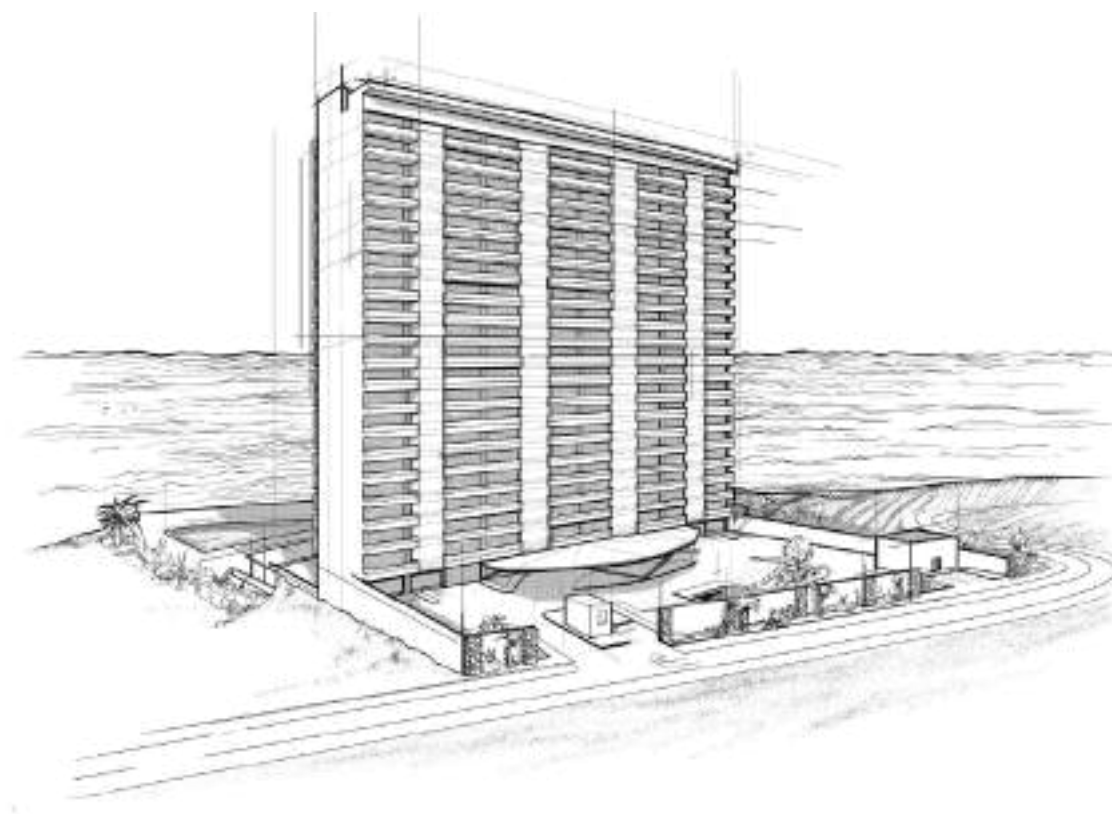


An aerial photograph of the ocean surface, showing intricate patterns of waves and ripples. The water has a dark, muted blue-green color. Overlaid on this background is the word "NAOS" in a large, white, serif font. To the right of the word is a small registered trademark symbol (®).

NAOS®

R E S O R T L I V I N G

FINALLY, THE WAIT IS OVER
THE MOST ANTICIPATED LAUNCH ON THE BAJA COASTLINE.





The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.

CREATIVE & CREATORS



ESTRATEGIA URBANA

From planning to execution, Estrategia Urbana leads the development of NAOS with a clear commitment to quality and certainty.

estrategiaurbana.com.mx



KALINKA MIKEL

Kalinka Mikel Studio created warm, contemporary interiors where textures, light and materiality elevate the everyday experience.

kalinkamikel.com



STUDIO DOMUS

Studio Domus translated the conceptual vision into detailed construction documents, ensuring feasibility, build-ability and design integrity.

studiodomus.com



DEVAS DISEÑO DE PAISAJE

Devas designed a landscape that highlights the natural setting with native plants and functional, sustainable outdoor spaces.

