

La Paloma del Mar • Las Conchas • Puerto Peñasco

\$1,950,000

Luxury Beach Front Estate Income Property



• 15 Bedrooms • 14.5 Baths • 4 + Car Garage • 8 Fireplaces • Private Tennis Court • Putting Green • Fully Furnished •

<u>Casa Joya</u> 4 bdr, 4 ba Beachfront 3,200+ sq ft	<u>Casa Estrella</u> 2 bdr, 2 ba Just off beach	<u>The Hideaway</u> Studio, 1 ba Just off beach	<u>Casa Fiesta</u> 2 bdr, 2 ba Just off beach	<u>Casa Cabana</u> 5 bdr, 4 ba Just off beach	<u>La Casita</u> Studio, 1 ba Just off beach	<u>Casa Buena Vida</u> Studio, 1 ba Just off beach
(Property A)						
1.35 Acres / 5,347 m2 / 106 ft. / 32 m Beach Frontage						



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La Paloma del Mar
Section 7 Lot 1
Las Conchas
Puerto Peñasco

NOTE: Adjacent Property B is also available for sale for additional 95 ft (28.5 m) of Beach Frontage

Las Conchas Beach Front Estate

Property A / La Paloma del Mar / Las Conchas Sec. 7 Lot 1

Property B / Casa Mia / Las Conchas Sec. 7 Lot 2

Puerto Peñasco, Mexico

Property A	Bedrooms	Baths	Livable sq ft	Other sq ft	Lot Size (sq ft)	Lot Size (meters)	Acerage	Beach Frontage	Description
La Paloma del Mar									
Casa Joya	4	4	3,600					106 ft / 32 meters	Main House / Beachfront
Casa Estrella	2	2	900						Guest House/ Connects to Casa Joya
Casa Cabana	4	3	1,800						Off Beach Main House
La Casita	1	1	500						
Casa Fiesta	2	2	780						Guest Home
Casa Buena Vida (Studio)	1	1	435						Studio on Tennis Court
The Hideaway (Studio)	1	1	185						
4 Car + Garage		0.5		1860					Extra large 4+ car Garage w/ half bath/ laundry
ATV Garage				282					3 separate roll up doors
Storage closets				110					3 separate storage / linen closets
Totals for Property A	15	14.5	8,200	2,252	58,817	5,347	1.34	106 ft / 32 meters	La Paloma del Mar Beachfront Estate
Property B									
Casa Mia	2	2	1,155						Beachfront Home w/ 2 Car Garage
Storage Closets				21				95 ft / 28.8 meters	
2 Garage				408					
Totals for Property B	2	2	1,155	429	9,570	870	0.21	95 ft / 28.8 meters	Beachfront Home w/ 2 Car Garage
Totals for Property A & B	17	16.5	9,355	2,681	68,387	6217	1.55	201 ft / 61 meters	Large Beachfront Estate, Completely walled in Private Tennis Court, Basketball court, Putting Green, Beach Volleyball Large area of Off Street Parking, Totally air conditioned (Central A/C / Heat Pump)
Property A & B are both beachfront & are adjoining									2 Laundry Rooms, 2 Large Fountains 3 Lg. shaded "Palapa" covered beachfront patios
Note: all figures are approx.									

Property A La Paloma del Mar - 15 Bedrooms / 14.5 Baths / 1.34 Acres / 106 ft / 32m Beach frontage

Property B Casa Mia - 2 Bedrooms / 2 Baths / .21 Acres / 95 ft / 28.8 m Beach frontage

Total of Property A & B = 201 ft / 60.8 m Beach frontage / 17 Bdrms. / 16.5 Baths /
8,970 sq. ft Liveable / 68,387 sq. ft. / Lot Size / 1.55 Acres / 6,217 m²

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Las Conchas Beach Front Estate

Puerto Peñasco, Sonora, Mexico

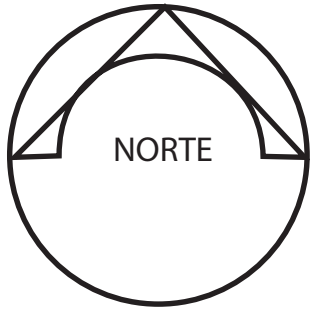
Property A = La Paloma del Mar / Sec. 7 Lot 1
 1.35 Acres / 5,347 m² /
 106 ft. / 32 m of Beach Frontage

Property B = Casa Mia / Sec. 7 Lot 2
 .21 Acre / 849.8 m² /
 95 ft / 28.5 m of Beach Frontage



Property A — La Paloma del Mar - 15 Bedrooms / 14.5 Baths / 1.34 Acres
 Property B — Casa Mia - 2 Bedrooms / 2 Baths / .21 Acres
 Total Acres- 1.55

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FRACCION A
LA PALOMA DEL MAR
SECC 7 LOT 1

FRACCION B
CASA MIA
SECC. 7 LOT 2

LAS CONCHAS
PUERTO PENASCO, SONORA, MEXICO



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