



LOS CABOS, BAJA CALIFORNIA SUR
MEXICO

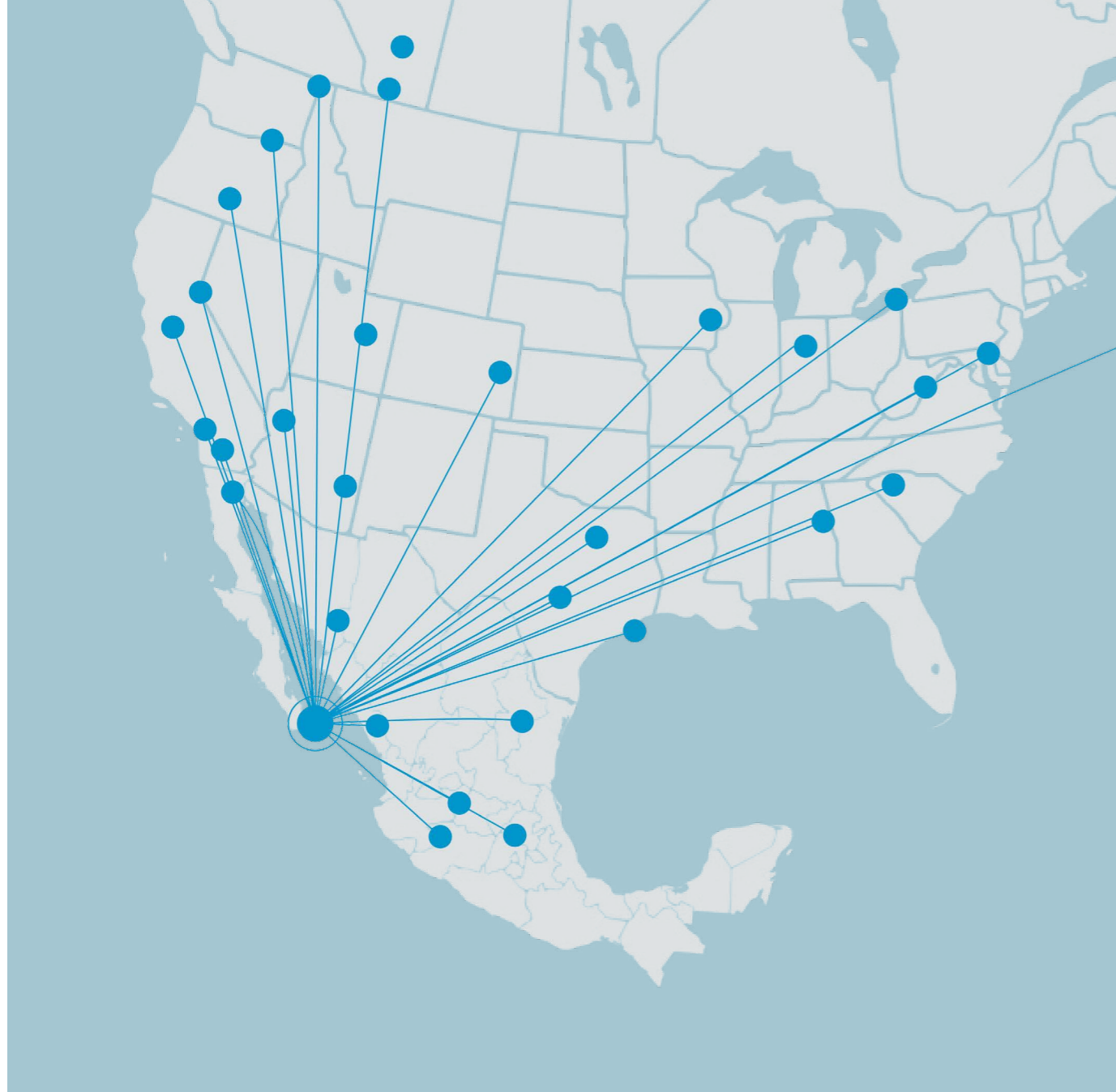


Introducing Migaloo! Los Cabos newest premier luxury development.

Find your piece of paradise in this gated community that peacefully rests along the beautiful beaches of the Pacific Ocean.

The Migaloo lifestyle combines luxurious, state of the art architecture and design with the soothing sights and sounds of oceanside resort living. Dancing whales and unforgettable sunsets are only a couple of reasons to call Migaloo home.