devaspaisaje.com



LOCATION

AREA HIGHLIGHTS

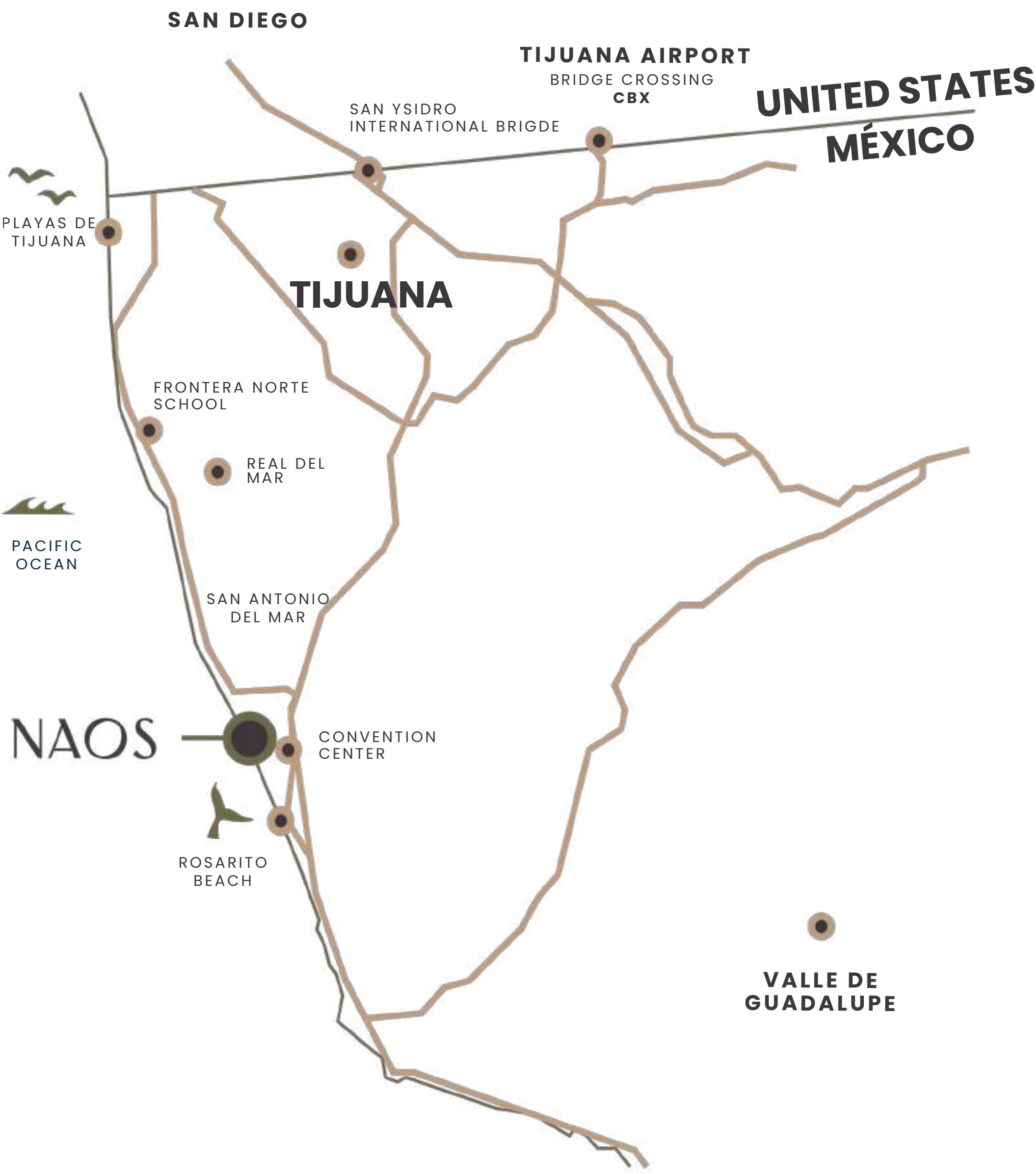
Driving distance

- 5 minutes to Rosarito
- 15 minutes to Playas de Tijuana
- 25 minutes to Tijuana
- 30 minutes to San Ysidro (International Bridge)
- 45 minutes to Tijuana Airport (CBX)
- 50 minutes to Valle de Guadalupe

TO VISIT

Driving distance

- 5 minutes to EOS BeachClub
- 10 minutes to MI CASA SupperClub
- 20 minutes to CASA NAGU
- 25 minutes to ENCANTO Restaurante
- 20 minutes Puerto Nuevo
- 30 minutes Los Portales de Garcia



Carretera Escénica Tijuana - Ensenada, Col. Punta Bandera, Tijuana, B.C.

PROJECT

20 Residential floors

About 280 condos

Units

1, 2 & 3 BD

Penthouses

Living areas

From **64 m²** to **239 m²**
688 sqft to **2,573 sq ft**

Beach access

*The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.





Interior Amenities

- | | |
|----------------------|----------------------|
| 1 Pool / Hot Tub | 6 Business Center |
| 2 Fitness Center | 7 Playroom |
| 3 Game room | 8 Reception Lounge |
| 4 Resident's Kitchen | 9 Lounge Zone |
| 5 Wellness Suite | 10 Management Office |

Outdoor Amenities

- | | |
|---------|------------|
| 11 Pool | 12 Hot Tub |
|---------|------------|



The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Lobby

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Reception Lounge

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Game Room

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Fitness
Center

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Business
Center

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Outdoor
Pool

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Indoor
Pool

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Playroom

The features expressed herein are subject to possible changes and variations without prior notice. subject to the final purchase contract.



Resident's
Kitchen

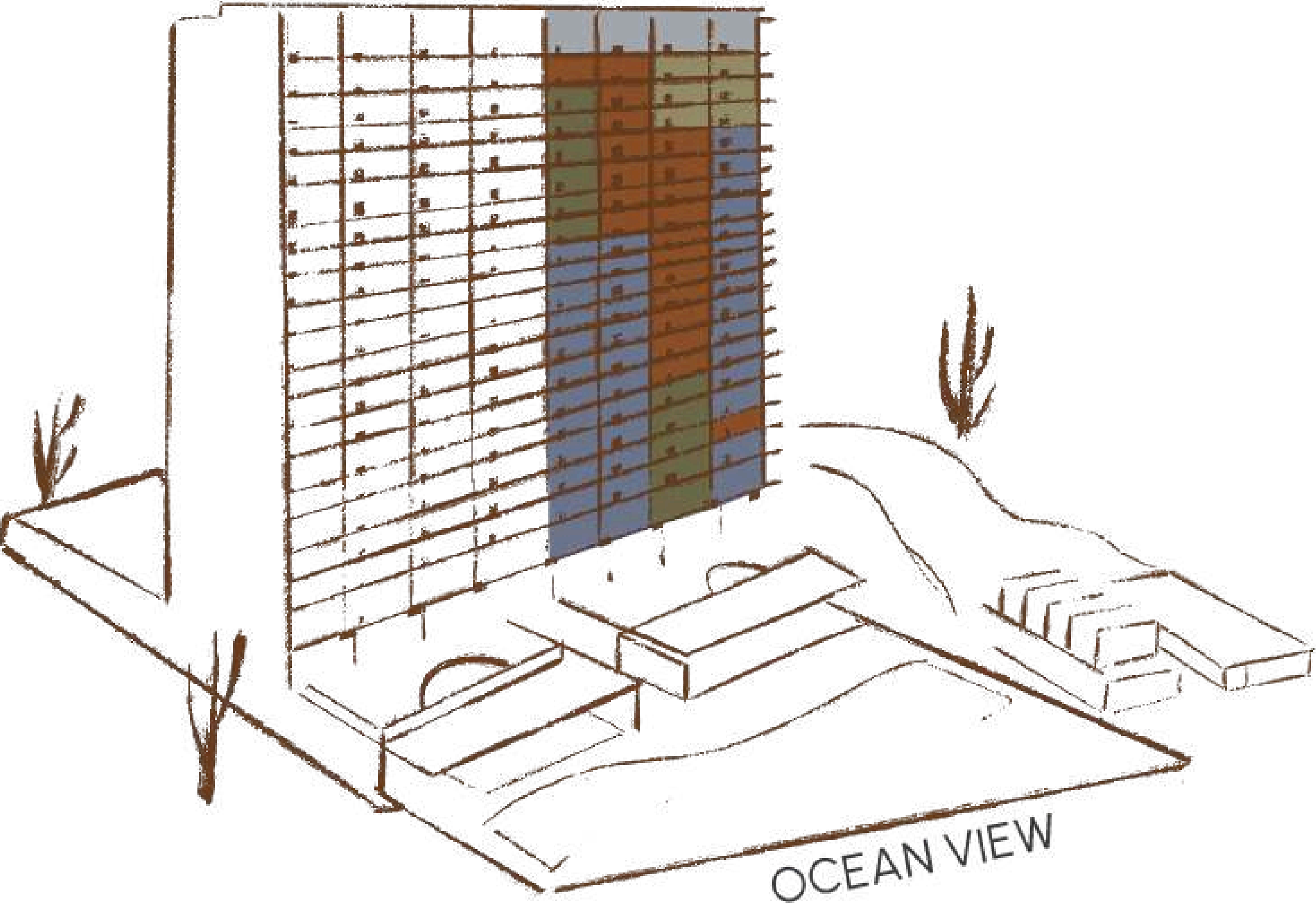
The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Wellness Suite

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.

