



TYPE 2 | TWO BEDROOM

Unit 404, Vitai

MLS: #25-4646 **Property Type:** Condos **Area:** SJD-Inland/Golf
Total Bedrooms: 2 **Total SqFt:** 1,107.63

\$ 349,900 USD \$ 6,298,200 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

Construction	Pre-Construction
Current Price	\$349,900 USD
Seller Financing Offered?	Yes
Total M2	102.94
AC M2	93.06
AC SqFt	1,001.33
Decks/Patios M2	9.88
Decks/Patios SqFt	106.31
Total Bedrooms	2
Full Baths	2
1/2 Bath	0
Furnished	Unfurnished
Primary View	Ocean
Secondary View	City
Style	Multiple Levels
Floor Number	3
Stories	4
# Units in Develop	124
Total Rooms	2
Parking on Property	1 space

Details

Unit Details: Deck/Terrace; Pet Friendly: Yes

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 Amount: 338

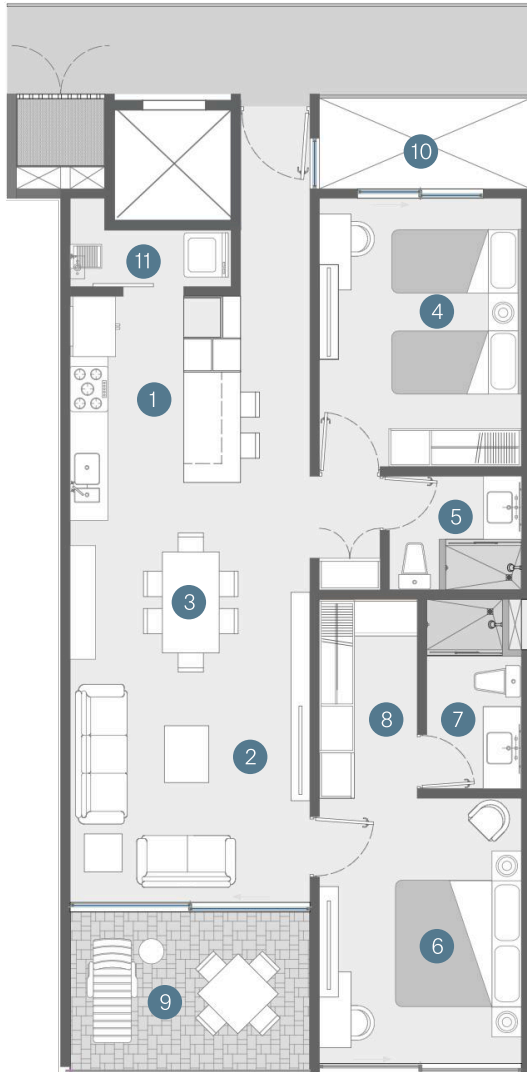
Interior

Unit 404, Vitai

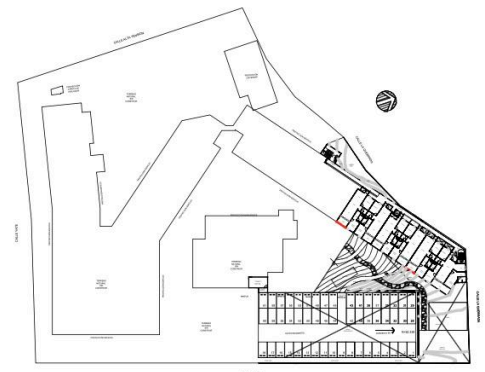
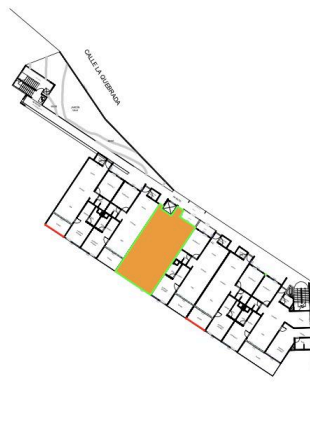
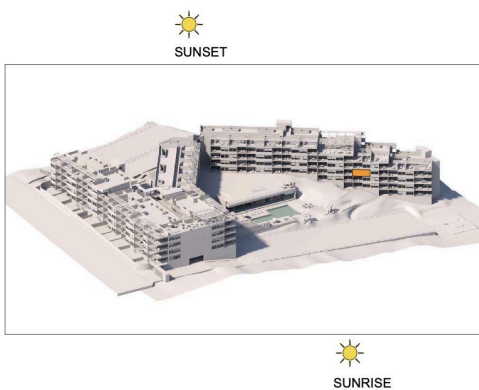
Interior: 93.06 m² 1,001.33 ft²