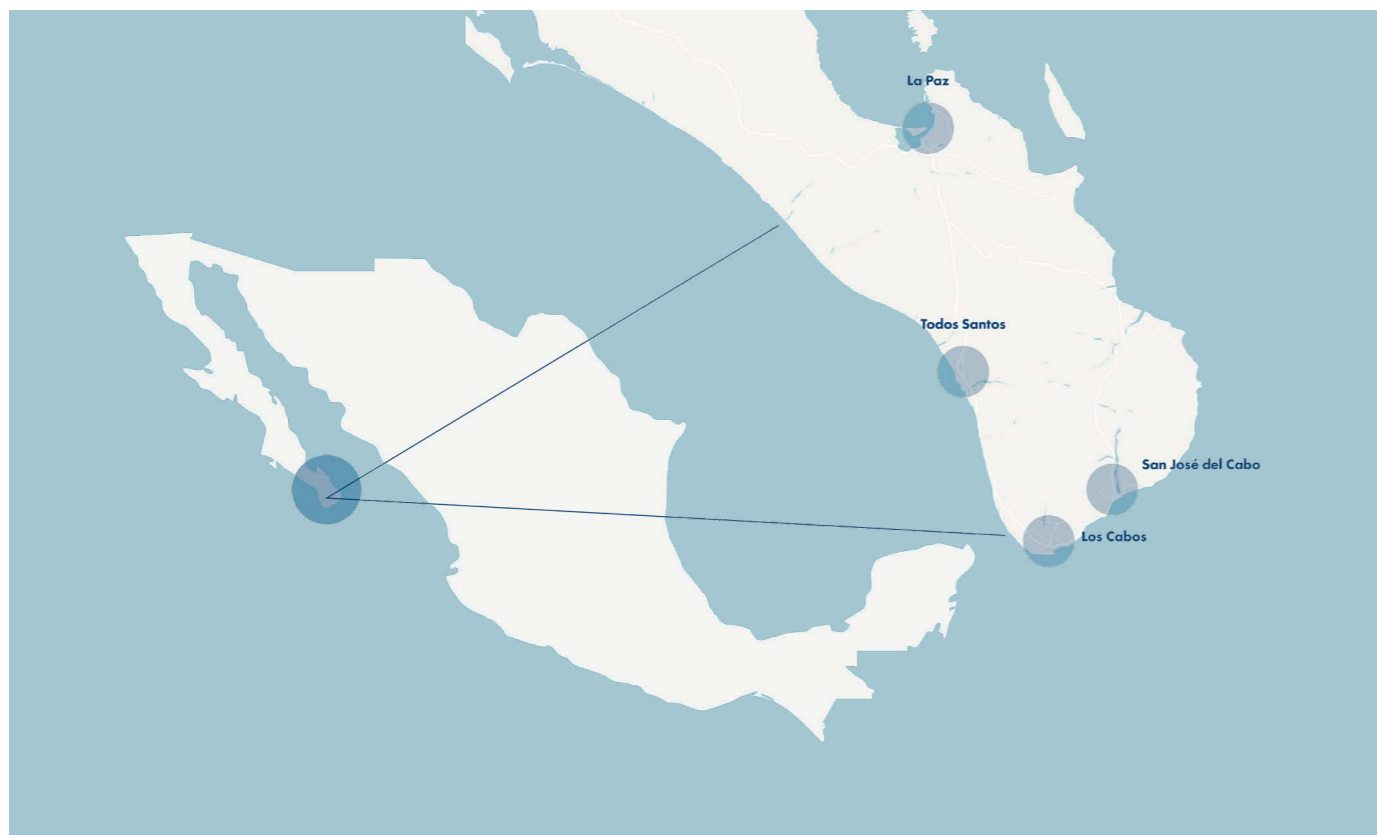
Los Cabos is made up of the two towns of Cabo San Lucas and San Jose del Cabo.

Los Cabos is bordered by both the Pacific Ocean and the Sea of Cortez. Its proximity to the U.S. and Canada and its modern international airport makes Los Cabos a popular vacation destination and one of the fastest growing secondary home venues worldwide.

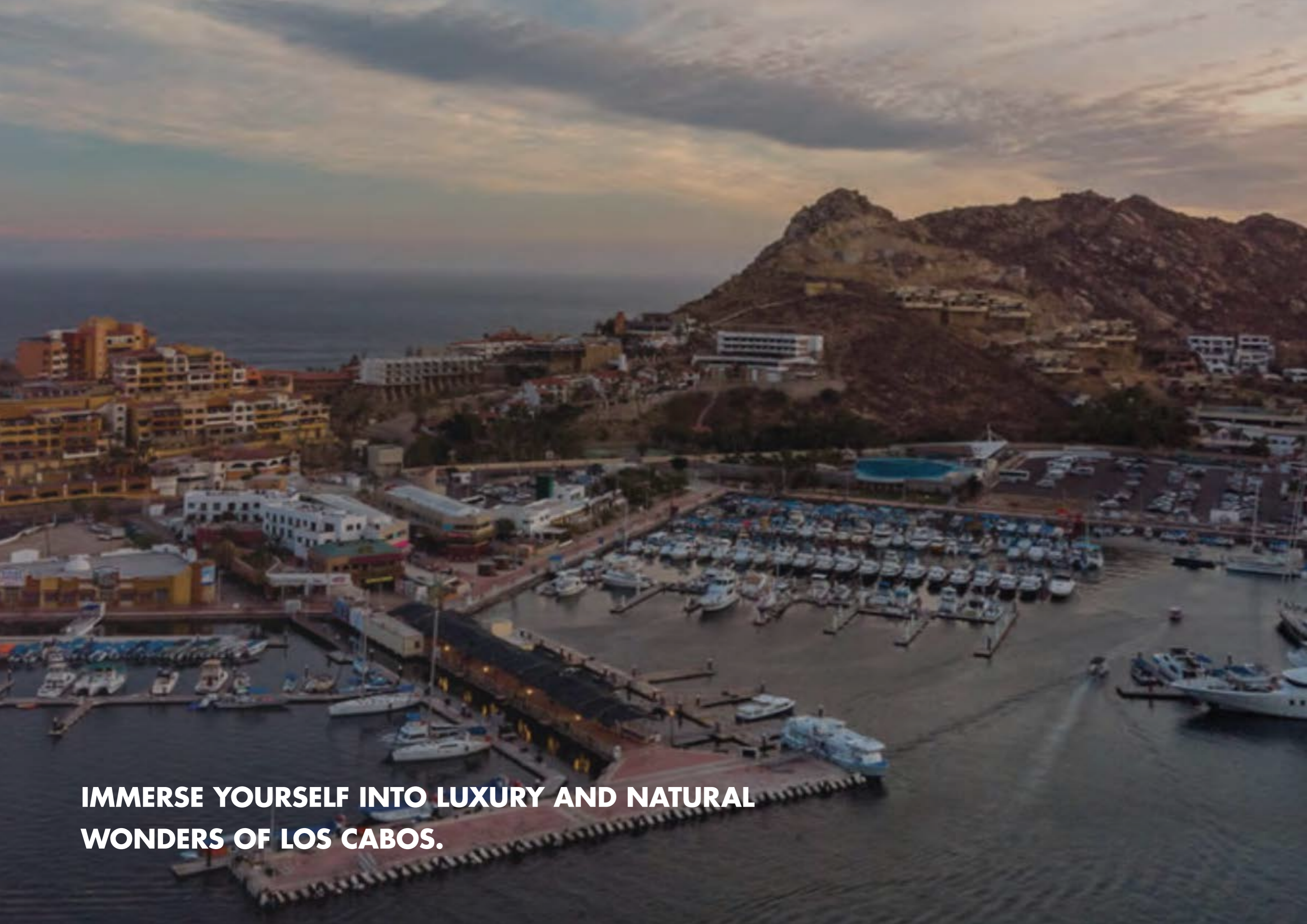
CONNECTIVITY TO LOS CABOS SAN LUCAS

Los Cabos International Airport is the third most important airport in Mexico and receives 500 weekly flights from Europe, Canada and the United States of America.

