

A large, stylized graphic of a wave, rendered in a lighter shade of blue than the background, occupies the left side of the image. The wave is composed of several overlapping, curved shapes that create a sense of movement and depth.

THE[®] WAVVE

OCEAN RESIDENCES

THE TOP-SELLING OCEANFRONT DEVELOPMENT IN THE REGION
OVER 50% OF PHASE I UNITS SOLD WITHIN THE FIRST 90 DAYS



www.thewavvebaja.com



CREATIVE & CREATORS



ESTRATEGIA URBANA

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

estrategiaurbana.com.mx



TALLER G

Taller G defined the architectural vision of The WAVVE, giving form to a project that is both iconic and in harmony with its coastal surroundings.

taller-g.com



KALINKA MIKEL

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

kalkamikel.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

- 10 minutes to Rosarito
- 10 minutes to Playas de Tijuana
- 20 minutes to Tijuana Downtown
- 25 minutes to San Ysidro (International Bridge)
- 40 minutes to the Tijuana Airport (CBX)
- 50 minutes to San Diego Downtown
- 90 minutes to Valle de Guadalupe
- 90 minutes to Ensenada



TO VISIT

Driving distance

- 5 minutes to EOS Beach Club
- 5 minutes to MI CASA Supper Club
- 25 minutes to CASA NAGU
- 30 minutes to ENCANTO Restaurante
- 25 minutes to Puerto Nuevo
- 35 minutes to Los Portales de García



PROJECT

2 Towers

19 Floors

296 Units

1, 2 y 3 BD

Garden houses

Lock off units

Penthouses

Living areas

From 54 m² to 250 m²

581 sq ft to 2,691 sq ft

Ocean views from every condo.

Sunrise Tower features 150 units, while Sunset Tower offers 146 units — totaling 296 units across both towers.







EXPERIENCES



Amenities

- | | | | | |
|------------------|------------------------|-----------------|--------------------|-----------------------|
| 1 Indoor Pool | 5 Package Room | 8 Outdoor Pool | 12 Sports Bar | 16 Multipurpose Court |
| 2 Fitness Center | 6 Coworking Space | 9 Jacuzzi | 13 Pet Park | |
| 3 Kids Club | 7 Pet Grooming Station | 10 Grills | 14 Kids Playground | |
| 4 Game Zone | | 11 Paddle Court | 15 Cinema | |

Pool



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Grills



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Cinema

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**Kids
Playground**



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Paddle
Court



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Fitness Center



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Business Center



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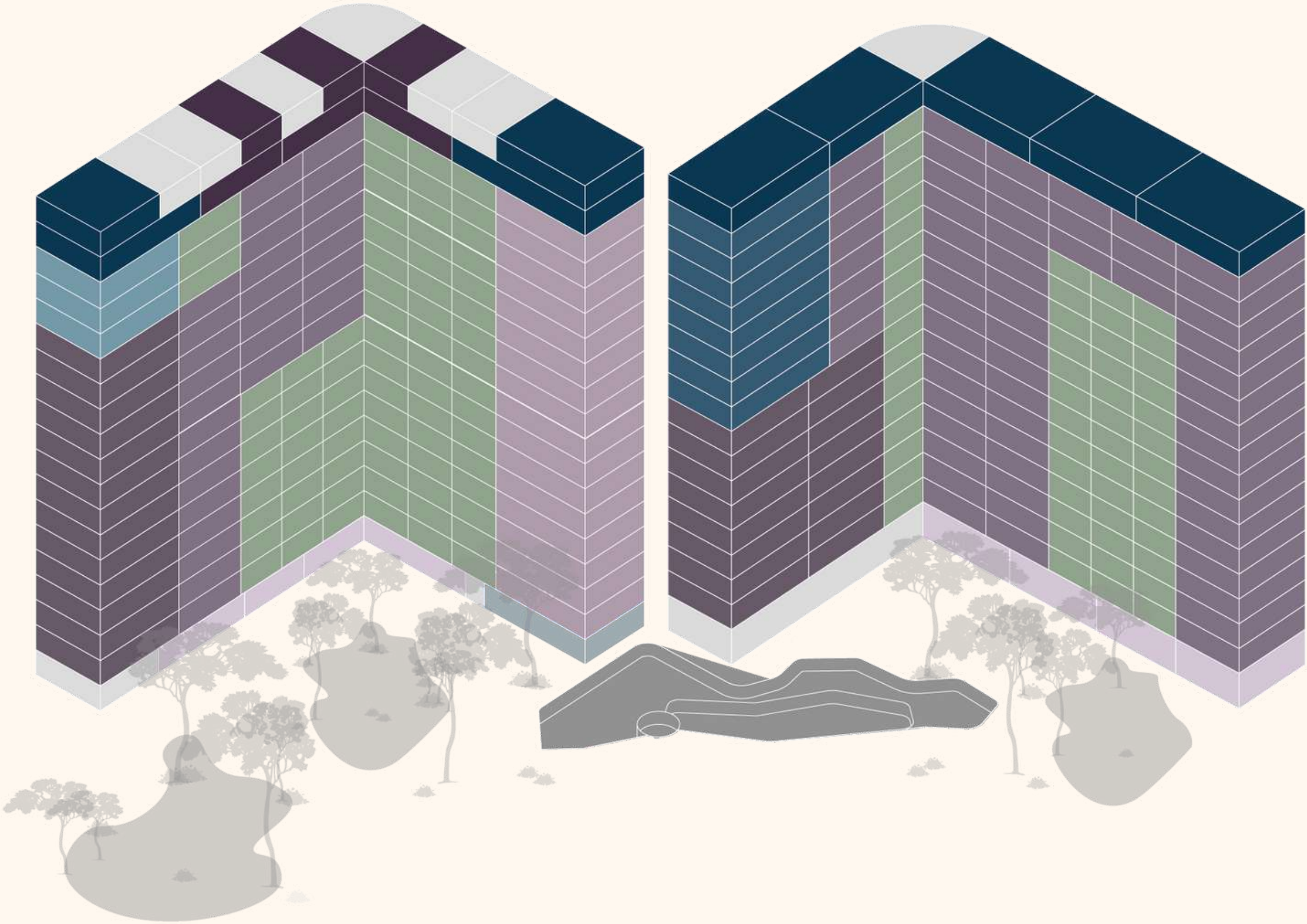
- | | | |
|---|-------|-----|
|  | Teal | 1BD |
|  | Azure | 2BD |
|  | Navy | 3BD |



