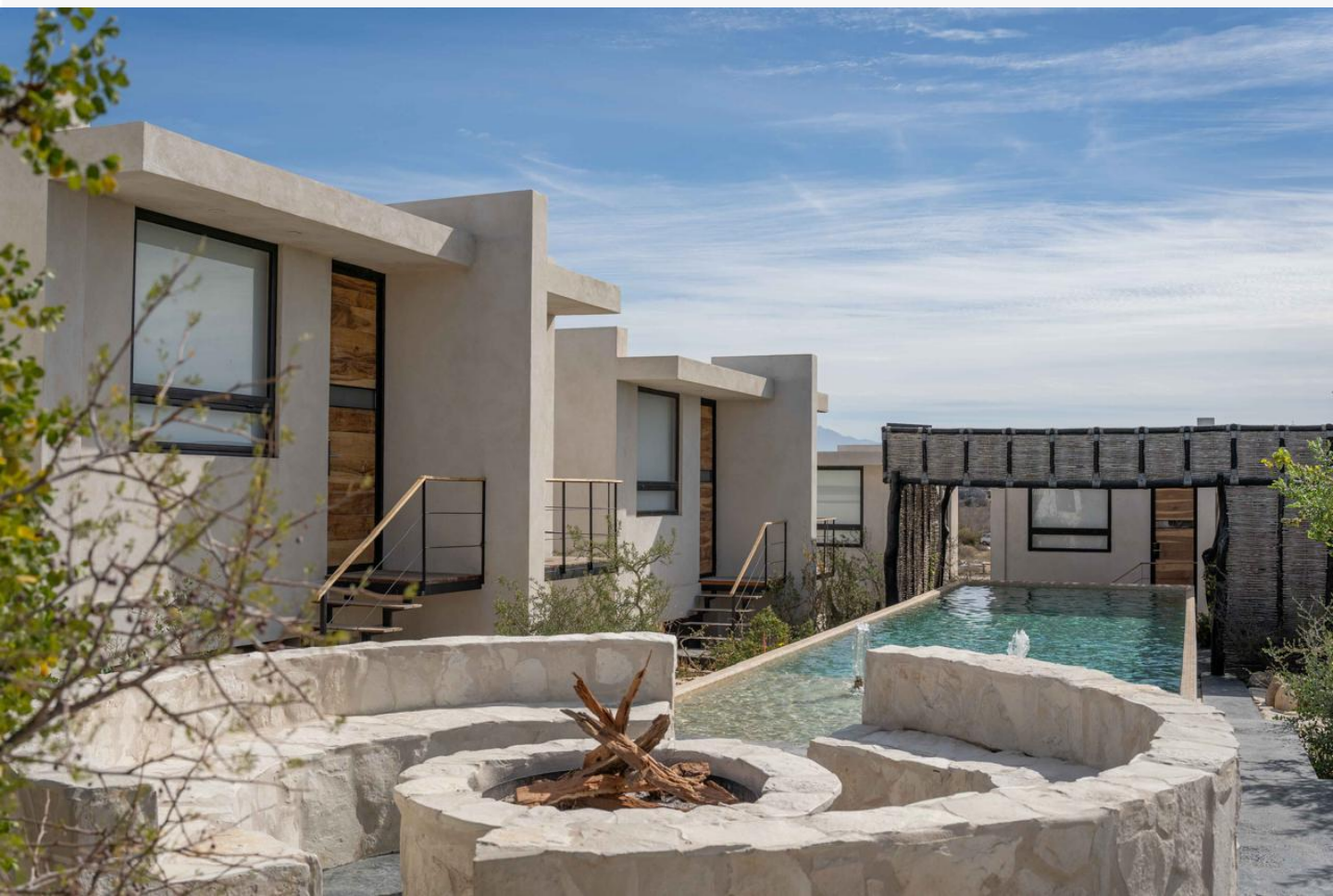




LOS TOROTES

TODOS SANTOS

B.C.S. MEX.



