



THE[®]
WAVE
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.

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



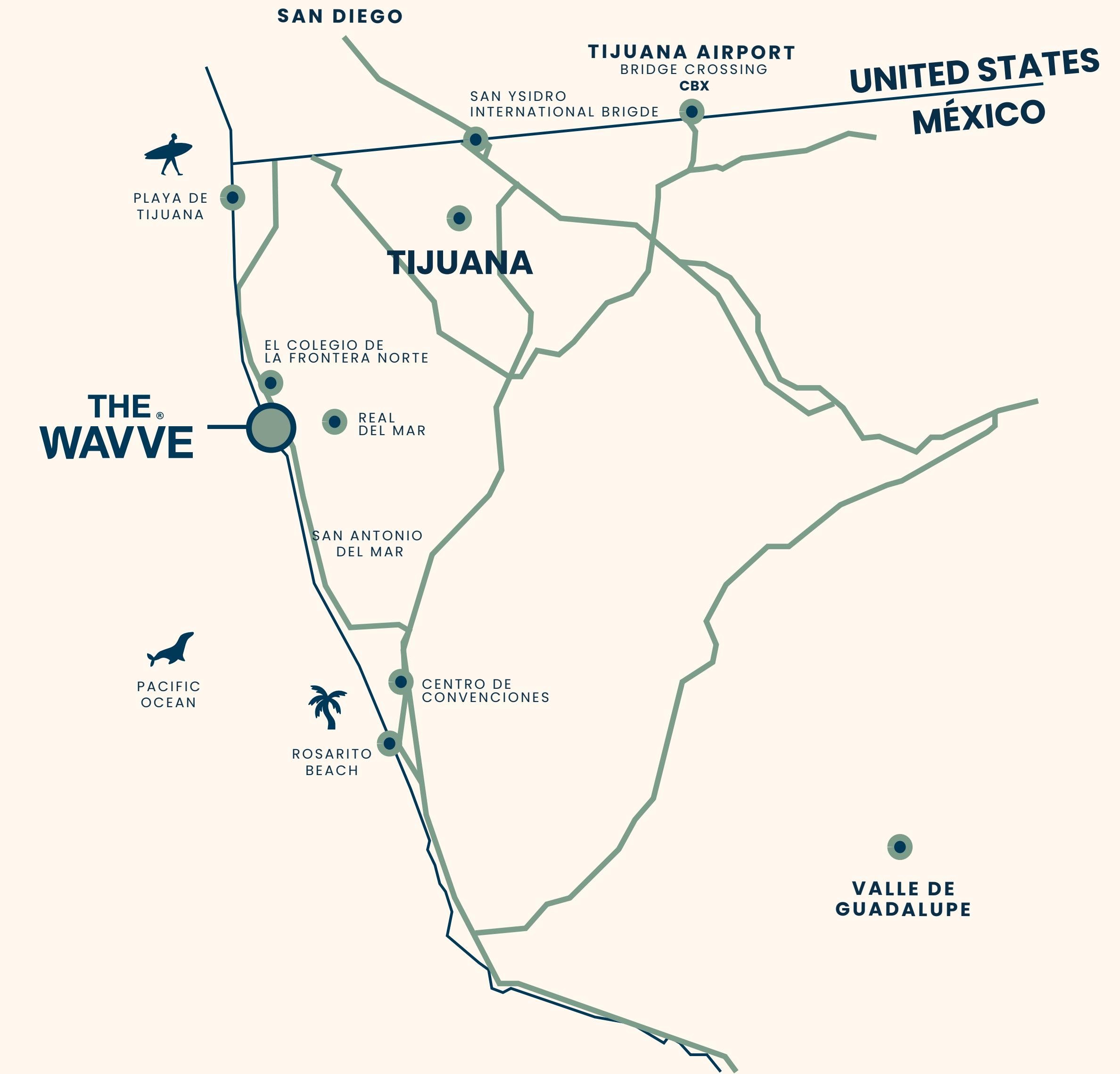
AREA HIGHLIGHTS Driving distance

- 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

THE
W



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



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



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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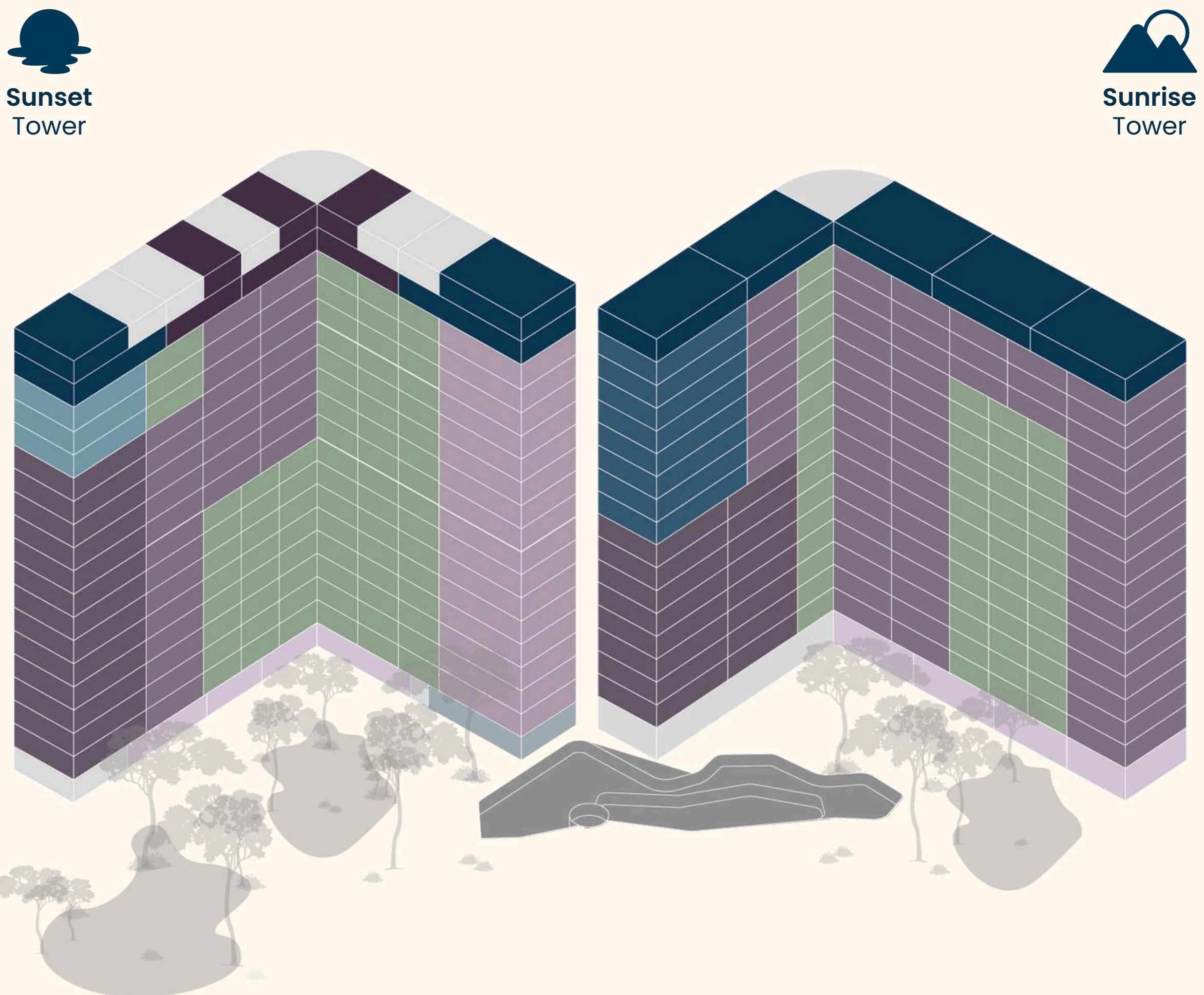
Business Center