Sunset
Tower

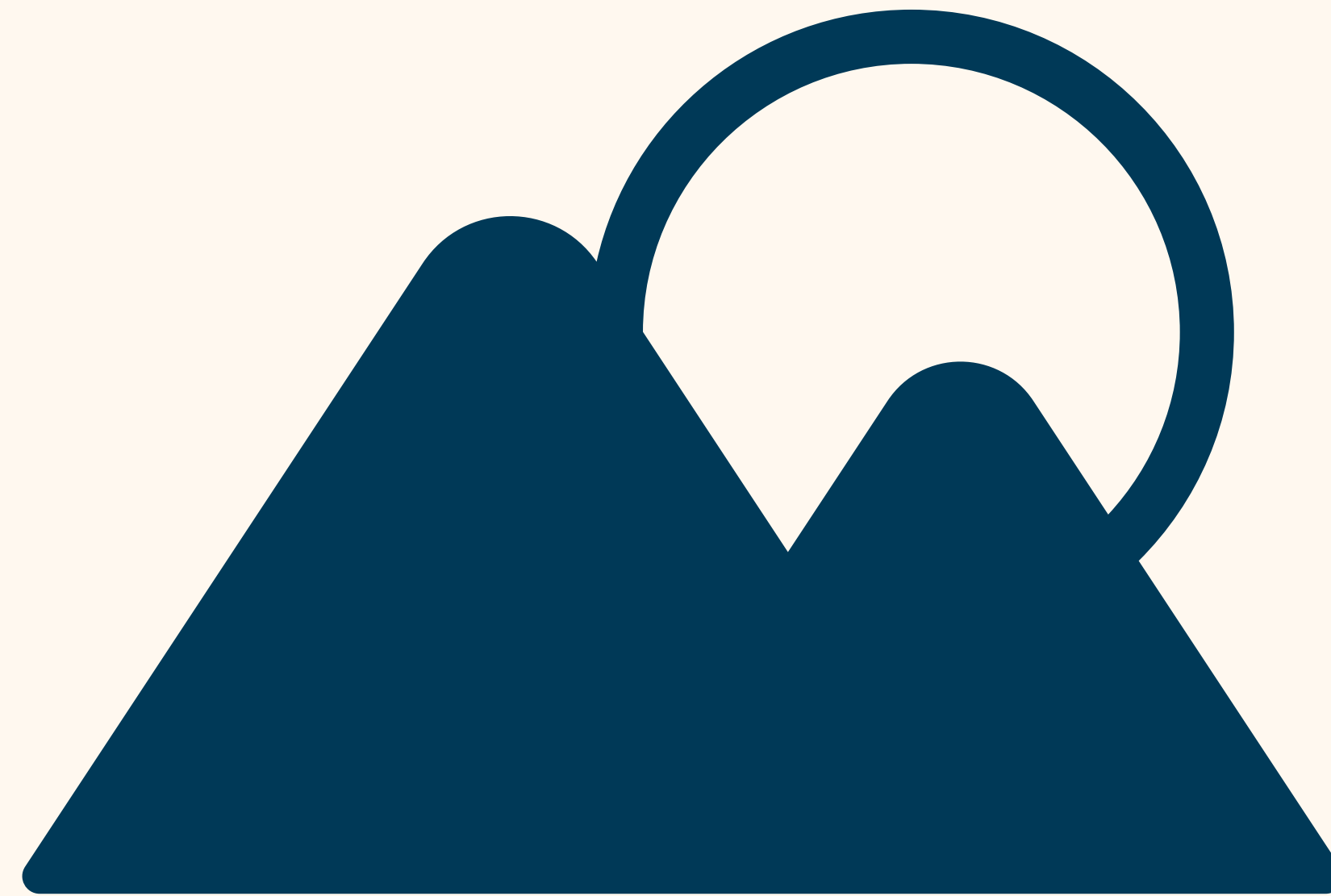


Sunrise
Tower





FLOORPLANS

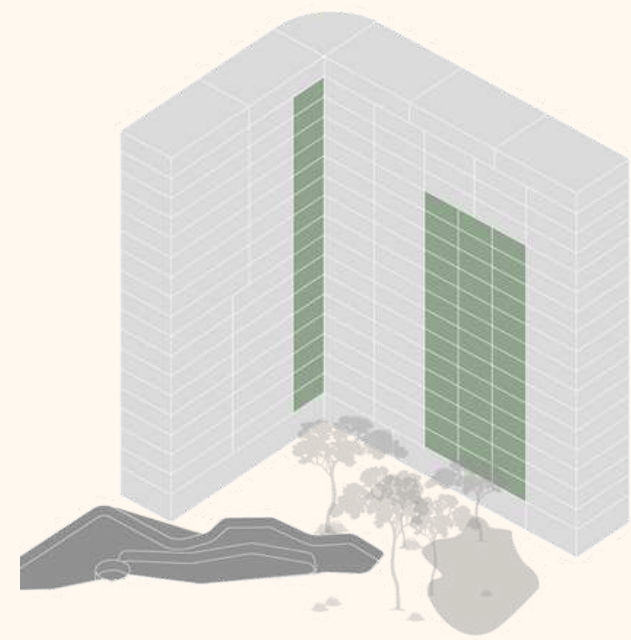


Sunrise Tower Floor Plans

TEAL



1 Bedroom
1 Bath
Kitchen – dining room
Living room
Laundry room
Terrace



Living area: 49 m² / 527 sq ft
Terrace: 6 m² / 65 sq ft
Total: 55 m² / 592 sq ft



Surface area and layout may vary according to location and specific prototype.

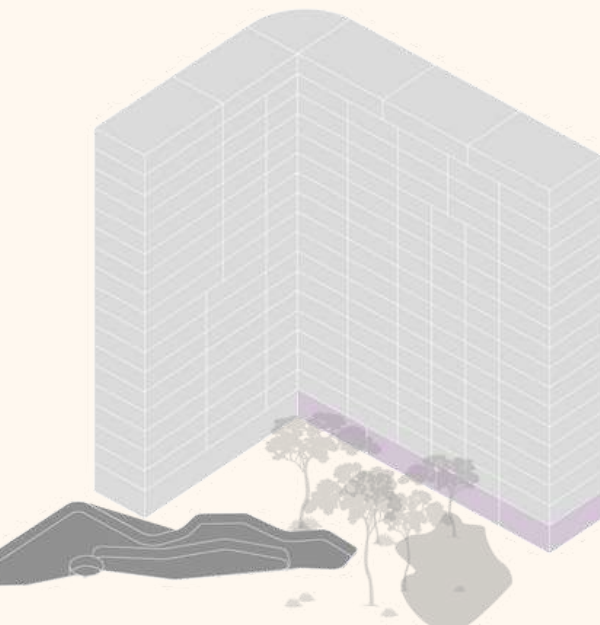


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AZURE GARDEN



- 2 Bedrooms
- 2 Baths
- Living – dining room
- Kitchen with counter bar
- Laundry room
- Garden



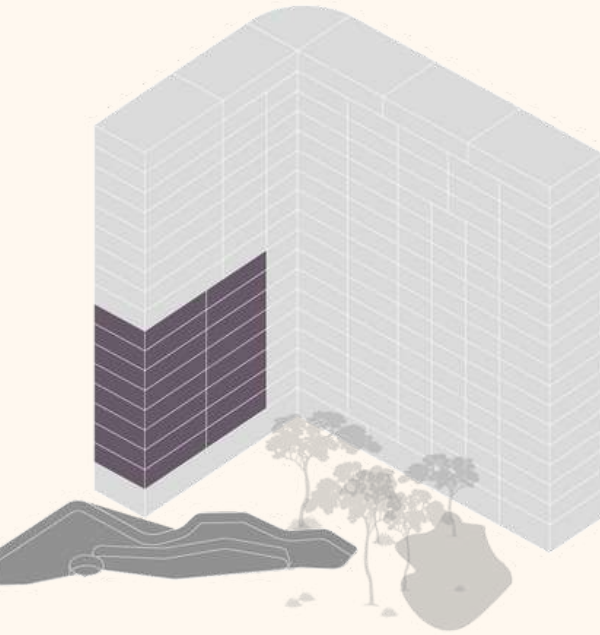
Living area: 100 m² / 1,076 sq ft
Terrace: 52 m² / 560 sq ft
Total: 152 m² / 1,646 sq ft



Surface area and layout may vary according to location and specific prototype.