CONCEPT

Los Torotes is a development of sustainable vacation villas, located in the best residential area of Todos Santos, a magical town in Baja California peninsula.

It consists of 5 units fully equipped with amenities and services, to create a relaxing and fun holiday experience

The project concept is to create an ideal and sustainable vacation experience that the owners can utilize full or part time, with options to use as an income property. A modest home owner's fee covers maintenance and administration of common areas.

Coexist with respect and care for the natural environment preservation is one of the principal conceptual objectives of the project, so it will have different kinds of engineering available focused on energy saving systems and use of resources, acoustic and thermal insulation techniques , to achieve energy efficiency.

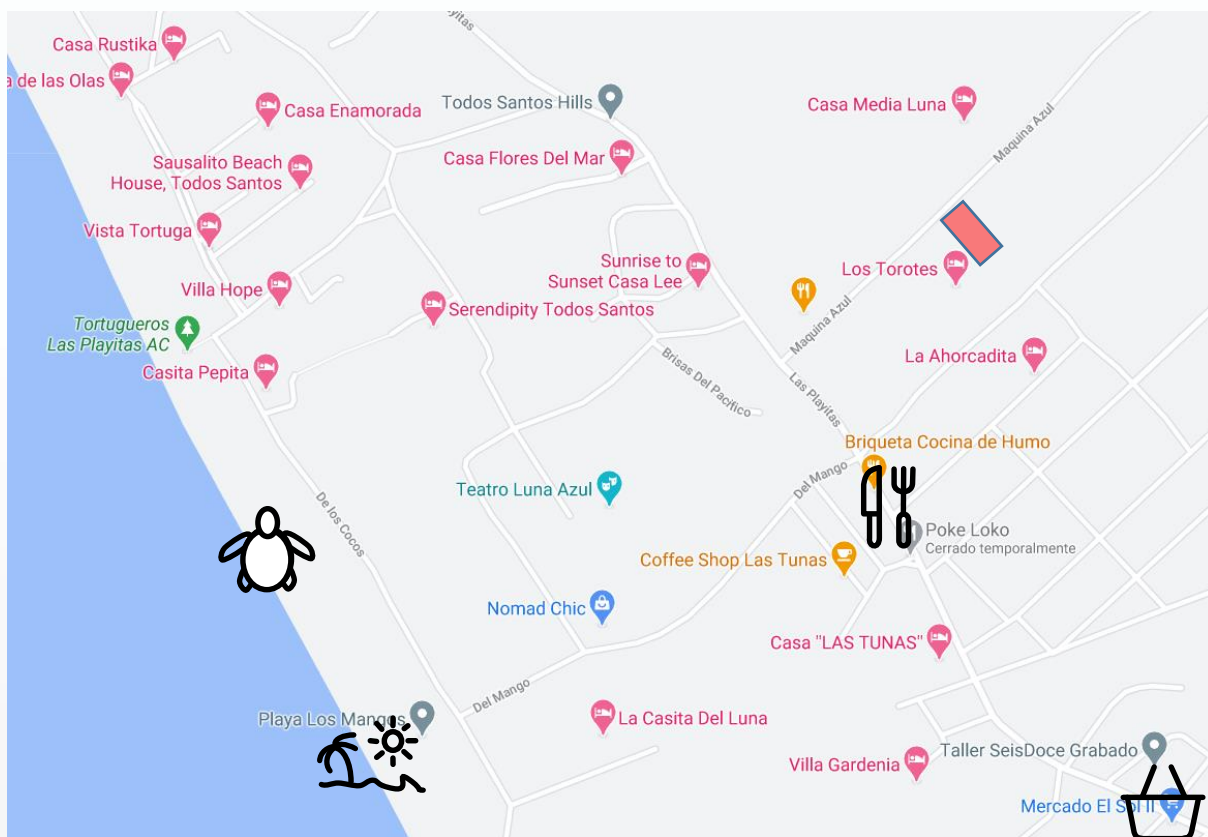
Contemporary architecture with beautiful natural colors and textures for the finishes. Clean solid construction structures with the highest quality and safety standards.

