

GATED COMMUNITY IN SANDY BEACH



LOS CORALES
ROCKY POINT

PUERTO PEÑASCO

SONORA



Puerto Peñasco is a privileged spot nestled into a corner of the Sea of Cortez, where the lapping of the ocean waves and Desert of Altar come together, crowned with the grandeur and majesty of the Pinacate Biosphere.

Given its proximity to the United States, this is a favorite beach destination for thousands of North American tourists who visit several times throughout the year, along with those from California and Baja California who seek out warmer waters.

Positioned as one of the most important and frequented beach destinations in Northwestern Mexico.



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The area of Sandy Beach is known for its fine sandy beaches and calm shallow water, sheltered by dunes and the tidepools of La Cholla Bay.

The renowned La Cholla hill is located along Sandy Beach, precisely on the way to La Cholla Bay, with powdery white sand reaching 100 meters above sea level.

Sandy Beach is home to resorts, private residential areas, some of the best restaurants and bars in Puerto Peñasco, as well as the spectacular Las Palomas golf course.



LOS CORALES
ROCKY POINT

WELCOME TO



LOS CORALES
ROCKY POINT

Los Corales Rocky Point is located within the exclusive Sandy Beach tourist area.

It is situated just meters from the Convention Center and near many of the best restaurants and bars in Puerto Peñasco.

Just minutes from the best beaches on Sandy Beach, offering several restaurants and bars with easy beach access, as well as proximity to the public beach of Playa Hermosa.

**"A FAVORITE BEACH DESTINATION
FOR THOUSANDS OF TOURISTS"**



PHASE 1



COMMERCIAL AREA

9 COMMERCIAL SUITES

COMMERCIAL AREA WITH PARKING

- Sales Office
- Rental management office
- Pharmacy
- Restaurant / Café
- Convenience store and delicatessen
- Yoga and exercise studio
- Spa
- Among other amenities



LOS CORALES
ROCKY POINT

RECREATIONAL FACILITIES

FOR RESIDENT USE ONLY

- Tennis court
- Pickleball courts

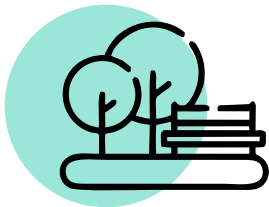
- Terrace
- Bathrooms

- Green areas
- Parking

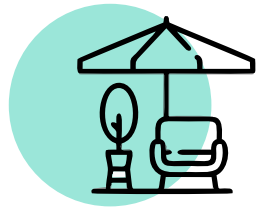


LOS CORALES
ROCKY POINT

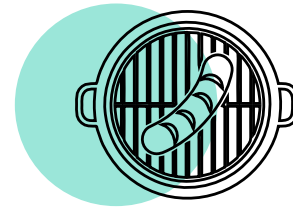
COMMUNITY 1 ALMEJAS



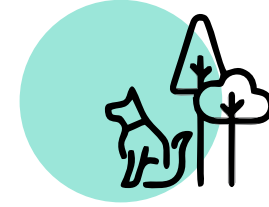
Lineal park



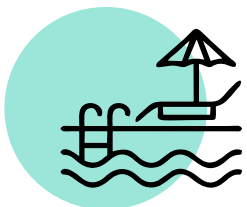
Club house with terrace



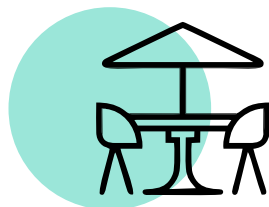
Grilling area



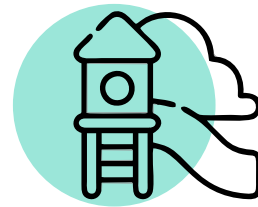
Pet Park



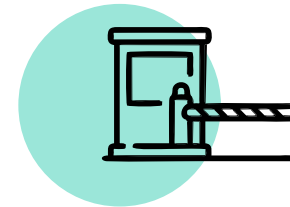
Pool & Jacuzzi



Furnished terrace



Playground



Entry booth controlled 24/7

COMMUNITY 1

ALMEJAS

ONLY 49
LOTS

AMENITIES

- Pool & jacuzzi
- Terrace with bathrooms and outdoor showers
- Playground
- Grilling area
- Pet park
- Green areas with endemic vegetation
- Path for walking or running
- Parking



