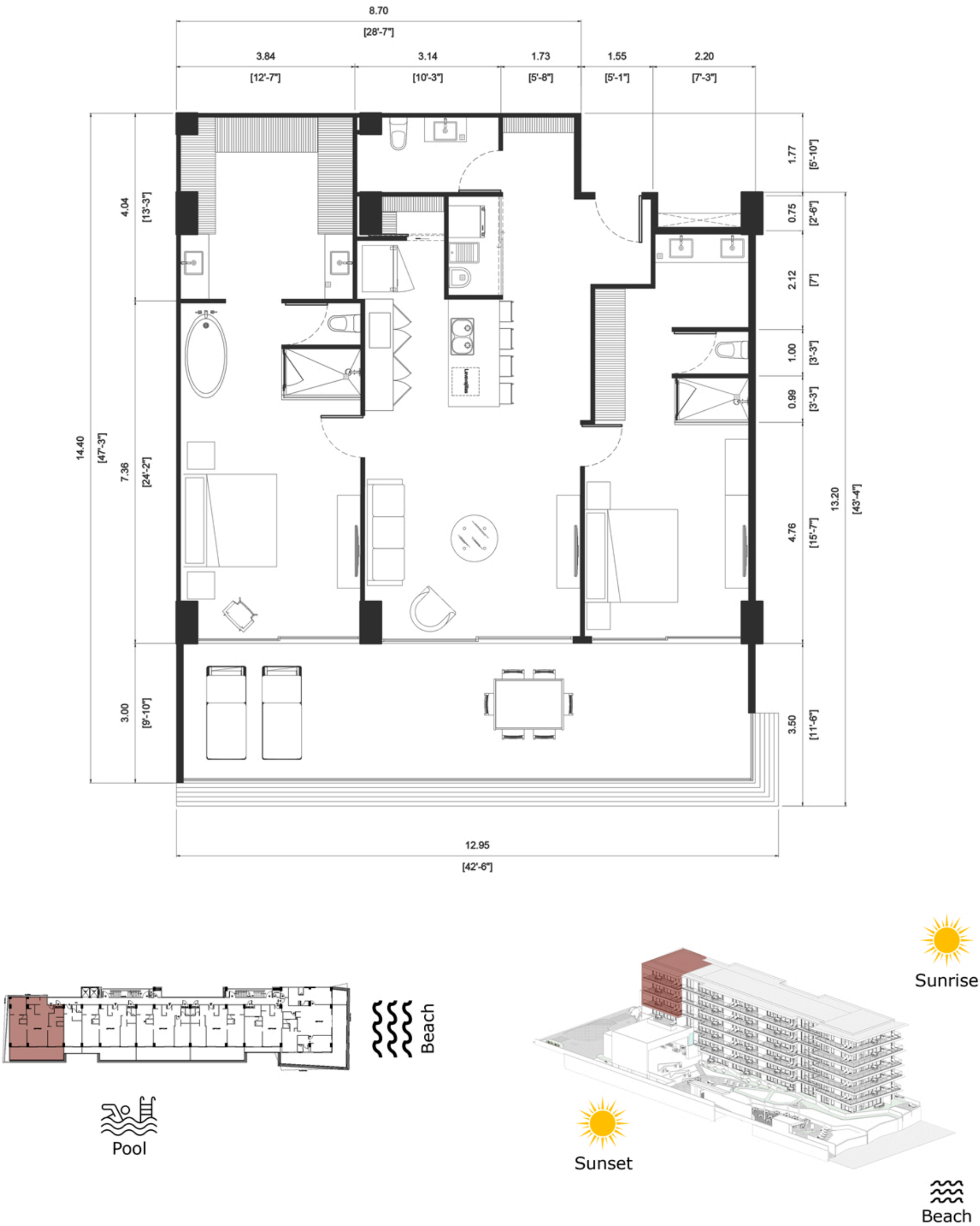
ALBALUZ

Fourth Floor
Front View



Unit
406 2BSC





LINE		2BSC				UNITS		
INDOOR	1,432	SQF	133.08	SQM		407	507	607
OUTDOOR	479	SQF	44.46	SQM				
TOTAL	1,911	SQF	177.54	SQM				