It is also the only private international airport in Mexico. Exclusively for private jet passengers.



Los Cabos International Airport (SJD), welcomes private jets and more than 20 international airlines that connect to SJD Airport to over 110 different countries in seven different countries.



**IMMERSE YOURSELF INTO LUXURY AND NATURAL
WONDERS OF LOS CABOS.**



WHY CABO SAN LUCAS?

CSL boasts the finest weather with an average annual temperature of 80 degrees

CSL boasts a current and growing inventory of high-end luxury communities

CSL boasts a 15% average appreciation of real estate values

CSL boasts being a golfing and fishing Mecca

CSL boasts an abundance of world-class resorts and fine cuisine

CSL boasts being a world wide leader of international investment dollars



Migaloo sits in the community of Los Cabos on the southernmost tip of the Baja Peninsula in the Mexican state of Baja California. Only four miles from Cabo San Lucas International Airport (CSL), the only private international airport in Mexico. Exclusively for private jet passengers.

**MIGALOO'S LOCATION IS
CONVINIENT TO MANY
RESTAURANTS, RESORTS AND
LANDMARKS.**

LUXURY RESIDENCES
LOS CABOS, B.C.S.

These include:

- The historic Cabo San Lucas Old Lighthouse
- The new St. Regis Resort
- The Quivira Beach Club
- The Quivira Steakhouse
- The Quivira Golf Club
- The Pueblo Bonito Sunset Pacifica Resorts and Spas
- The Quivira Marketplace
- The Montecristo Clubhouse
- The famous Lands' End Arch
- The Cabo San Lucas Marina



St. Regis Resort



The Quivira
Steakhouse



Quivira Golf
Club



The Quivira
Marketplace

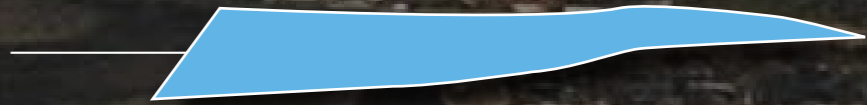
FINANCIAL SECURITY

**REAL ESTATE INVESTMENTS
100% DOLLARIZED**

**REAL ESTATE DEVELOPMENT CREATED
FOR AMERICAN INVESTORS**

**SUSTAINED GROWTH AND
EXPONENTIALITY**

**PROFITABILITY SUPPORTED BY THE
SAME REAL ESTATE MARKET**



Within the community of "Pueblo Bonito Quivira"



**OVER 1,730
ACRES**



**WORLD CLASS
HOTELS**



**SURROUNDED
BY 1 GOLF
COURSE, JACK
NICKLAUS**



SECURITY



**3 KM OF
PRIVATE BEACH
ACCESS**



RESTAURANTS



ENTERTAINMENT

St Regis Hotel

Migaloo
LUXURY RESIDENCES



MASTER PLAN

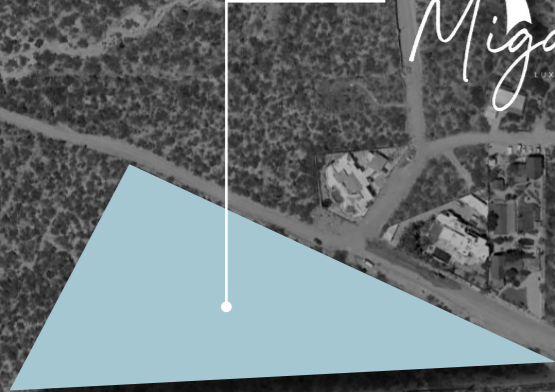
The gated community of Migaloo is being developed in two phases.

The first phase will consist of seven luxury estates. Landscaping and common areas will be consistent with the desert-beach ecosystem facade that exists in surrounding communities.

The second phase will offer an additional 20+ luxury beach chic residences. Common areas will include pools, gym and social areas.



MASTER PLAN



OCEAN VIEW



Pacific Ocean





MIGALOO...

AVANT-GARDE DESIGN...

COMMITMENT...



Migaloo











MIGALOO...

INTEGRITY...

INSPIRATION...



GF.