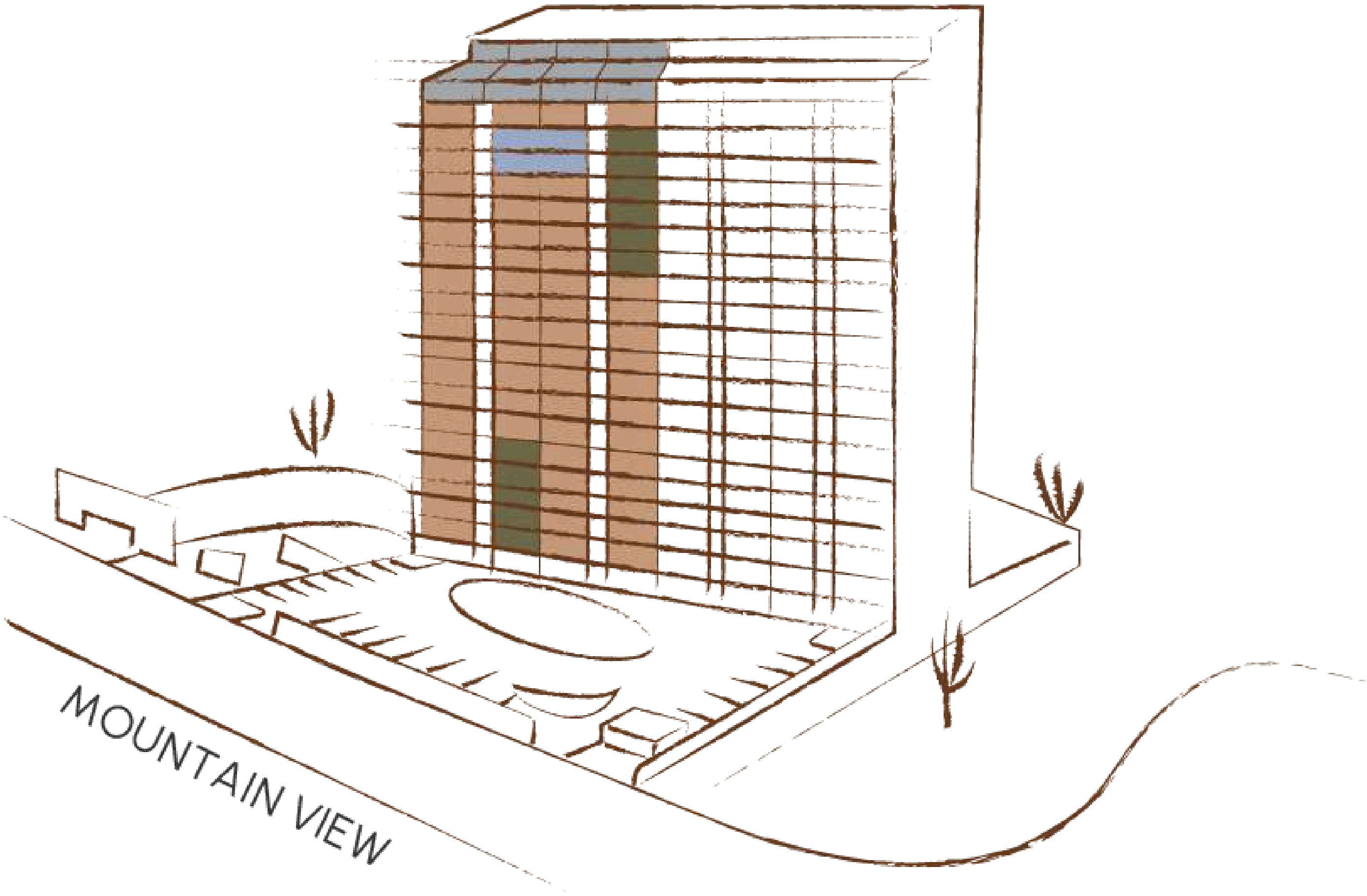
TYPOLGY MAP - OCEAN VIEW



- THE PENTHOUSE
- THE FLEXROOM
- THE TWOB-ROOM
- THE THREEB-ROOM
- THE THREEB-ROOM PLUS



TPOLOGY MAP - MOUNTAIN VIEW



- THE FIRSTROOM
- THE TWOB-ROOM PLUS
- THE THREEB-ROOM
- THE PENTHOUSE





FLOORPLANS

THE FIRSTROOM

MOUNTAIN VIEW

1 Bedroom

Terrace

1 Bath

Kitchen

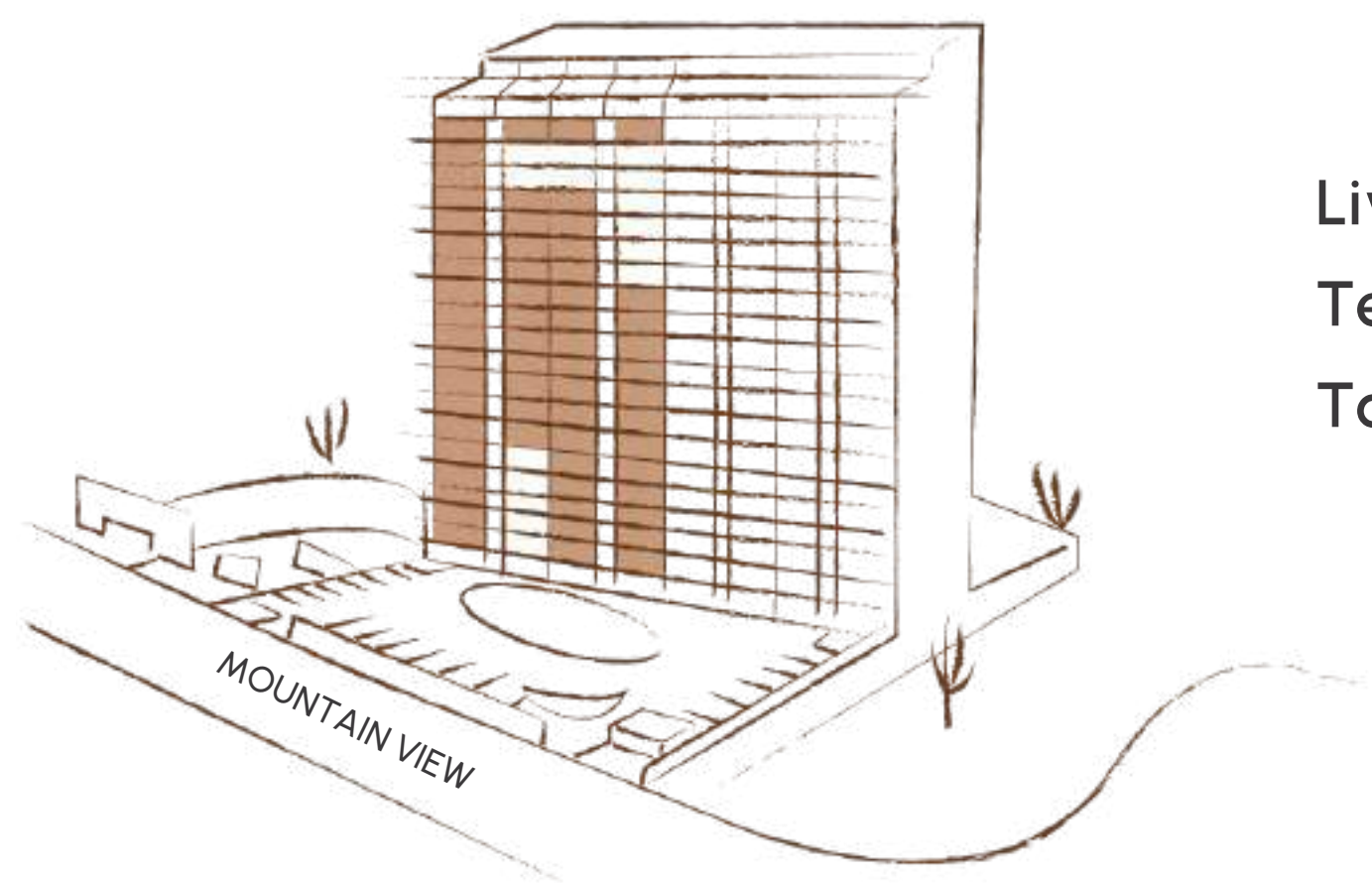
Dining room

Laundry Room

Living Area: 53 m² / 570 sq ft

Terrace: 11 m² / 118 sq ft

Total: 64 m² / 689 sq ft



LAYOUTS AND SURFACE AREAS MAY VARY DEPENDING ON LOCATION AND SPECIFIC UNIT CONFIGURATION.



