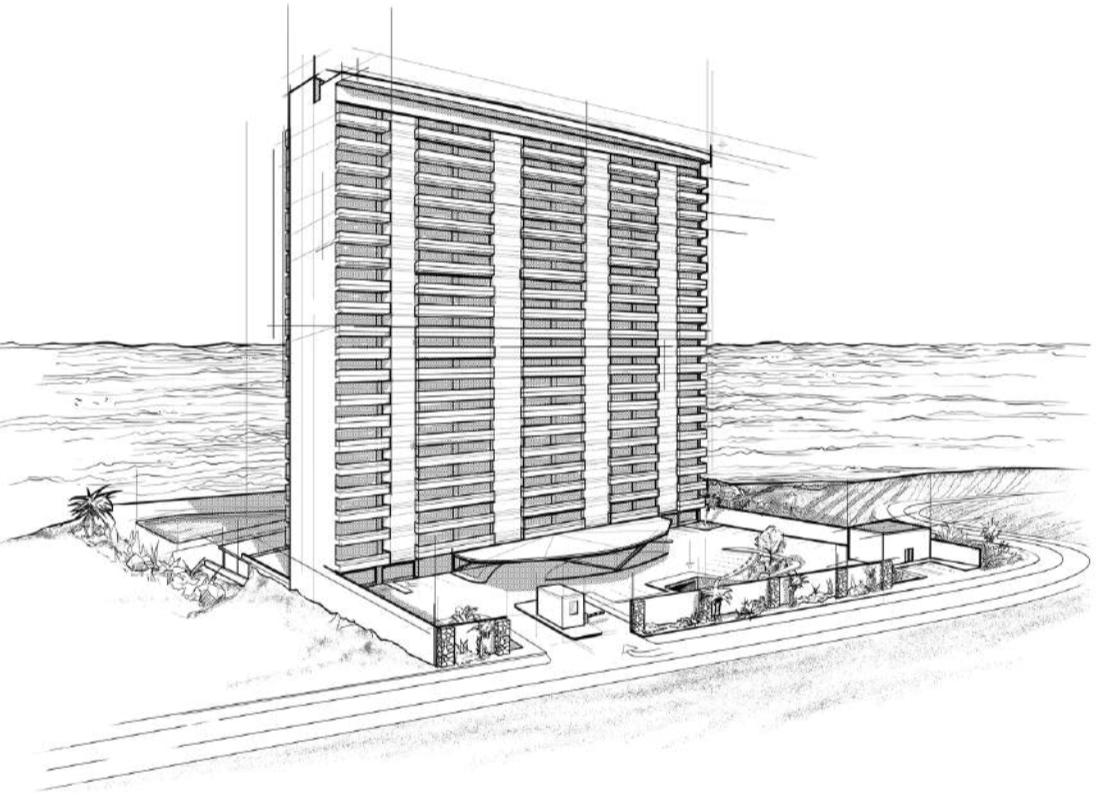




NAOS<sup>®</sup>  
RESORT LIVING

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





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# 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](http://estrategiaurbana.com.mx)



## KALINKA MIKEL

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

[kalinkamikel.com](http://kalinkamikel.com)



## STUDIO DOMUS

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

[studiodomus.com](http://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](http://devaspaisaje.com)



# LOCATION

## AREA HIGHLIGHTS

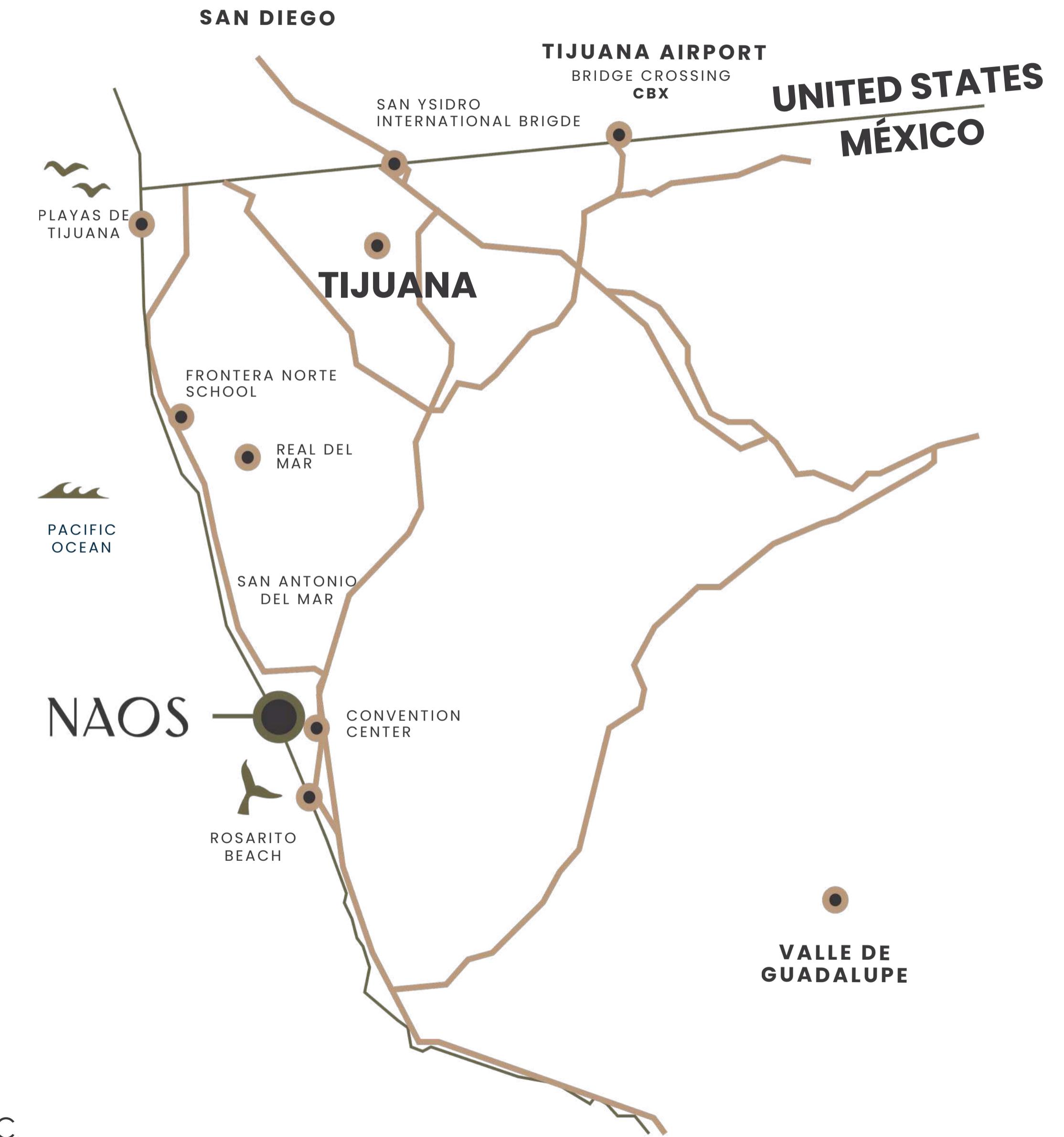
### Driving distance

- 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** to Puerto Nuevo
- 30 minutes** to 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 m<sup>2</sup>** to **239 m<sup>2</sup>**