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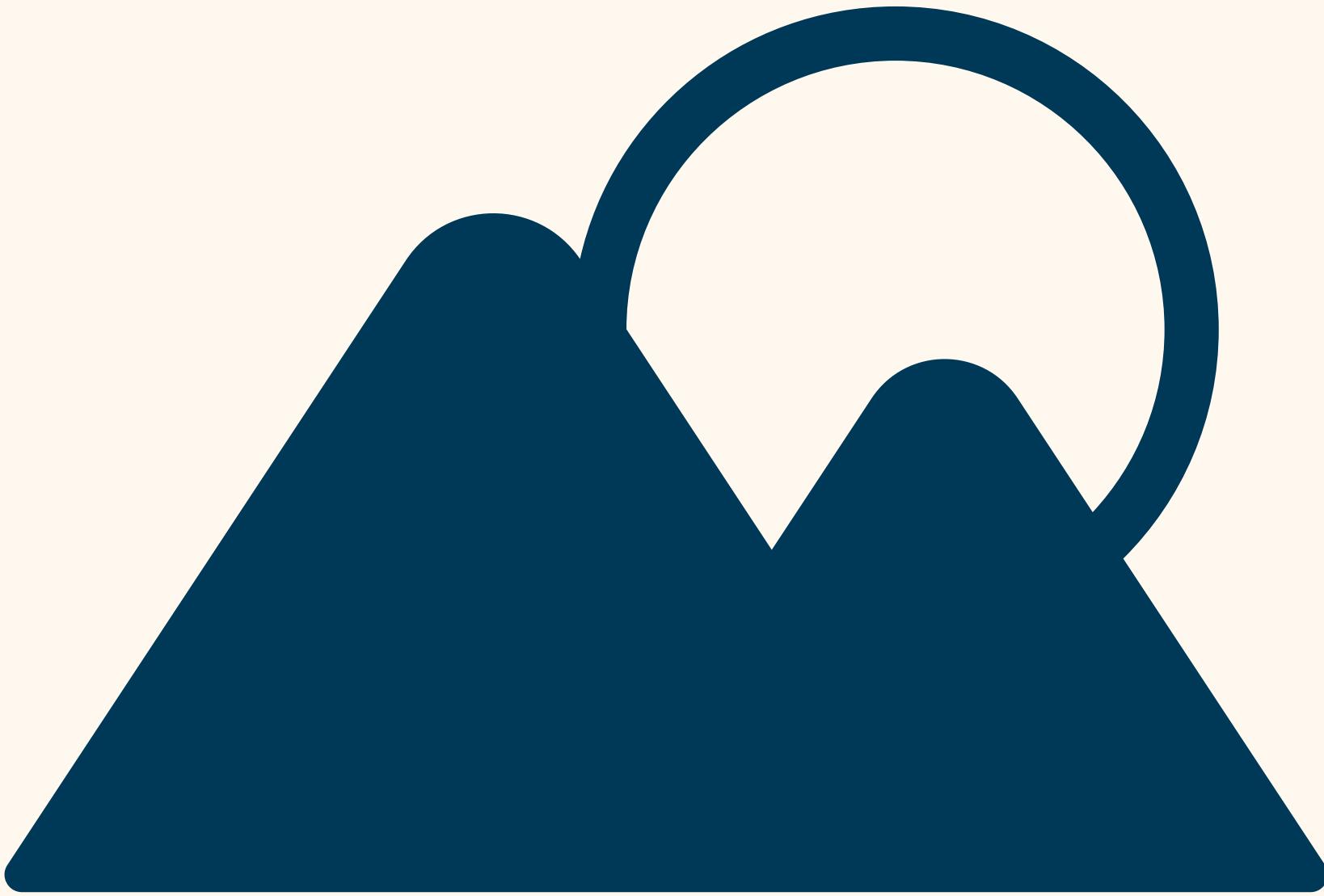
THE[®] WAVVE OCEAN RESIDENCES

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



FLOORPLANS





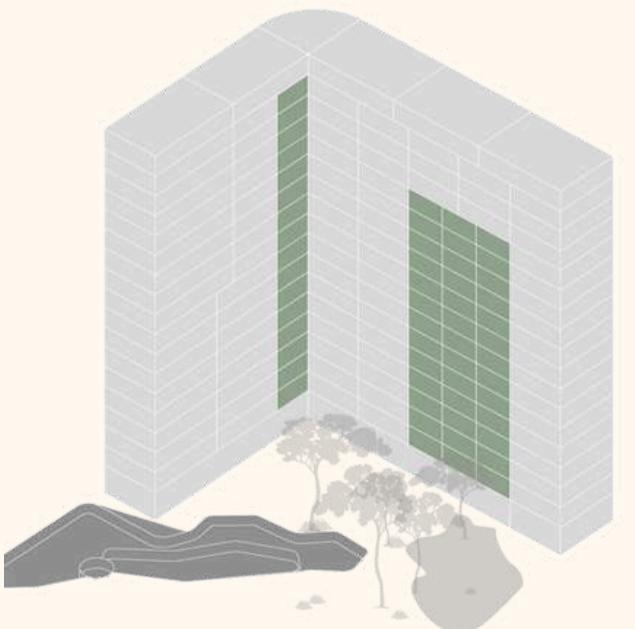
Sunrise Tower

Floor Plans

TEAL



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



Living area: $49 \text{ m}^2 / 527 \text{ sq ft}$
Terrace: $6 \text{ m}^2 / 65 \text{ sq ft}$
Total: $55 \text{ m}^2 / 592 \text{ sq ft}$



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

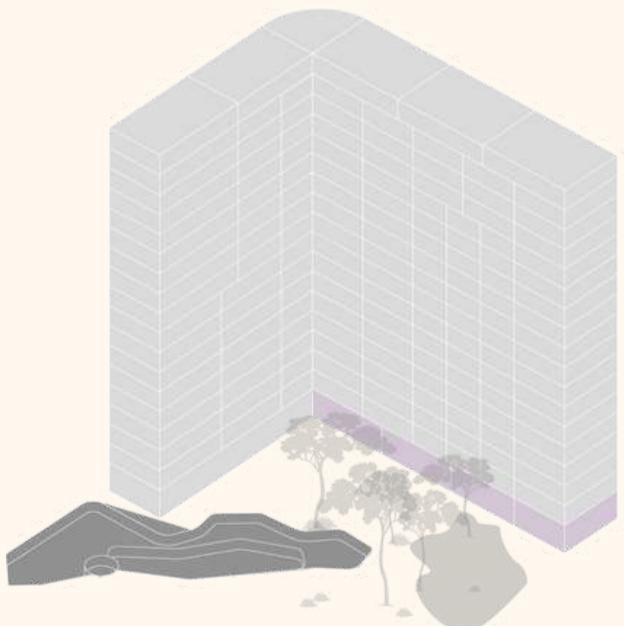


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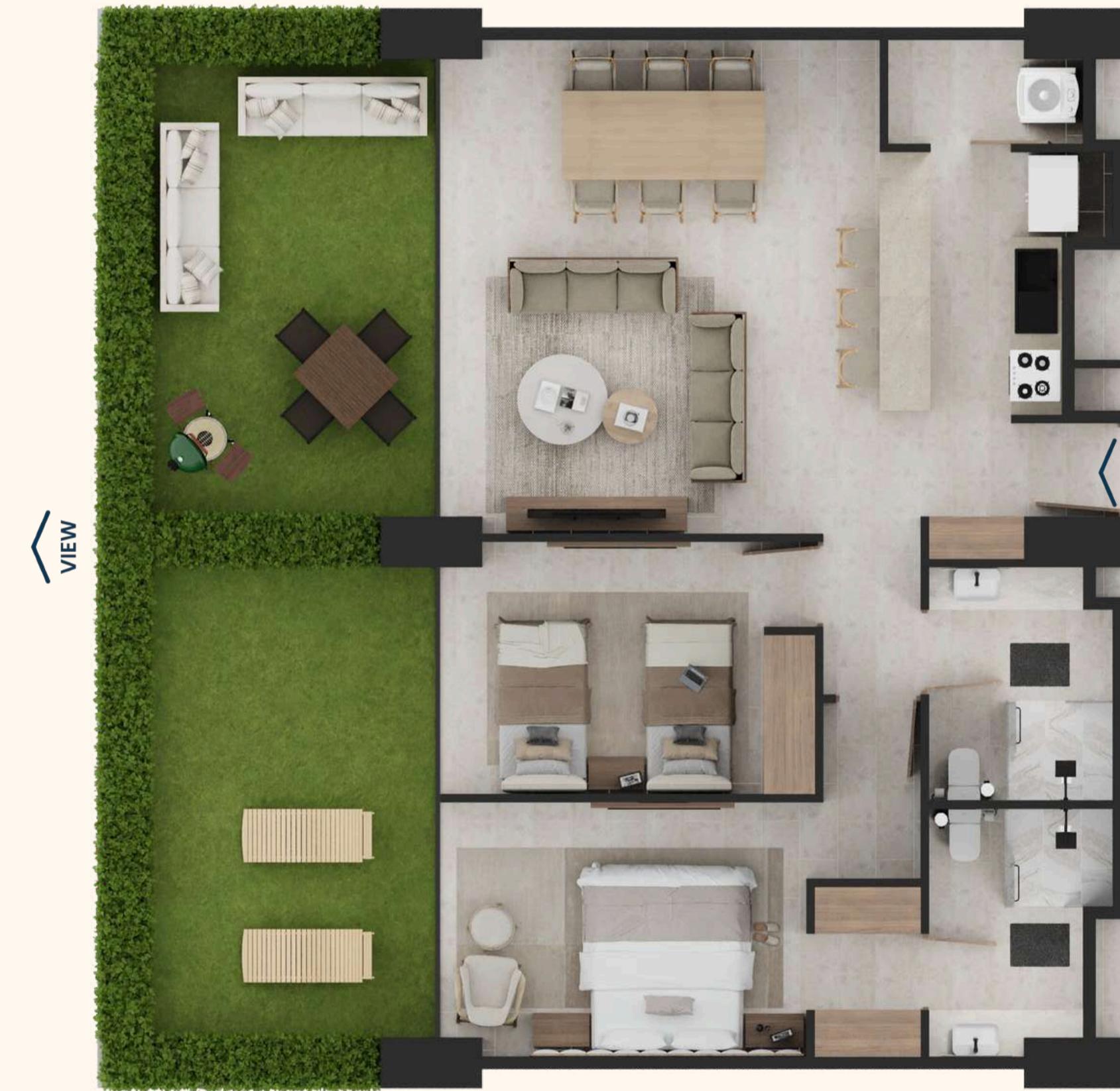
AZURE GARDEN