Terrace: 9.88 m² 106.31 ft²

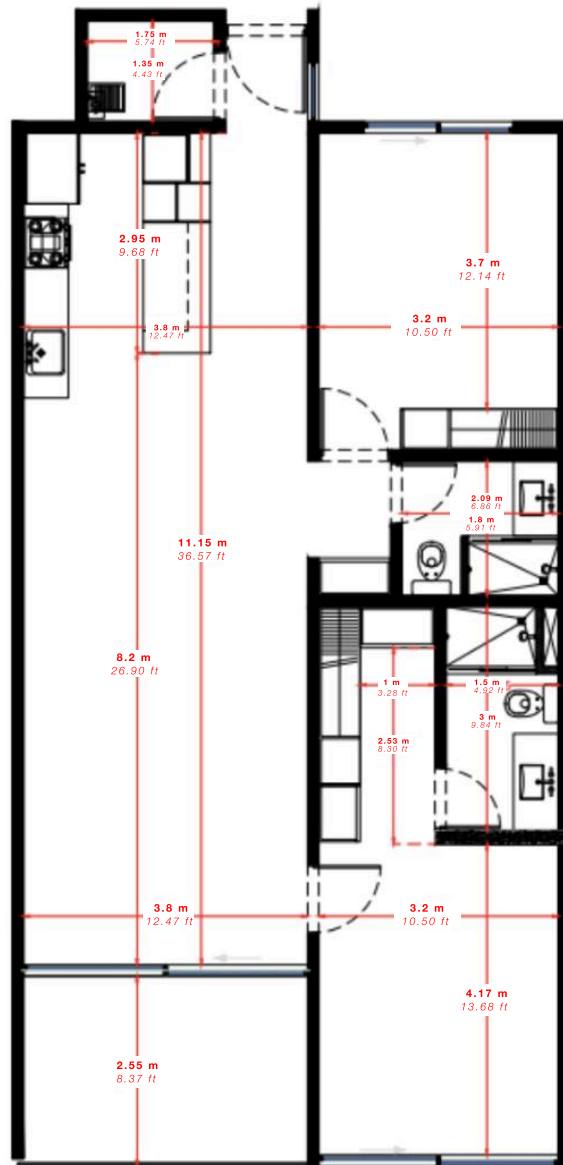
Total: 102.94 m² 1,107.63 ft²



- 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



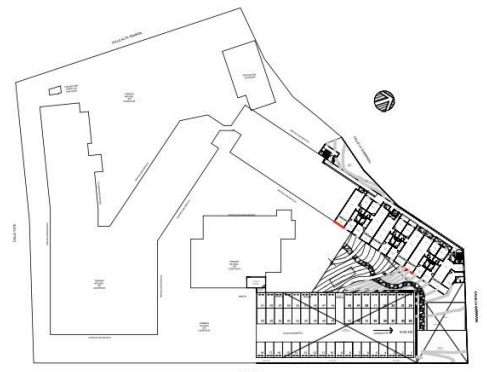
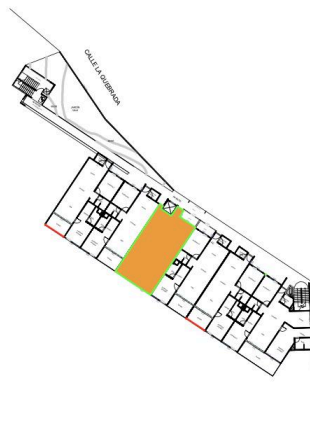
Interior



SUNSET



SUNRISE



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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	H+ Los Cabos
Picacho McGregor School	Saint Lukes Hospitals
Mission College S.C	Office Max
Montessori Regina	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.