It will also have remote surveillance and monitoring systems, accessible to the administration, which will maintain compliance with the regulations for the use of common areas and will be in charge of the conservation and operation of the property.

Turnkey project, the villas are delivered fully equipped, decorated and furnished, ready to enjoy.



LOCATION



Beach – 1000 m



Restaurants – 400 m



Markets – 1200 m



T.S. Downtown – 3300 m



sea turtle release – 1500 m



MASTER PLAN

Los Torotes has different amenities and services to create a relaxing and fun experience.

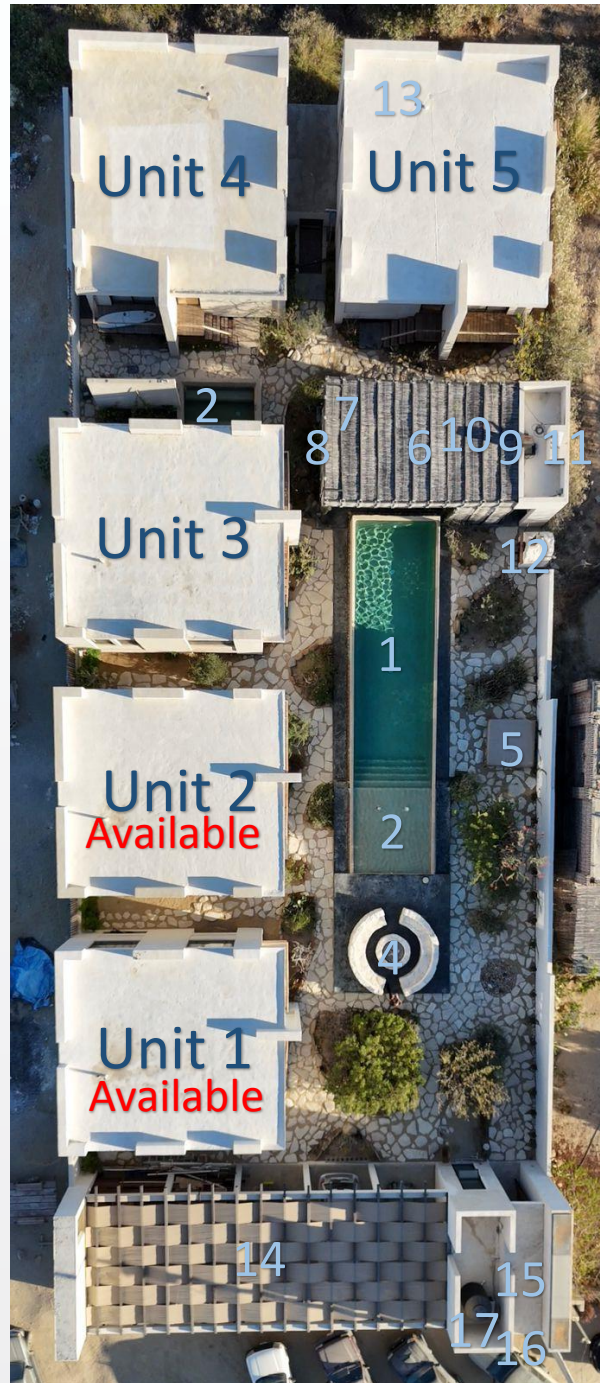
Land distribution

- 10,763 ft² Land
- 30% Units
- 20% Amenities
- 12% Services
- 38% Garden

Amenities

Common areas/services

- 1 Swimming Pool
- 2 Fountains
- 3 Jacuzzi
- 4 Firepit
- 5 Pool bed
- 6 Pergola
- 7 Lounge area
- 8 Cinema
- 9 Surround System
- 10 Exterior table
- 11 Grill
- 12 Wood Pizza oven
- 13 Sunset Terrace
- 14 parking lot
- 15 lobby
- 16 Acces control
- 17 Surveillance cameras



SUSTAINABILITY

Los Torotes is a sustainable project that uses different systems of management and use of resources, to minimize the impact on the environment and the expenses on the consumption and maintenance of the facilities.