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



Living area: $100 \text{ m}^2 / 1,076 \text{ sq ft}$
Terrace: $52 \text{ m}^2 / 560 \text{ sq ft}$
Total: $152 \text{ m}^2 / 1,646 \text{ sq ft}$

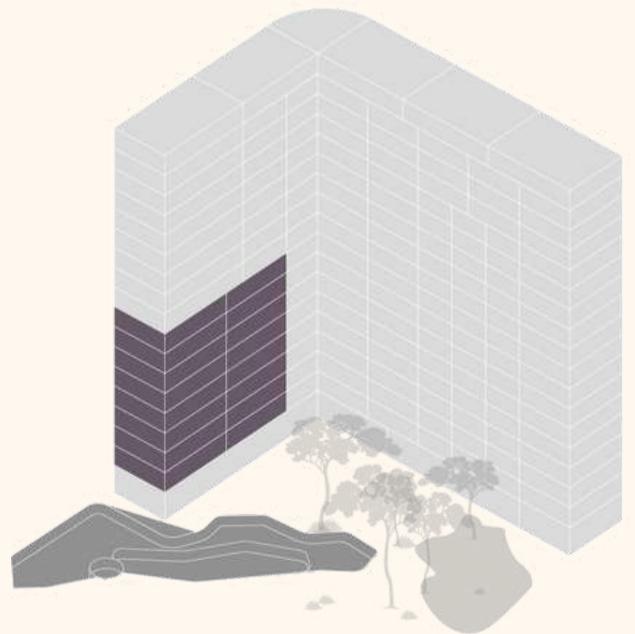


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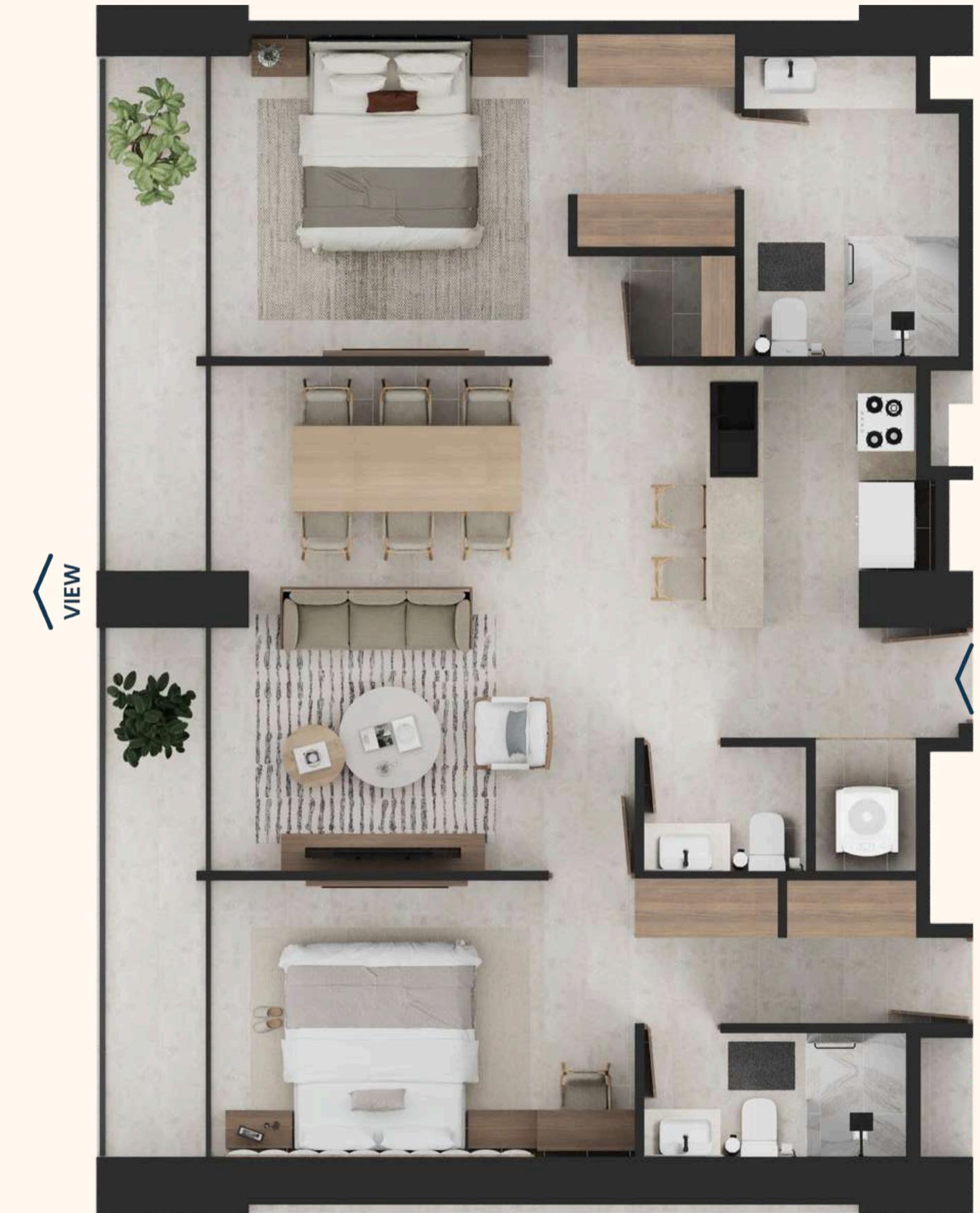
AZURE LOCK OFF



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.

