

El Tezal & Los Cabos

A practical guide for smarter comparisons

Understand what makes El Tezal different, compare real developments beyond renderings, and know what to verify before a reservation or offer.



Development comparison



Buyer verification checklist



Purchase path



Current availability CTA

START HERE

Use this guide to make a better first shortlist.

This resource does not replace legal, tax, notarial or technical review. It helps you ask better questions before you travel, reserve or commit.

01

LIVE OR STAY LONGER

I need to understand real space, daily access, services and what ownership changes in everyday life.

02

SECOND HOME

I want a property that feels easy to return to, use and manage.

03

LONG-TERM PURCHASE

I want to avoid choosing only by view, asking price or sales pressure.

THE POINT

The best property decision begins with context - not with a larger list of listings.

Keep your intended use, timeline and operating comfort visible on every page.



EL TEZAL

A broad residential
hillside above Cabo San
Lucas.

LOCATION CONTEXT

El Tezal is not one single micro-location.

Elevation, roads, traffic, neighboring construction and future view protection can change meaningfully from one development to the next.

El Tezal combines condominiums, gated communities, villas, schools and everyday services. Compare more than amenities or price: inspect roads, slope, water, nearby lots and actual daily logistics.

VERIFY

- ✓ Real road access
- ✓ Water source and storage
- ✓ Current and future construction
- ✓ Drive time during busy hours
- ✓ True carrying costs

COMPARE WITH CONTEXT

Three questions change the entire shortlist.

Two homes with a similar view can create very different ownership experiences.

01

HOW WILL YOU USE IT?

Primary residence, family second home and longer stays are different searches.

USE

02

WHAT MUST STAY CLOSE?

Beach access, groceries, downtown, airport, schools and simple daily routes.

ACCESS

03

WHAT WILL IT REQUIRE LATER?

Dues, maintenance, community rules, closing costs and management needs.

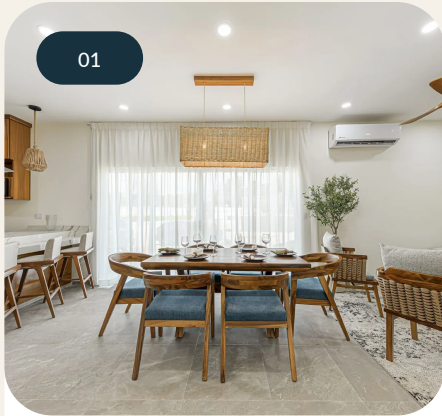
OPERATIONS

REAL DEVELOPMENTS

Three ways to live in El Tezal.

Use this comparison as a starting point. Current availability, pricing and project stage must be confirmed.

01



Catania

3 BEDROOMS

1,227-1,302 sq ft

Pool · rooftop · gated

A true three-bedroom format in a connected residential setting.

PENDING

Price · stage · availability

02



Marazul

2 BEDROOMS

54 condominiums

Pool · social terraces

A boutique scale with a simpler second-home proposition.

PENDING

Price · stage · availability

03



Duara

2 & 3 BEDROOMS + VILLAS

60 condos · 2 villa plans

Full clubhouse

The widest mix of home formats within one complete community.

PENDING

Price · stage · availability

Verify before money changes hands.

A BETTER FILTER

The right property should not only feel attractive. It should also be documented and aligned with your intended use.

BUYER CHECKLIST

What deserves a clear answer.

- ✓ Title and lien review
- ✓ Property tax and dues status
- ✓ Condominium rules and permitted uses
- ✓ Permits and built-vs-authorized consistency
- ✓ Construction calendar and penalties in presale
- ✓ Transaction-specific closing-cost estimate
- ✓ Clear reservation, refund and contingency terms

PRE-CONSTRUCTION

Diligence becomes wider: developer structure, land, permits, specifications, schedule and deposit handling all matter.

PURCHASE PATH

From a clear brief to a coordinated transition.

A sound purchase process starts before the signature and continues through closing and actual use.



BAJA RESIDENCES

Organizes the search, helps compare options and coordinates current commercial information.

INDEPENDENT REVIEW

Legal advice · tax review · technical inspection · notarial and bank matters

THE PRINCIPLE

Move forward only when the property, the documents and the ownership plan make sense together.

INTERNATIONAL BUYERS

A practical view of the fideicomiso.