Water management & saving systems.

- Rainwater harvesting
- Water collection by condensation
- Sewage treatment
- Gray water separation and treatment
- Wetland
- Biodigester
- Water softener
- Reverse Osmosis (RO)
- Ultra violet light disinfection
- Deep bed filter (DBF)
- Automatic irrigation system
- Low consumption showers and taps



Energy management & saving systems

- Photovoltaic panels
- Solar energy harvesting
- Power generator
- Led lighting system
- Air Conditioner
- Electro domestics
- Insulation in walls and ceilings
- Hurricane reinforced and insulated windows



Material resources management system

- Composter
- Recycling and reuse station
- Plant nursery and orchard

CONSERVATION

Los Torotes is a project that seeks to conserve the natural environment, therefore, its green areas maintain the species of the region, most of them endemic to the area. The plants of the project were selected and relocated during the construction process. Here you can live with them and how the local culture uses them. Here is list of some relocated species.

NO.	COMMON NAME	SPECIES
1	Torote colorado	<i>Bursera microphyla</i>
2	Torote blanco	<i>Bursera odorata</i>
3	Choya pelona	<i>Opuntia cholla</i>
4	Pitahaya agria	<i>Machaerocereus gummosus</i>
5	Biznaga de brazalete	<i>Mammillaria armillata</i>
6	Mariola	<i>Solanum hindsianum</i>
7	Toji	<i>Psittacanthus sonorae</i>
8	Matacora Jatropa	<i>Jatropha cuneata</i>
9	Palo de adán	<i>Fouquieria diguetii</i>
10	Lomboy Blanco	<i>Jatropha cinerea</i>



UNIT LAYOUT



730 ft2 unit fully equipped with luxury finishes and furniture specially designed for the project Areas:

- | | |
|-------------------|-------------------|
| 1. Access entry | 7. Closet |
| 2. Living room | 8. Full bathroom |
| 3. Kitchen | 9. Laundry |
| 4. Dining room | 10. Cleaning room |
| 5. Balcony | 11. Shower |
| 6. Master bedroom | 12. Water Closet |

FULLY FURNISHED UNITS

❖ Living room

- Sofa
- Shelf
- 8 Cushions
- Center table

❖ Master bedroom

- 1 Desk furniture
- 2 Table lamp
- 4 Cushions
- 1 TV 46"
- 1 king bed base
- 2 king pillows
- 1 king mattress
- 2 king bedding
- 1 Thermal blanket
- 2 Large towels
- 2 Small towels

❖ Master bathroom

- 2 Trash cans
- 4 Hand towels
- 1 Laundry basket

❖ Closet

- 10 Hooks
- 4 Plastic boxes

❖ Kitchen

- Kitchen cabinets
- 1 Refrigerator
- 1 Stove with 4 burners
- 1 Sink
- 1 Blender
- 1 Toaster
- 1 Coffee maker
- 1 Dinnerware set (4p)
- 1 Dishwasher
- 1 Set of knives
- 1 Set of utensils
- 1 Set of cookware
- 1 Bowl
- 1 corkscrew
- 4 Wine glasses
- 1 Trash can