The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.

THE FLEXROOM

OCEAN VIEW

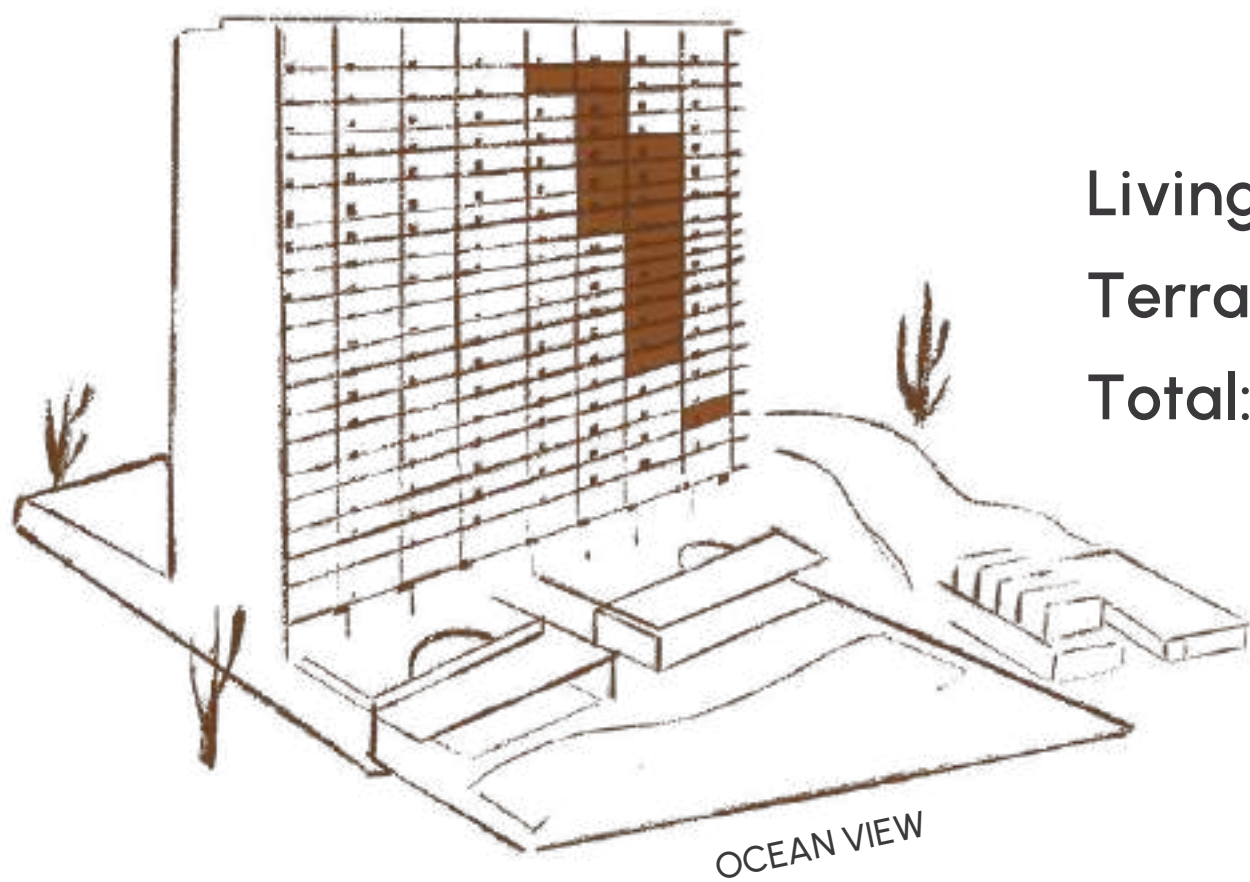
- 1 Bedroom

1 Flex room

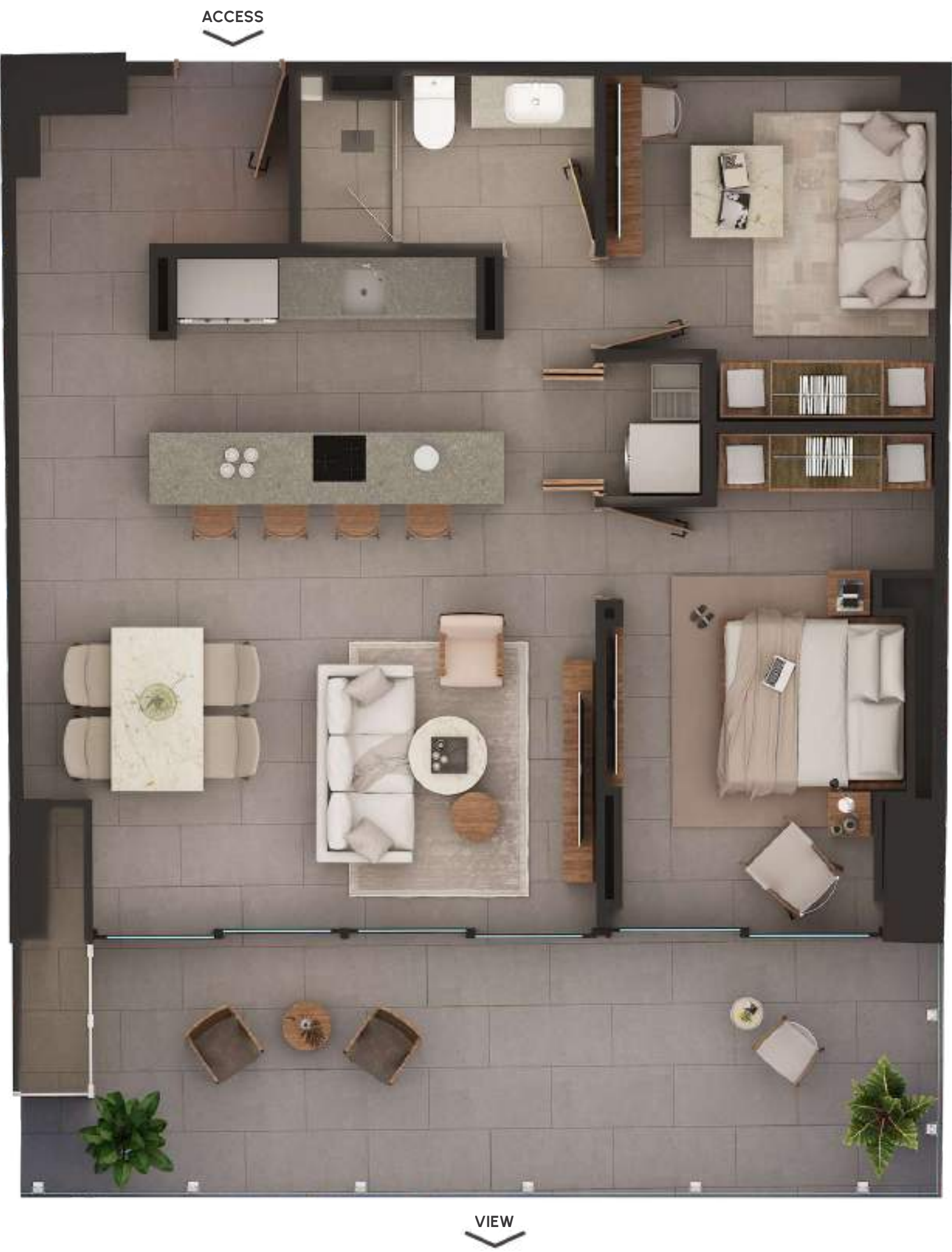
1 Bath
- Living - dining room

Kitchen

Terrace



Living Area: 81 m² / 872 sq ft
Terrace: 23 m² / 248 sq ft
Total: 104 m² / 1,120 sq ft