**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.



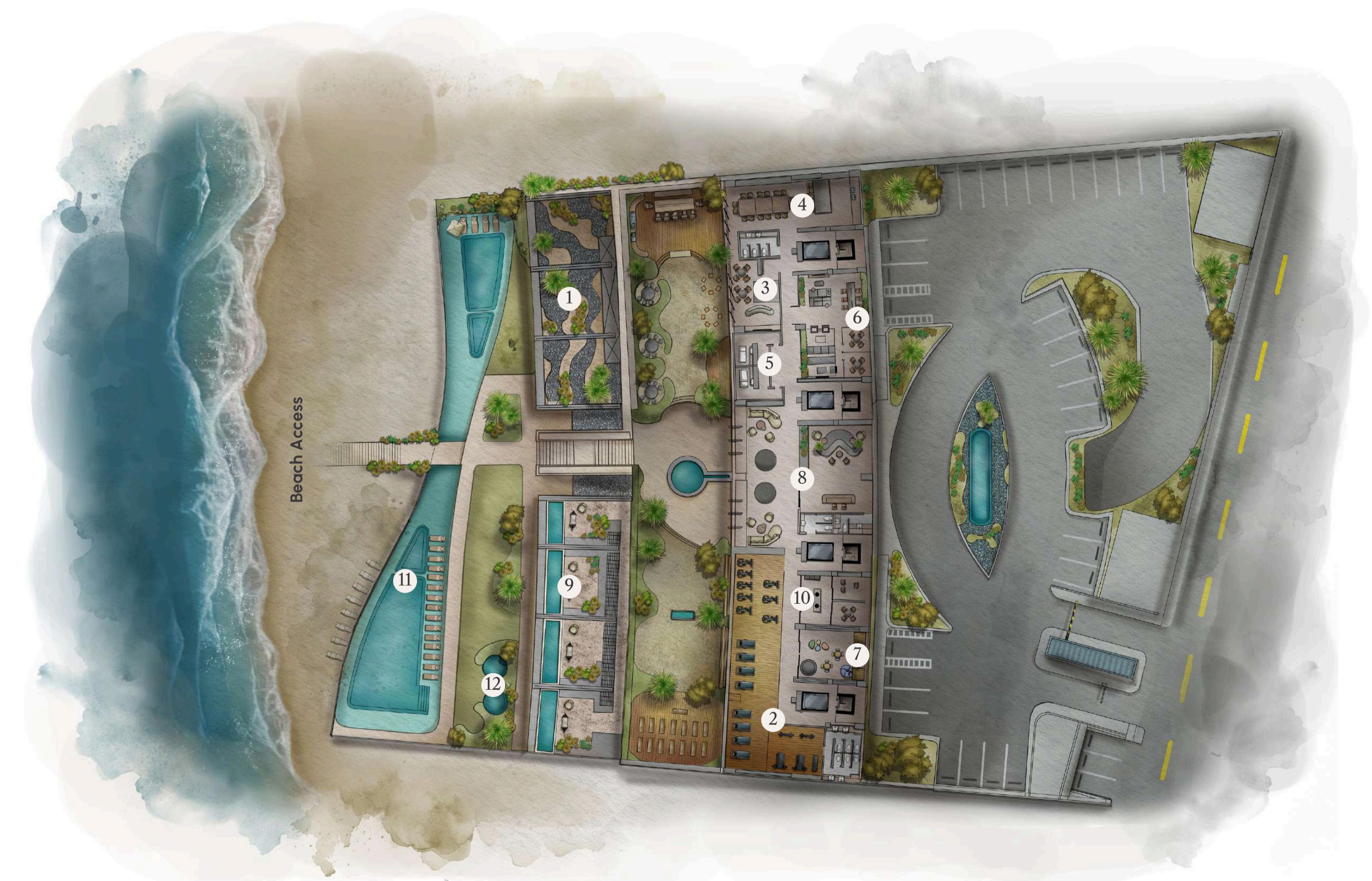


# Interior Amenities

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

# Outdoor Amenities

- 11 Pool
- 12 Hot Tub



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The image shows the lobby of a modern resort. A large, curved wooden reception desk with a dark countertop is the central feature. On the wall behind the desk, the word "NAOS" is written in large, gold-colored letters, with "RESORT LIVING" in smaller letters below it. Above the desk, several minimalist pendant lights hang from the ceiling. To the right of the desk, there are several large potted plants, including a tall palm-like plant and a cactus. The ceiling is made of dark wood planks, and the floor is made of light-colored tiles. The overall atmosphere is sophisticated and contemporary.

NAOS

RESORT LIVING

Lobby

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## Reception Lounge

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## Game Room



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## 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

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## Resident's Kitchen

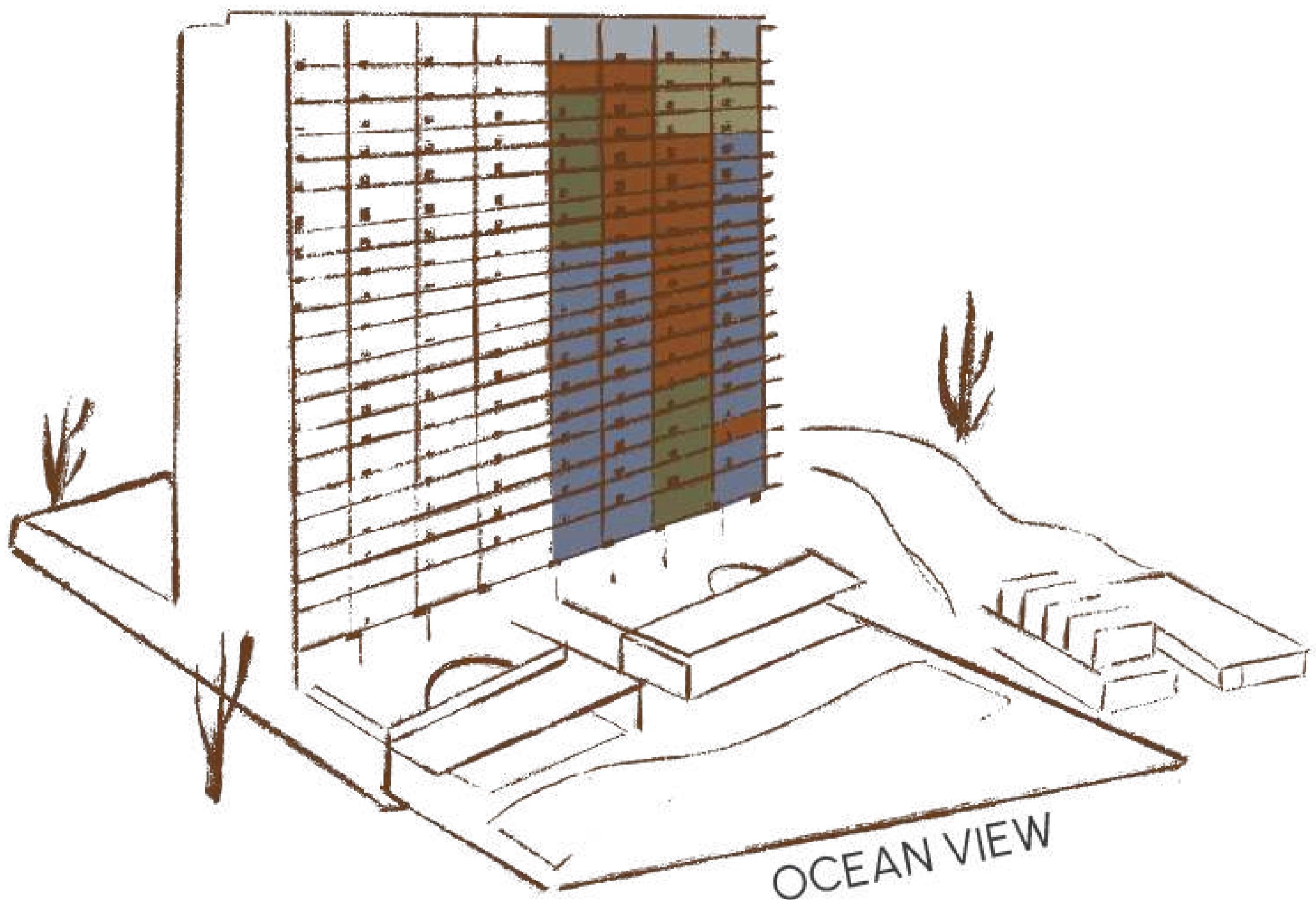
The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



