



# MARBELLA

## RESIDENCIAL

SECURITY AND VALUE FROM THE GROUND UP



TJT  
TRAPERO OBRAS  
Y TERRENOS







# WELCOME TO “*MARBELLA RESIDENCIAL*”

An exclusive development in La Paz, B.C.S., designed to offer security, long-term value, and a unique lifestyle.

With a strategic location, top-tier infrastructure, and modern architectural design, Marbella redefines the concept of home for you and your family.





# PRIVILEGED LOCATION IN LA PAZ, B.C.S.



[OPEN MAP](#)



Just 2 minutes from La Paz International Airport

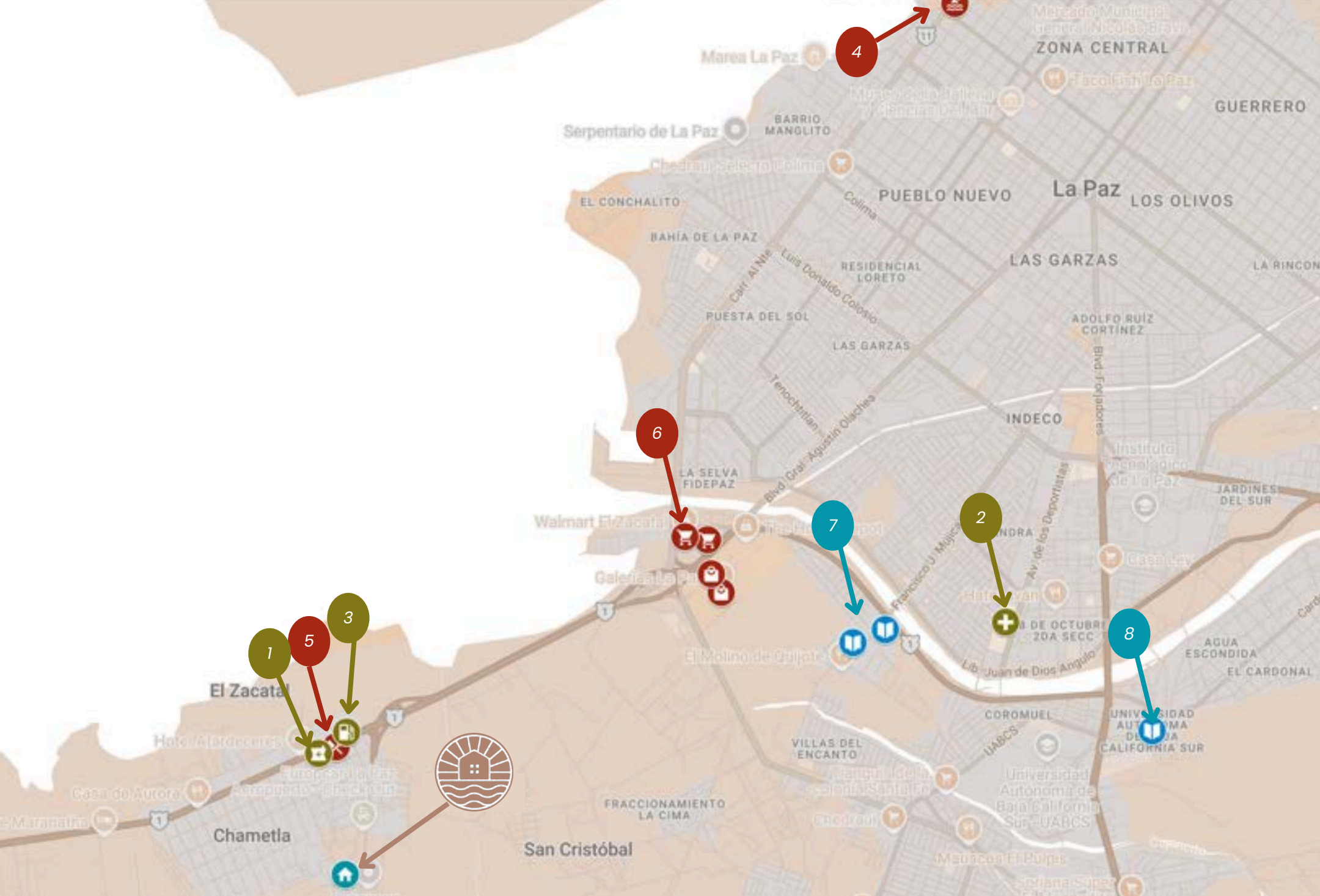


Upcoming highway connection to Cabo San Lucas — increasing property value



**Located in the heart of Baja California Sur's growth area**





# EVERYTHING WITHIN REACH

## OPEN MAP

### SERVICES



*Pharmacy -  
2 minutos*

1



*Hospital -  
11 minutes*

2



*Gas Station -  
2 minutos*

3

### RECREATION



*Malecón -  
15 minutes*

4



*Restaurant zone -  
2 minutes*

5



*Shopping Center -  
6 minutes*

6

### EDUCATION



*Schools -  
10 minutes*

7



*University -  
10 minutes*

8





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# HIGH-QUALITY INFRASTRUCTURE