❖ Dinner room

- 1 Table
- 4 Table chairs

❖ Laundry

- 1 Washing machine
- 1 Dryer
- 1 Iron
- 1 Ironing board

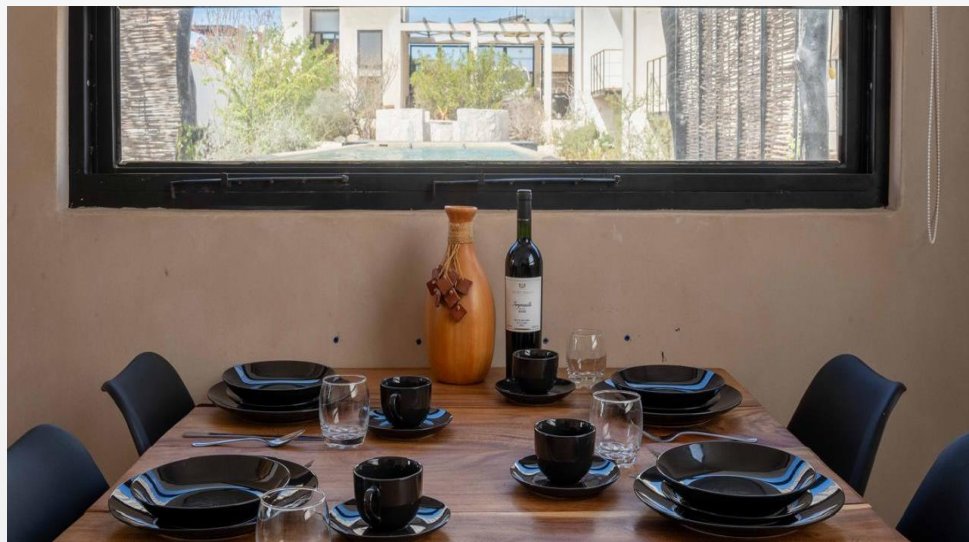
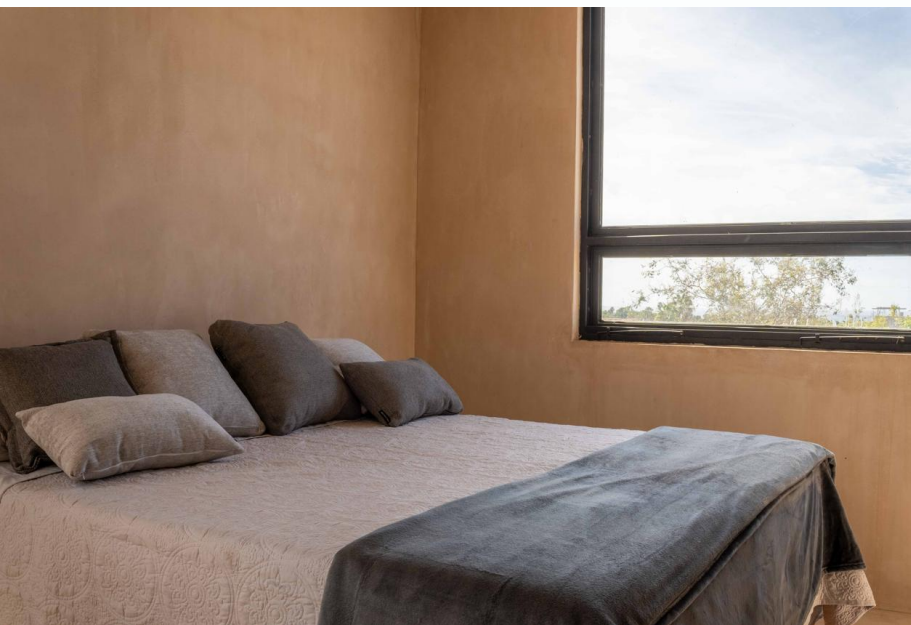
❖ Cleaning room

