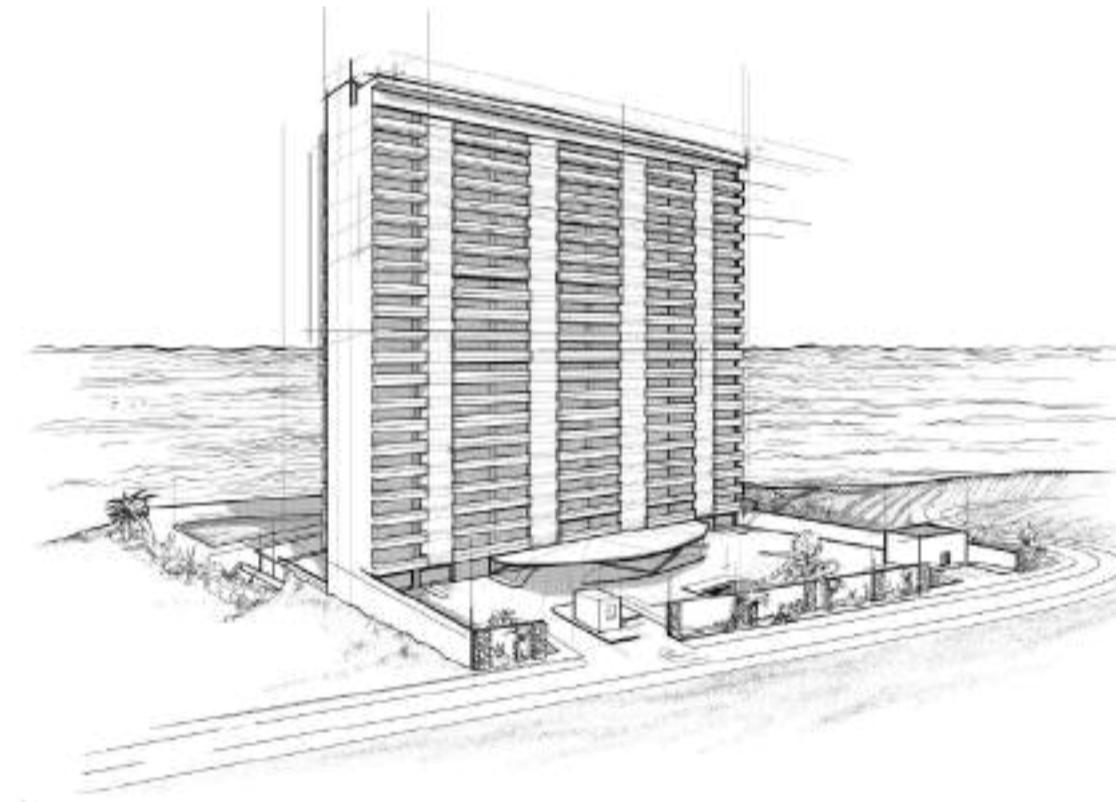




NAOS[®]
RESORT LIVING

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



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

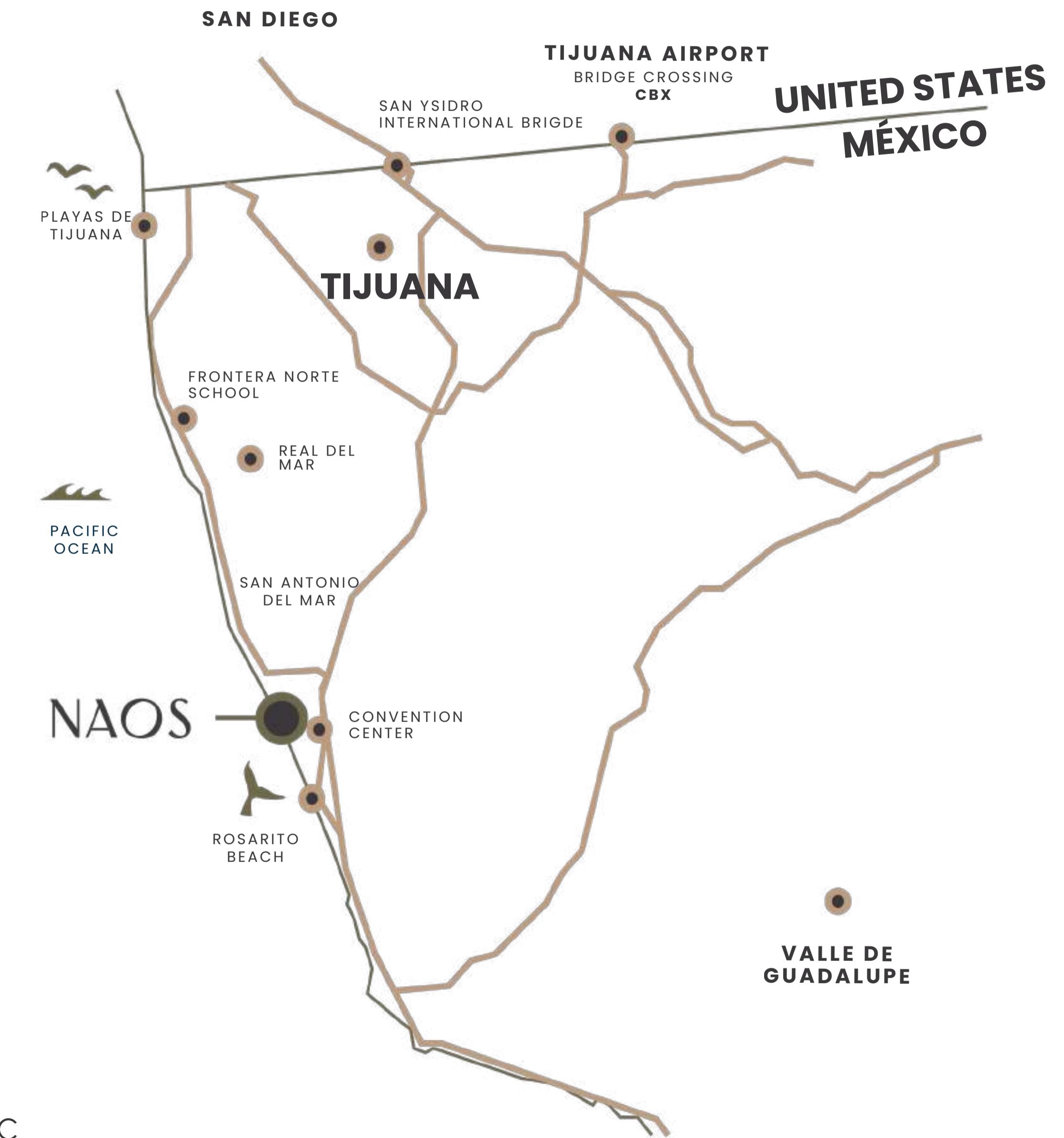
Driving distance

- 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** 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 m²** to **239 m²**

688 sqft to **2,573 sq ft**

Beach access

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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 is the central feature, illuminated from below. Above the desk, a dark panel displays the "NAOS" logo in gold letters, with "RESORT LIVING" written in smaller letters below it. The ceiling is made of light-colored wood planks, and several minimalist pendant lights with white cylindrical shades hang above the desk. To the right of the desk, there are large, potted tropical plants in grey pots. The floor is made of light-colored tiles. The overall aesthetic is clean, contemporary, and sophisticated.

