

\$450,000 U.S.D. 2 homes and 48+ acres

LIVE HERE! The main home is a beachfront **GEM**. Designed for indoor-outdoor living, the home has 1,600 sf under roof. The interior space includes a comfortable living room/kitchen, with French doors opening onto an expansive wrap-around veranda, one bedroom and bath. The casa is surrounded by gardens of maturing palms, shade trees and flowering shrubs. Stone steps lead directly to one of the best beaches in Baja. The home is set on a generous 19,000+ sf lot, with plenty of room for home and garage additions. As are all homes in Punta Chivato, this home is off-grid with a competent solar system, propane appliances and pipeline water.

TURN A PROFIT WHILE LIVING HERE! The hard work is done! By assuming ownership of an established, fully legal Mexican corporation, with many valuable assets and entitlements (title insurance, environmental permits, beach protection concessions and more), you are avoiding the significant start-up costs that come with a foreigner's purchase of large parcels of land.

Under the protective umbrella of the company, you would own the great majority of a **48+ acre parcel**, stretching from beachfront to the top of a breathtaking ridge. Within that parcel, there is a thoughtfully planned and registered 15-acre subdivision – the Costa Cardonal community – with several privately-owned homes. Your purchase would include **all the improvements** within Costa Cardonal, including a caretaker's (or visitor's) casita, a large fenced storage area, roads and water lines and many other enhancements. **Last, but not least, there are at least three large ocean-view lots within the community waiting for your buyers.**