COMMUNITY 1 ALMEJAS

ONLY 49 LOTS



- Fully paved roads
- Underground services
- Electricity
- Water
- Sewer
- Fiber optic internet
- Club house



LOS CORALES
ROCKY POINT

LOT MEASUREMENTS

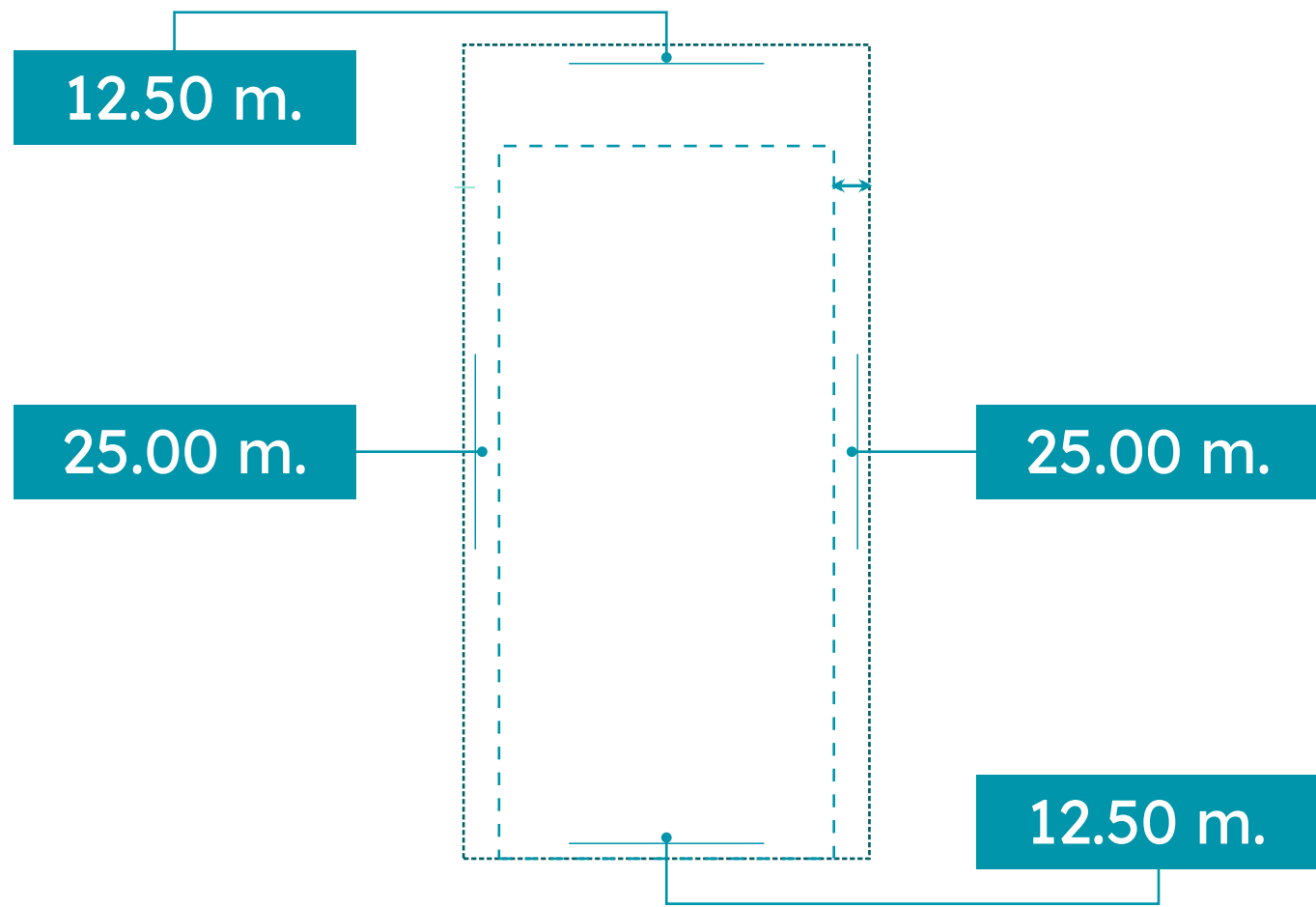


LOS CORALES
ROCKY POINT

LOT MEASUREMENT
12.50 X 25 meters

AREA
3358 ft²

EASEMENT
1 m. Lateral on each side
3 m. Rear





LOS CORALES
ROCKY POINT

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A DEVELOPMENT BY:



**PROMOTORA Y
DESARROLLADORA**
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