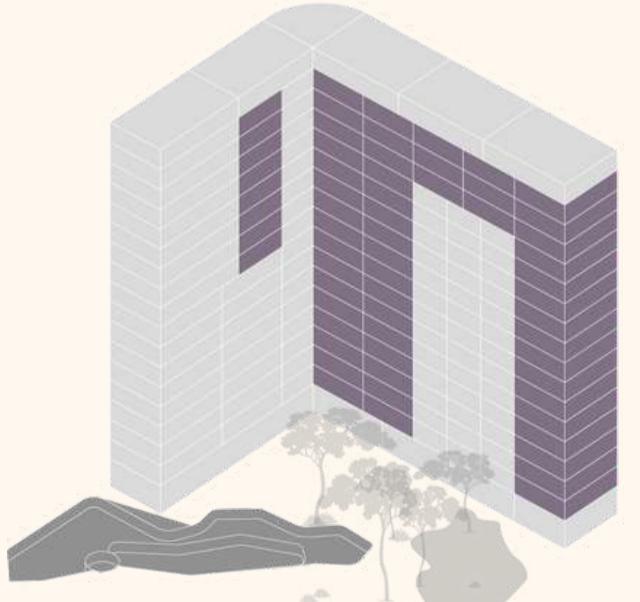


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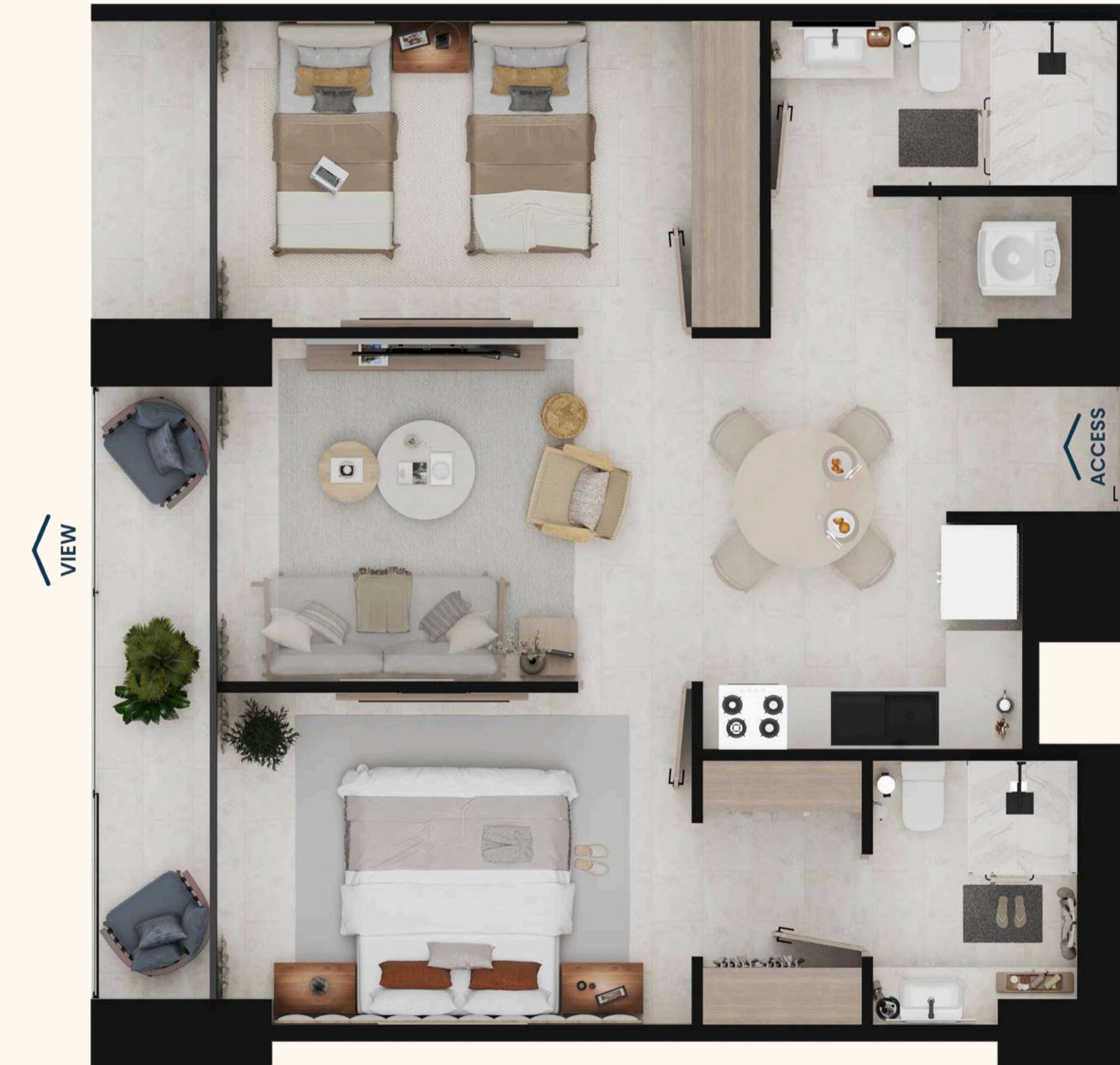
AZURE



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



Living area: 77 m² / 829 sq ft
Terrace: 12 m² / 129 sq ft
Total: 89 m² / 958 sq ft

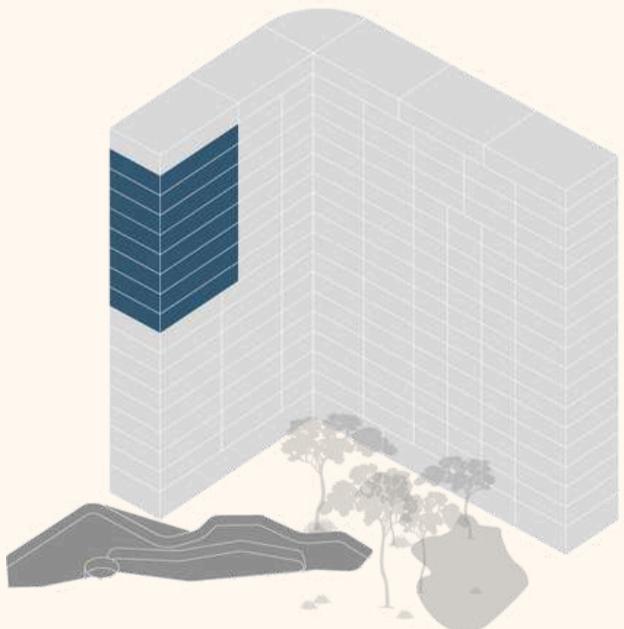


Surface area and layout may vary according to location and specific prototype.

NAVY



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



Living area: $138 \text{ m}^2 / 1,485 \text{ sq ft}$
Terrace: $24 \text{ m}^2 / 258 \text{ sq ft}$
Total: $162 \text{ m}^2 / 1,743 \text{ sq ft}$



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

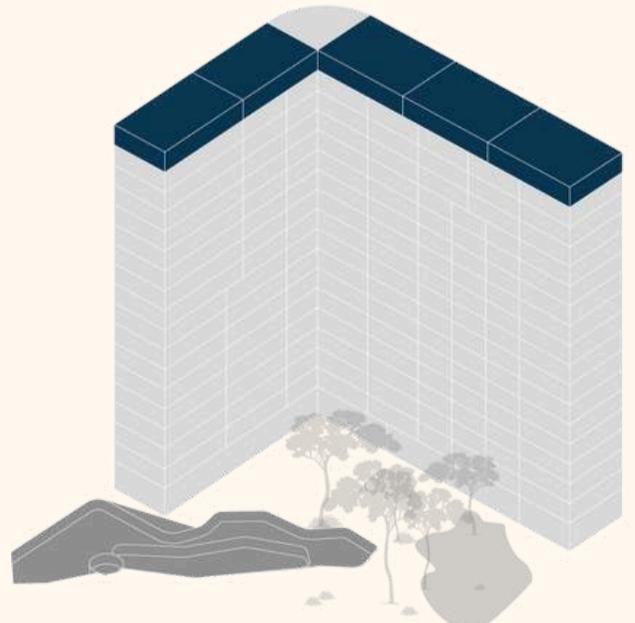


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NAVY PH



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



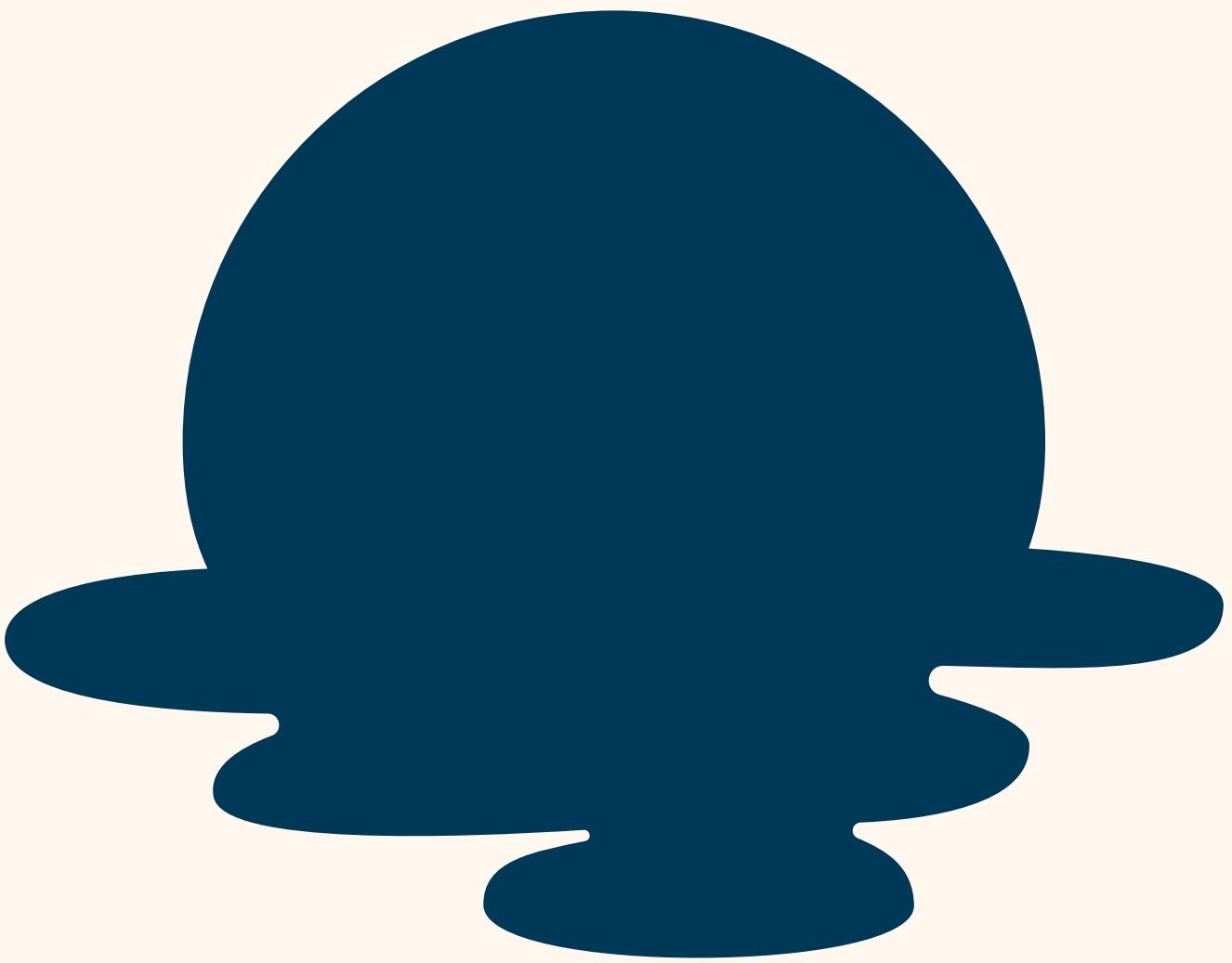
Living area: 170 m² / 1,829 sq ft
Terrace: 103 m² / 1,108 sq ft
Total: 273 m² / 2,937 sq ft