NAOS
RESORT LIVING

Lobby

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Reception Lounge

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Game Room

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Fitness Center

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Business Center

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Outdoor Pool

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**Indoor
Pool**

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Playroom

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Resident's Kitchen

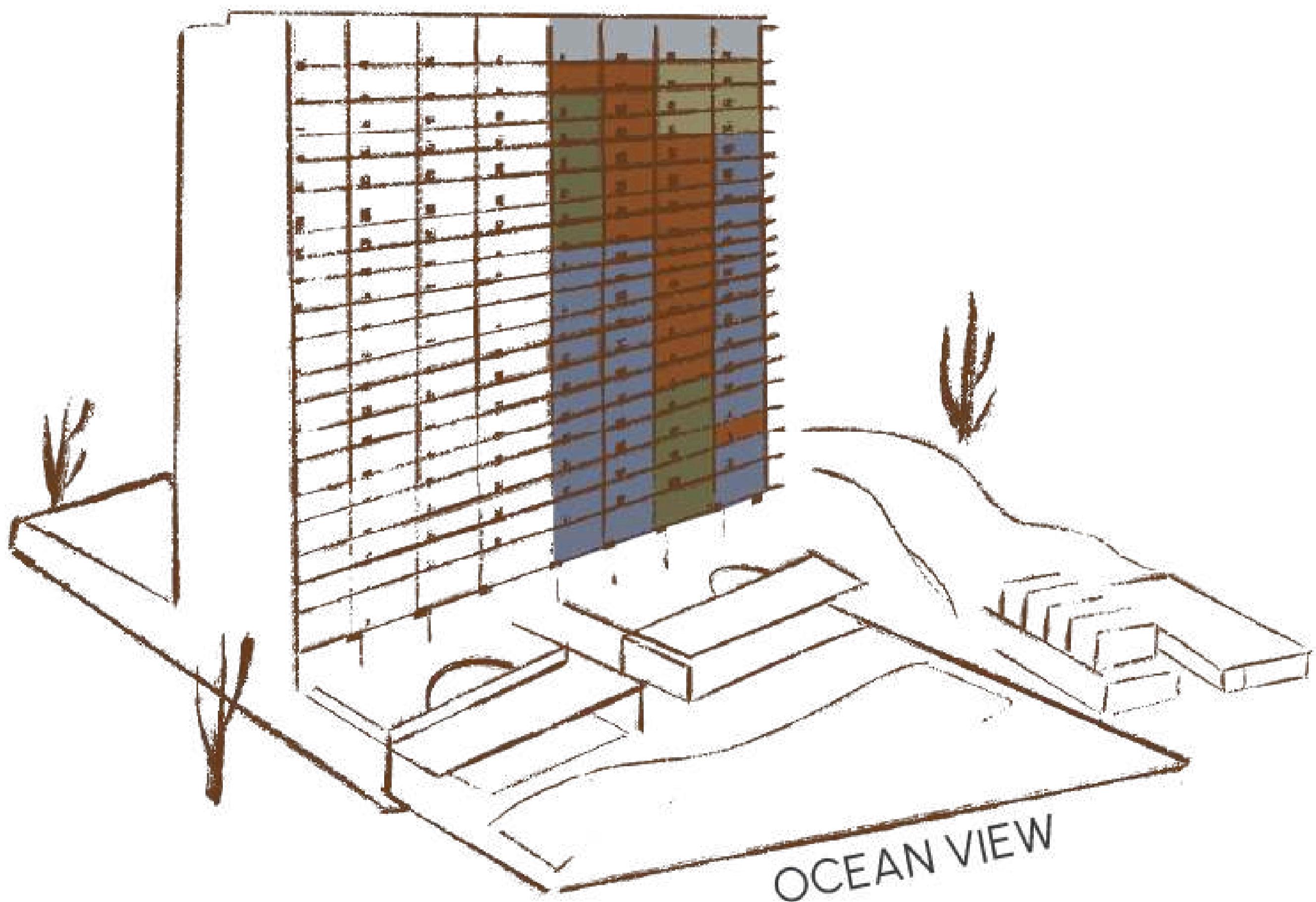
The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Wellness Suite