THE TWOB-ROOM

OCEAN VIEW

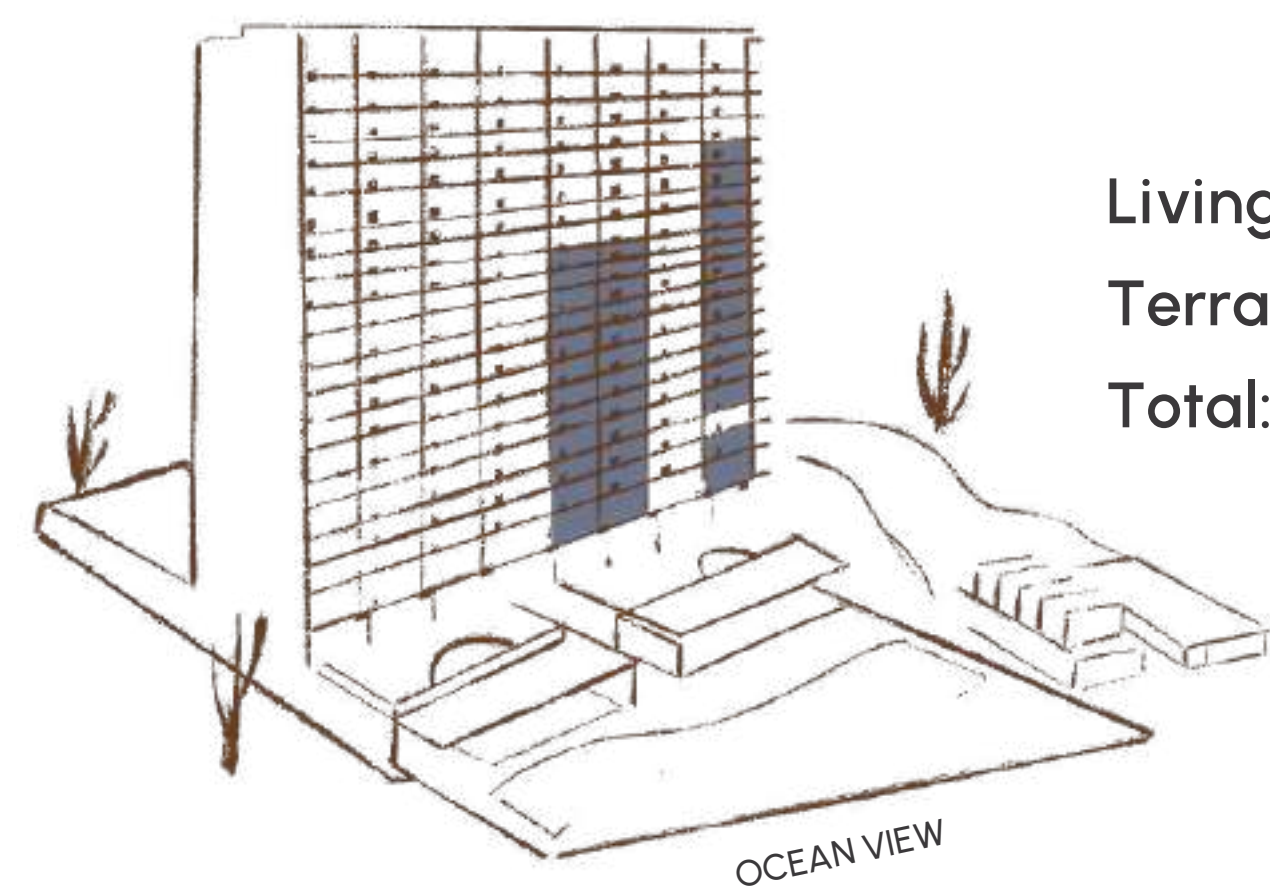
- 2 Bedroom

2 Baths

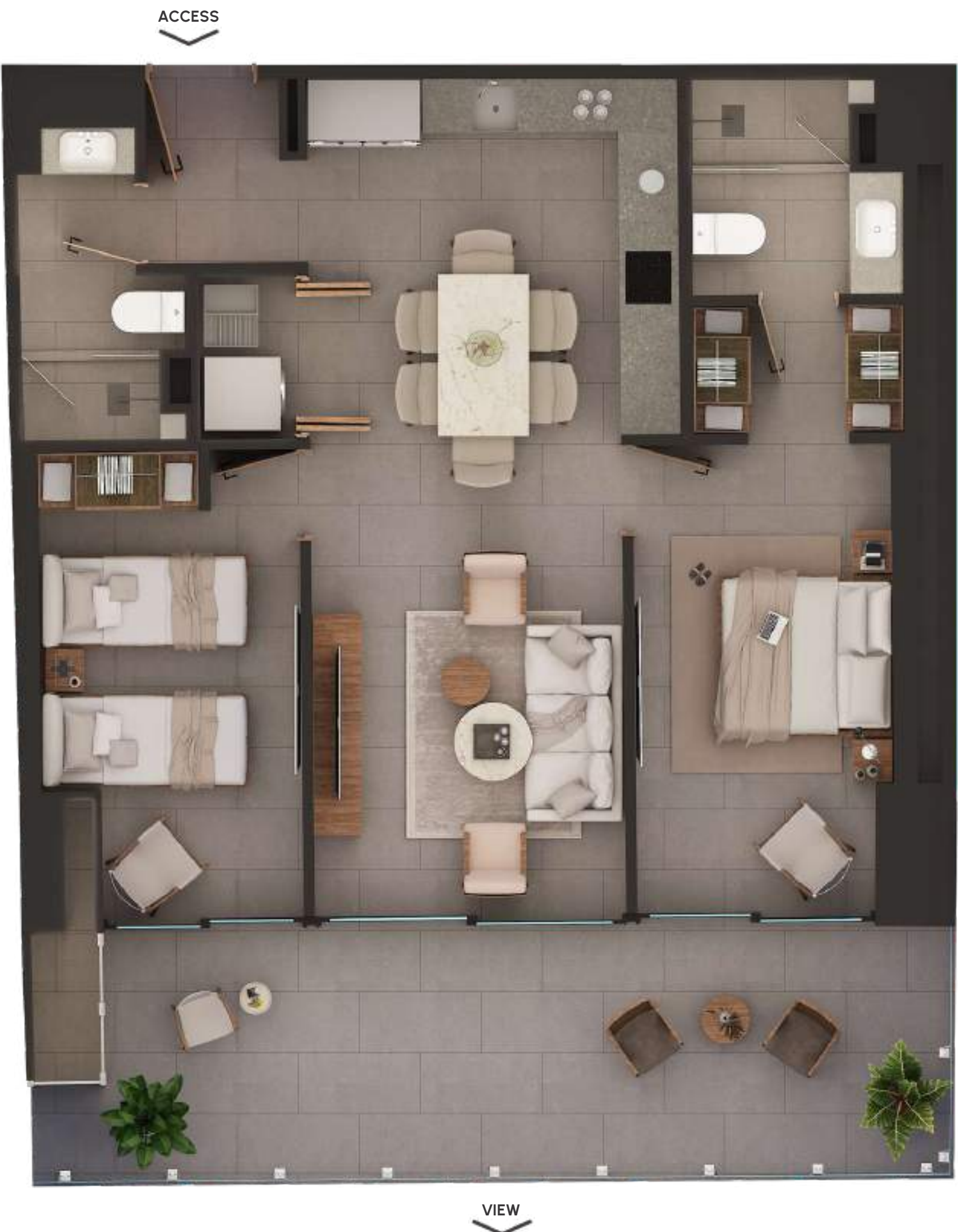
Kitchen
- Living - dining room

Terrace

Laundry room



Living Area: 81 m² / 872 sq ft