AZURE LOCK OFF

- 2 Bedrooms
- 2.5 Baths
- Living – dining room
- Kitchen with counter bar
- Laundry room
- Terrace



Living area: 99 m² / 1,065 sq ft
Terrace: 13 m² / 140 sq ft
Total: 112 m² / 1,205 sq ft



Surface area and layout may vary according to location and specific prototype.

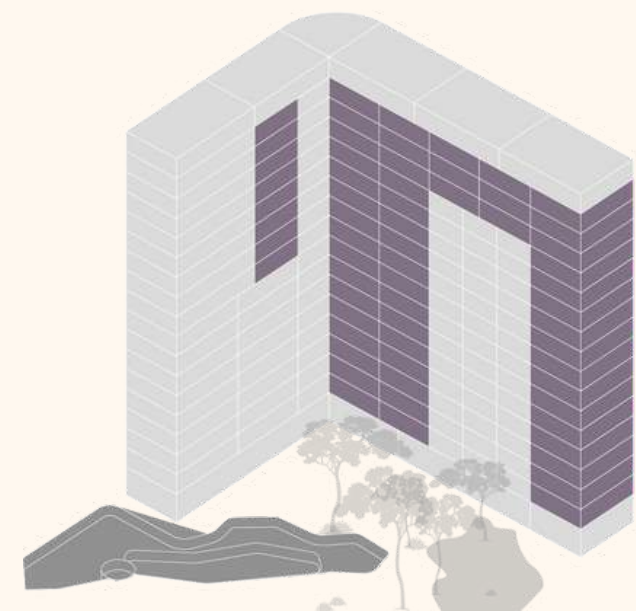


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AZURE



2 Bedrooms
2 Baths
Living room
Kitchen – dining room
Laundry room
Terrace



Living area: from 77 to 83 m² / from 775 to 894 sq ft
Terrace: from 9 to 12 m² / from 97 to 130 sq ft
Total: from 81 to 92 m² / from 872 to 990 sq ft

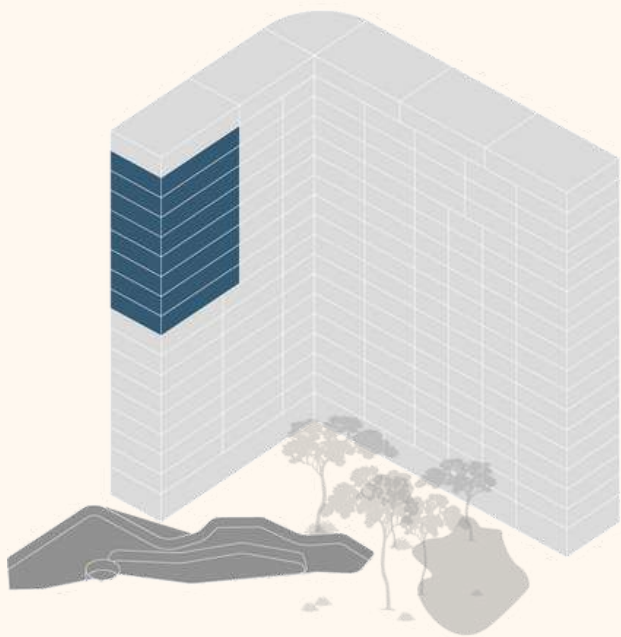


Surface area and layout may vary according to location and specific prototype.

NAVY



- 3 Bedrooms
- 2.5 Baths
- Kitchen with counter bar
- Living room
- Dining room
- Laundry room
- Terrace



Living area: 138 m² / 1,485 sq ft
Terrace: 24 m² / 258 sq ft
Total: 162 m² / 1,743 sq ft



Surface area and layout may vary according to location and specific prototype.

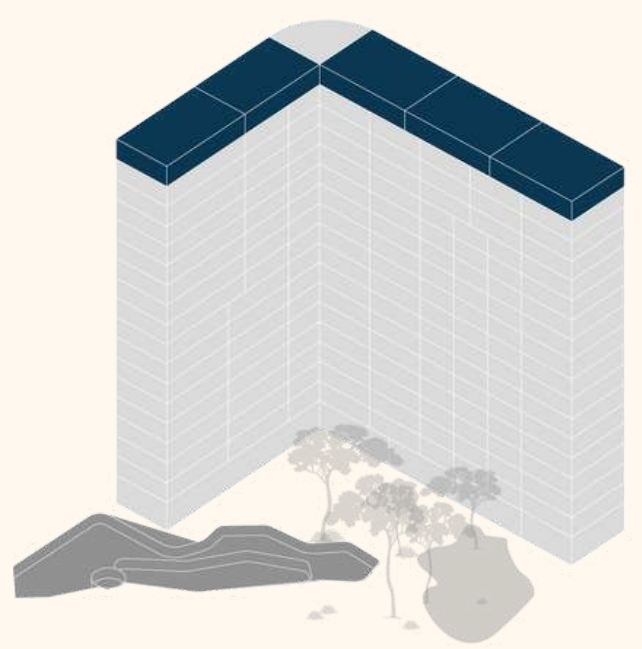


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NAVY PH



- 3 Bedrooms
- 2 Baths
- 2 Half baths
- Living – dining room
- Kitchen with counter bar
- Laundry room
- Terrace
- Rooftop