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TYPOLOGY MAP - OCEAN VIEW

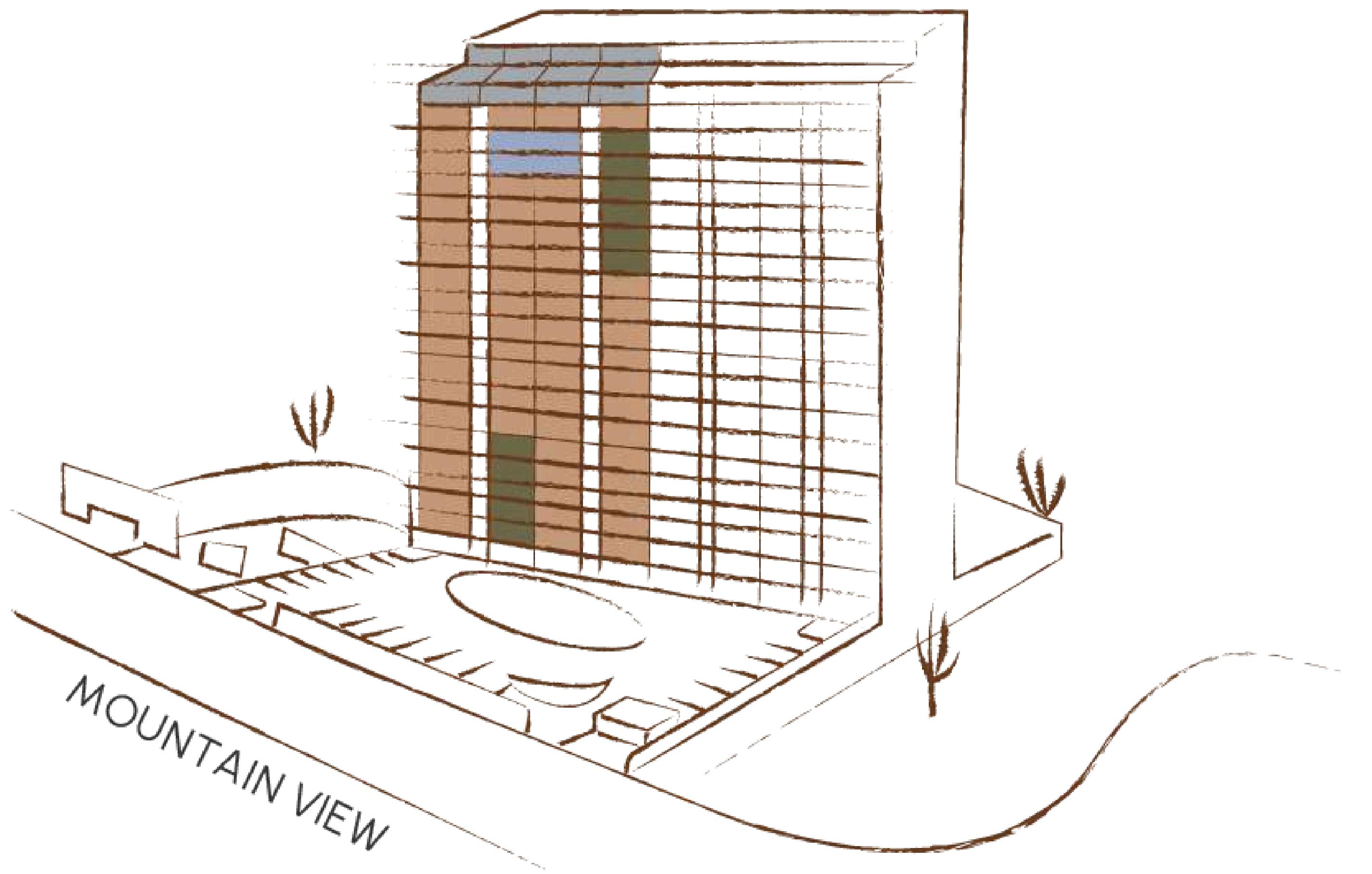


- █ THE PENTHOUSE
- █ THE FLEXROOM
- █ THE TWO-B-ROOM
- █ THE THREE-B-ROOM
- █ THE THREE-B-ROOM PLUS

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

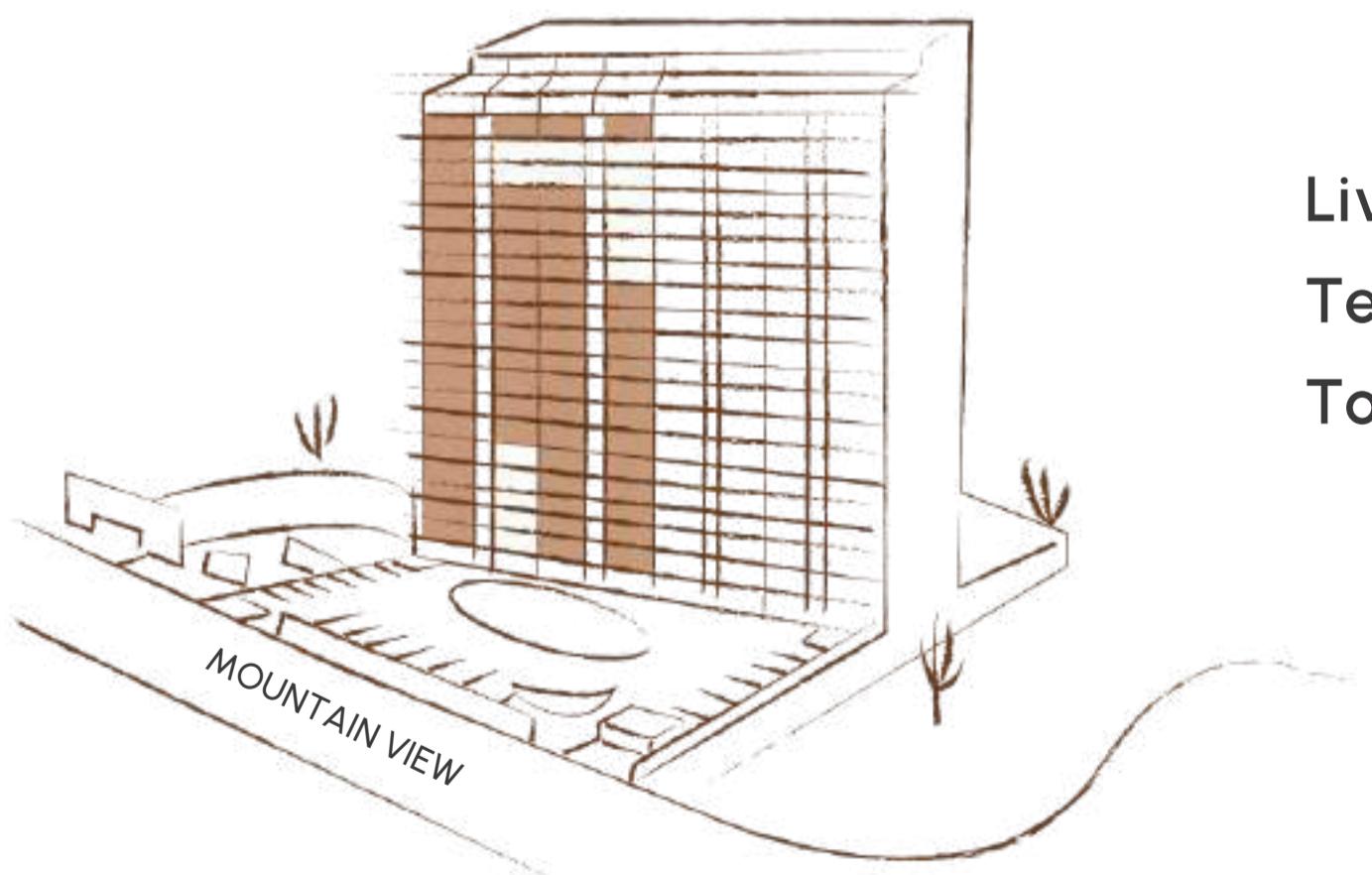
1 Bath