## Wellness Suite

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

# TYPOLOGY MAP - OCEAN VIEW

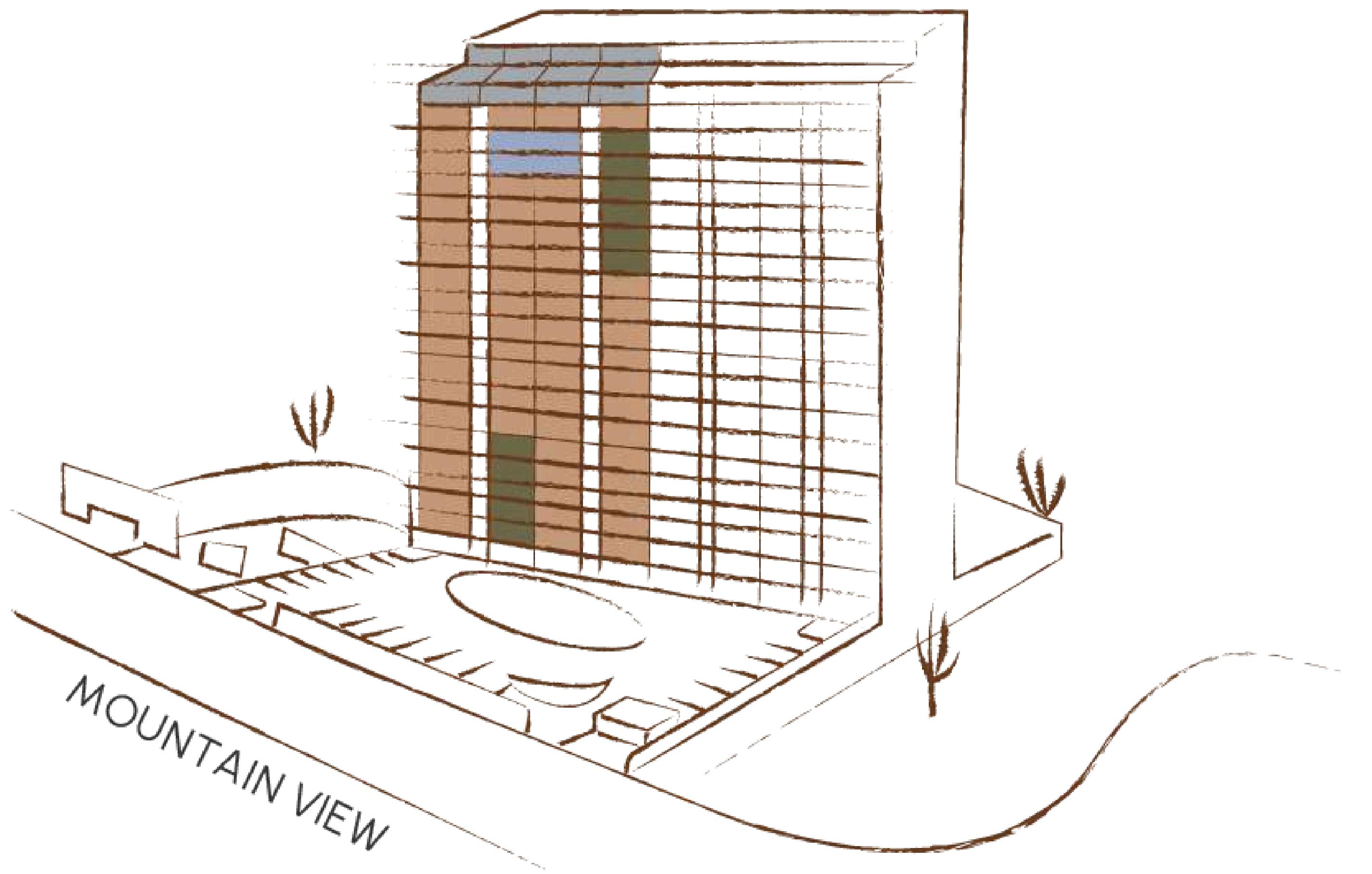


- █ THE PENTHOUSE
- █ THE FLEXROOM
- █ THE TWO-B-ROOM
- █ THE THREE-B-ROOM
- █ THE THREE-B-ROOM PLUS

Ocean View - Level 7



# TYPOLOGY MAP - MOUNTAIN VIEW



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

Mountain View - Level 16





# FLOORPLANS

# THE FIRSTROOM

MOUNTAIN VIEW

1 Bedroom

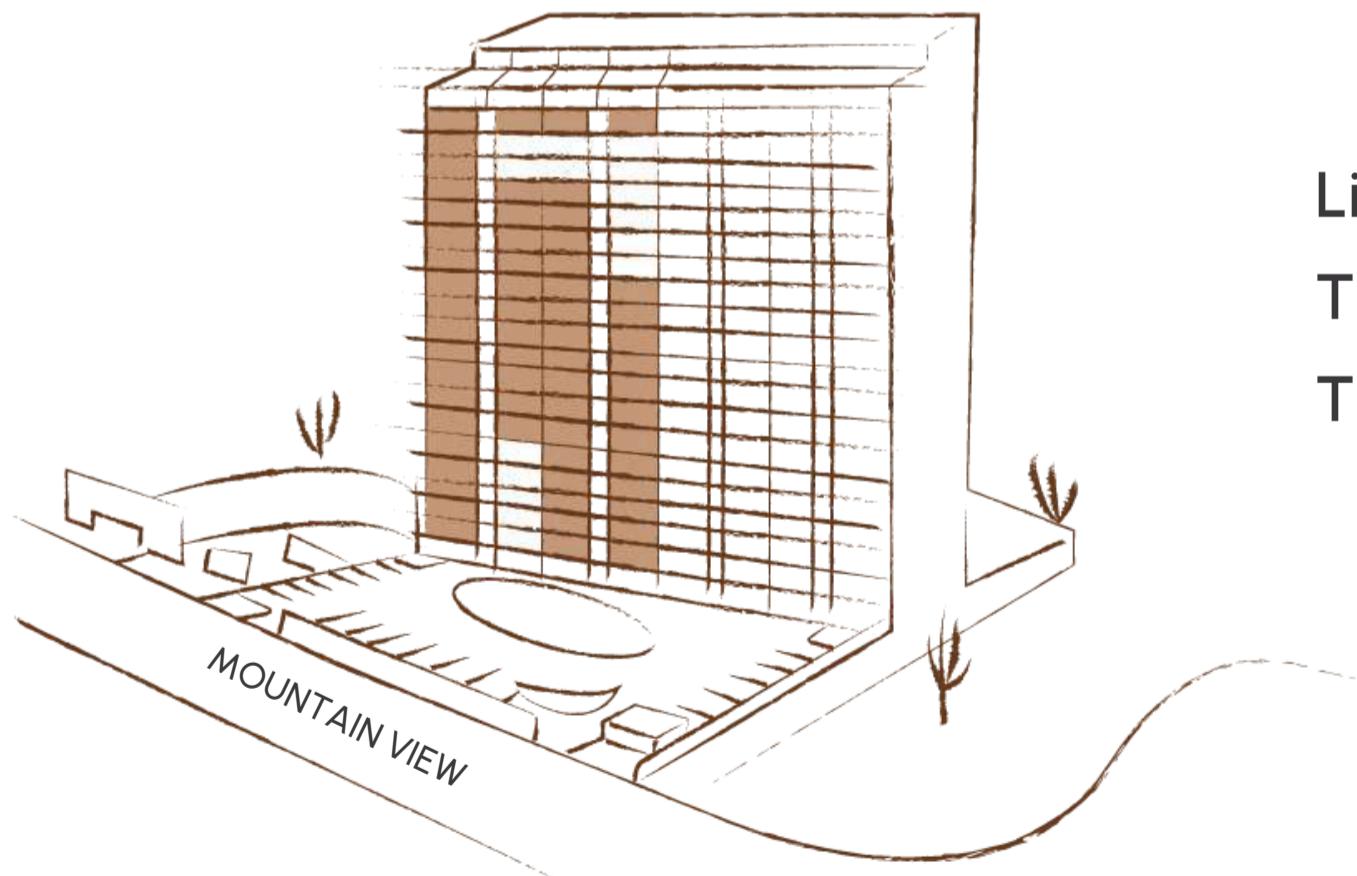
1 Bath

Dining room

Terrace

Kitchen

Laundry Room



**Living Area:**  $53 \text{ m}^2 / 570 \text{ sq ft}$

**Terrace:**  $11 \text{ m}^2 / 118 \text{ sq ft}$

**Total:**  $64 \text{ m}^2 / 689 \text{ sq ft}$



Layouts and surface areas may vary depending on location and specific unit configuration.