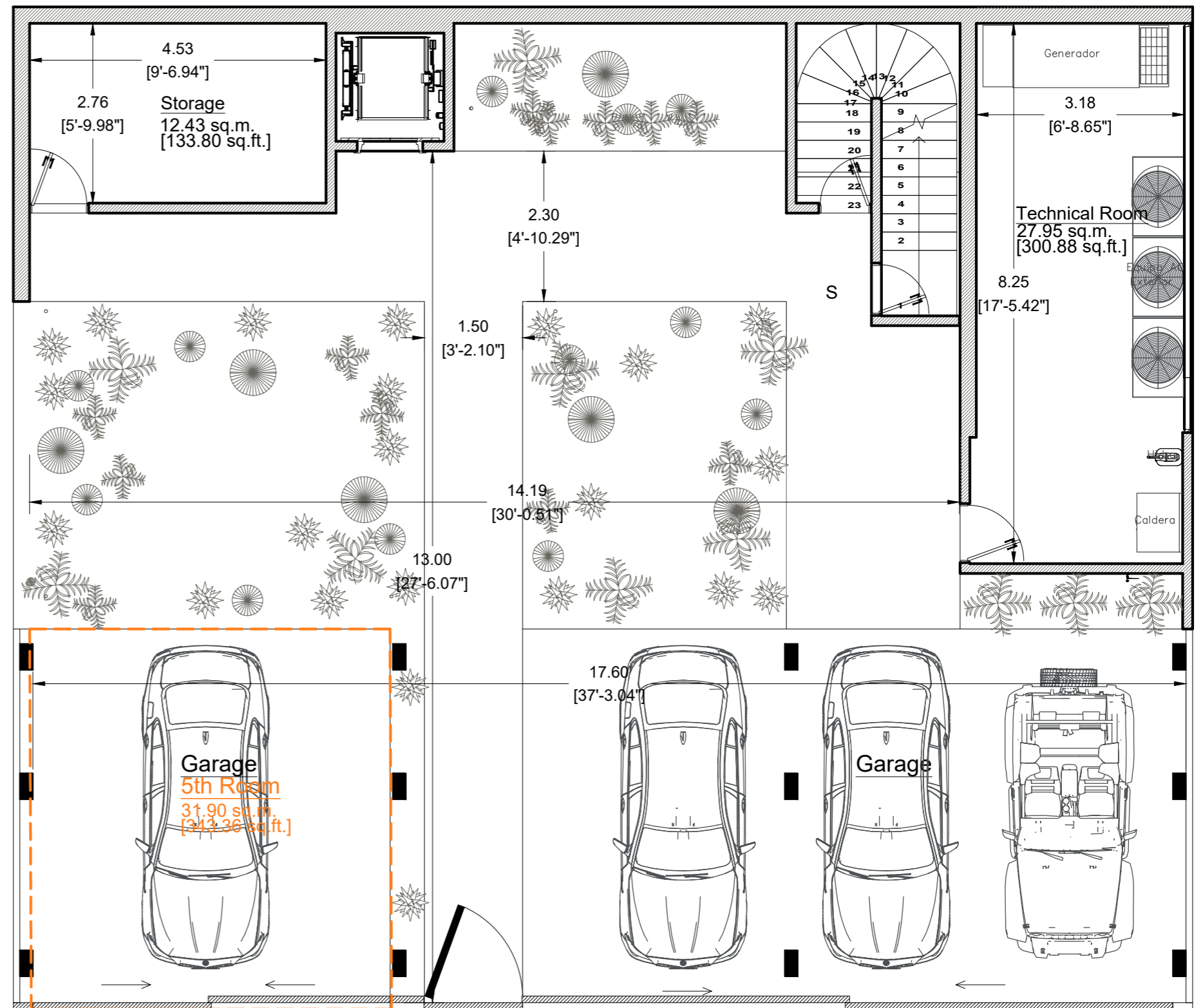
GROUND FLOOR

Ground floor with exquisite landscaping and elevator. Multi service room and auxiliary bathroom.



GROUND FLOOR

ARCHITECTURAL PLANS





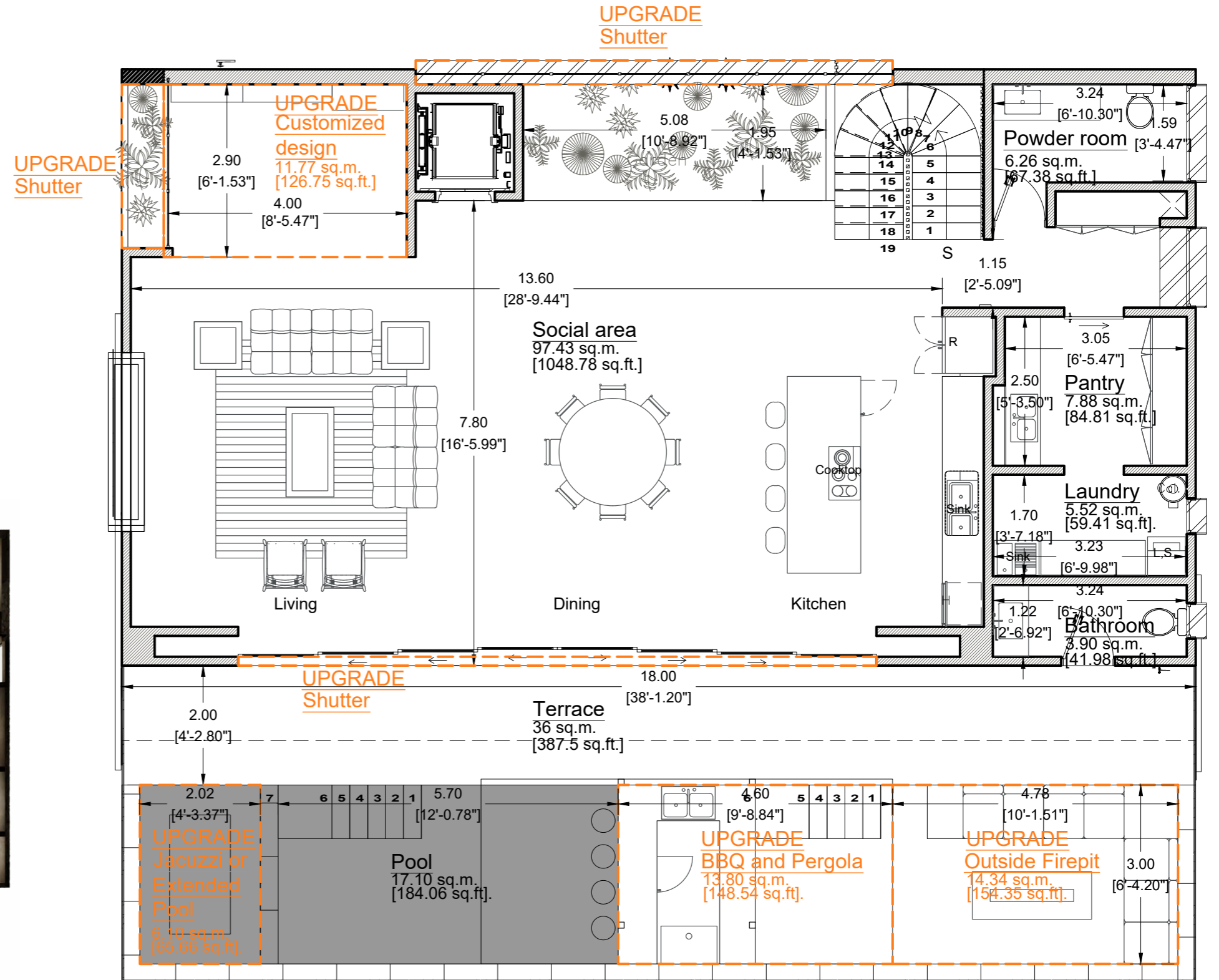
1F. FIRST FLOOR

Enjoy the experience of living in open and bright spaces with ventilation, interior gardens and incredible views.