Dining room

Terrace

Kitchen

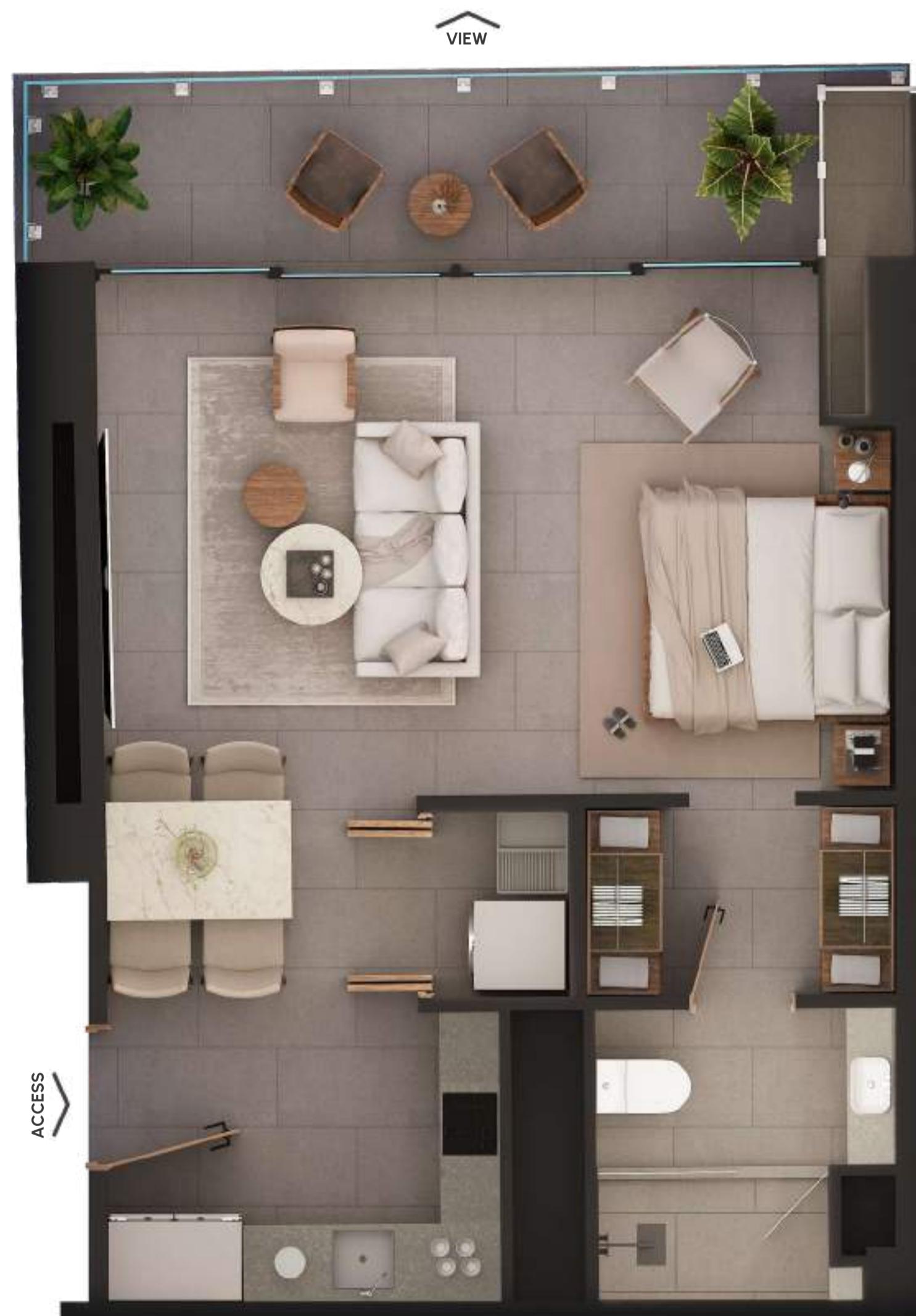
Laundry Room



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

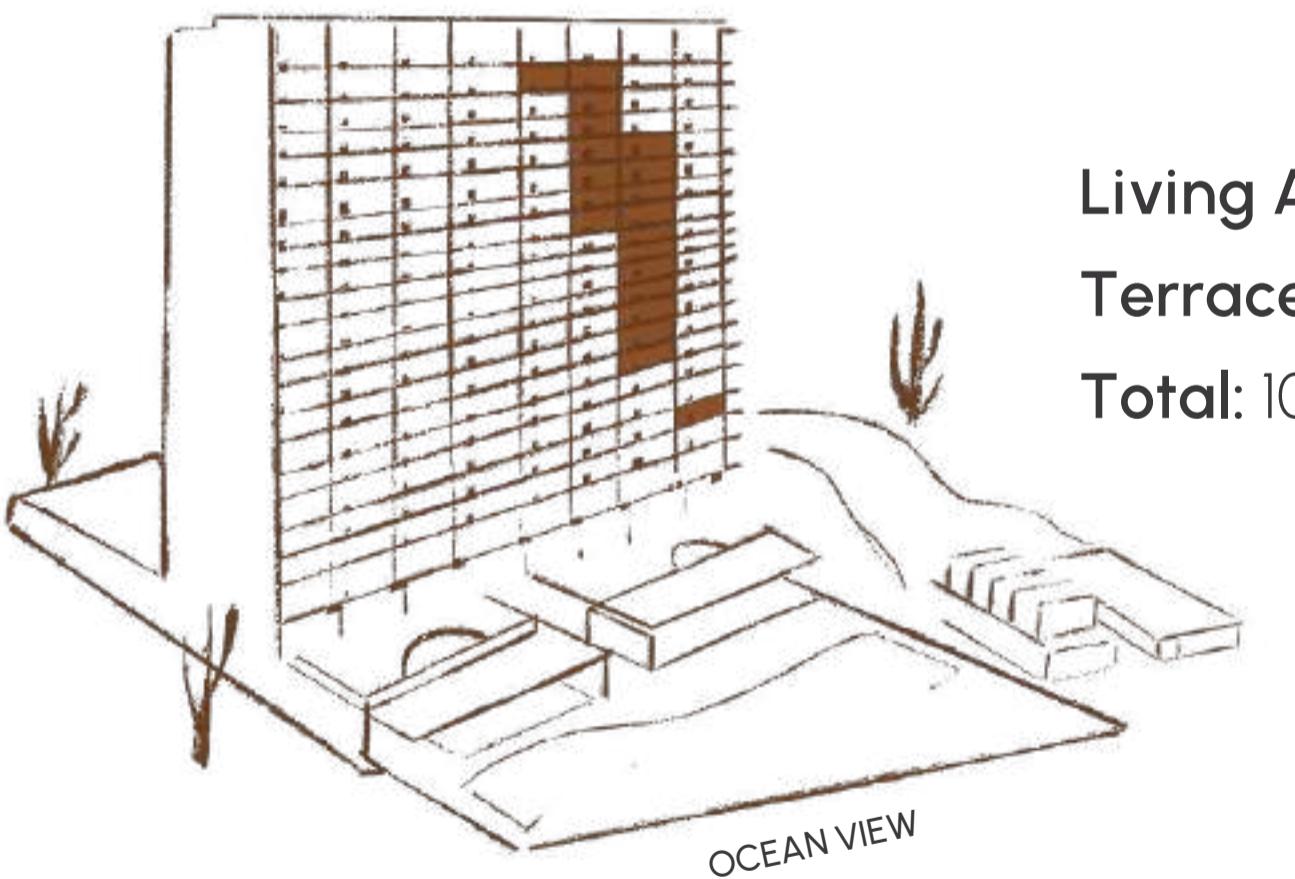
Living - dining room

1 Flex room

Kitchen

1 Bath

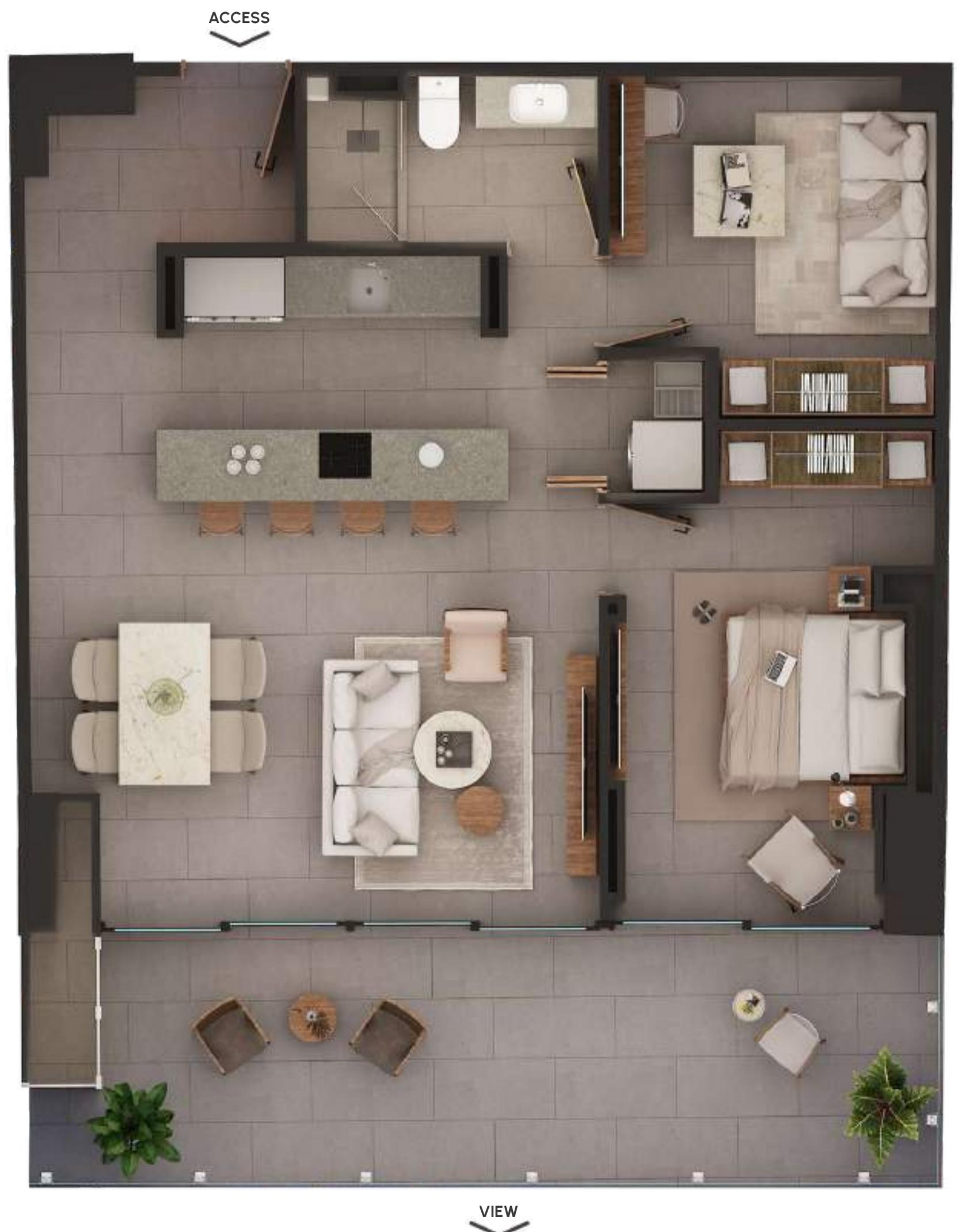
Terrace



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