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# THE FLEXROOM

OCEAN VIEW

1 Bedroom

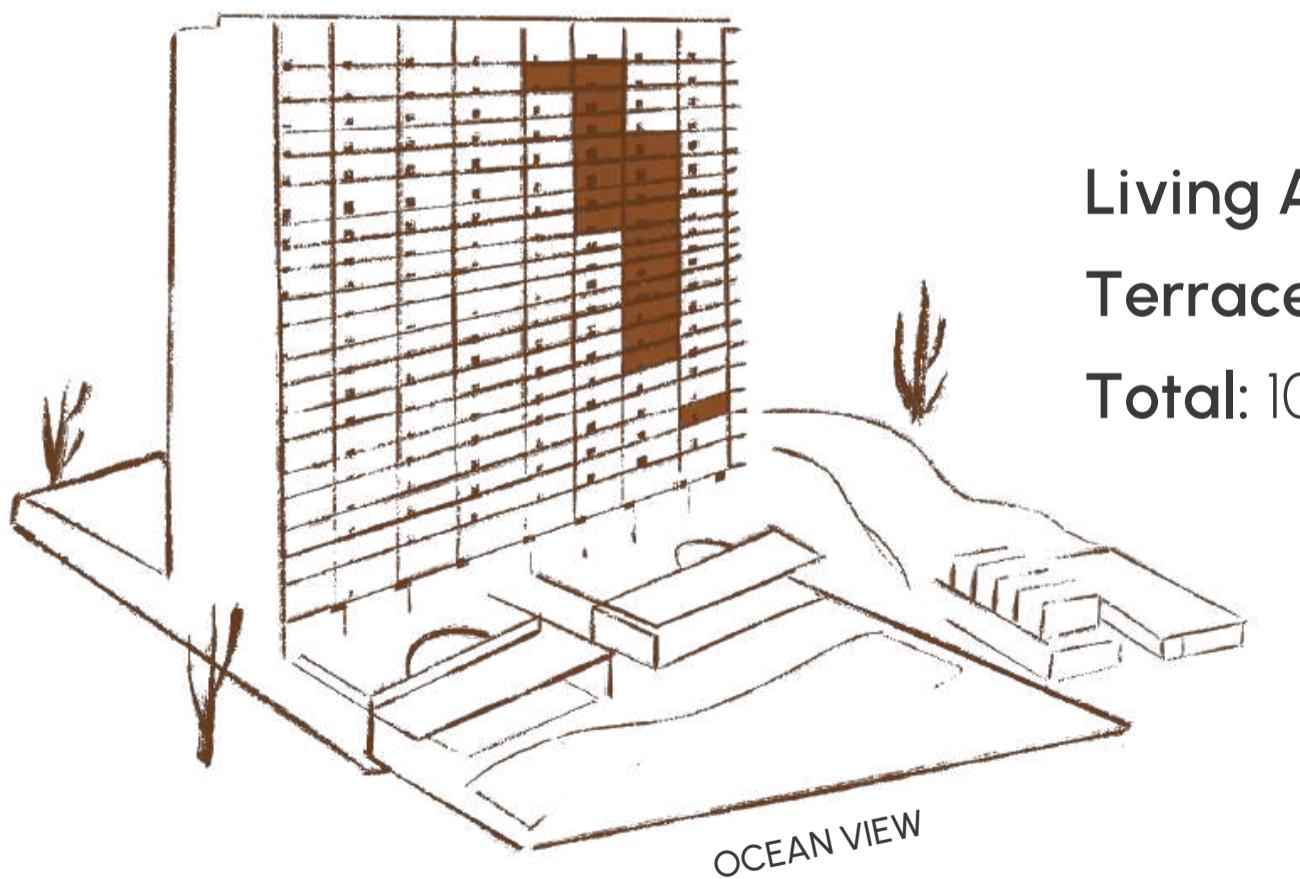
Living - dining room

1 Flex room

Kitchen

1 Bath

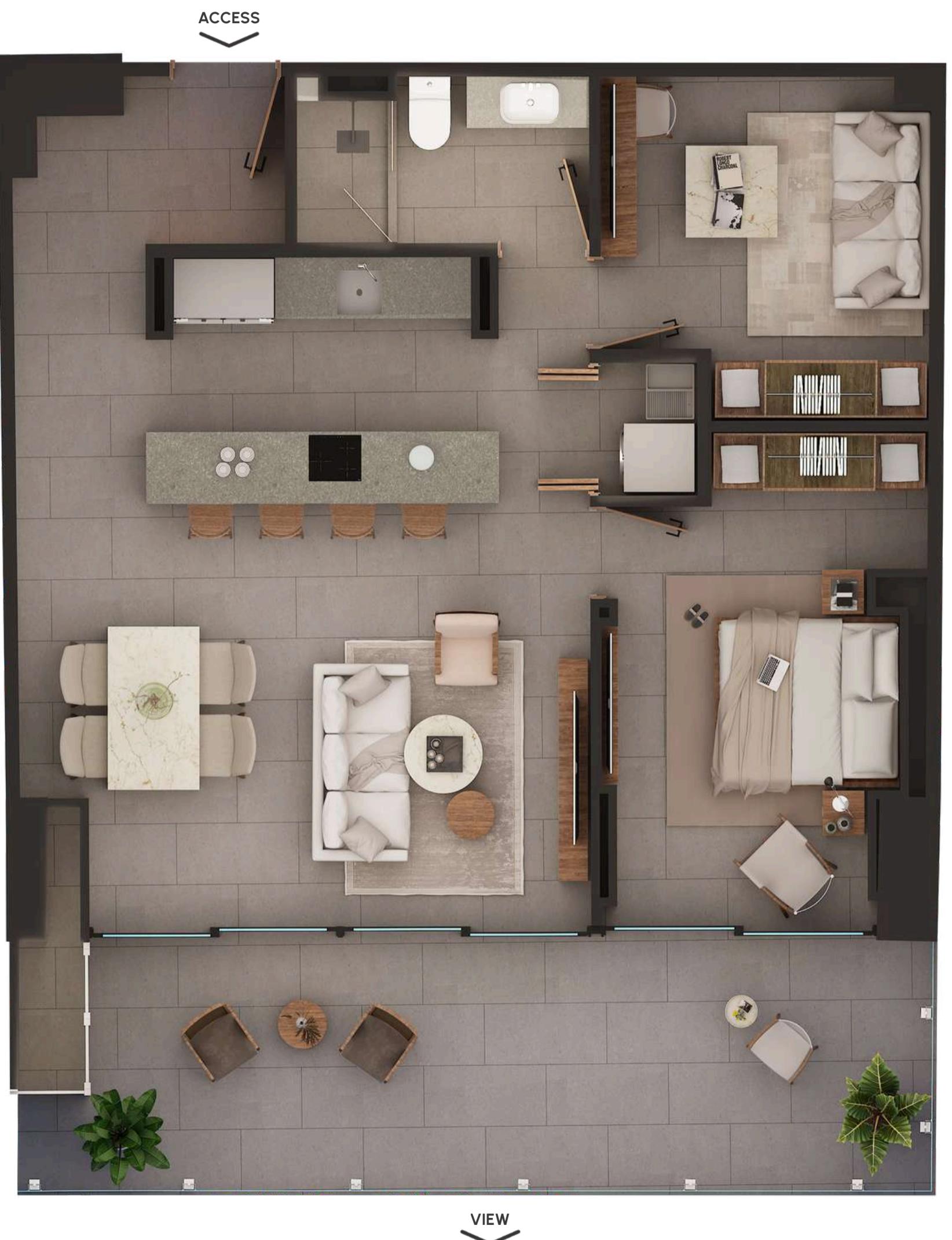
Terrace



**Living Area:**  $81 \text{ m}^2 / 872 \text{ sq ft}$

**Terrace:**  $23 \text{ m}^2 / 248 \text{ sq ft}$

**Total:**  $104 \text{ m}^2 / 1,120 \text{ sq ft}$



# THE TWO-B-ROOM

OCEAN VIEW

