



TYPE 1 | TWO BEDROOM

# Unit 402, Vitai

**MLS #25-4638 Property Type:** Condos **Area:** SJD-Inland/Golf  
**Total Bedrooms:** 2 **Total SqFt:** 1,585.92

\$ 398,000 USD \$ 7,164,000 MXN

*Exchange rate is subject to change on the day of the offer.*

Two-Bedroom Ocean View Residence This exclusive two-bedroom, two-bath residence offers a perfect balance of contemporary design, family comfort, and investment potential. Conceived by an internationally recognized architectural firm and built by a construction company with proven capacity to deliver within 18 months, it represents a solid and secure opportunity in the Los Cabos market.

**Address** Community SJD above Hwy 1 Subdivision Vitai

## General description

|                                  |                  |
|----------------------------------|------------------|
| <b>Construction</b>              | Pre-Construction |
| <b>Current Price</b>             | \$398,000 USD    |
| <b>Seller Financing Offered?</b> | Yes              |
| <b>Total M2</b>                  | 147.39           |
| <b>AC M2</b>                     | 96.78            |
| <b>AC SqFt</b>                   | 1,041.35         |
| <b>Decks/Patios M2</b>           | 50.61            |
| <b>Decks/Patios SqFt</b>         | 544.56           |
| <b>Total Bedrooms</b>            | 2                |
| <b>Full Baths</b>                | 2                |
| <b>1/2 Bath</b>                  | 0                |
| <b>Furnished</b>                 | Unfurnished      |
| <b>Primary View</b>              | Ocean            |
| <b>Secondary View</b>            | City             |
| <b>Style</b>                     | Multiple Levels  |
| <b>Floor Number</b>              | 4                |
| <b>Stories</b>                   | 4                |
| <b># Units in Develop</b>        | 124              |
| <b>Total Rooms</b>               | 2                |
| <b>Parking on Property</b>       | 1 space          |