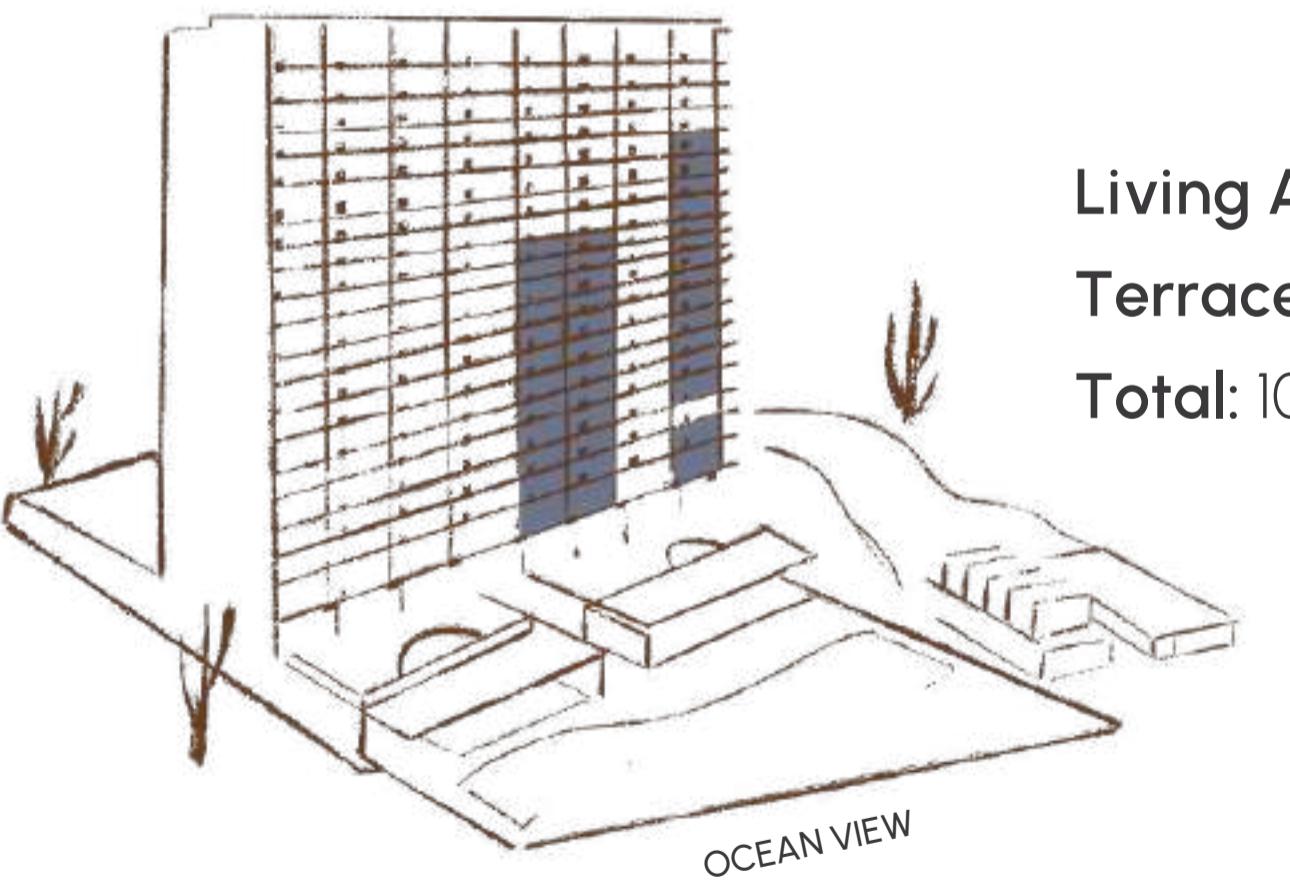
Living - dining room

2 Baths

Terrace

Kitchen

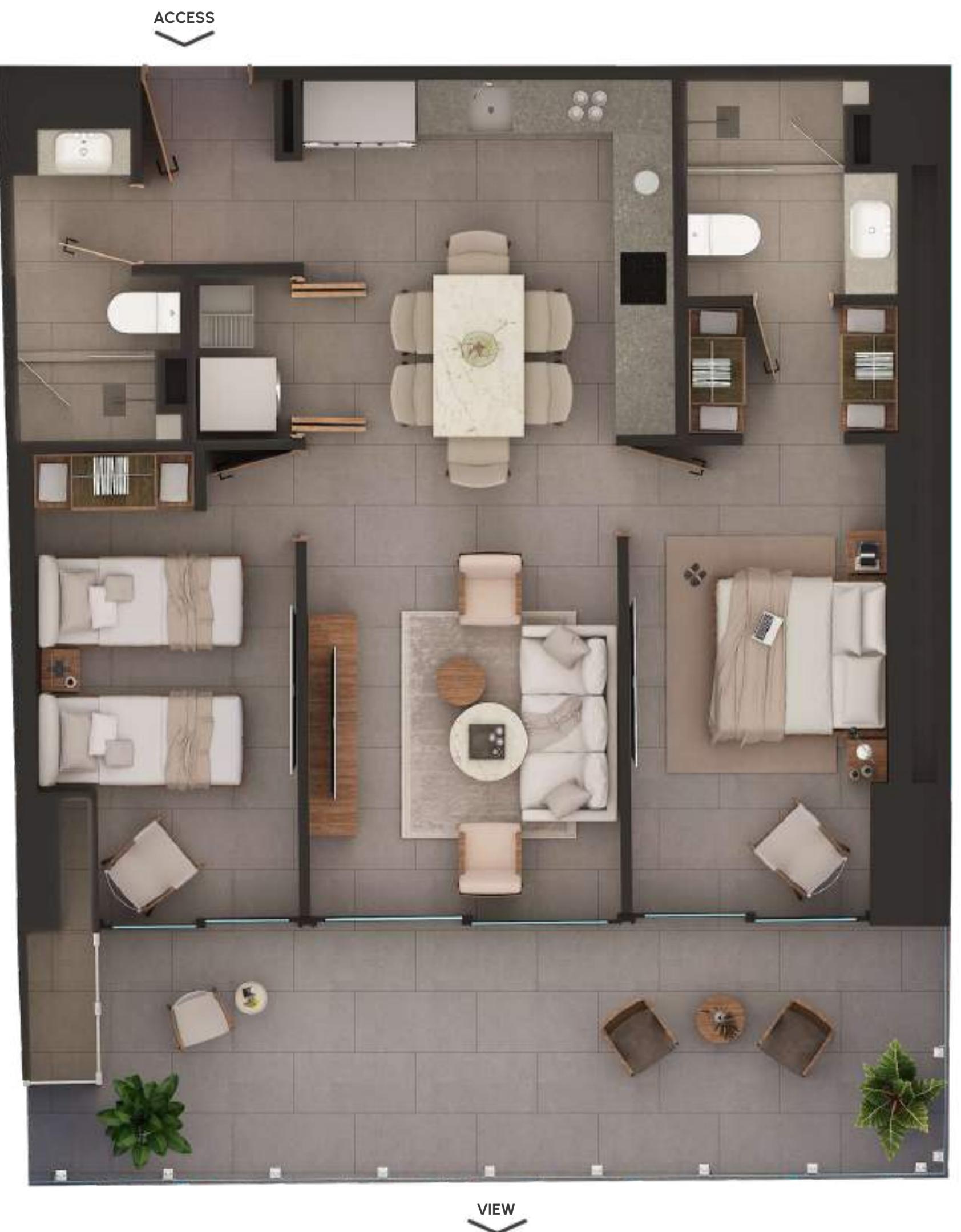
Laundry room



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

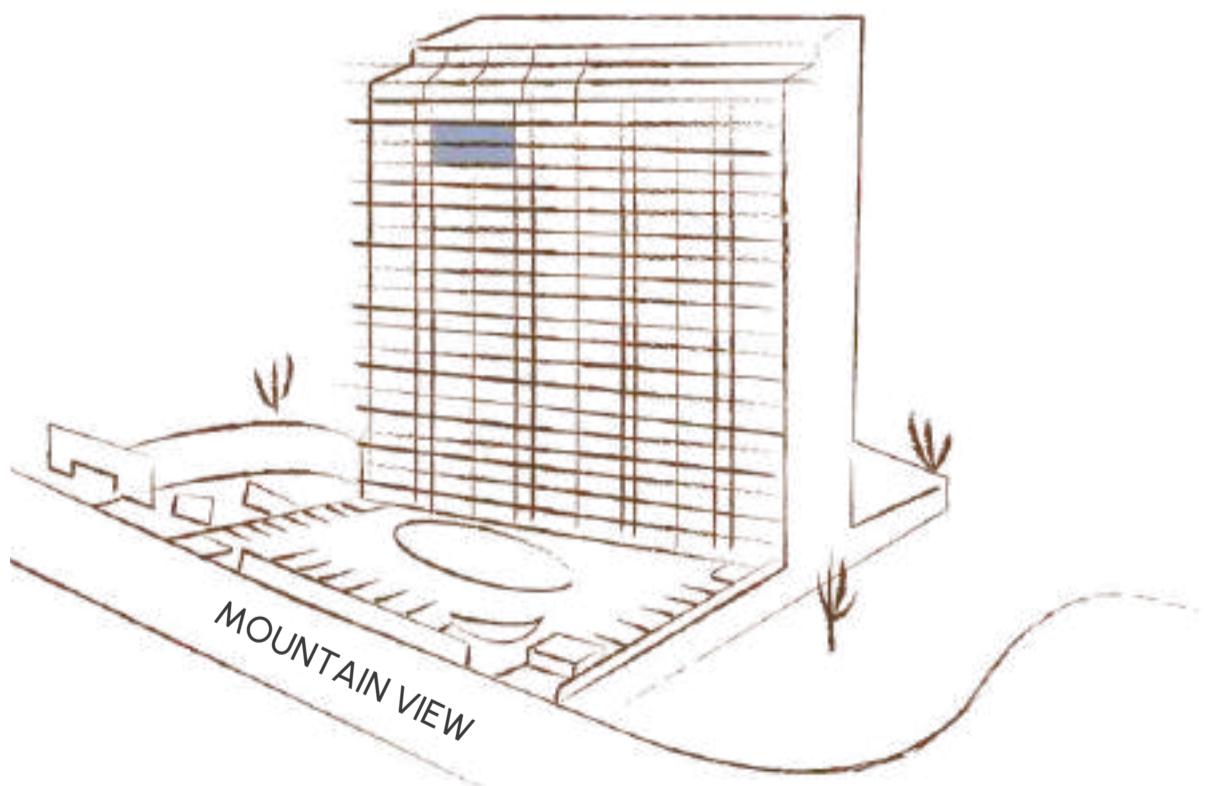
Living - dining room

2 Baths

Kitchen with counter bar

Terrace