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



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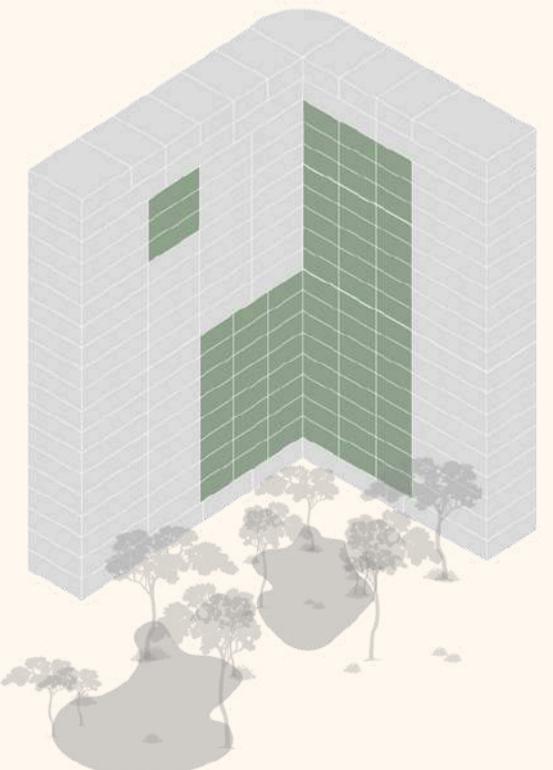
Sunset Tower

Floor Plans

TEAL



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



Living area: $54 \text{ m}^2 / 592 \text{ sq ft}$
Terrace: $9 \text{ m}^2 / 97 \text{ sq ft}$
Total: $64 \text{ m}^2 / 689 \text{ sq ft}$



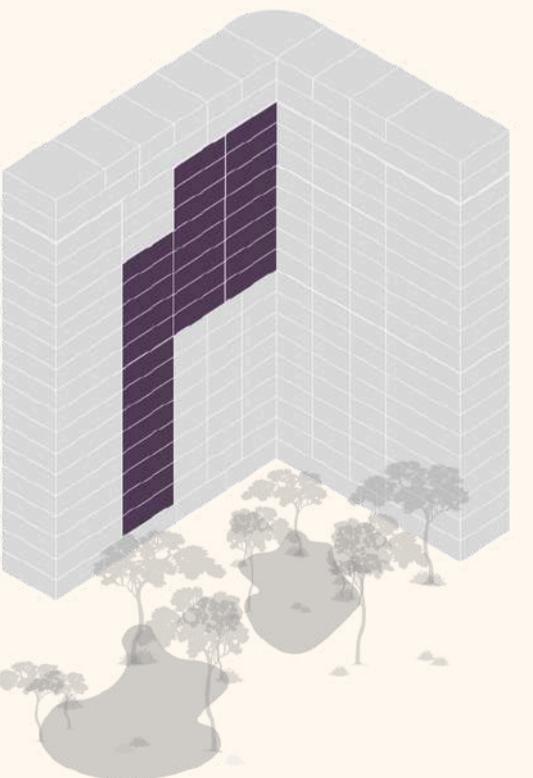
Surface area and layout may vary according to location and specific prototype.



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AZURE

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



Living area: $81 \text{ m}^2 / 872 \text{ sq ft}$
Terrace: $13 \text{ m}^2 / 140 \text{ sq ft}$
Total: $94 \text{ m}^2 / 1,023 \text{ sq ft}$

VIEW



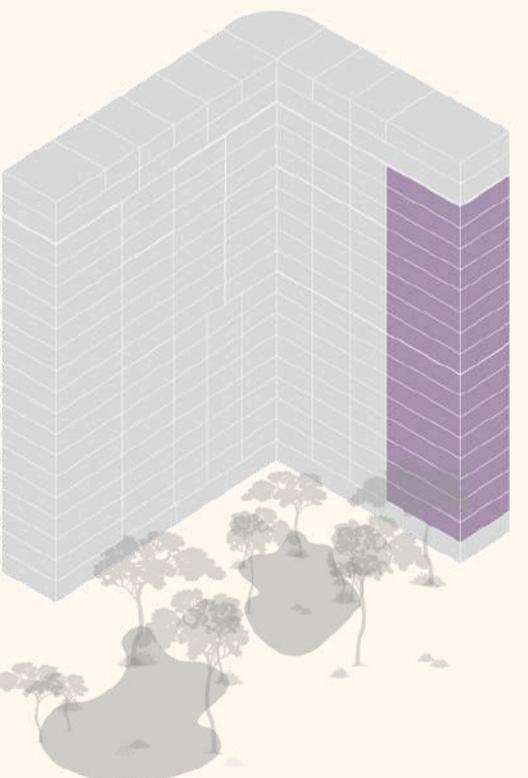
Surface area and layout may vary according to location and specific prototype.