*DESIGN AND QUALITY  
THAT STAND OUT*

Marbella Residencial offers 23 modern and functional homes built with **high-quality materials and a sustainable approach.**

We've carefully considered every detail to ensure **long-term comfort and investment.**





MARBELLA IS  
ONE OF A KIND.

*OFFERING SECURITY, EXCLUSIVITY & LONG-TERM VALUE.*





# CASA ÁMBAR

**LOT SIZE: 172 m<sup>2</sup>**

**CONSTRUCTION: 103.16 m<sup>2</sup> + PERGOLA: 22.5 m<sup>2</sup>**

**1 FLOOR + ROOFTOP**

- 2 BEDROOMS
- WALK-IN CLOSET IN PRIMARY BEDROOM
- 1 FULL BATHROOM
- 1 HALF BATHROOM ON ROOFTOP
- 2 PARKING SPACES

**STARTING AT \$3,500,000 MXN**





# CASA MERCED

**LOT SIZE: 172 m<sup>2</sup>**

**CONSTRUCTION: 143.08 m<sup>2</sup> + PERGOLA: 24.15 m<sup>2</sup>**

**2 FLOORS + ROOFTOP**

- 3 BEDROOMS
- WALK-IN CLOSET
- 2 FULL BATHROOMS
- 1 HALF BATHROOM ON ROOFTOP
- 2 PARKING SPACES

**STARTING AT \$4,400,000 MXN**





\*Images, floor plans, and prices are for illustrative purposes and subject to change without prior notice. Renderings include decorative elements not included in the final product. Model availability and features may vary.





# AMENITIES

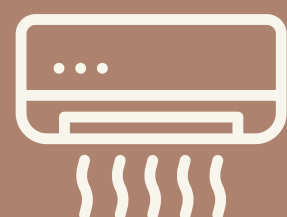
Featuring a common area with recreational and social spaces that include:



Terrace



BBQ  
Area



A.C. & TV



Swimming  
Pool



Fire Pit





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# A FUTURE WITH MARBELLA

Marbella Residencial will continue growing with a future stage of 8-12 *exclusive apartments*.

An investment with greater potential in a comprehensive development. Be part of a project that will grow with you!