FIRST FLOOR

ARCHITECTURAL PLANS



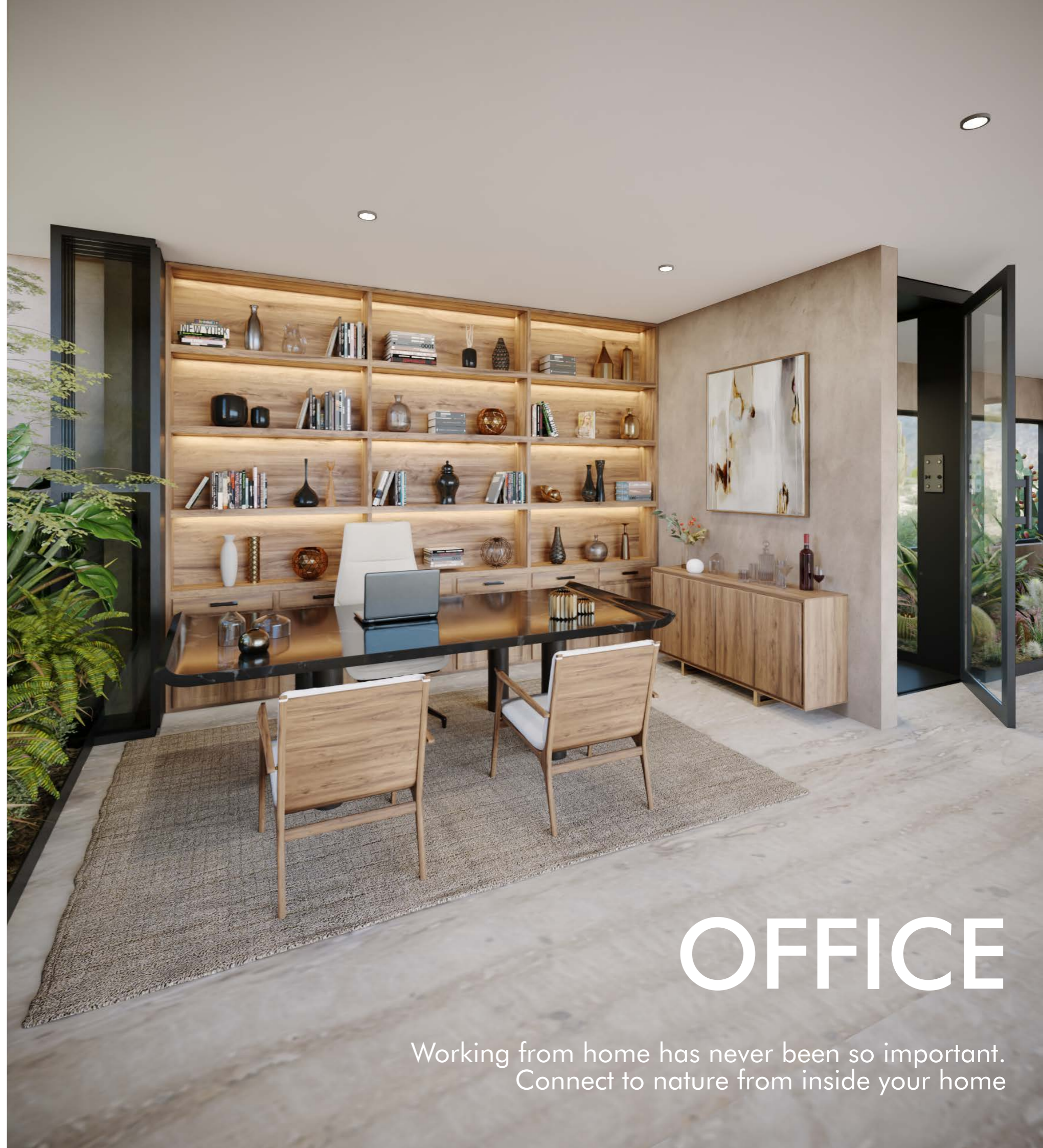




BAR



GYM



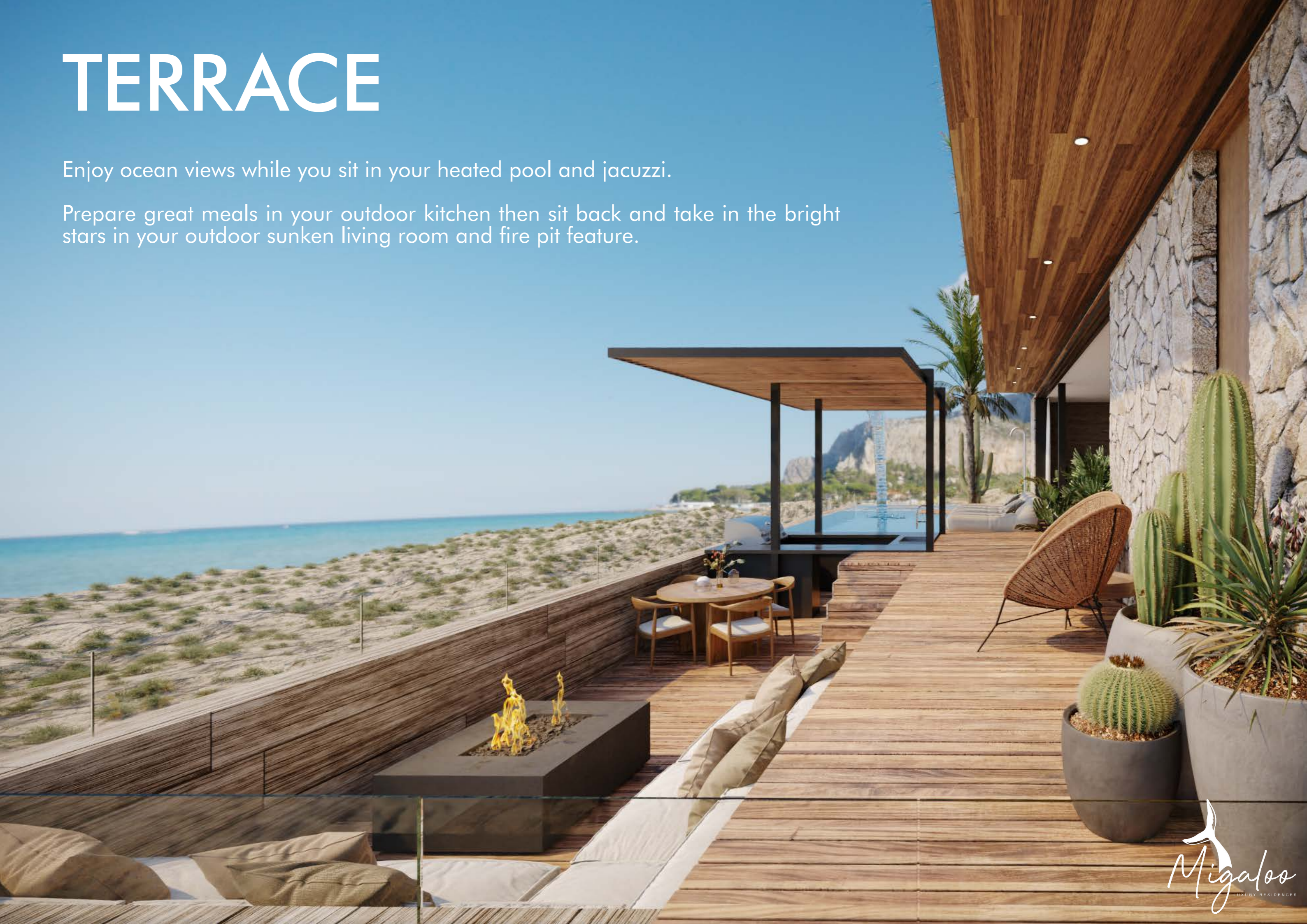
OFFICE

Working from home has never been so important.
Connect to nature from inside your home

TERRACE

Enjoy ocean views while you sit in your heated pool and jacuzzi.

Prepare great meals in your outdoor kitchen then sit back and take in