AZURE CORNER

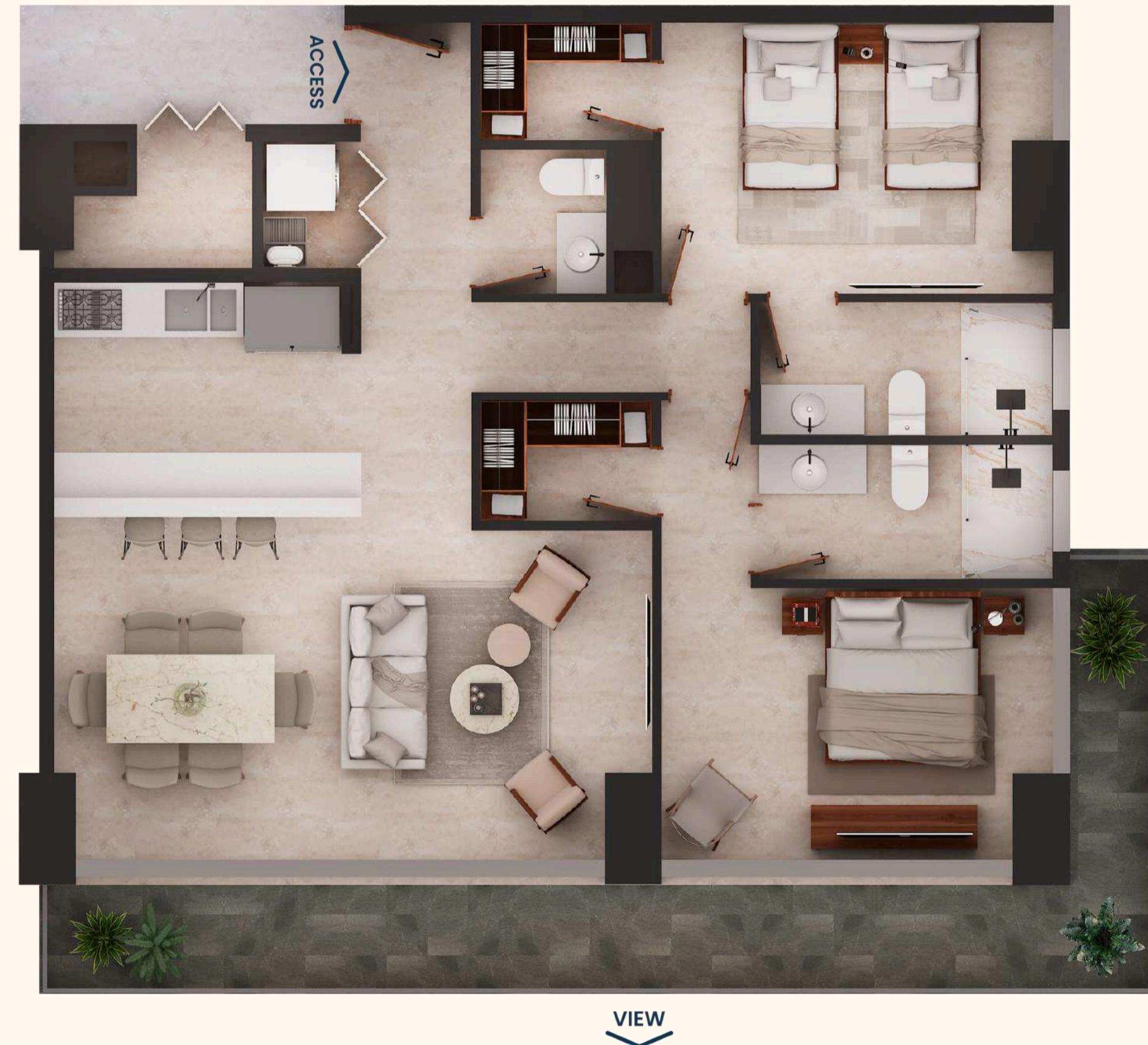


Sunset

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



Living area: $104 \text{ m}^2 / 1,119 \text{ sq ft}$
Terrace: $21 \text{ m}^2 / 226 \text{ sq ft}$
Total: $125 \text{ m}^2 / 1,345 \text{ sq ft}$



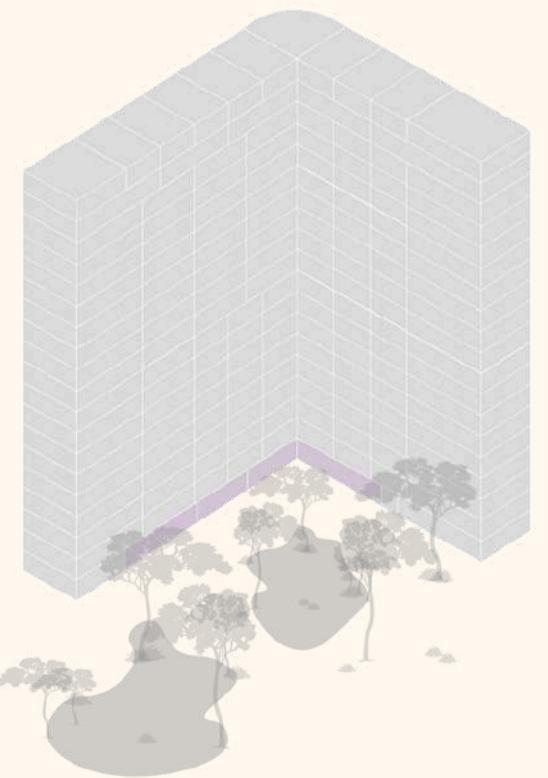
Surface area and layout may vary according to location and specific prototype.



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AZURE GARDEN

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



Living area: $112 \text{ m}^2 / 1,206 \text{ sq ft}$
Terrace: $55 \text{ m}^2 / 592 \text{ sq ft}$
Total: $167 \text{ m}^2 / 1,798 \text{ sq ft}$



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

AZURE LOCK OFF

2 Bedrooms

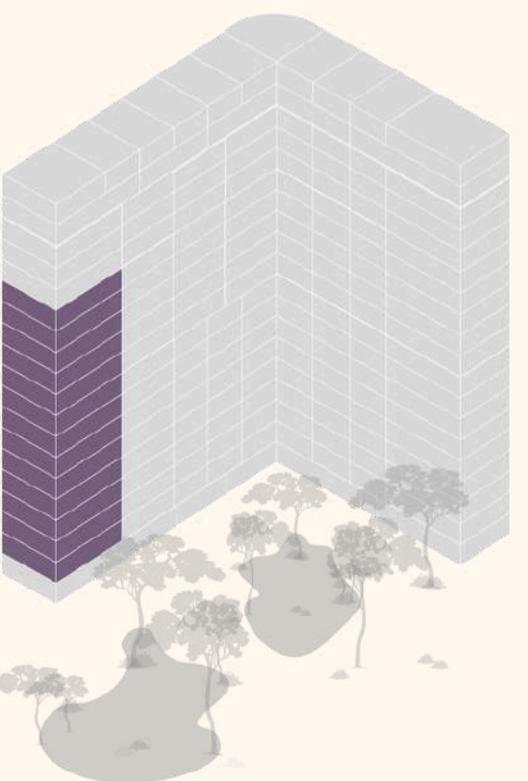
2.5 Baths

Living – dining room

Kitchen with counter bar

Laundry room

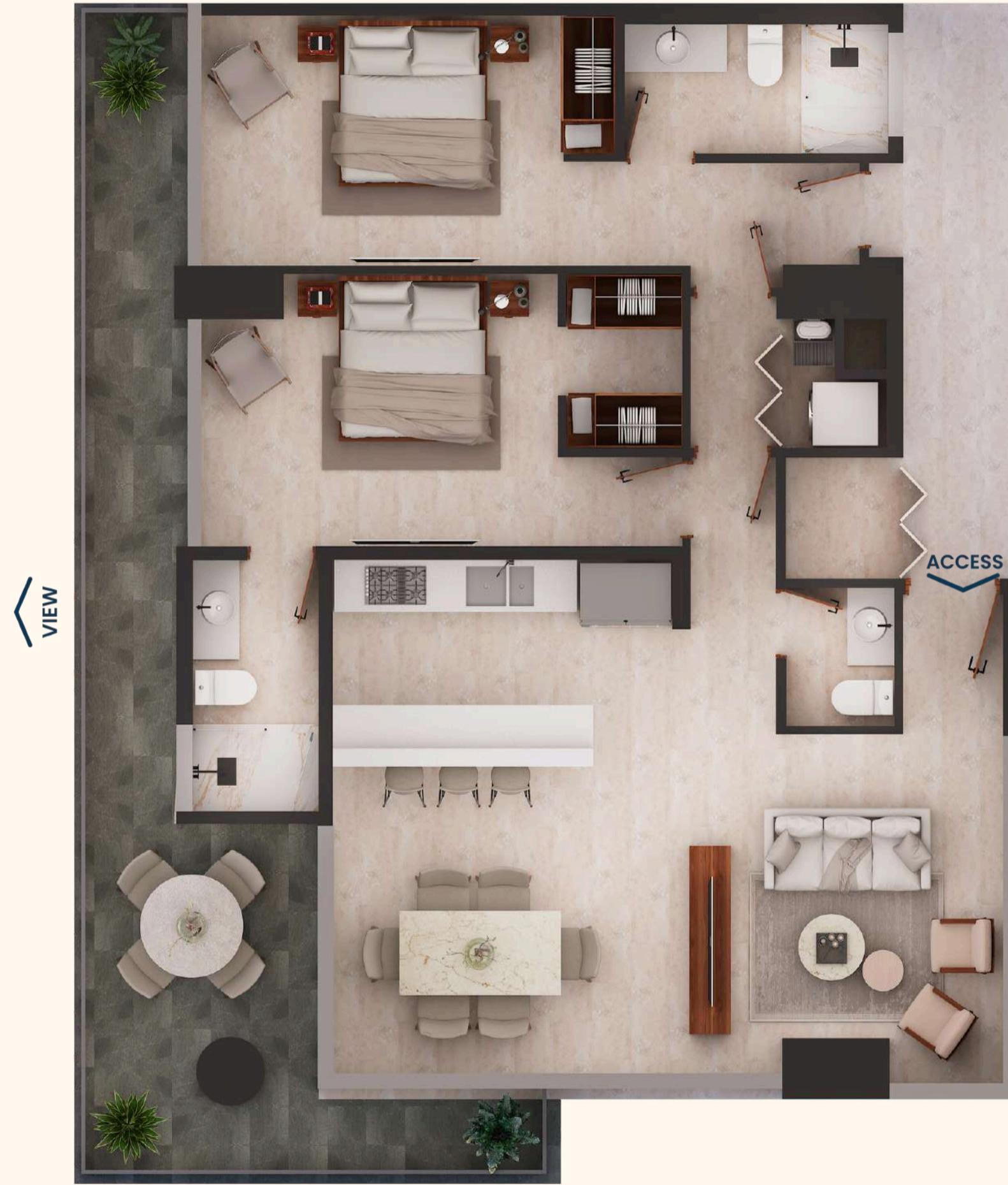
Terrace



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.