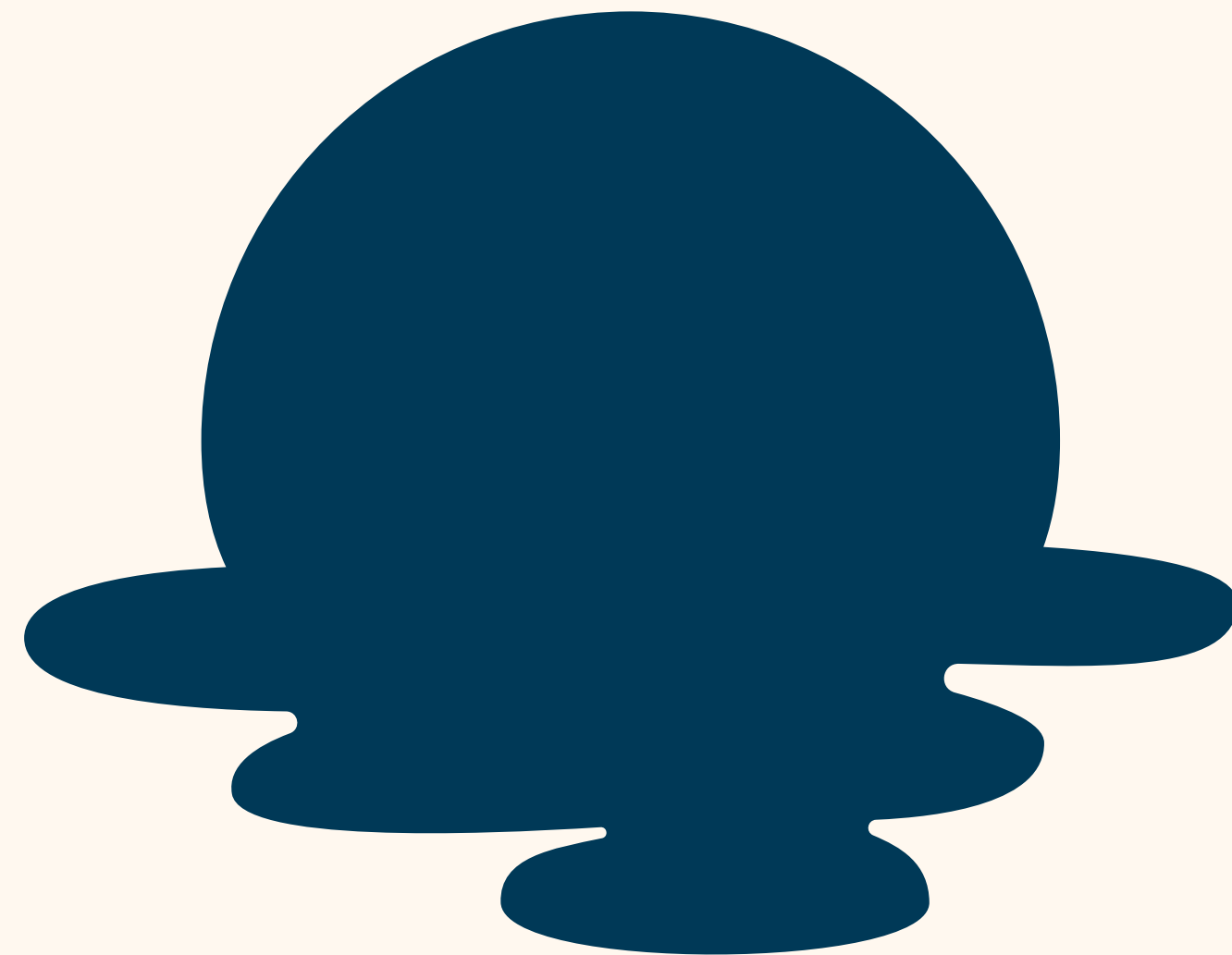
Living area: from 170 to 206 m² / from 1830 to 2217 sq ft
Terrace: from 81 to 137 m² / from 872 to 1475 sq ft
Total: from 253 to 320 m² / from 2723 to 3444 sq ft



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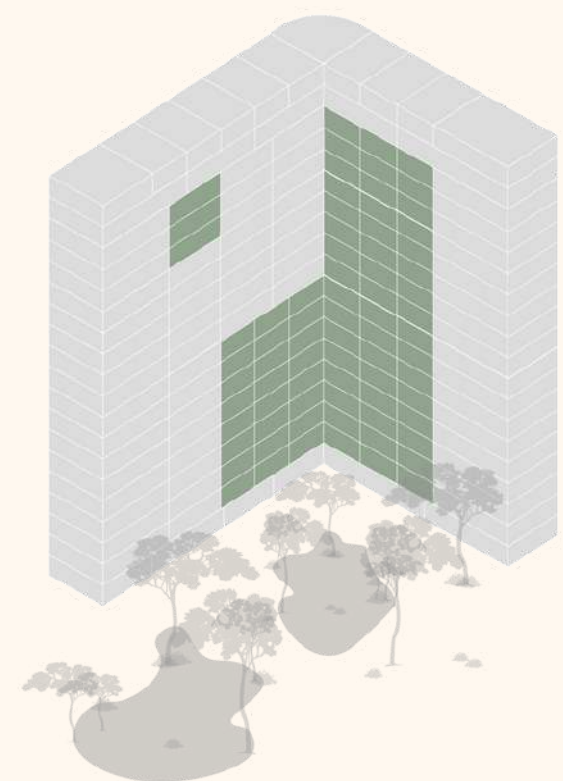
Sunset Tower

Floor Plans

TEAL



1 Bedroom
1 Bath
Kitchen – dining room
Living room
Laundry room
Terrace



Living area: 54 m² / 592 sq ft
Terrace: 9 m² / 97 sq ft
Total: 64 m² / 689 sq ft



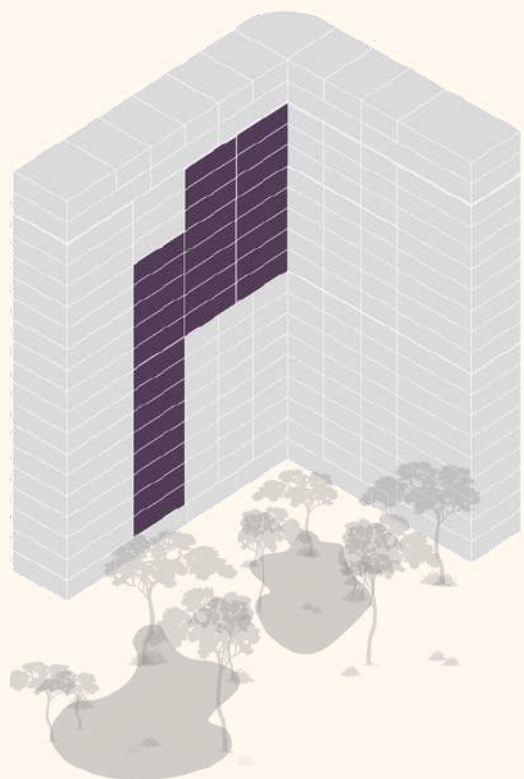
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AZURE

- 2 Bedrooms
- 2 Baths
- Living room
- Kitchen – dining room
- Laundry room
- Terrace



Living area: 81 m² / 872 sq ft
Terrace: 13 m² / 140 sq ft
Total: 94 m² / 1,023 sq ft



Surface area and layout may vary according to location and specific prototype.

