



TYPE 1 | TWO BEDROOM

# Unit 405, Vitai

**MLS:** #25-4647 **Property Type:** Condos **Area:** SJD-Inland/Golf  
**Total Bedrooms:** 2 **Total SqFt:** 1,147.66

\$ 356,500 USD \$ 6,417,000 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>	\$356,500 USD
<b>Seller Financing Offered?</b>	Yes
<b>Total M2</b>	106.66
<b>AC M2</b>	96.78
<b>AC SqFt</b>	1,041.35
<b>Decks/Patios M2</b>	9.88
<b>Decks/Patios SqFt</b>	106.31
<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>	2
<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

**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

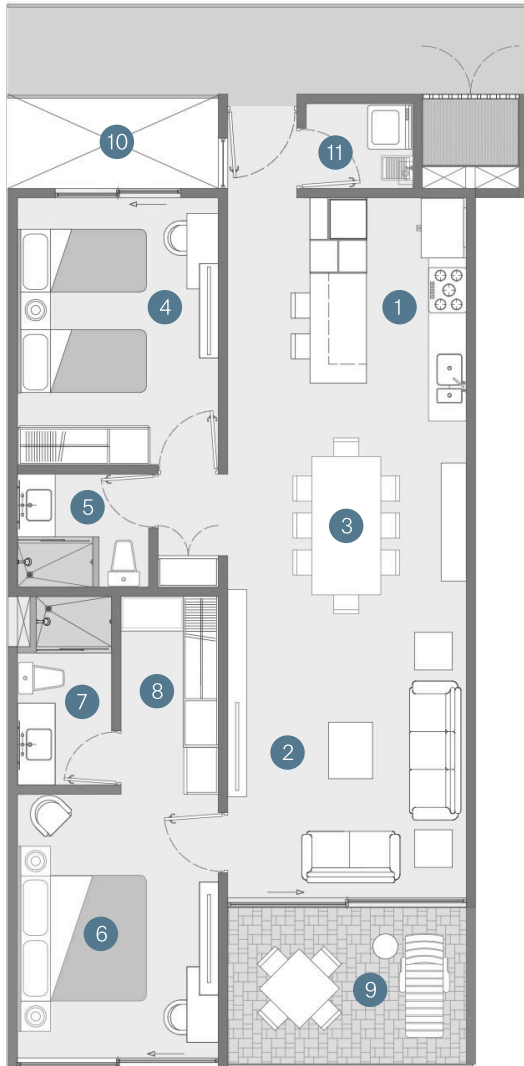
Interior

# Unit 405, Vitai

**Interior:** 96.78 m2 1,041.35 ft<sup>2</sup>

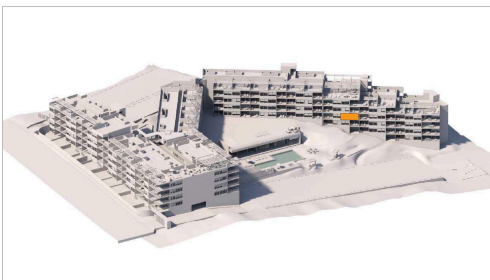
**Terrace:** 9.88 m2 106.31 ft<sup>2</sup>

**Total:** 106.66 m2 1,147.66 ft<sup>2</sup>

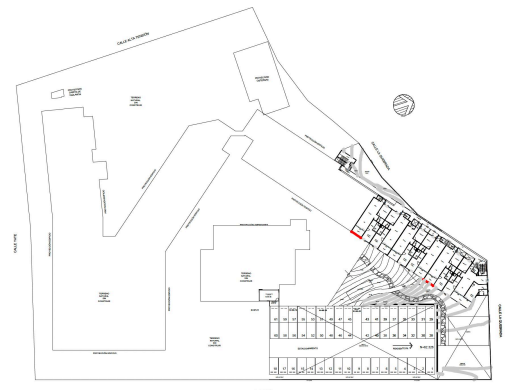


- ① Kitchen
- ② Living Room
- ③ Dining Room
- ④ Second Bedroom
- ⑤ Second Bathroom
- ⑥ Master Bedroom
- ⑦ Master Bathroom
- ⑧ Master Walk-in Closet
- ⑨ Terrace
- ⑩ Privacy separation gap of the secondary bedroom
- ⑪ Laundry Room

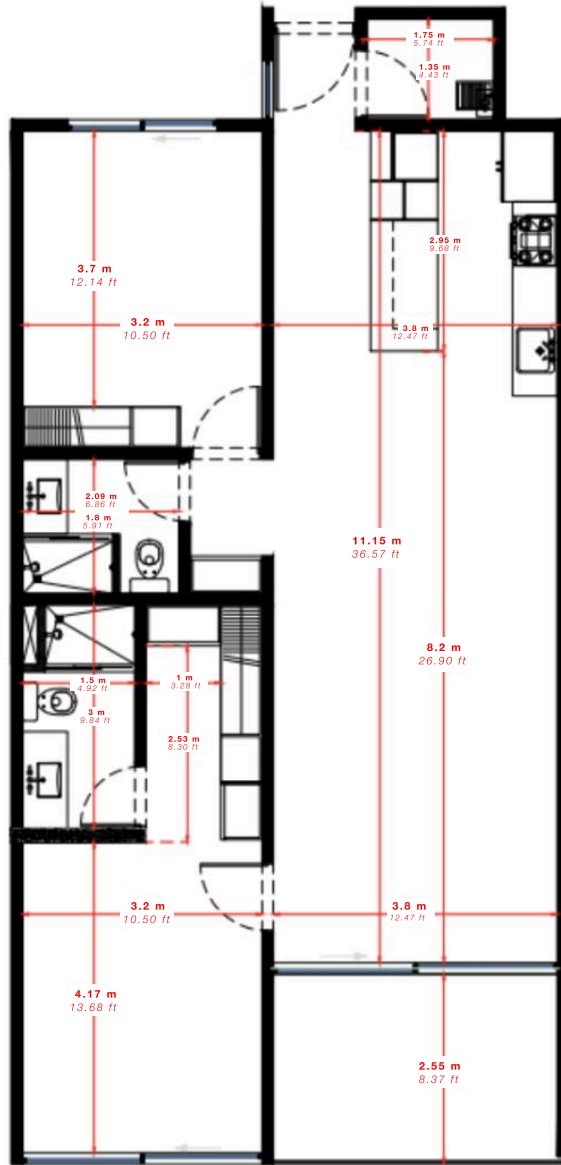
SUNSET



SUNRISE



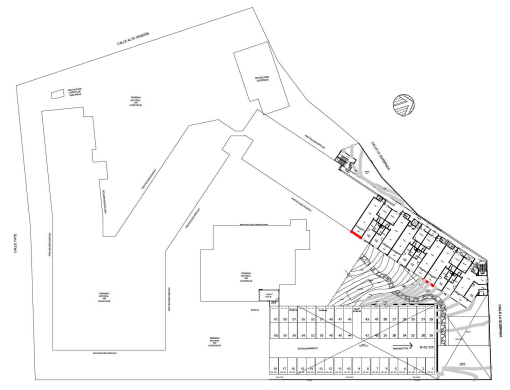
## Interior



SUNSET



SUNRISE



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## Unit 405, Vitai

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.*