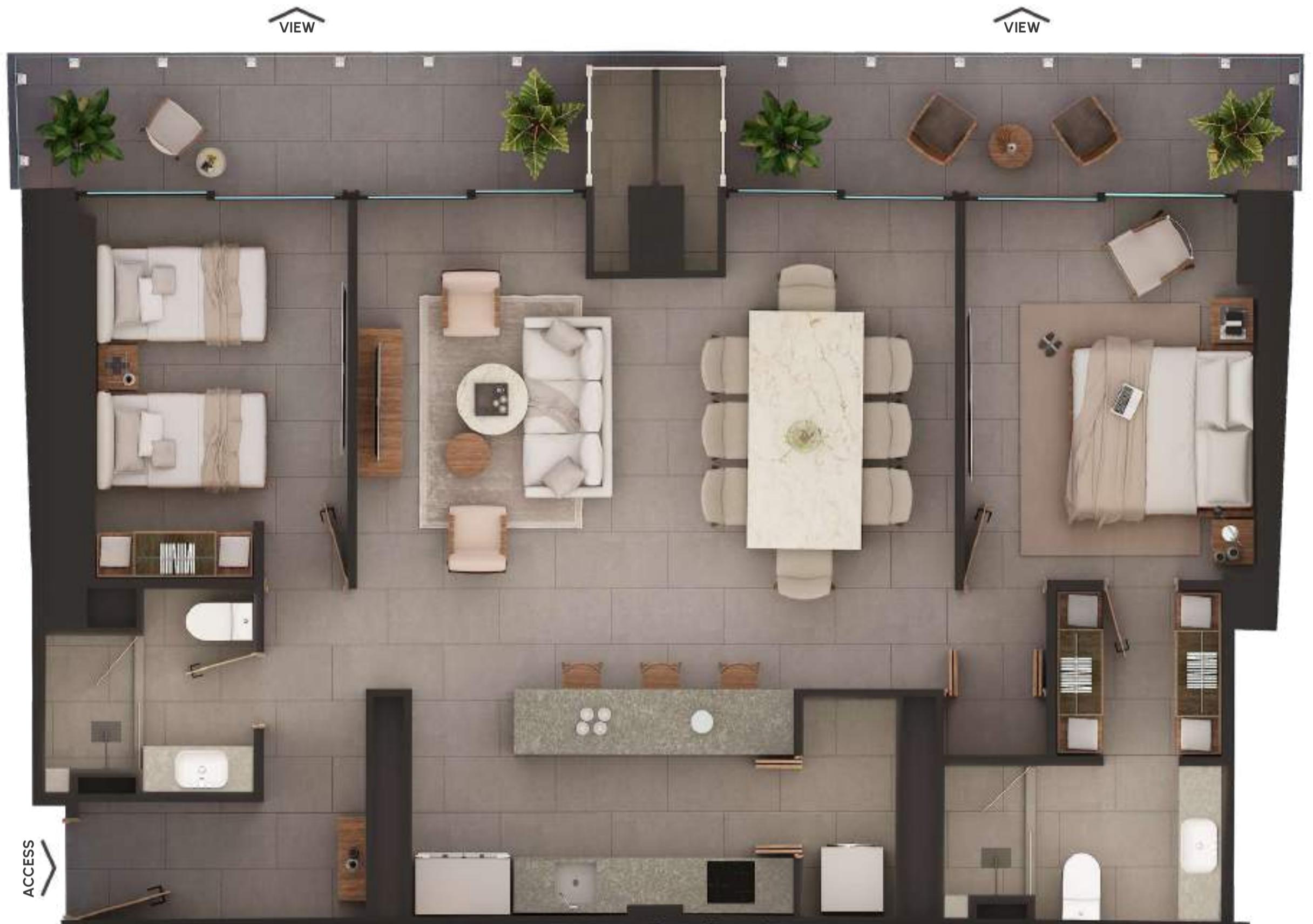
Laundry room



Living Area: 105 m² / 1,130 sq ft

Terrace: 21 m² / 226 sq ft

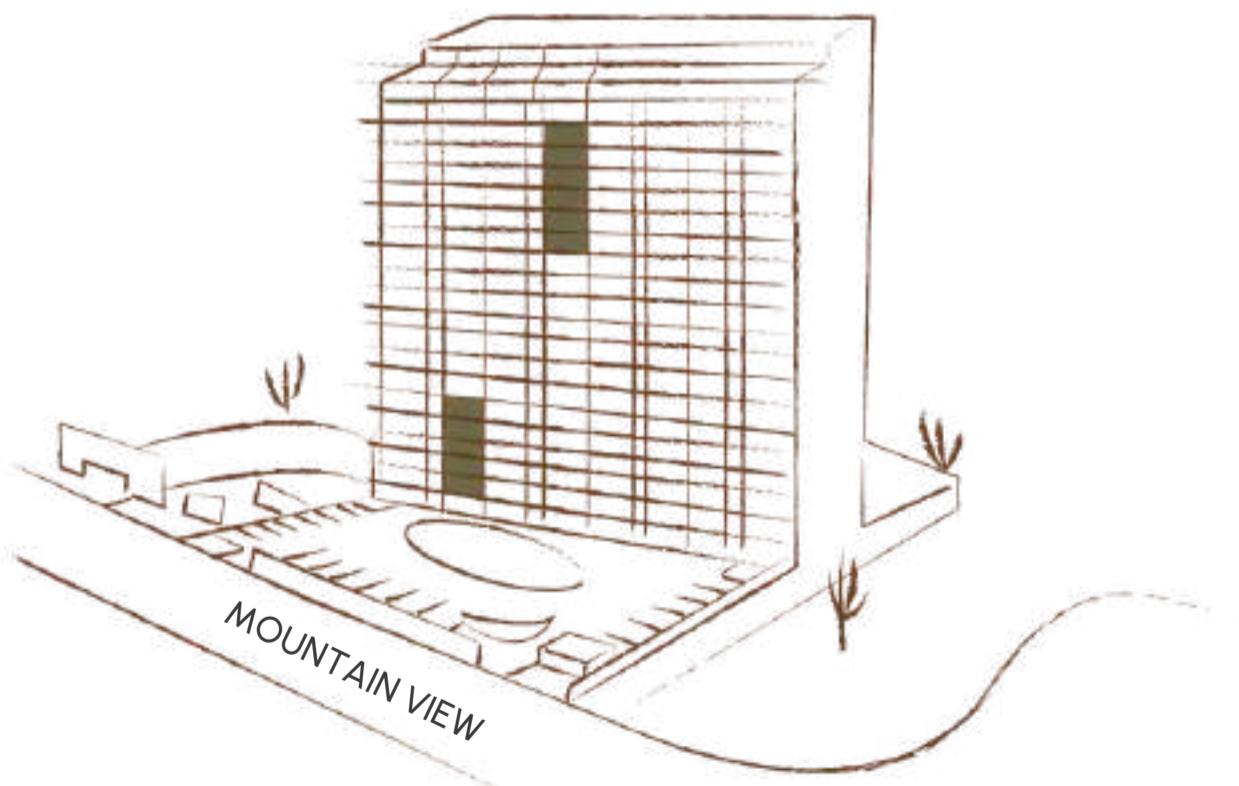
Total: 126 m² / 1,356 sq ft



THE THREEB-ROOM

OCEAN & MOUNTAIN VIEW

- 3 Bedroom 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

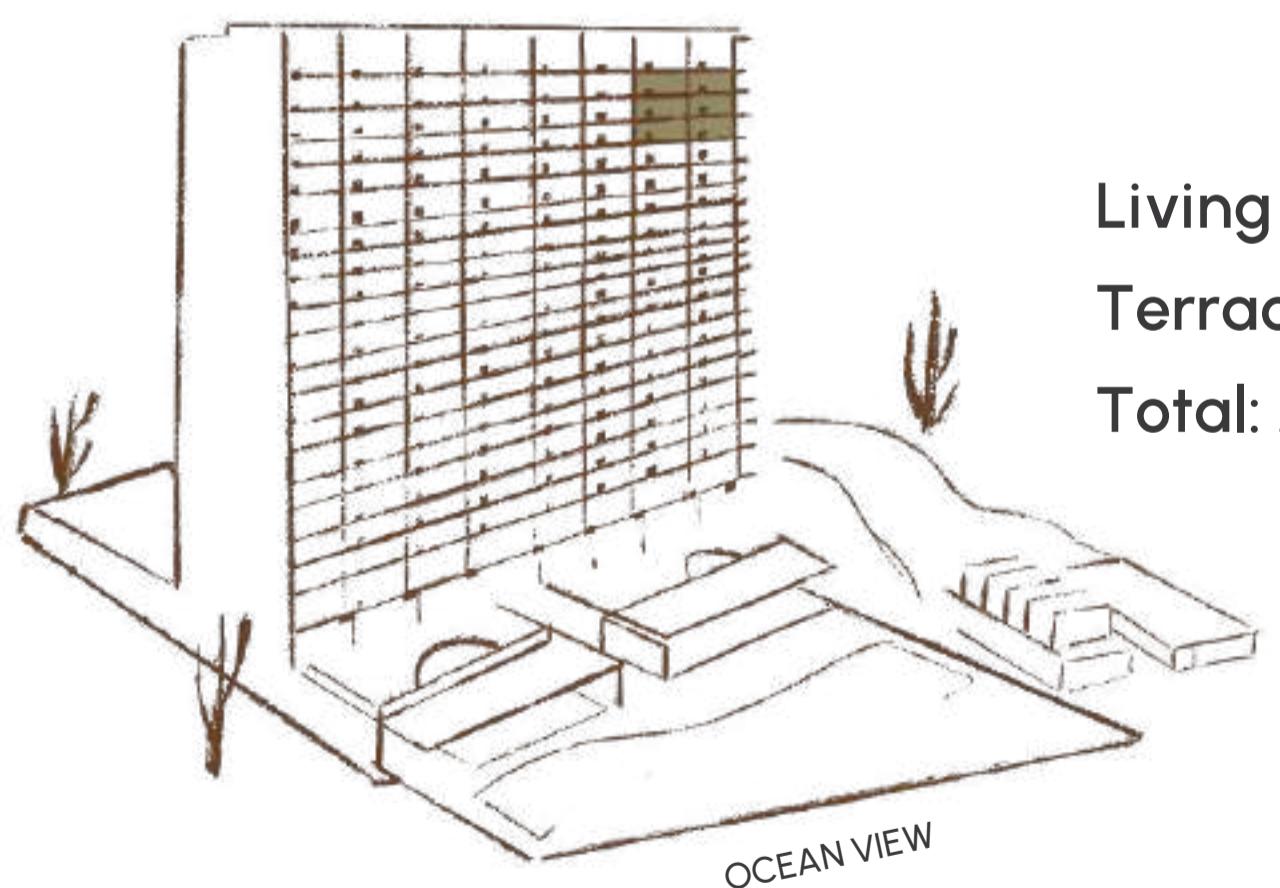