AZURE CORNER

2 Bedrooms

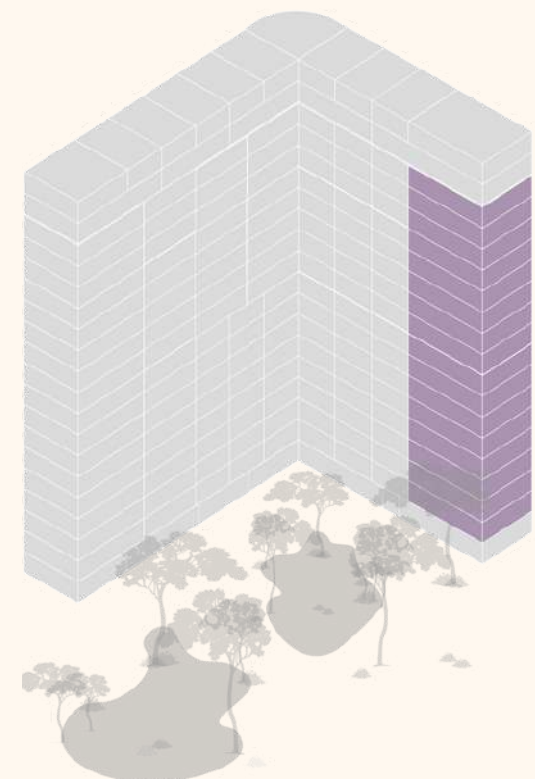
2.5 Baths

Living – dining room

Kitchen with counter bar

Laundry room

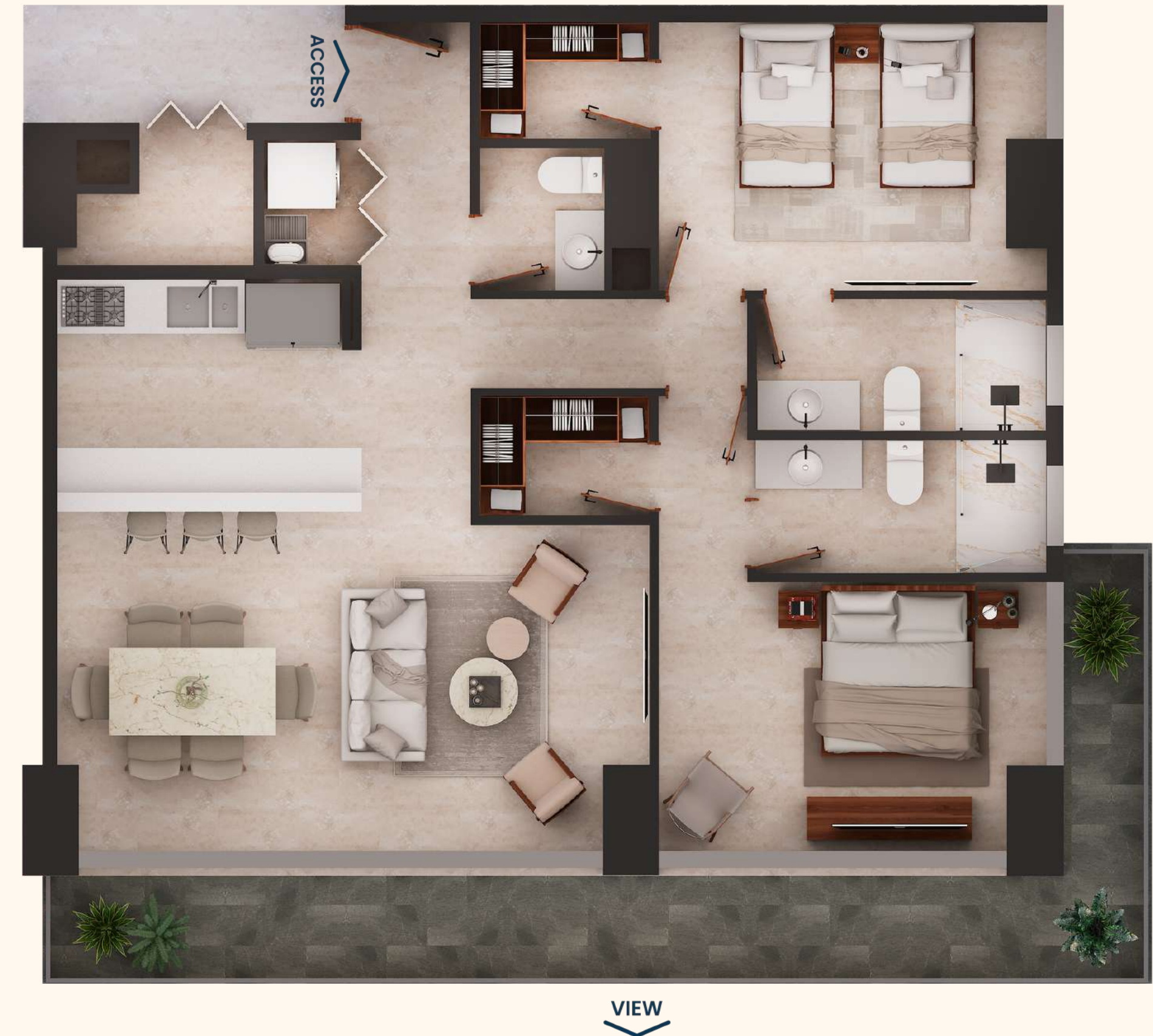
Terrace



Living area: 104 m² / 1,119 sq ft

Terrace: 21 m² / 226 sq ft

Total: 125 m² / 1,345 sq ft



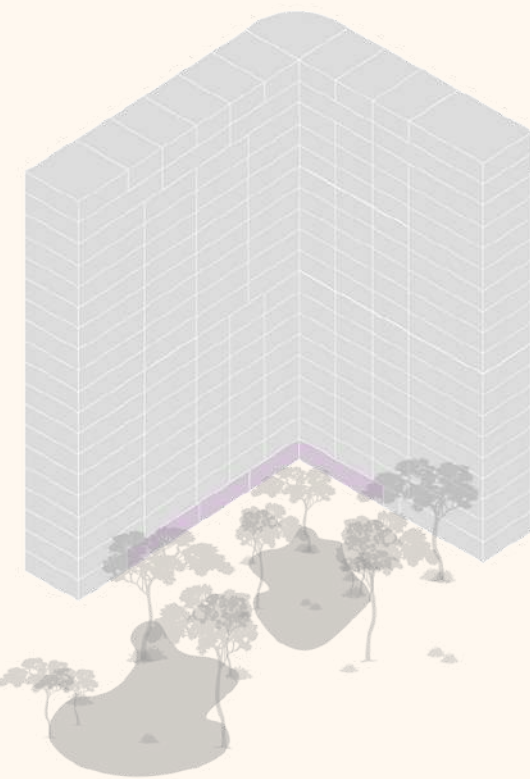
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AZURE GARDEN

- 2 Bedrooms
- 2.5 Baths
- Living – dining room
- Kitchen with counter bar
- Laundry room
- Garden



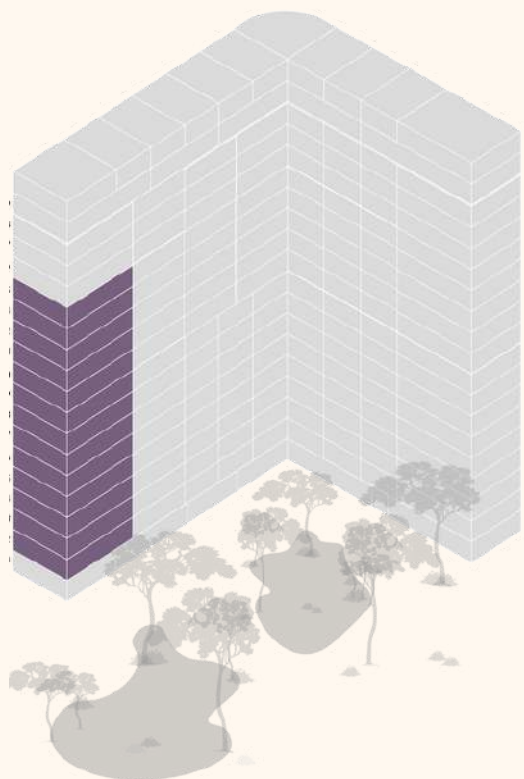
Living area: from 80 to 112 m² / from 861 to 1206 sq ft
Terrace: from 40 to 55 m² / from 527 to 592 sq ft
Total: from 120 to 167 m² / from 1292 to 1798 sq ft