- 1 Boiler
- 1 Broom
- 1 Dustpan
- 1 Mop
- 1 Bucket

ARCHITECTURAL AESTHETIC



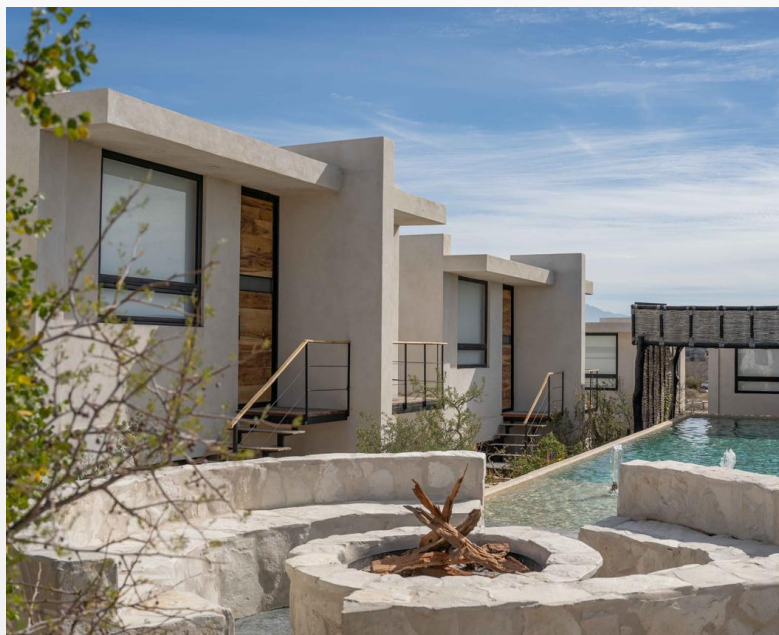
INTERIOR DESIGN



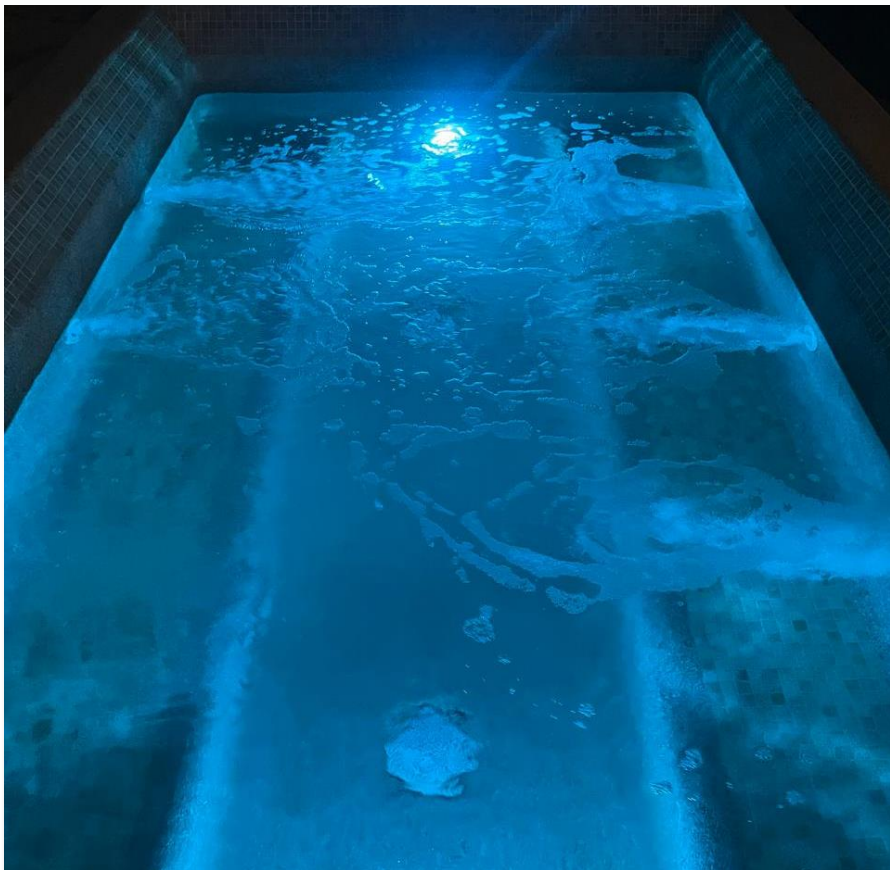
SWIMMING POOL



FIREPIT



JACUZZI