2 Bedroom

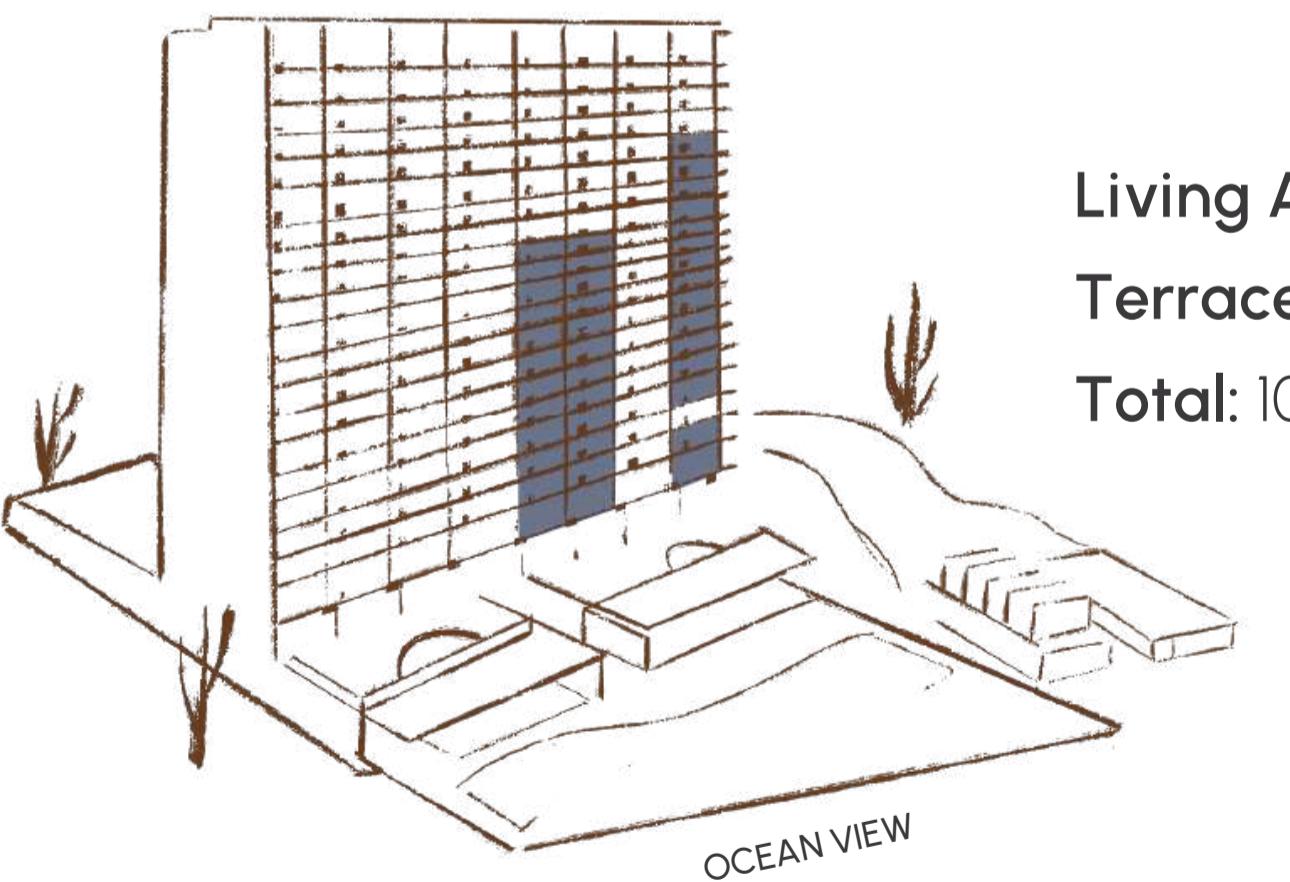
Living - dining room

2 Baths

Terrace

Kitchen

Laundry room



**Living Area:**  $81 \text{ m}^2 / 872 \text{ sq ft}$

**Terrace:**  $23 \text{ m}^2 / 248 \text{ sq ft}$

**Total:**  $104 \text{ m}^2 / 1,120 \text{ sq ft}$





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# THE TWO-B-ROOM PLUS