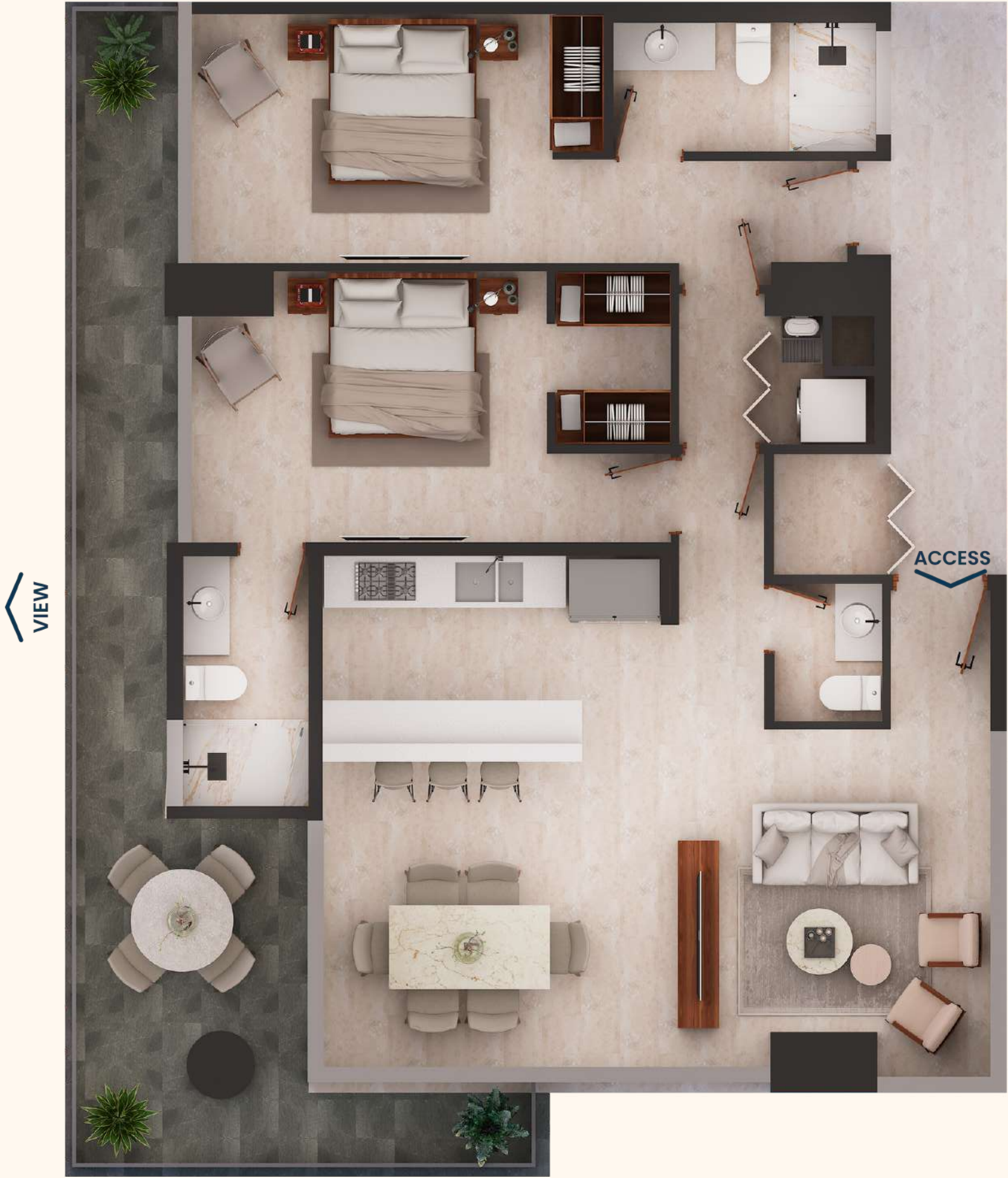
Surface area and layout may vary according to location and specific prototype.

AZURE LOCK OFF

- 2 Bedrooms
- 2.5 Baths
- Living – dining room
- Kitchen with counter bar
- Laundry room
- Terrace



Living area: 108 m² / 1,163 sq ft
Terrace: 27 m² / 291 sq ft
Total: 135 m² / 1,453 sq ft



Surface area and layout may vary according to location and specific prototype.