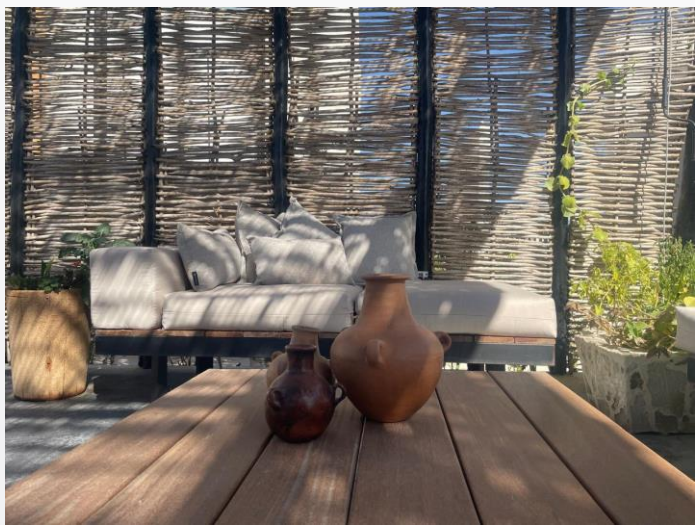
WOOD FIRED PIZZA OVEN



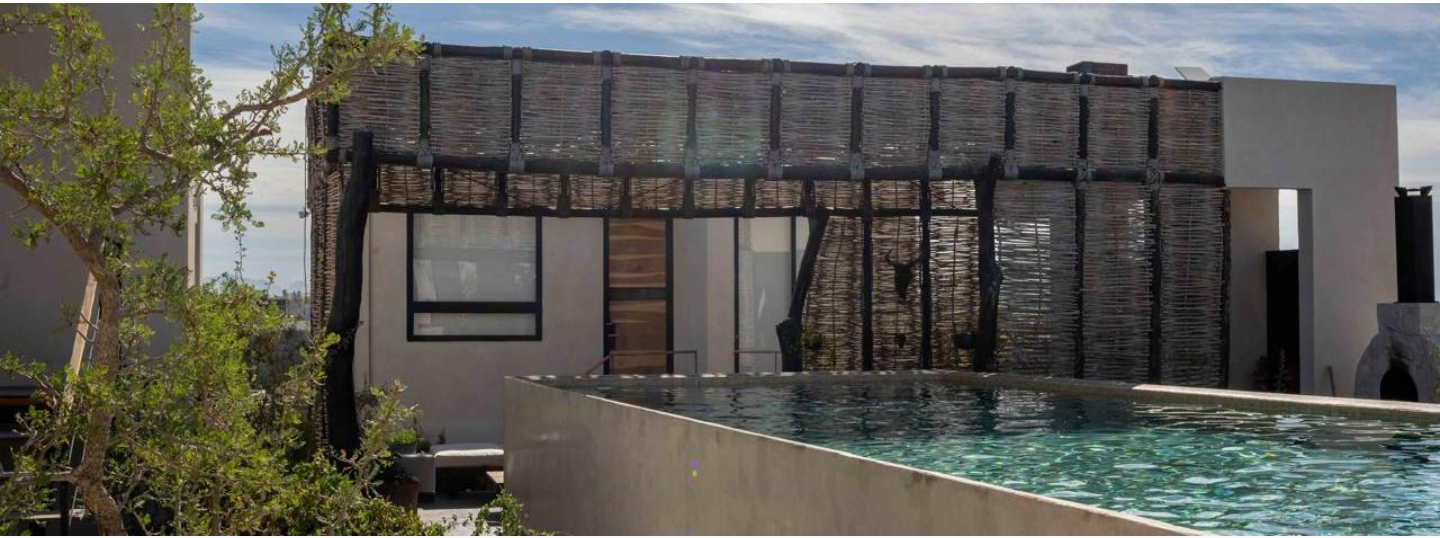
POOL BED



OUT DOOR SITING AREA



PERGOLA





VINATIER

ARQUITECTURA SUSTENTABLE

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