Terrace: 23 m² / 248 sq ft
Total: 104 m² / 1,120 sq ft





The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.

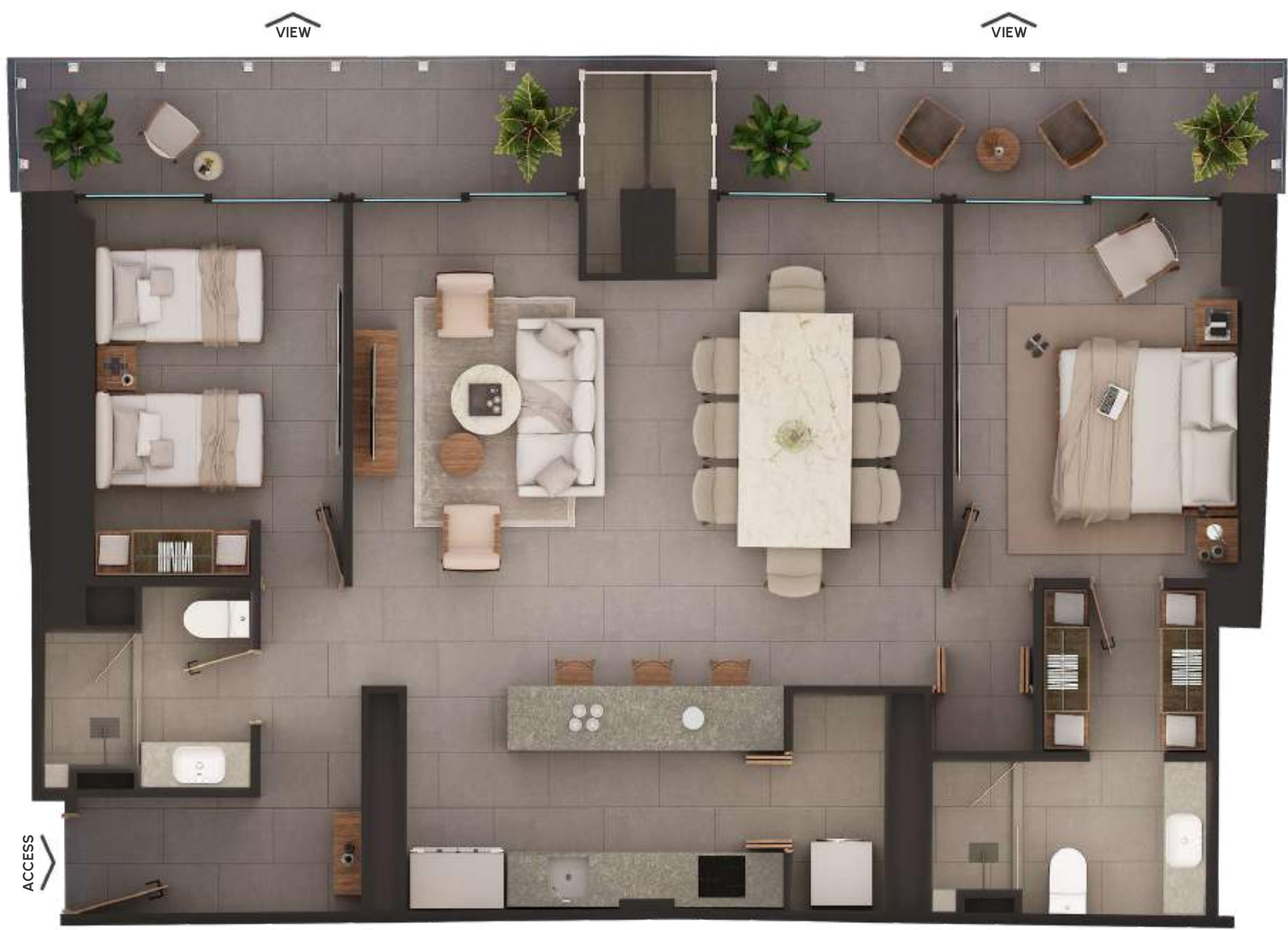
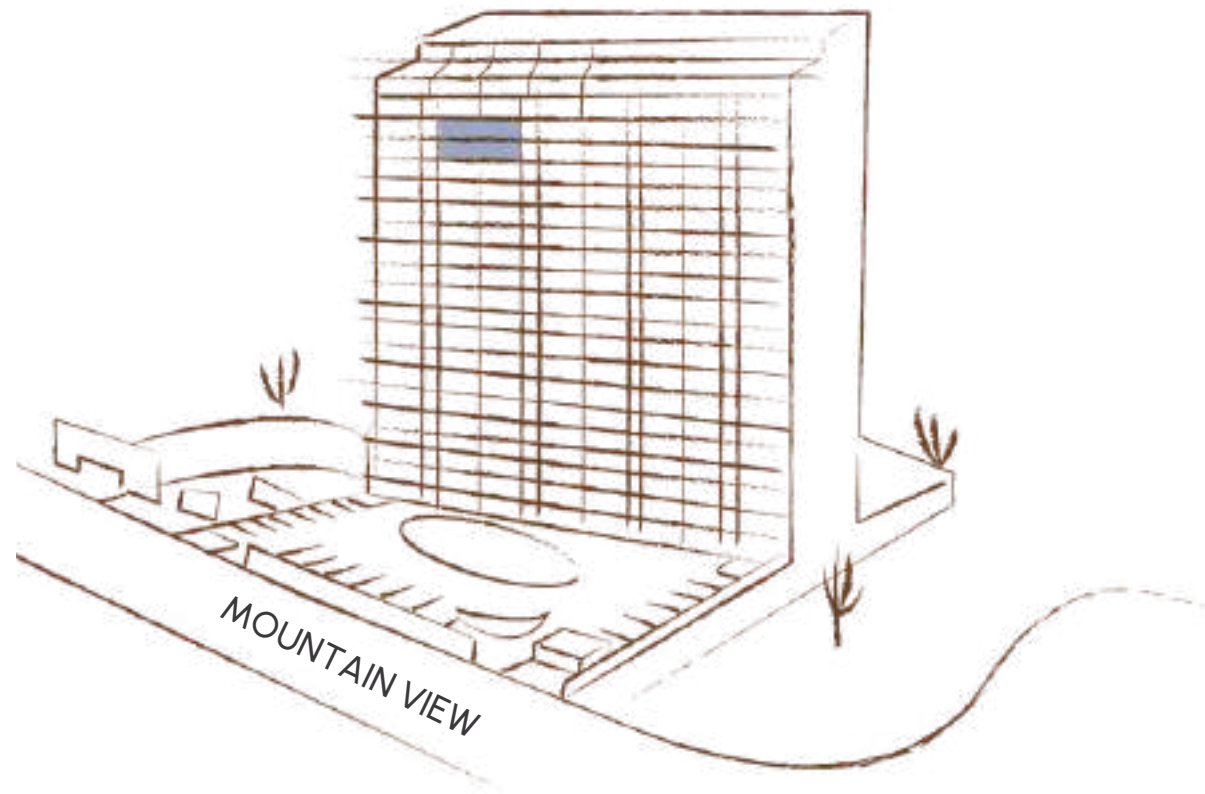
THE TWOB-ROOM PLUS