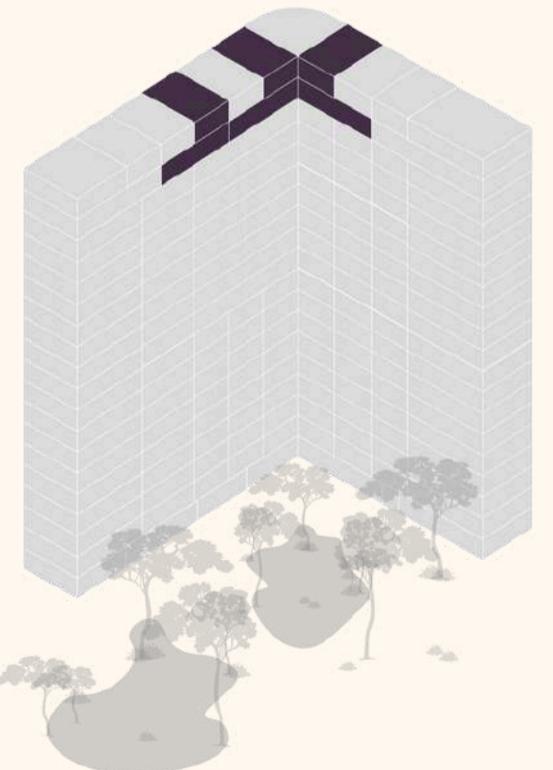
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AZURE PH

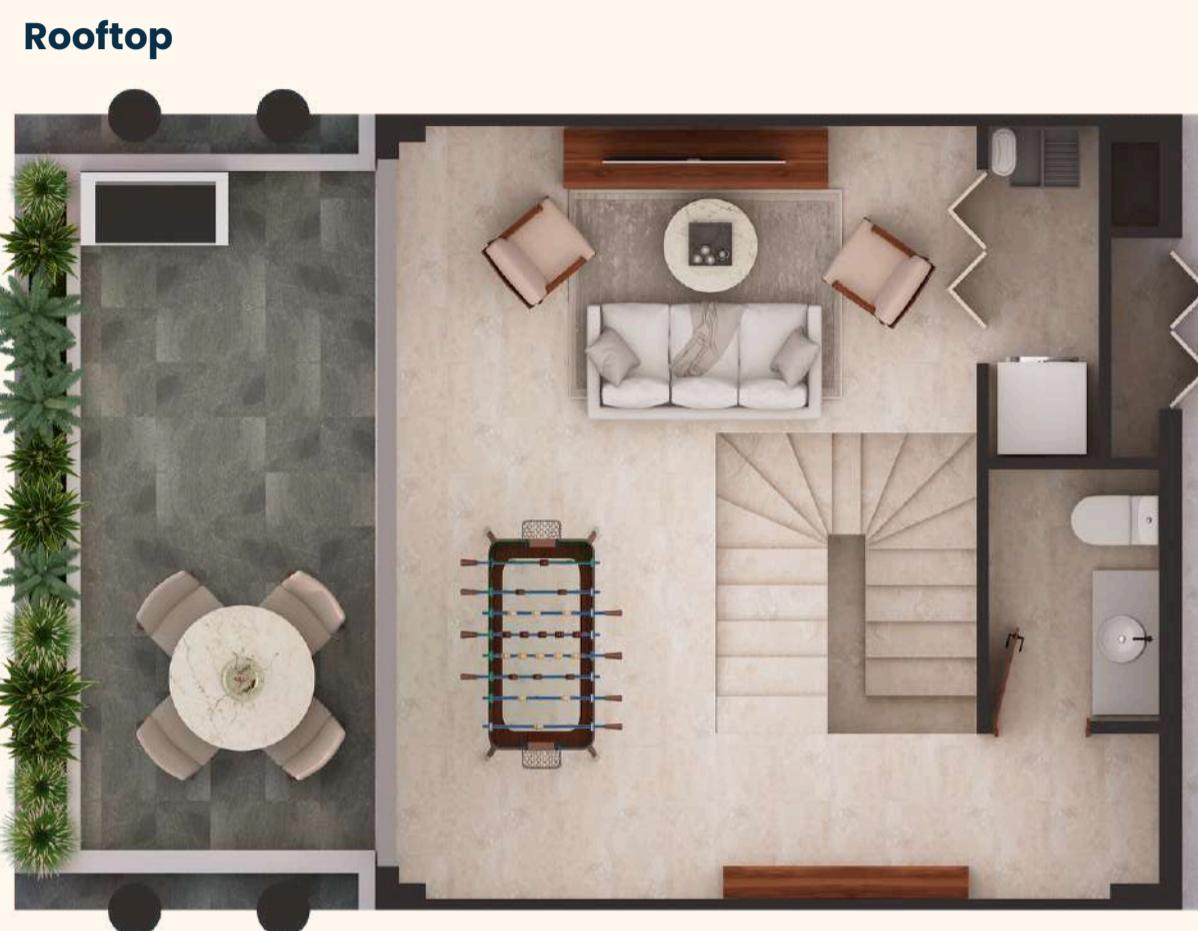


Sunset

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



Living area: $152 \text{ m}^2 / 1,636 \text{ sq ft}$
Balcony: $18 \text{ m}^2 / 194 \text{ sq ft}$
Rooftop: $20 \text{ m}^2 / 215 \text{ sq ft}$
Total: $190 \text{ m}^2 / 2,045 \text{ sq ft}$



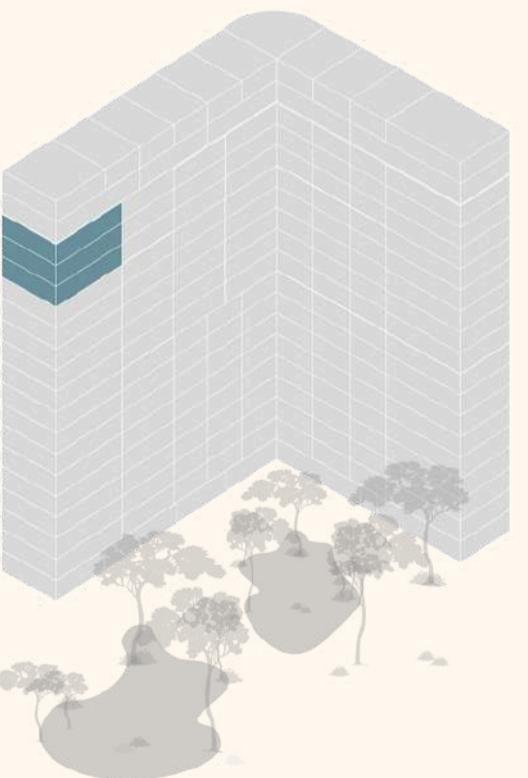
Surface area and layout may vary according to location and specific prototype.