3.5 Baths

2 Terraces

Kitchen with counter bar

Living - dining room

Laundry room



Living Area: $161 \text{ m}^2 / 1,733 \text{ sq ft}$

Terrace: $46 \text{ m}^2 / 495 \text{ sq ft}$

Total: $207 \text{ m}^2 / 2,228 \text{ sq ft}$



THE PENTHOUSE

OCEAN VIEW

3 Bedroom

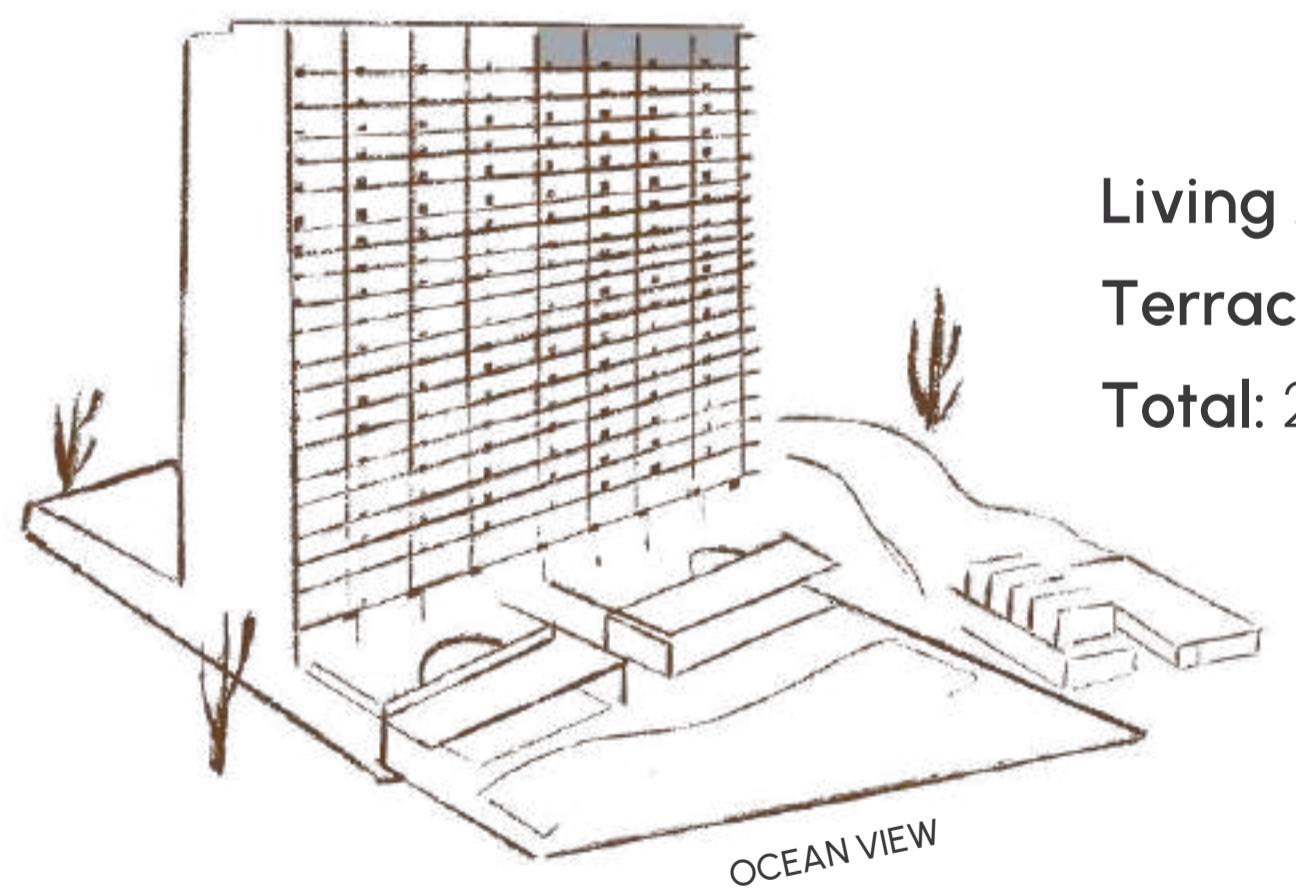
Kitchen with counter bar

3.5 Baths

Living - dining room

2 Terraces

Laundry room



Living Area: 195 m² / 2,098 sq ft

Terrace: 44 m² / 473 sq ft

Total: 239 m² / 2,573 sq ft

Rooftop

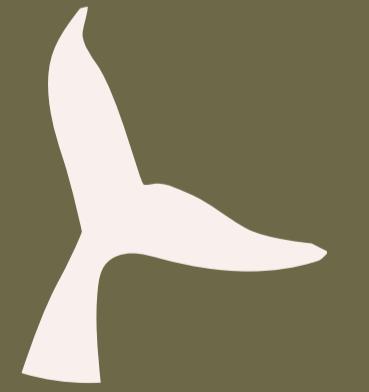




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A PROJECT BY [E] ESTRATEGIA
URBANA®



naosresortliving.com