the bright stars in your outdoor sunken living room and fire pit feature.







MIGALOO...

EXCELLENCE AND RELIABILITY.

BEDROOM



SECOND FLOOR

2F.

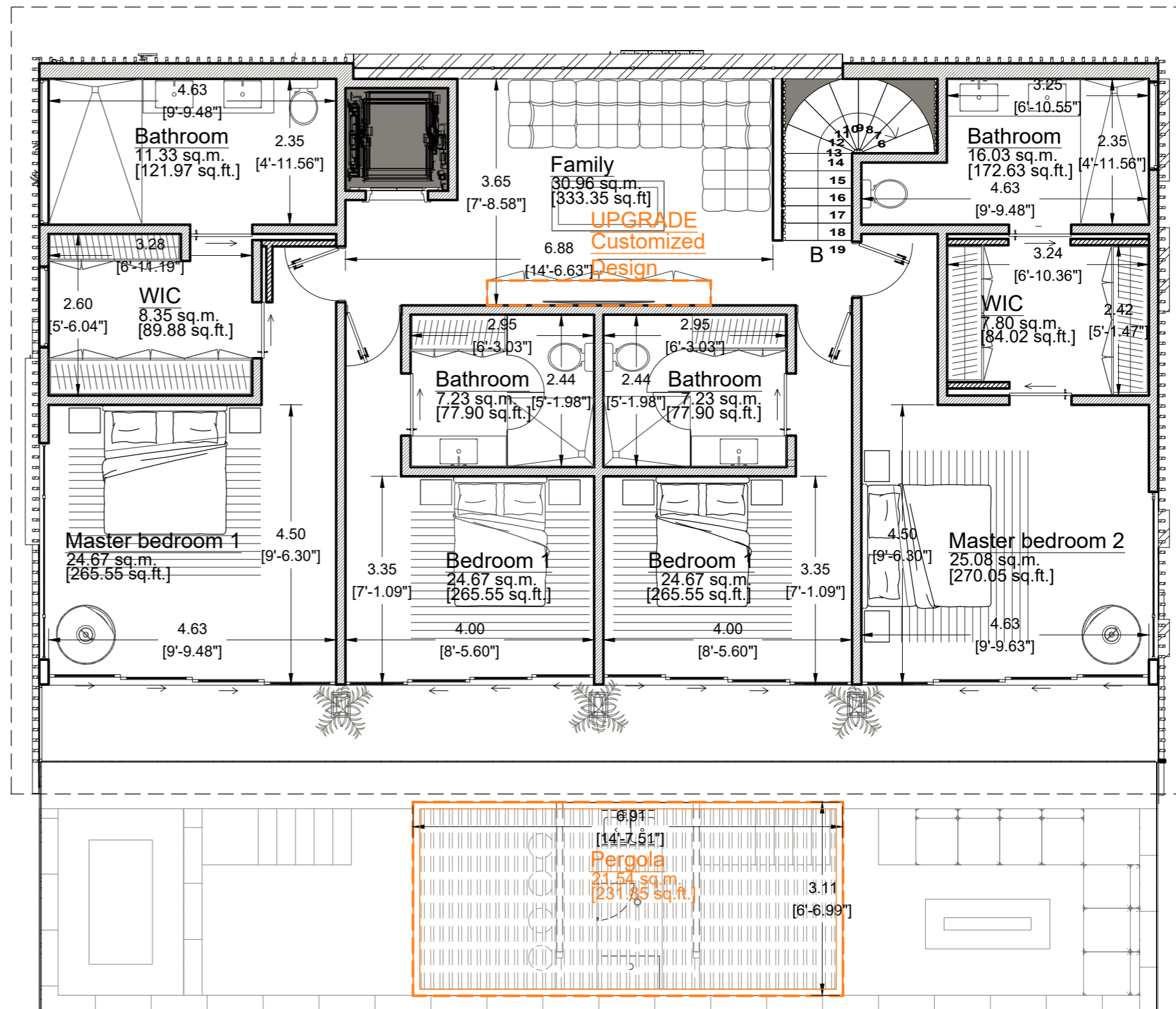
Migaloo brings you four spacious rooms with walk-in closets and private bathroom, joined by a great balcony that invites you to enjoy amazing ocean views, all surrounded by nature.