MOUNTAIN VIEW

2 Bedroom

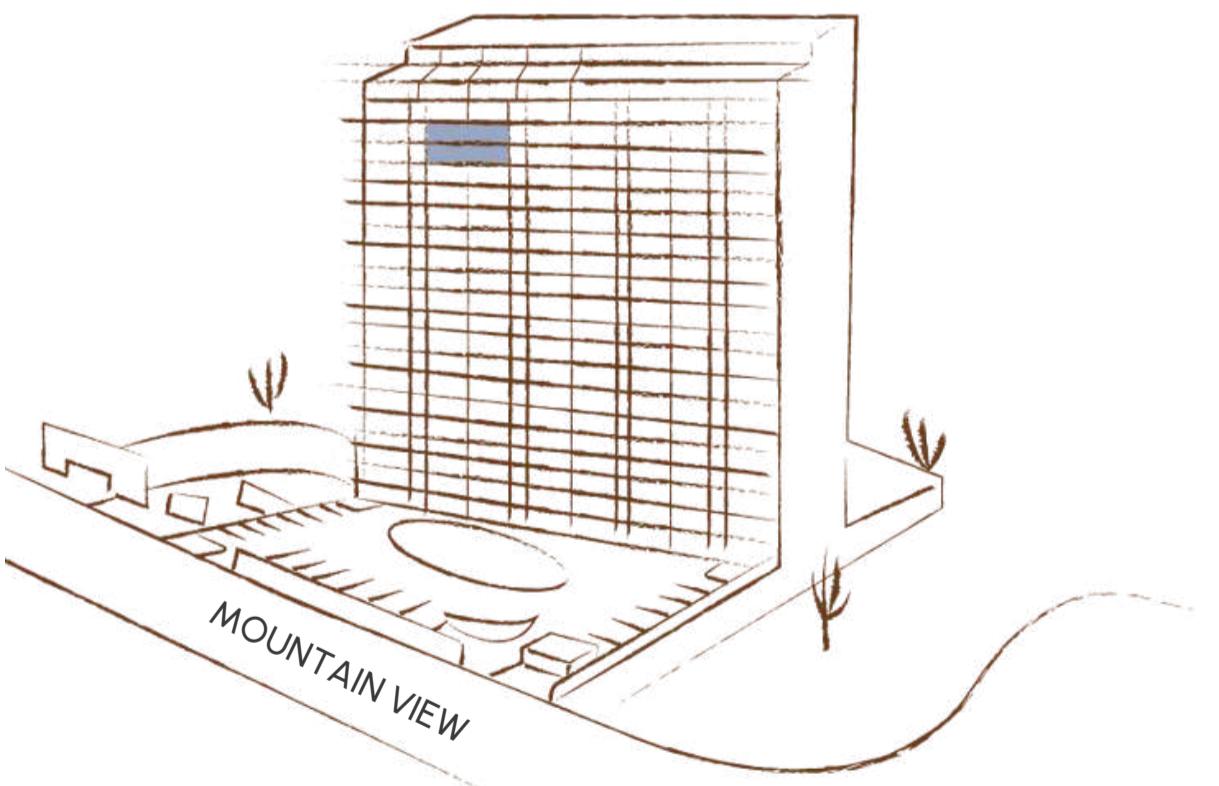
Living - dining room

2 Baths

Kitchen with counter bar

Terrace

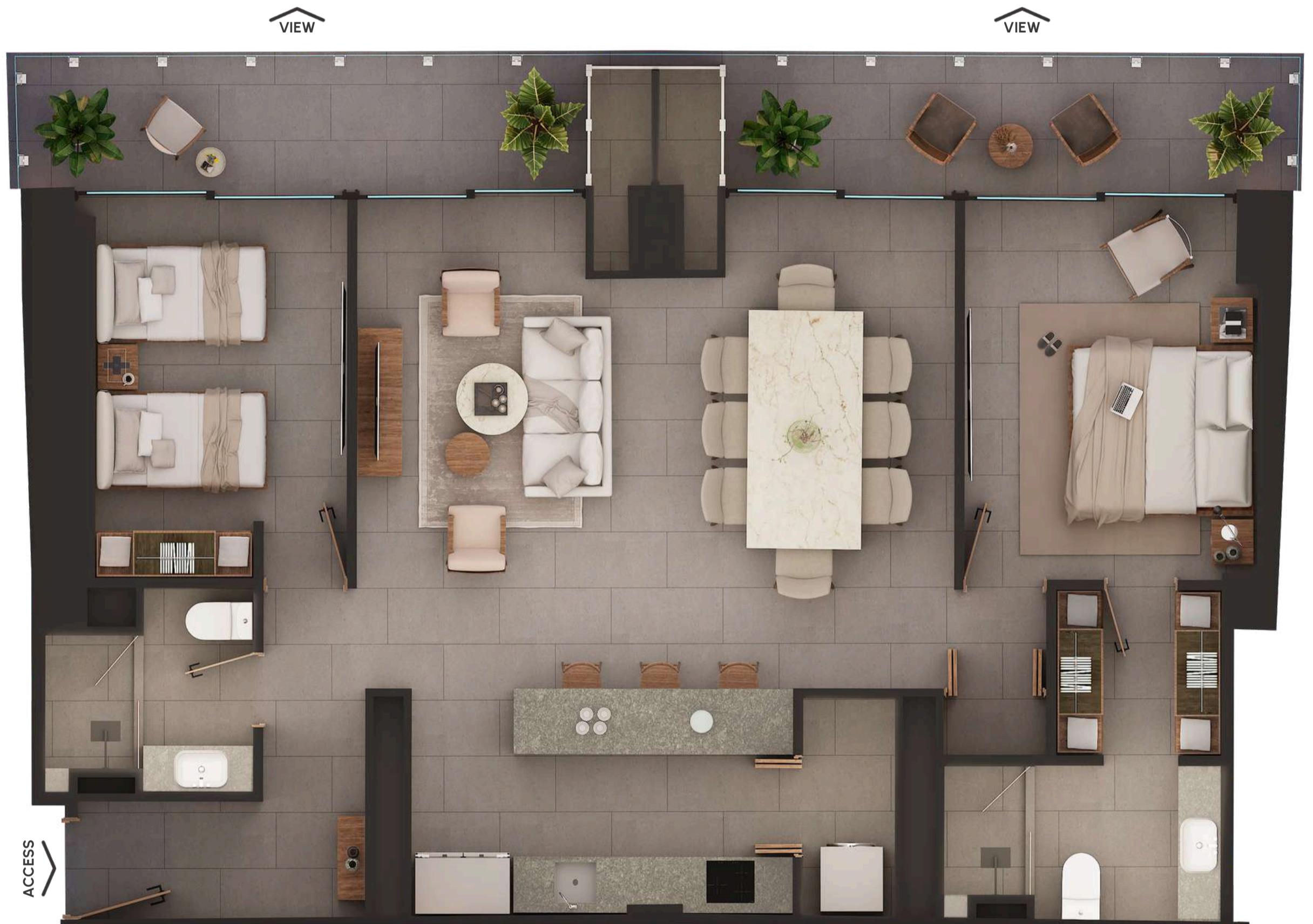
Laundry room



**Living Area:** 105 m<sup>2</sup> / 1,130 sq ft

**Terrace:** 21 m<sup>2</sup> / 226 sq ft

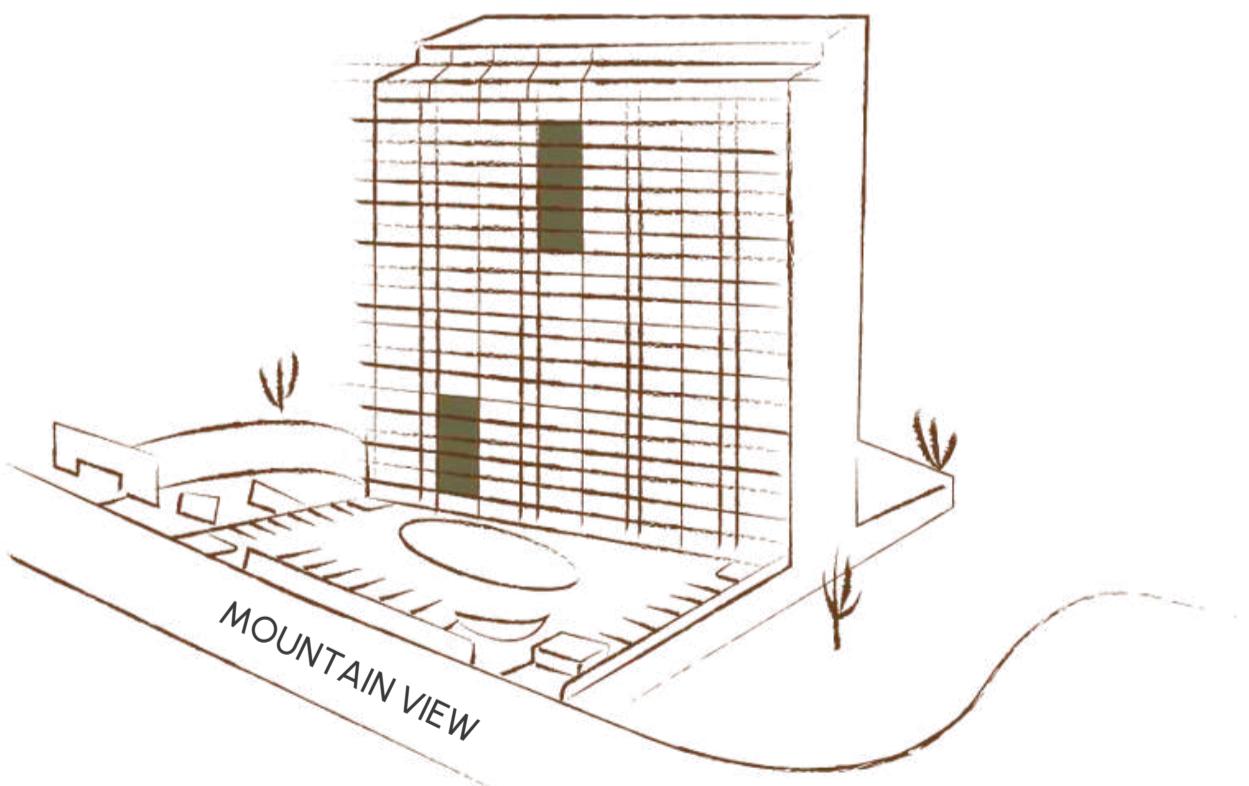
**Total:** 126 m<sup>2</sup> / 1,356 sq ft