## Details

**Unit Details:** Deck/Terrace; Pet Friendly: Yes; Roof Top Terrace

**Common Amenities:** Elevator; Fire Pit; Garden; Gym; Kiddy Park; Picnic Area; Pool; Pool Heater; Security Guard

**Appliances:** Dishwasher; Oven: Electric; Range: Electric

**Devices:** Air Conditioning: Mini-Split; Ceiling Fans; Water Heater: Electric; Water Heater Size

**Construction:** Flooring Type: Ceramic tile

**Road Type:** Paved

**Title:** Escritura

**Connectivity:** Internet: Fiber Optic Cable

**Electricity:** CFE

**Water:** Muni

**Sewage:** Munic

**HOA Info:** Dues Period: Month

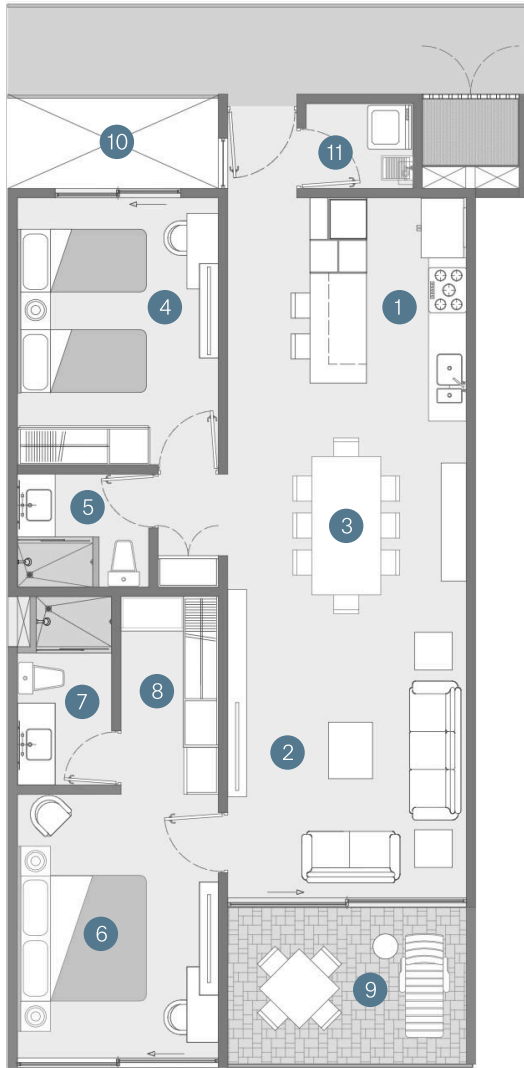
Interior

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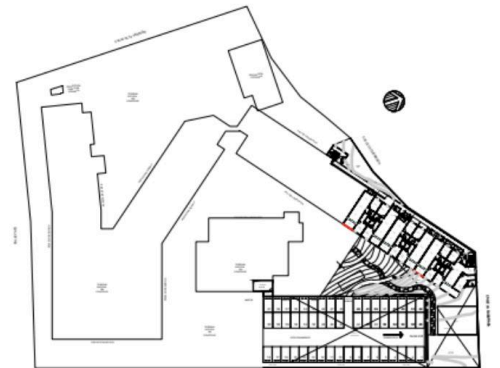
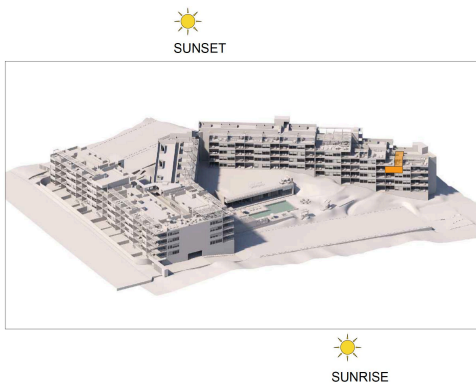
**Interior:** 96.78 m<sup>2</sup> 1,041.35 ft<sup>2</sup>

**Terrace:** 50.61 m<sup>2</sup> 544.56 ft<sup>2</sup>

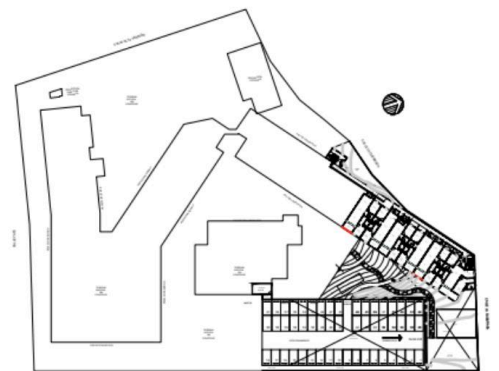
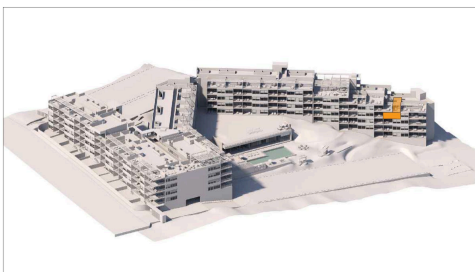
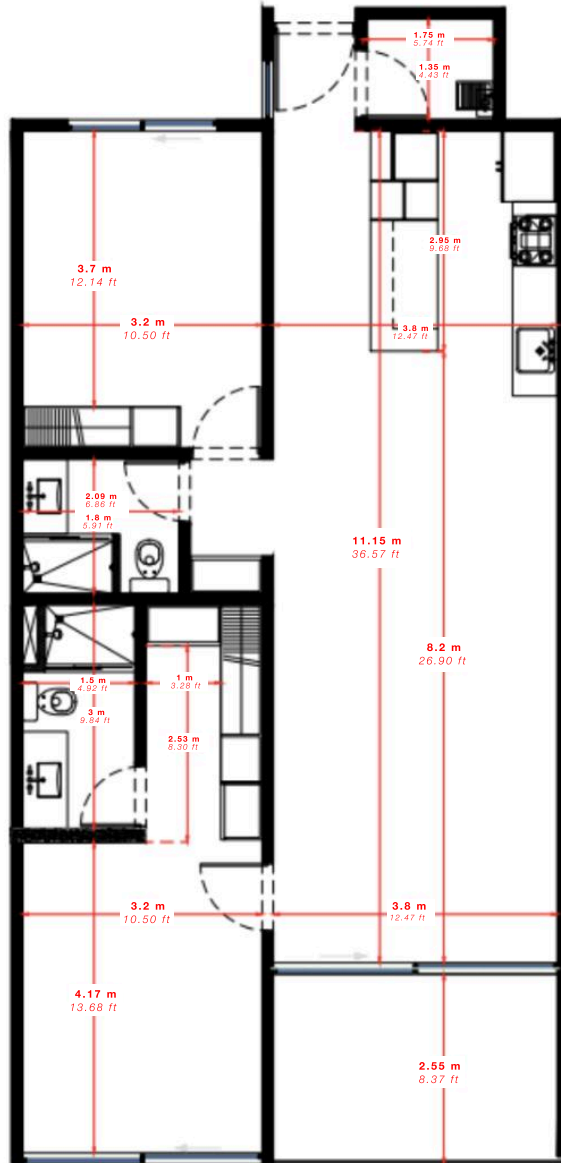
**Total:** 147.39 m<sup>2</sup> 1,585.92 ft<sup>2</sup>