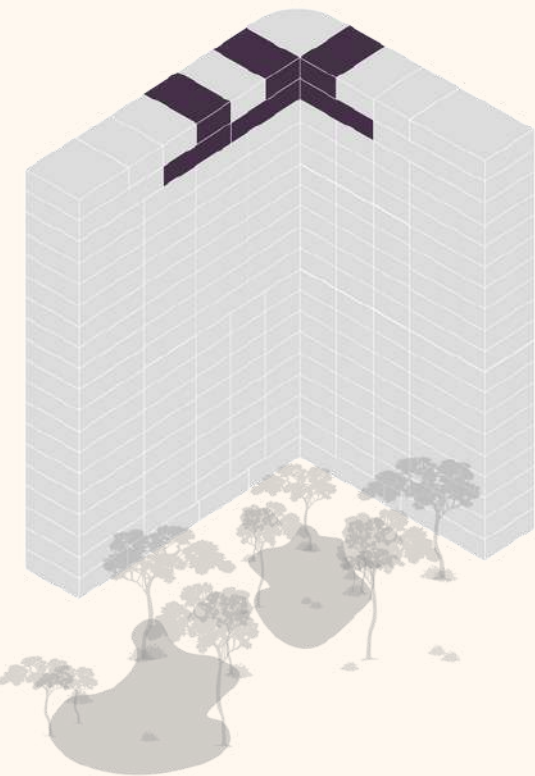


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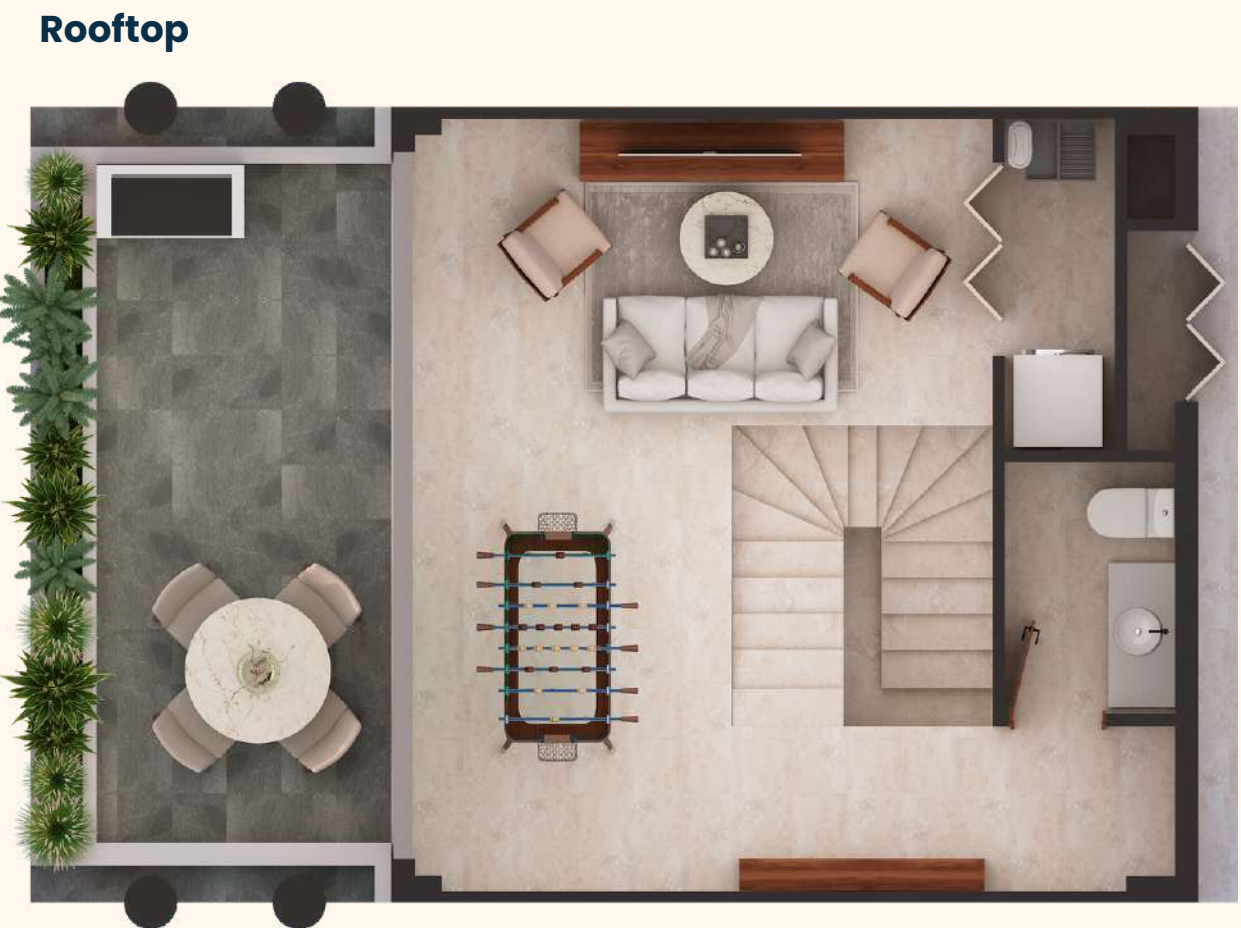
AZURE PH



- 2 Bedrooms
- 2 Baths
- 2 Half baths
- Living room
- Dining room
- Kitchen with counter bar
- Laundry room
- Terrace
- Rooftop



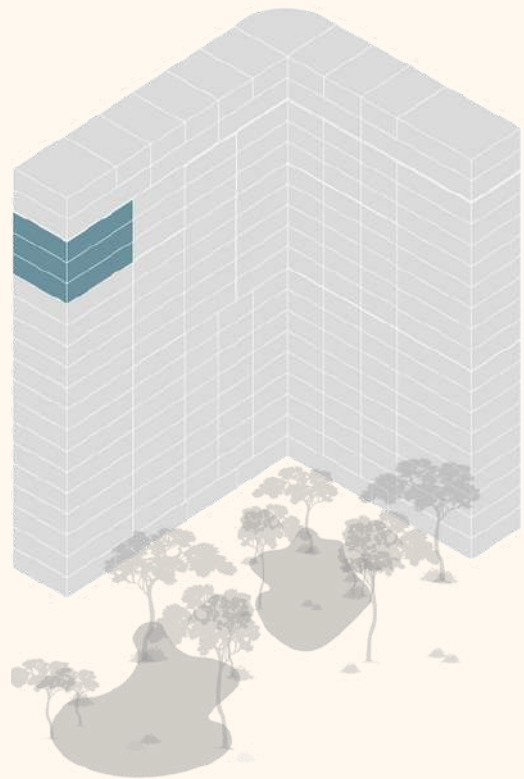
Living area: 152 m² / 1,636 sq ft
Balcony: 18 m² / 194 sq ft
Rooftop: 20 m² / 215 sq ft
Total: 190 m² / 2,045 sq ft



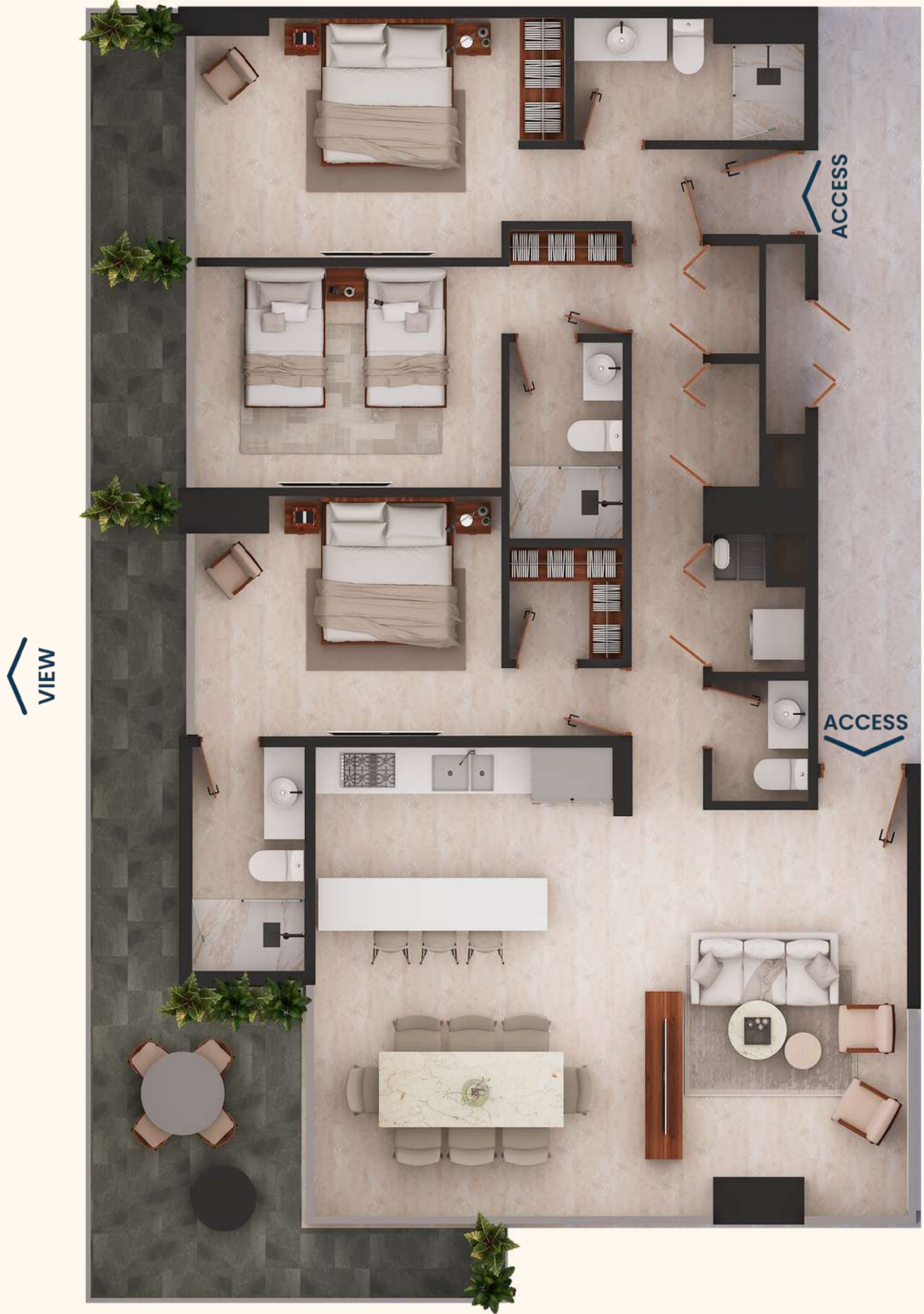
Surface area and layout may vary according to location and specific prototype.