# THE THREEB-ROOM

OCEAN & MOUNTAIN VIEW

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



**Living Area:**  $131 \text{ m}^2 / 1,410 \text{ sq ft}$

**Terrace:**  $33 \text{ m}^2 / 355 \text{ sq ft}$

**Total:**  $164 \text{ m}^2 / 1,765 \text{ sq ft}$





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# THE THREEB-ROOM PLUS

OCEAN VIEW

3 Bedroom

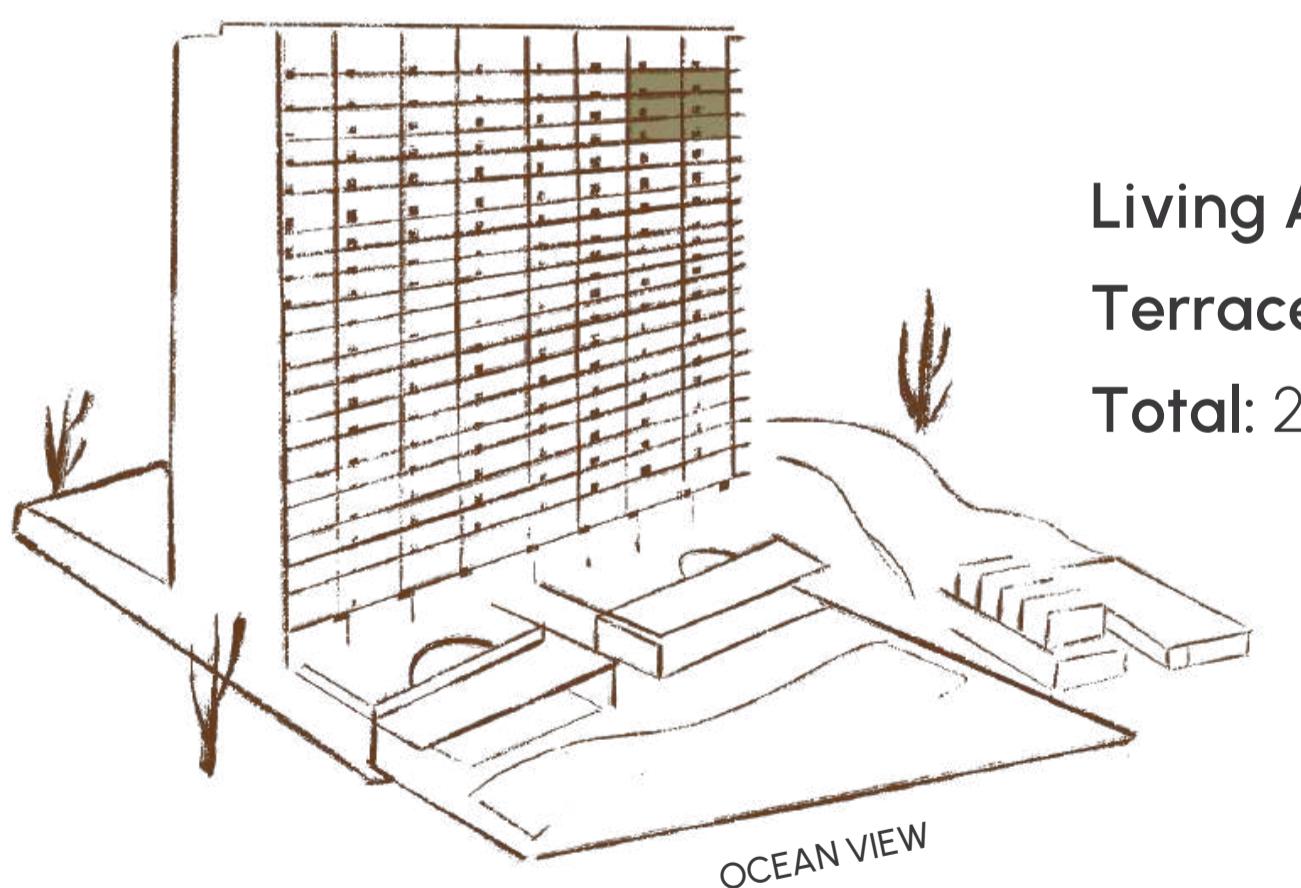
3.5 Baths

2 Terraces

Kitchen with counter bar

Living - dining room

Laundry room



**Living Area:** 161 m<sup>2</sup> / 1,733 sq ft

**Terrace:** 46 m<sup>2</sup> / 495 sq ft

**Total:** 207 m<sup>2</sup> / 2,228 sq ft



# THE PENTHOUSE

OCEAN VIEW