MOUNTAIN VIEW

- 2 Bedroom
- 2 Baths
- Terrace

- Living - dining room
- Kitchen with counter bar
- Laundry room

Living Area: 105 m² / 1,130 sq ft
Terrace: 21 m² / 226 sq ft
Total: 126 m² / 1,356 sq ft



THE THREEB-ROOM

OCEAN & MOUNTAIN VIEW

3 Bedroom

3.5 Baths

2 Terraces

Kitchen with counter bar

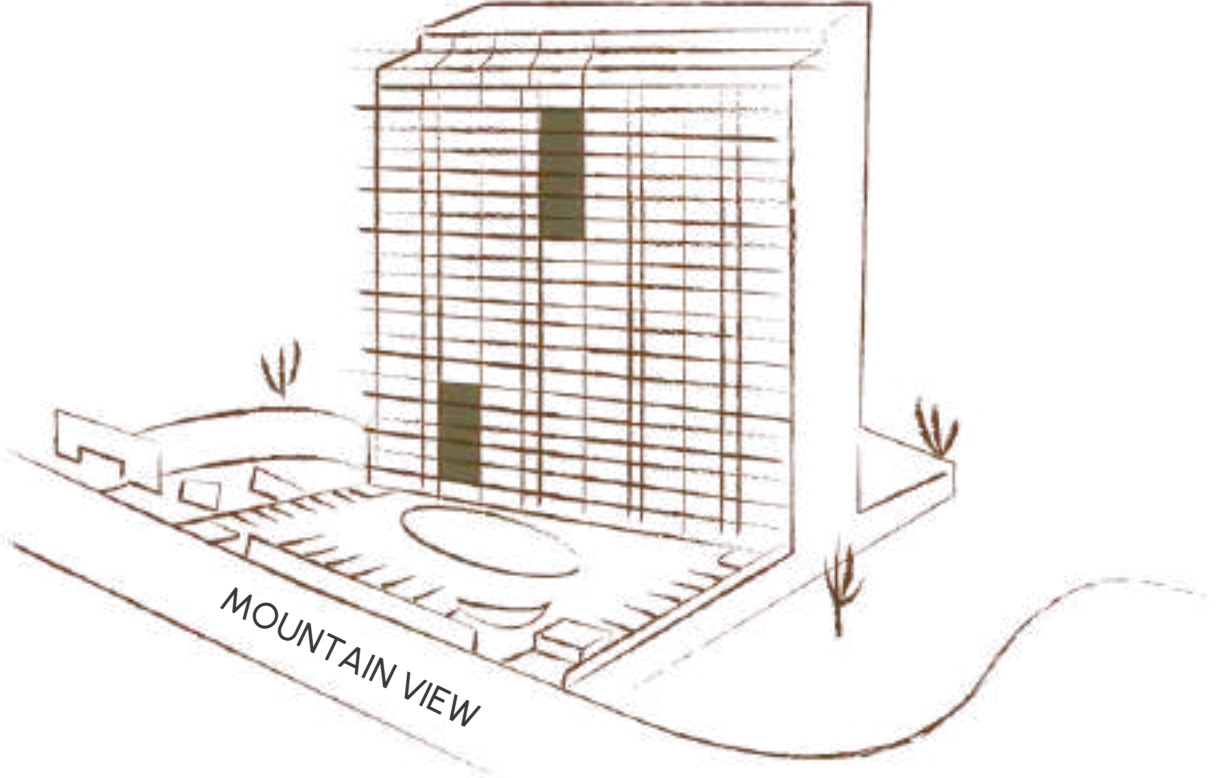
Living - dining room

Laundry room

Living Area: 131 m² / 1,410 sq ft

Terrace: 33 m² / 355 sq ft

Total: 164 m² / 1,765 sq ft





The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.