WALK-IN CLOSET



SECOND FLOOR

ARCHITECTURAL PLANS



BATHROOM

Spacious spa like bathroom retreats





ROOF.

ROOFTOP

Desertscape landscaping continues on the energy efficient rooftop.

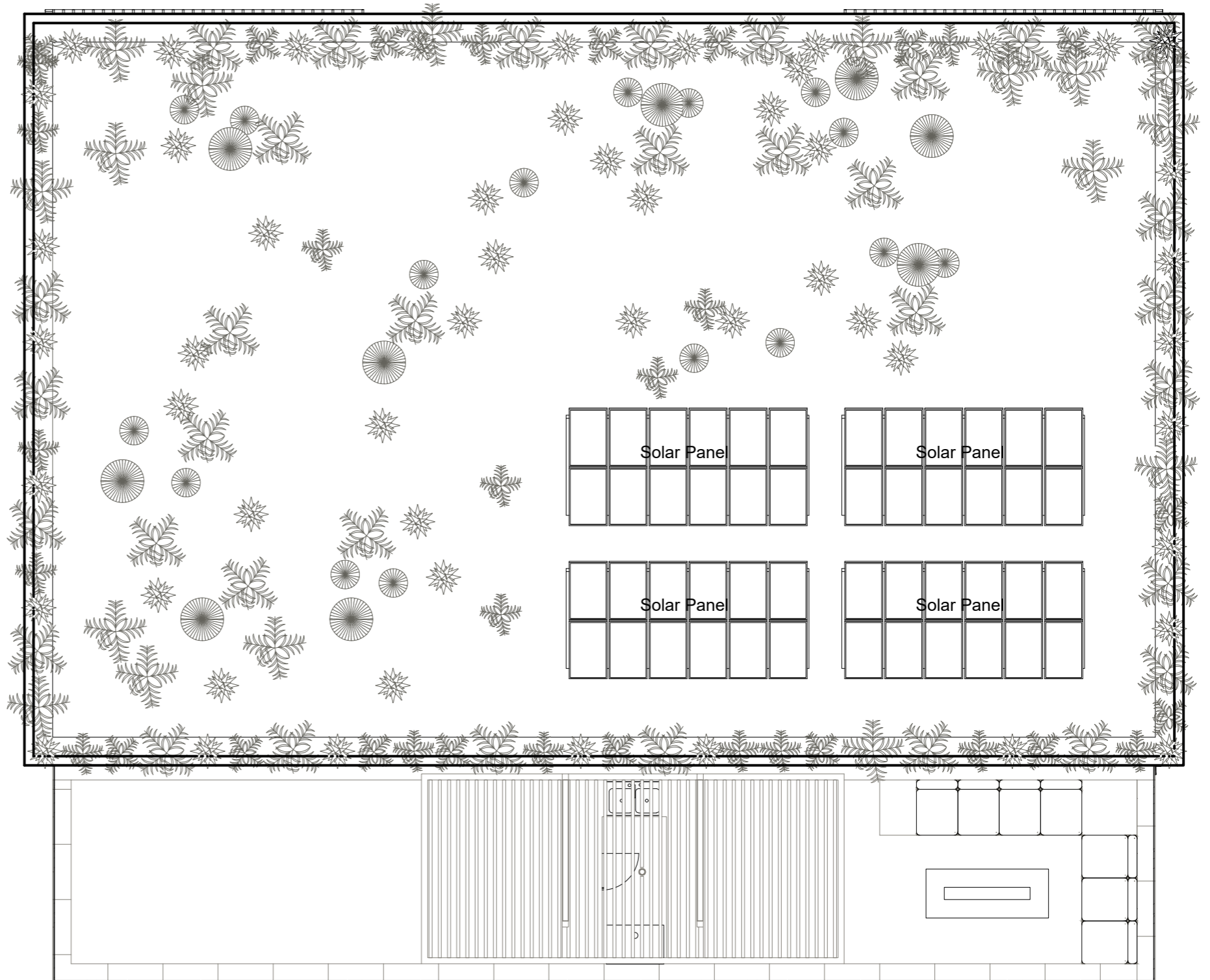


LUXURY RESIDENCES

LOS CABOS, B.C.S.

ROOFTOP

ARCHITECTURAL PLANS





THINK ORGANIC...

BE ORGANIC...



LIVE ORGANIC...

Migaloo brings a private vegetable garden for its community...

Farm to home is now a reality for migaloo residences!