NAVY LOCK OFF

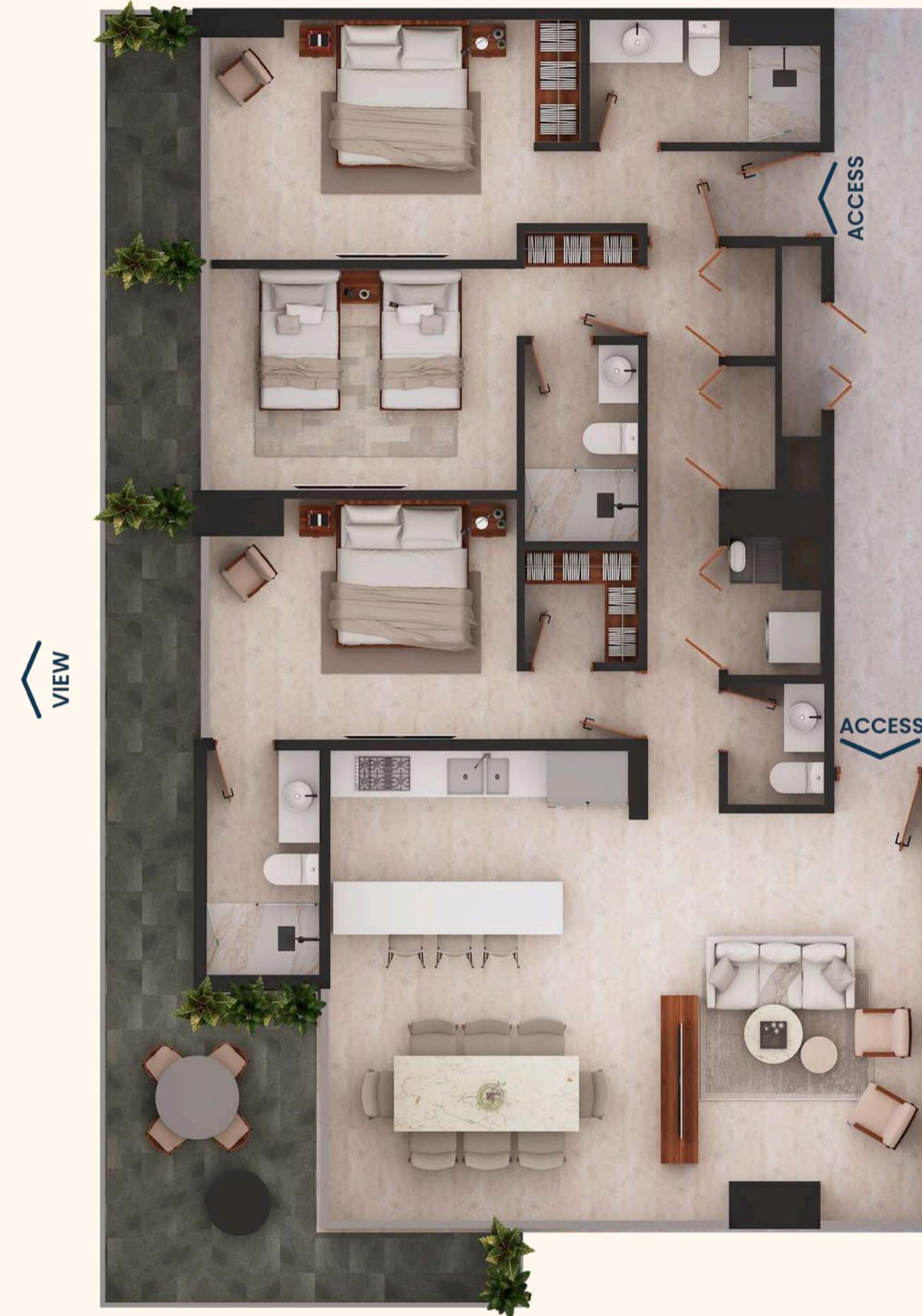


Sunset

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



Living area: $135 \text{ m}^2 / 1,453 \text{ sq ft}$
Terrace: $31 \text{ m}^2 / 334 \text{ sq ft}$
Total: $166 \text{ m}^2 / 1,787 \text{ sq ft}$



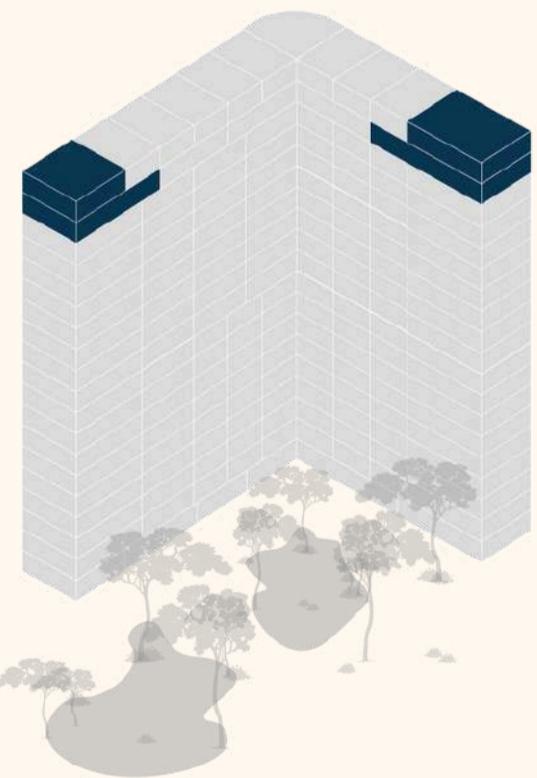
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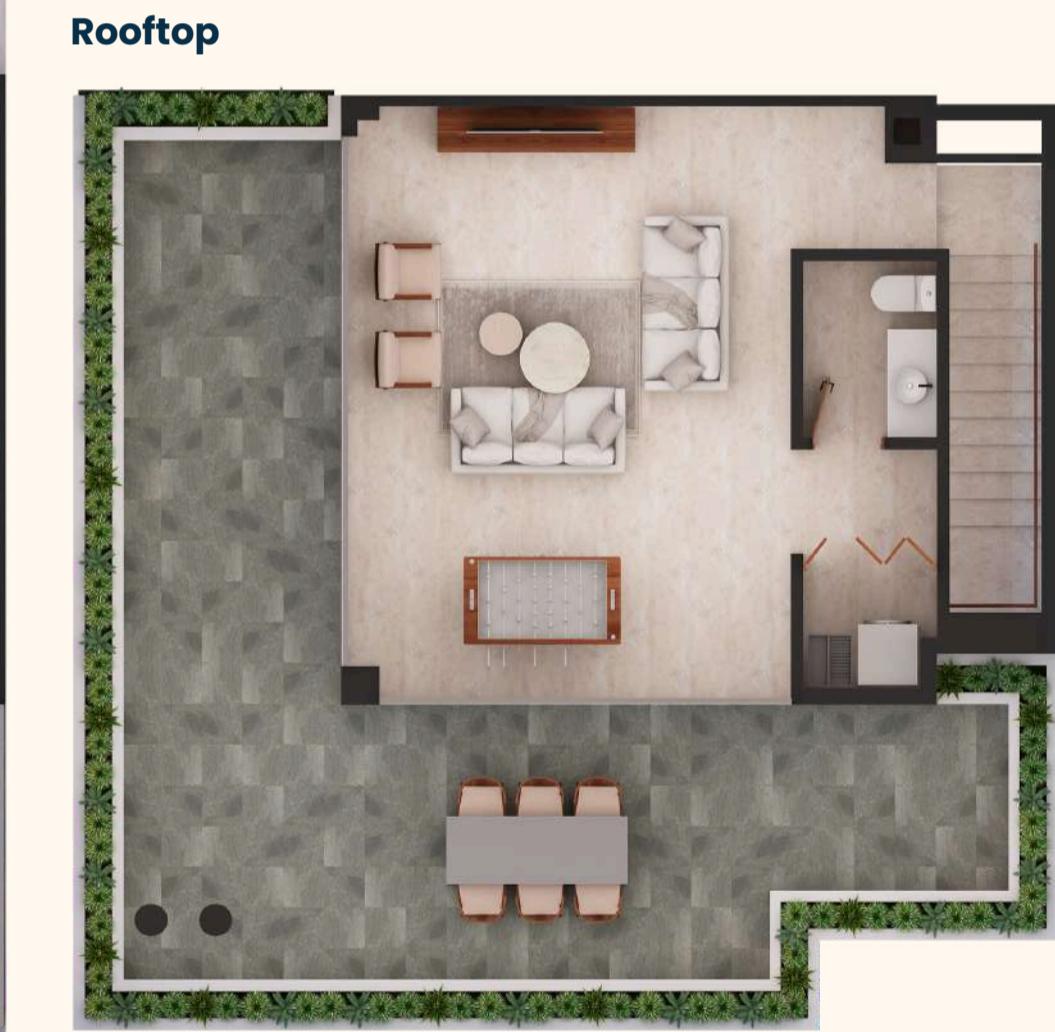
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NAVY PH

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



Living area: $203 \text{ m}^2 / 2,185 \text{ sq ft}$
Terrace: $33 \text{ m}^2 / 335 \text{ sq ft}$
Roof: $47 \text{ m}^2 / 506 \text{ sq ft}$
Total: $283 \text{ m}^2 / 3,046 \text{ sq ft}$



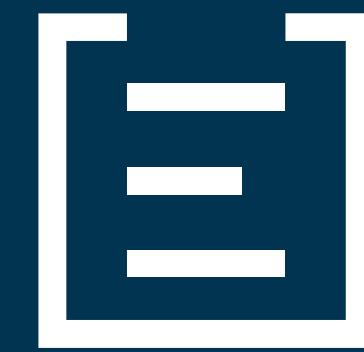
Surface area and layout may vary according to location and specific prototype.



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E1

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