TTT

TRAPERO OBRAS  
Y TERRENOS

# HOMES WITHIN A CONDOMINIUM REGIME

PRICES AS OF JULY 2025

## CASA ÁMBAR

FROM \$3,500,000 MXN

LOT: 172 M2

**1 FLOOR + ROOFTOP**

## CASA MERCED

FROM \$4,400,000 MXN

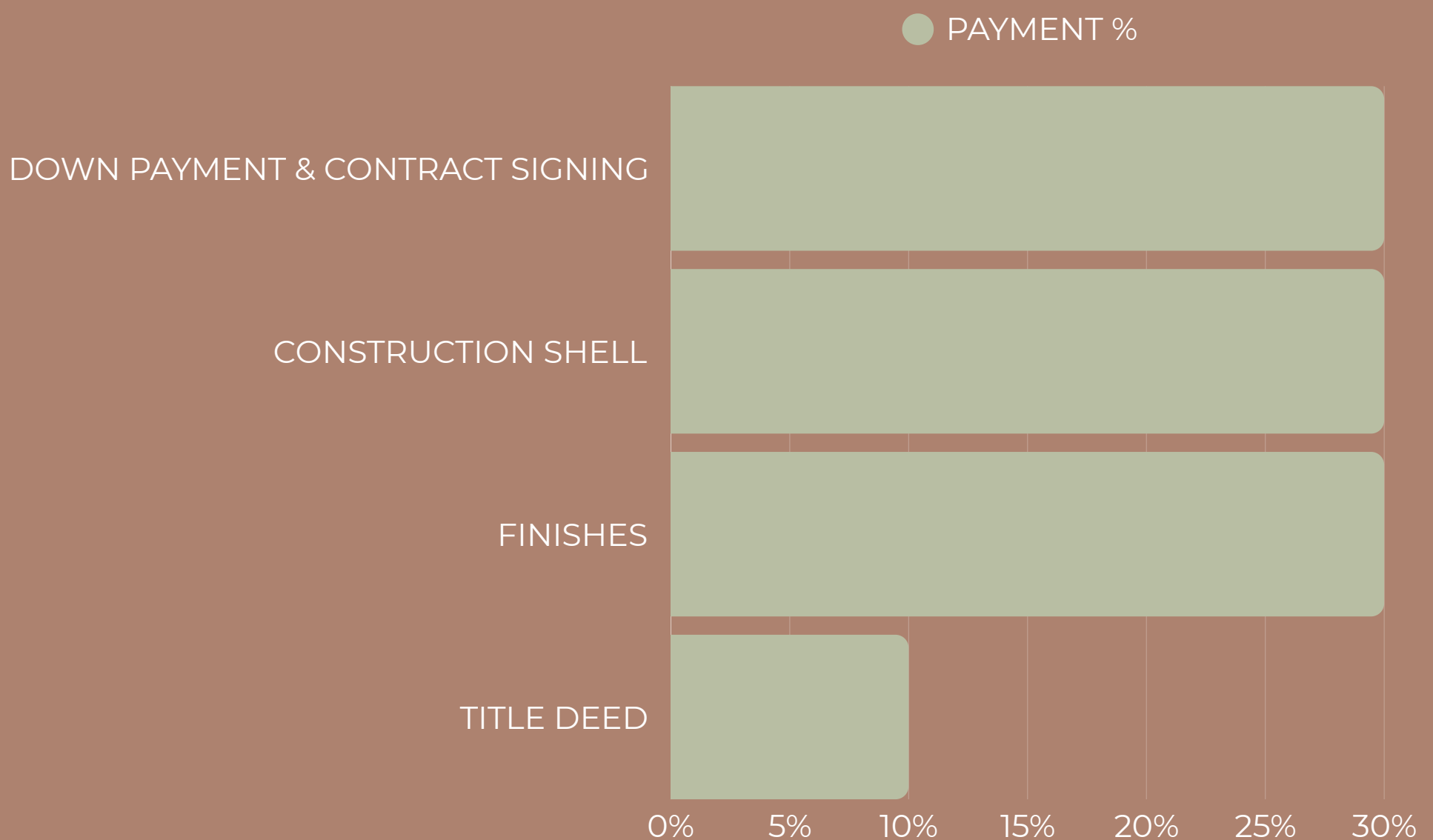
LOT: 172 M2

**2 FLOORS + ROOFTOP**

## TIMELINE & PAYMENT PLAN

Phased payments according to construction progress.

No interest. Direct financing available.



**RESERVE YOUR HOME TODAY!**





**TJT**

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**ALSO AVAILABLE...**

**URBANIZED LOTS FOR  
CONSTRUCTION IN 36  
MONTHS**

**STARTING AT \$1,260,000 MXN**

**PAYMENT OPTIONS FOR LOTS:**

<b>CASH PAYMENT:</b>	<b>RECEIVE A 10% DISCOUNT ON PRICE</b>
<b>DIRECT FINANCING</b>	<b>RECEIVE UP TO 18 MONTHS WITH 10% FIXED ANNUAL RATE</b>

**RESERVE YOUR LOT TODAY  
& DON'T MISS OUT ON THIS  
EXCLUSIVE OFFER.**

PRICES AS OF JULY 2025





III  
TRAPERO OBRAS  
Y TERRENOS

# BAJA CALIFORNIA SUR

*A PRIME REAL ESTATE  
INVESTMENT ENVIRONMENT*



## FOREIGN DIRECT INVESTMENT (FDI)

**\$1.038 billion USD in 2024,  
representing 36.2% of the  
national total**



## GDP GROWTH

**#1 nationally in growth  
(Q1 2025)**

## CAPITAL GAIN

**National leader in 2024,  
with a 15.6% increase vs.  
previous year**

## HOTEL OCCUPANCY

**+75% YOY in real estate  
activity  
4.5+ million tourists in 2024**

## MORTGAGE LOAN GROWTH

**+18% growth in financing  
placements in 2024  
compared to the previous  
year**



# ASSET SECURITY



## GET TO KNOW YOUR NEW HOME



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MARBELLA RESIDENCIAL - LA PAZ B.C.S

MARBELLA RESIDENCIAL: SECURITY AND VALUE  
FROM THE GROUND UP