THE THREEB-ROOM PLUS

OCEAN VIEW

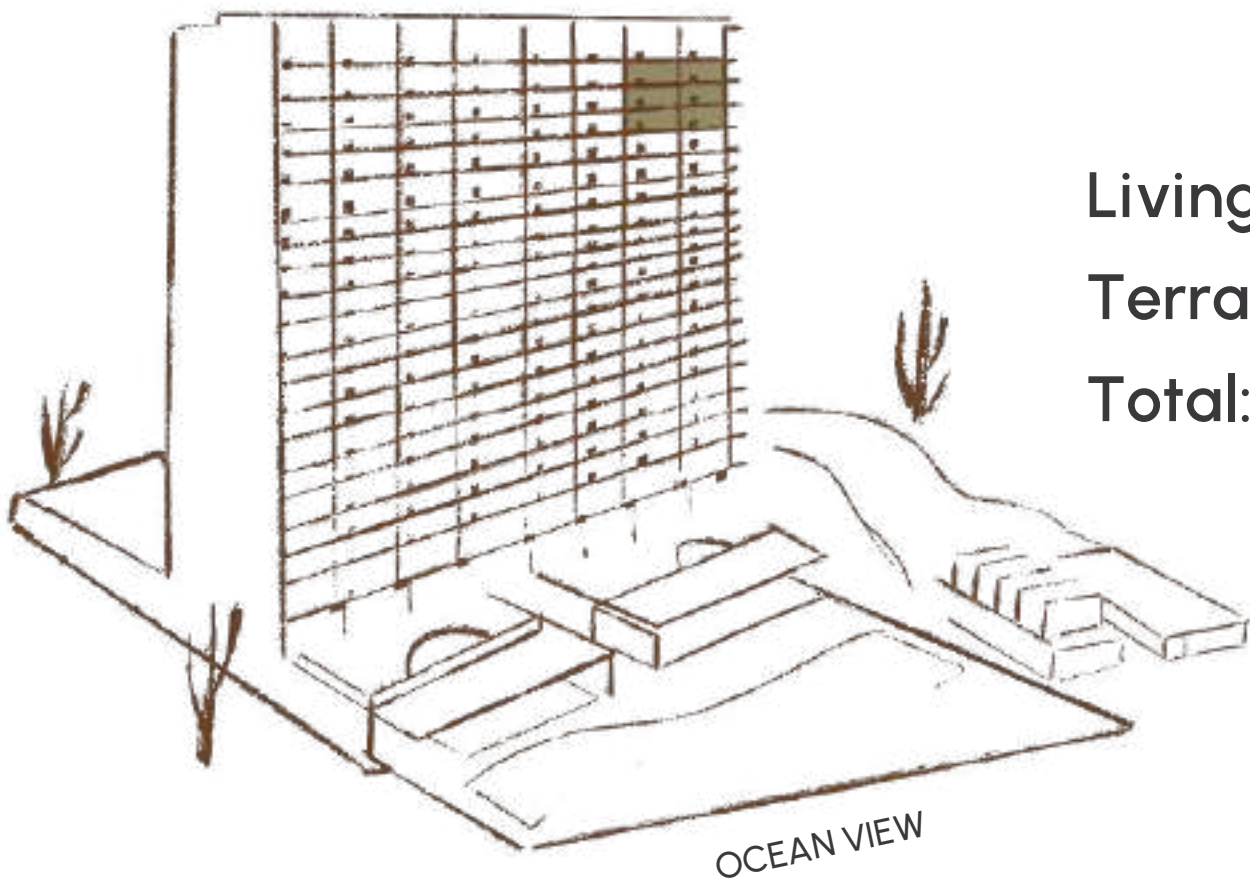
- 3 Bedroom

3.5 Baths

2 Terraces
- Kitchen with counter bar

Living - dining room

Laundry room



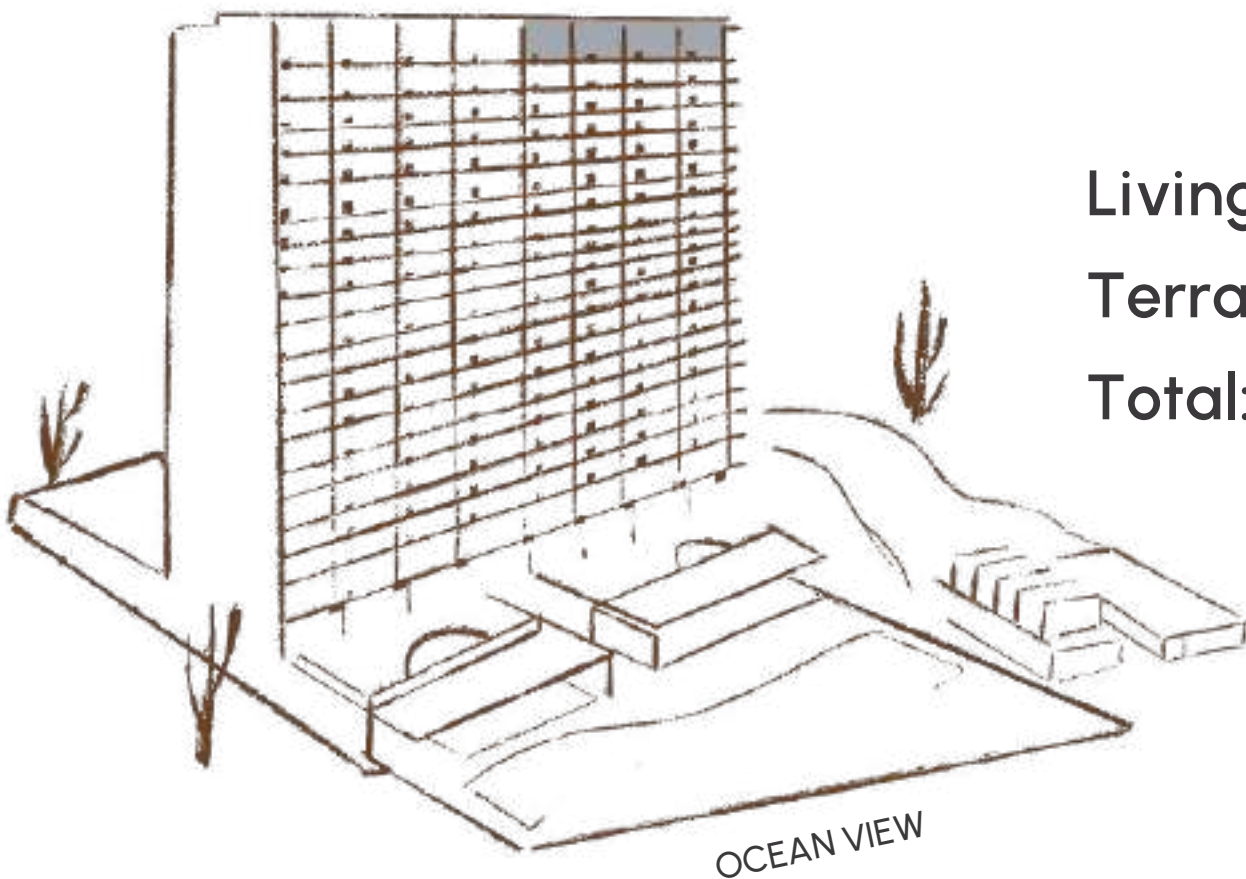
Living Area: 161 m² / 1,733 sq ft
Terrace: 46 m² / 495 sq ft
Total: 207 m² / 2,228 sq ft



THE PENTHOUSE

OCEAN VIEW

- 3 Bedroom
- 3.5 Baths
- 2 Terraces
- Kitchen with counter bar
- Living - dining room
- Laundry room



Living Area: 195 m² / 2,098 sq ft
Terrace: 44 m² / 473 sq ft
Total: 239 m² / 2,573 sq ft





The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



A PROJECT BY  ESTRATEGIA
URBANA®