**DELIVERY DATE:
ON DECEMBER 2023**

PHASE 2 — **PHASE 1**

AVAILABLE
RESIDENCE 1

SOLD
RESIDENCE 2

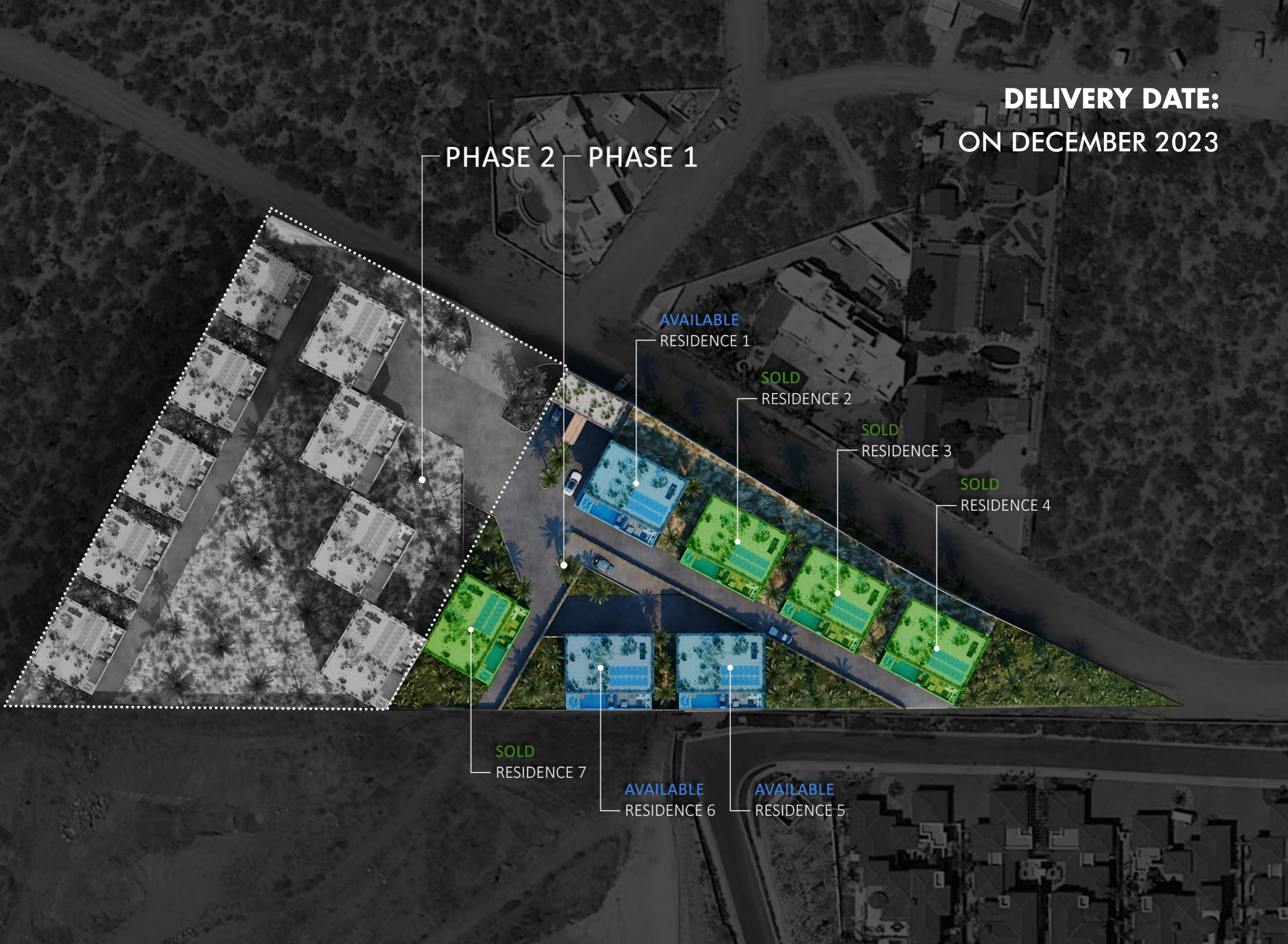
SOLD
RESIDENCE 3

SOLD
RESIDENCE 4

SOLD
RESIDENCE 7

AVAILABLE
RESIDENCE 6

AVAILABLE
RESIDENCE 5



MIGALOO LUXURY RESIDENCES

DETAILS :

Type:	House	Road description:	Paved
Beds:	4	1 interior garden:	Yes
Baths:	4	Private elevator:	Yes
Half Baths:	2	Amenities:	Bar, interior garden, heated private pool, terrace, balcony, Indoor Fire place.
Sq. Ft /Sq. m:	7.355,95 / 683.33		
Ac Sq. Ft /Ac Sq m:	4.591,67 / 426.58		
Terrace Sq. Ft /Sq m:	1.026,55 / 95.36		
Lot sizeSq. Ft /Sq. m:	4.845 / 450	Community:	Pueblo Bonito, Quivira
View:	Ocean	Subdivision:	Migaloo
Year built:	2023	Furnished:	No
Style:	Three story residences	Water:	Quivira
Garage spaces:	5	Upgrades:	5th room, Shutters, Outside firepit, heated jacuzzi y bbq area, pergola
Storage:	Yes		

SOCIAL IMPACT

The Migaloo Developers understand and support the need to not only be a luxurious addition to the area but are also committed to being great philanthropic partners in the community. Therefore, for every Migaloo residence purchased the developers will construct a new home for a needy Los Cabos family.

We are Los Cabos Strong!



PAYMENT PLAN

HOLDING DEPOSIT

\$10,000 USD

- All refundable within 30 days
-

INITIAL PAYMENT

\$40,000 USD

- Upon purchase agreement signature
-

SECOND PAYMENT

35% of purchase price

- When construction begins
-

THIRD PAYMENT

25% of purchase price

- 4 months after 2nd payment
-

FOURTH PAYMENT

30% of purchase price

- 6 months after 3rd payment
-

FINAL PAYMENT

Outstanding Balance

- On delivery of property keys

* In case of advance payment there is a special incentive between 3 to 5%



THANK YOU

CONTACT US:

Address: Los Cabos, Baja California, México

Email: sales@migaloo.mx

Phone: +52 (55) 79 27 02 34