NAVY LOCK OFF

- 3 Bedrooms
- 3.5 Baths
- Living room
- Dining room
- Kitchen with counter bar
- Laundry room
- Terrace



Living area: 135 m² / 1,453 sq ft
Terrace: 31 m² / 334 sq ft
Total: 166 m² / 1,787 sq ft



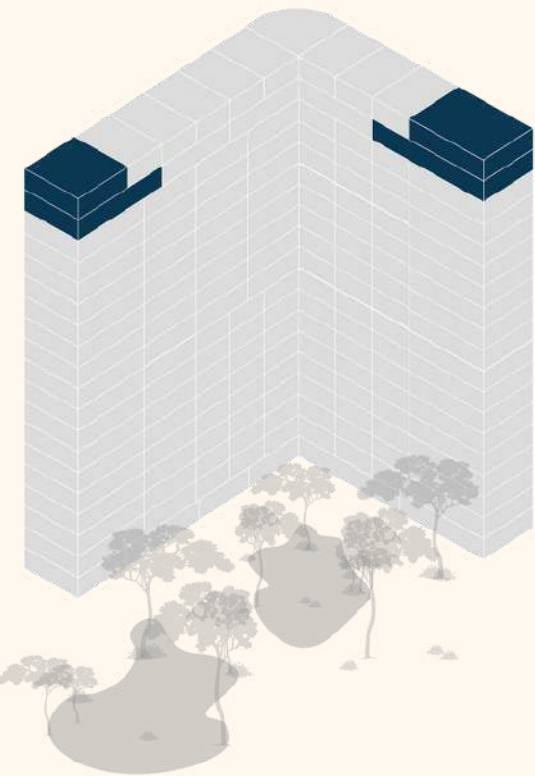
Surface area and layout may vary according to location and specific prototype.



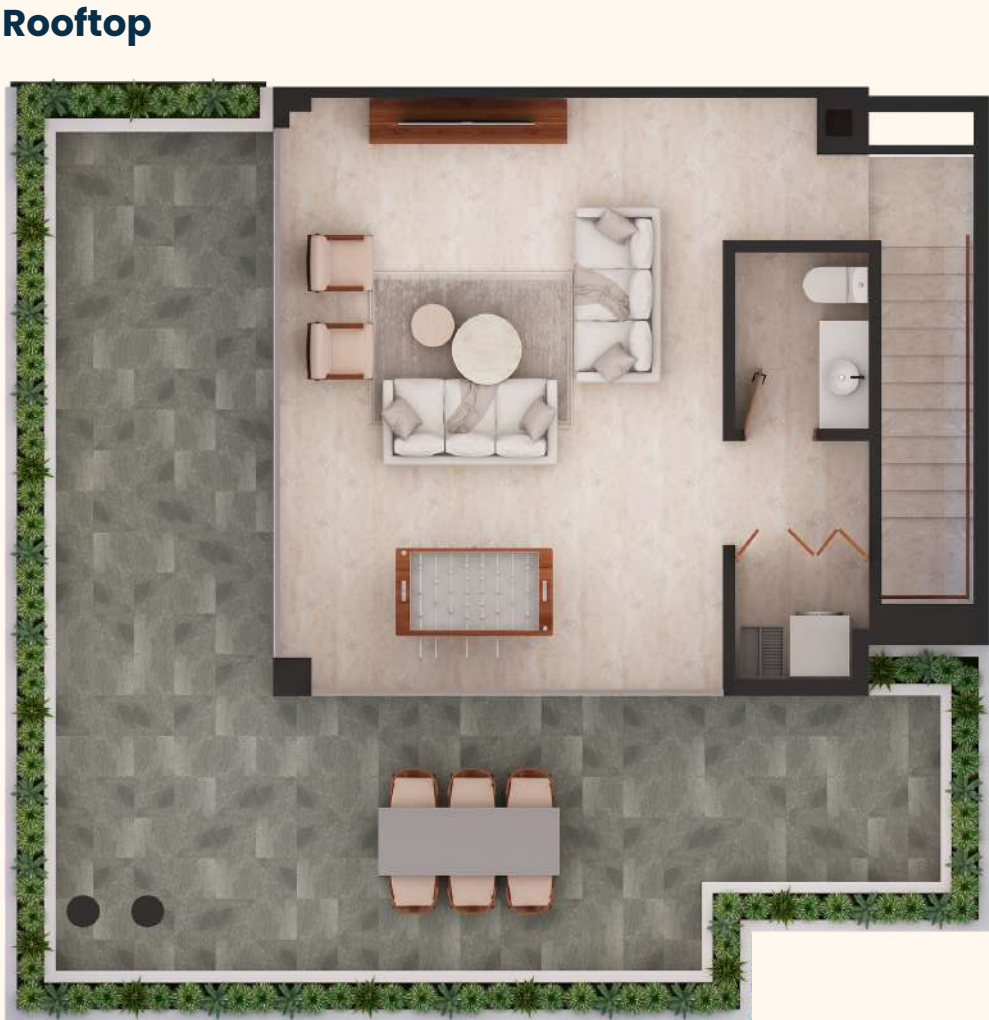
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NAVY PH

- 3 Bedrooms
- 3 Baths
- 2 Half baths
- Living room
- Dining room
- Kitchen with counter bar
- Laundry room
- Terrace
- Rooftop



Living area: from 203 to 251 m² / from 2186 to 2701 sq ft
Terrace: from 76 to 80 m² / from 818 to 861 sq ft
Total: from 283 to 327 m² / from 3047 to 3520 sq ft



Surface area and layout may vary according to location and specific prototype.



A PROJECT BY



**ESTRATEGIA
URBANA®**



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