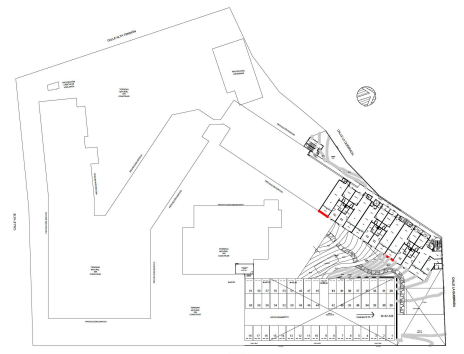
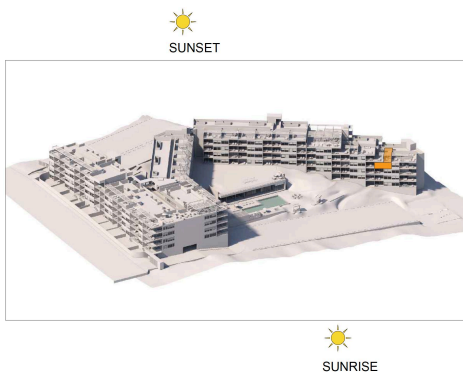
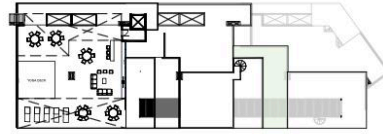
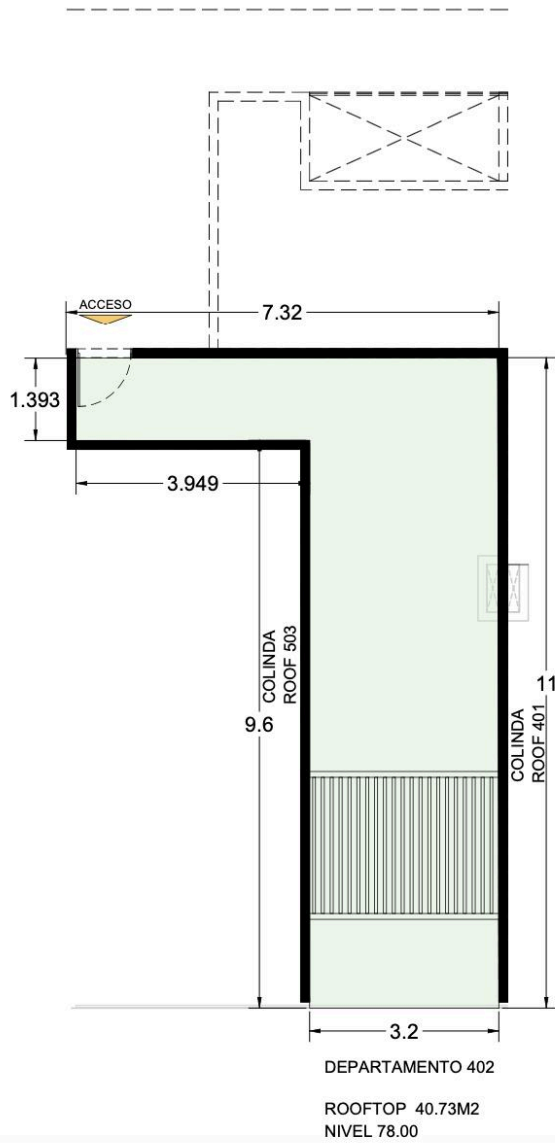
- 1 Kitchen
- 2 Living Room
- 3 Dining Room
- 4 Second Bedroom
- 5 Second Bathroom
- 6 Master Bedroom
- 7 Master Bathroom
- 8 Master Walk-in Closet
- 9 Terrace
- 10 Privacy separation gap of the secondary bedroom
- 11 Laundry Room