3 Bedroom

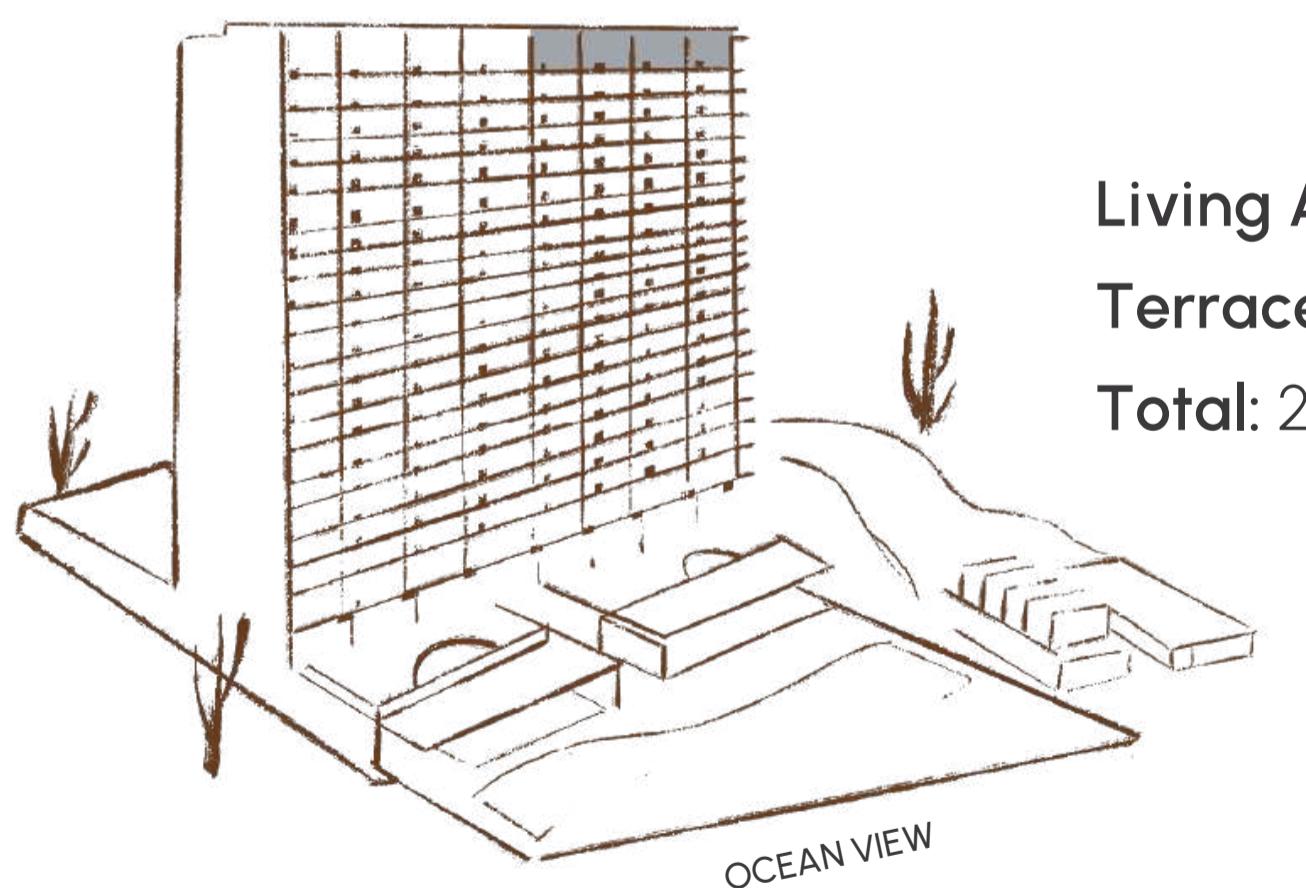
Kitchen with counter bar

3.5 Baths

Living - dining room

2 Terraces

Laundry room

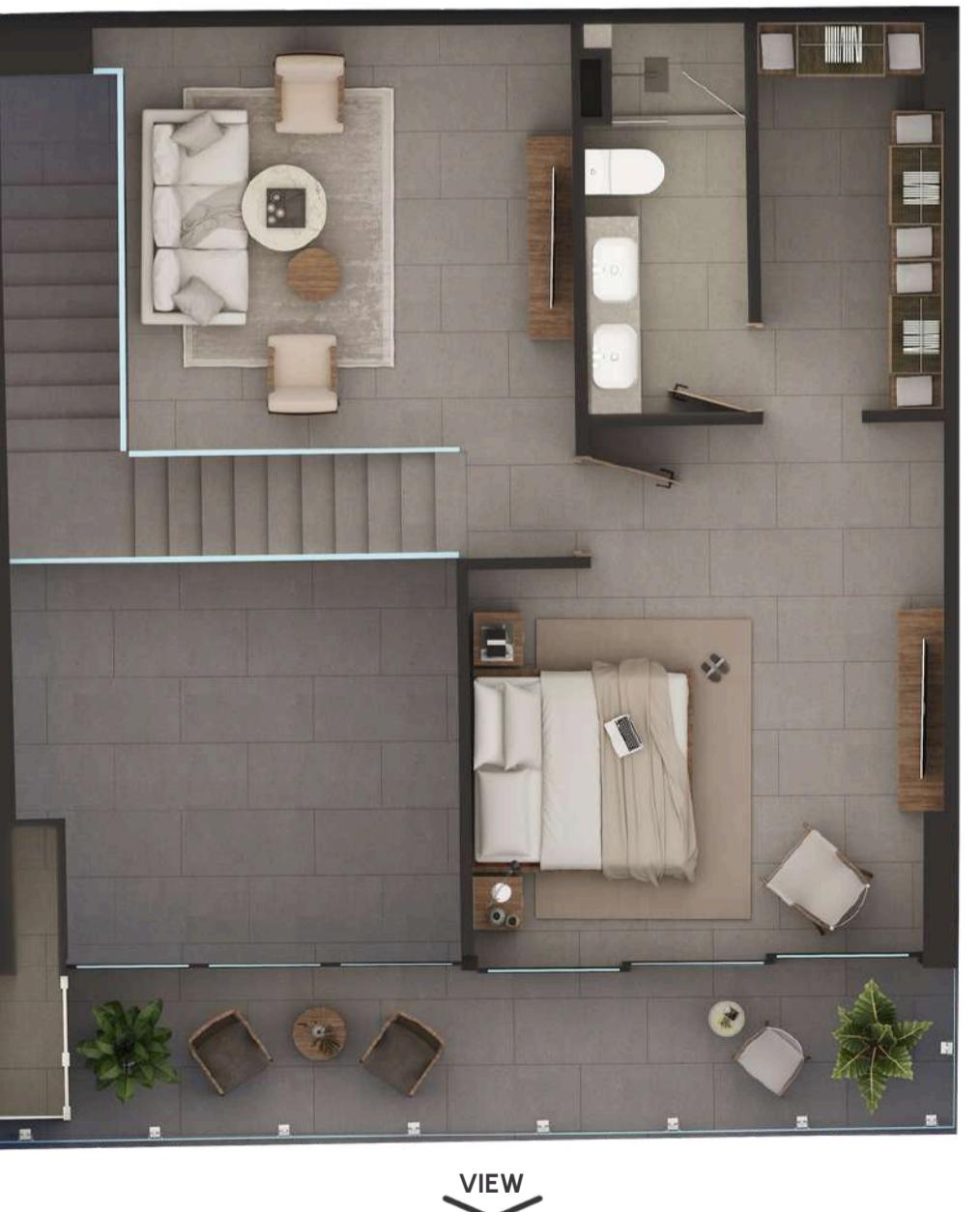


**Living Area:** 195 m<sup>2</sup> / 2,098 sq ft

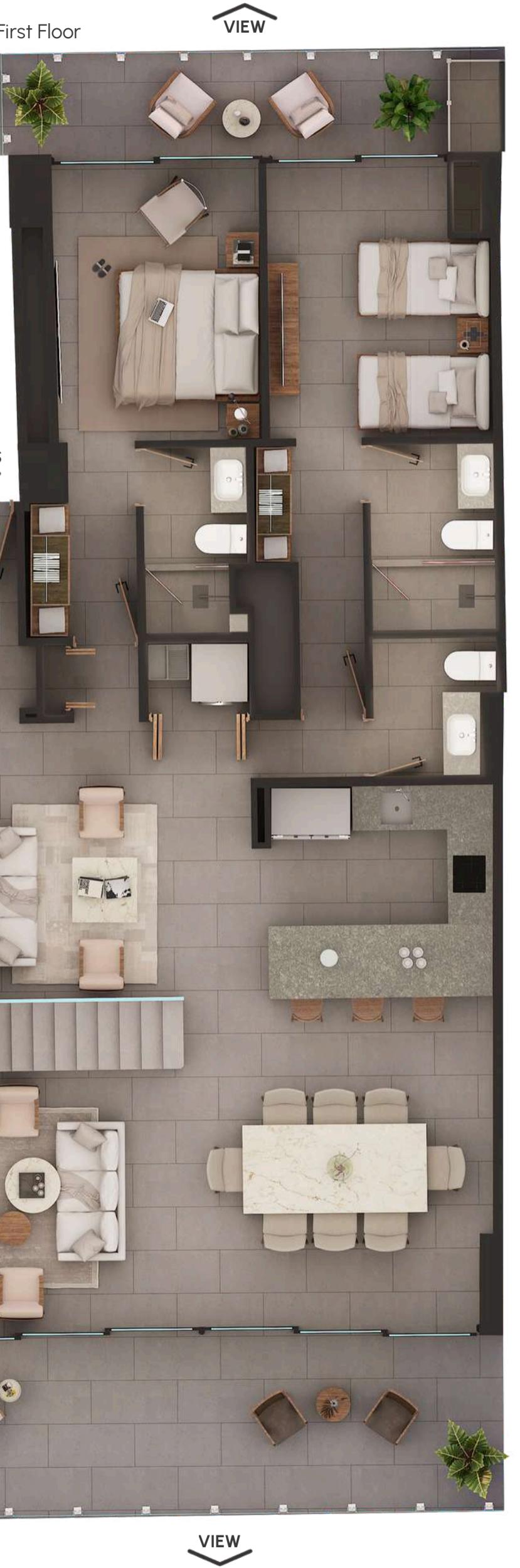
**Terrace:** 44 m<sup>2</sup> / 473 sq ft

**Total:** 239 m<sup>2</sup> / 2,573 sq ft

Rooftop



VIEW

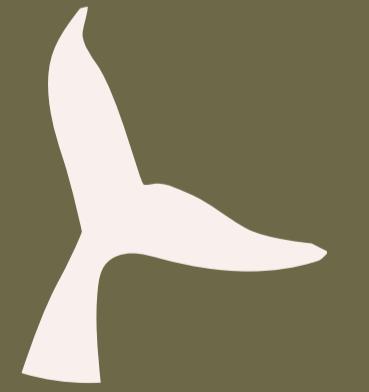




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A PROJECT BY  ESTRATEGIA  
URBANA®



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