Los Cabos is within Mexico's restricted zone. Residential purchases by foreign buyers are commonly structured through a bank trust authorized by the Ministry of Foreign Affairs.



This structure does not replace independent legal diligence, title review or transaction-specific verification.

Informational content only. Seek independent legal, tax and financial advice.

MEXICAN BUYERS

Separate the price from the true cost of ownership.

The legal structure may feel simpler, but the practical decision still depends on acquisition, operation and fit.

O1

ACQUISITION COSTS

Taxes, rights, notary, appraisal, registration and administrative expenses.

O2

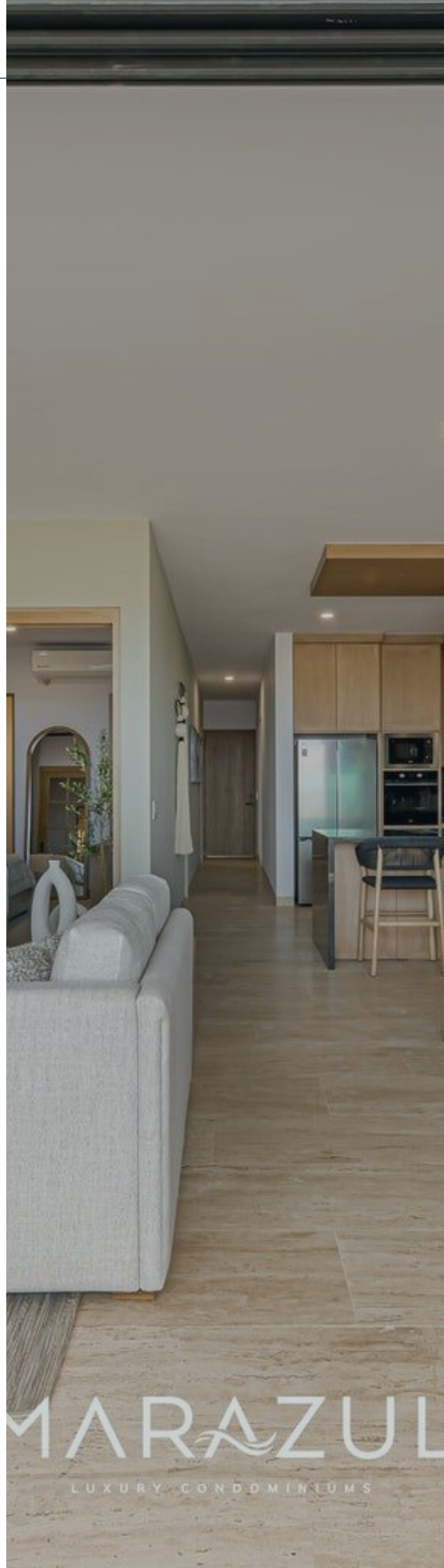
OPERATING COSTS

Dues, maintenance, insurance, furniture and recurring ownership expenses.

O3

THE COST OF THE WRONG FIT

A beautiful view with poor logistics, weak documentation or more work than expected.



MARAZUL
LUXURY CONDOMINIUMS

BETTER QUESTIONS

Ask for information that changes the decision.

A good sales conversation should do more than show images.

☐ Which units are currently available?

☐ Which floor plans and orientations remain active?

☐ What is the current asking price and what does it include?

☐ What closing-cost estimate applies to this unit?

☐ What usage or rental rules apply?

☐ Which documents can be reviewed before reserving?

☐ What is a realistic closing or delivery timeline?

☐ How would the recommendation change based on my intended use?

TIP Request current documents and unit-specific numbers, not only general project promises.

YOUR NEXT STEP

Turn your priorities into a curated shortlist.

The useful next step is not a larger random list. It is current availability, pricing context, payment options and the real differences between developments.

- ✓ Request current availability
- ✓ Receive a development brochure
- ✓ Schedule a private visit
- ✓ Book a virtual tour
- ✓ Continue on WhatsApp with a bilingual advisor

[REQUEST AVAILABILITY](#)

SCAN TO CONTINUE

No automated property blasts. Just the next useful step.



Let's turn your priorities into a clearer property search.

Baja Residences • Los Cabos, Baja California Sur
Bilingual guidance • Advisory in English & Spanish



MESSAGE ON WHATSAPP

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Pricing, inventory, dates, usage rules and development conditions may change. Confirm current information before deciding.