## Interior



## Rooftop



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The VITAI's 2 bedroom is designed for those who can Imagine arriving at a space designed to offer the perfect balance of luxury, spaciousness, and comfort. Our two-bedroom residence at Vitai has been thoughtfully crafted with a modern and elegant design, inviting you to enjoy unforgettable moments with your family. It features two full bathrooms, a laundry room, and stunning floor-to-ceiling windows that open onto a spacious terrace, where you can take in breathtaking panoramic views of the ocean and mountains—an ideal spot to watch the sunrise in a truly unique setting.

## Specifications:

- Floor to ceiling windows
- Avante garde architectural design
- Ocean view terraces
- City lights and sunrise views
- Energy efficient air conditioning and appliances
- In unit laundry
- One parking space


























## International Standards

Thoughtfully designed and built to meet international safety and energy efficiency standards. Features hurricane-grade windows, energy-efficient air conditioning, and energy-efficient electric kitchen appliances. Includes one elevator and one staircase, with full accessibility for individuals with disabilities

## Nearby:

|                         |                            |
|-------------------------|----------------------------|
| Selecto Chedraui        | Montessori Kali            |
| La Comer                | San Diego School           |
| Soriana                 | Hospital San José del Cabo |
| Walmart                 | Cabo                       |
| Picacho McGregor School | H+ Los Cabos               |
| Mission College S.C     | Saint Lukes Hospitals      |
| Montessori Regina       | Office Max                 |
|                         | Moduvated Fitness Club     |

## Amenities

|   |  |
|---|--|
|    | Fogata <i>Fire Pit</i>                           |
|    | Rooftop familiar <i>Family Rooftop Lounge</i>    |
|    | Asadores <i>BBQ Area</i>                         |
|    | Deck para yoga <i>Yoga Deck</i>                  |
|    | Petanca <i>Bocce Ball</i>                        |
|    | Jardín Zen <i>Zen Garden</i>                     |
|    | Huerto <i>Vegetable Patch</i>                    |
|    | Área de mascotas <i>Pet Run</i>                  |
|    | Bodegas <i>Private Storage</i>                   |
|    | Juegos infantiles <i>Playground</i>              |
|    | Arenero <i>Sandbox</i>                           |
|   | Rooftop para adultos <i>Adult Rooftop Lounge</i> |
|  | Alberca con calefacción <i>Heated Pool</i>       |
|  | Carril de nado ( 25 m) <i>Lap Lanes (25 m)</i>   |
|  | Lounge en alberca <i>Lounge by the Pool</i>      |
|  | Jacuzzi <i>Jacuzzi</i>                           |
|  | Chapoteadero <i>Kiddies Pool</i>                 |
|  | Deck para tomar el sol <i>Sun Deck</i>           |
|  | Deck con sombra <i>Shade Deck</i>                |
|  | Gimnasio <i>Fitness Center</i>                   |
|  | Ludoteca <i>Kids' Playroom</i>                   |
|  | Bar <i>Bar</i>                                   |
|  | Salón de jóvenes <i>Teen Lounge</i>              |
|  | Salón de adultos <i>Adults' Lounge</i>           |
|  | Área de co-working <i>Co-working Space</i>       |

View

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Las imágenes son ilustrativas y están sujetas a cambios sin previo aviso.

*The images are for illustrative purposes and are subject to change without prior notice.*