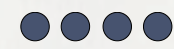




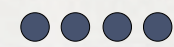
INDIGO DUNES

CABO SAN LUCAS, BAJA CALIFORNIA SUR

INDIGO DUNES



A NEW WAY TO LIVE
LOS CABOS





Los Cabos: The Strongest Real Estate Market in Mexico.

Be Part of the **Success Stories**

This is illustrative and may change without notice.



INDIGO
DUNES



WELCOME TO

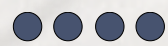


INDIGO
DUNES

An **exclusive** mixed-use residential and commercial development in **El Tezal**, Los Cabos.

Designed for functionality, increased property value and guaranteed investment returns.

INDIGO DUNES is the perfect choice for those seeking a **secure business** opportunity and an unparalleled quality of life in one of the **fastest-growing** areas of Los Cabos.



These images are illustrative and may change without notice.

STRATEGIC LOCATION



Located in **El Tezal**, just a few steps from the Transpeninsular Highway, with a growing infrastructure that guarantees significant increase in property value



INDIGO
DUNES

SPACES TO LIVE & SUCCEED

INDIGO DUNES offers more than just a place to live, it provides a platform for your business to thrive.

The blend of residential and commercial spaces in a prime location creates a dynamic and profitable environment for both residents and investors.



These images are illustrative and may change without notice.

INDIGO DUNES

LAYOUT

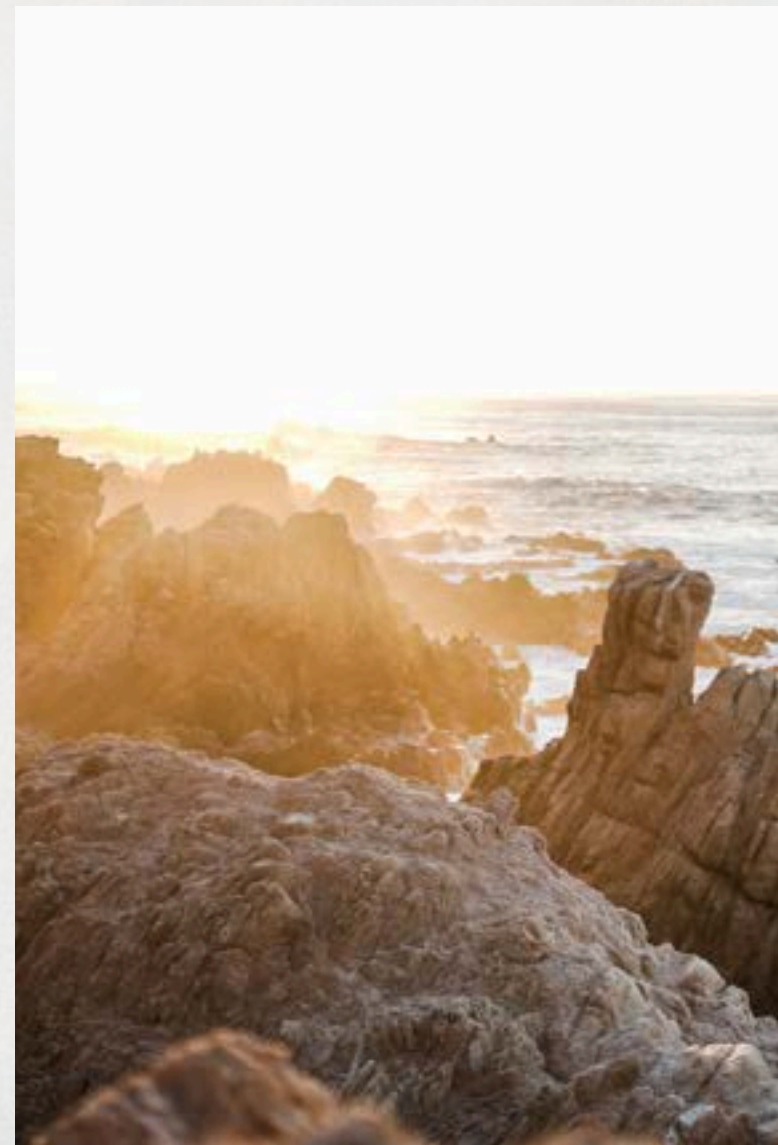


COMMERCIAL SPACES

RESIDENTIAL

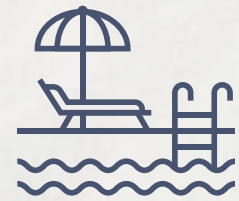


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AMENITIES



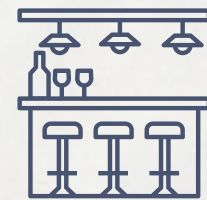
Pool w/
Sundeck



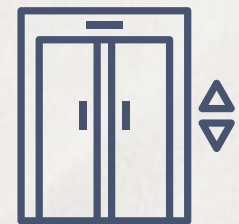
Lounge &
Coworking



Wellness Area



Bar



Elevator



Fire Pit



BBQ Area



Pet Zone



Laundry



Gym



These images are illustrative and may change without notice.



These images are illustrative and may change without notice.



INDIGO DUNES

FLOOR PLANS



These images are illustrative and may change without notice.

INDIGO DUNES

STUDIO



1 BEDROOM



1 BATHROOM

INTERIOR: 54 m2 | 581 sqft
EXTERIOR: 9 m2 | 97 sqft
TOTAL: 63 m2 | 678 sqft

- EQUIPPED KITCHEN
- TERRACE
- LAUNDRY AREA
- CLOSET



INDIGO
DUNES



These images are illustrative and may change without notice.

INDIGO DUNES

CONDO TYPE 1



2 BEDROOMS



2 BATHROOMS

INTERIOR:	95 m ²	1022 sqft
EXTERIOR:	13 m ²	140 sqft
TOTAL:	108 m ²	1162 sqft

- KITCHEN
- BAR COUNTER
- MASTER BEDROOMS W/
WALK-IN CLOSET
- CLOSETS
- LAUNDRY ROOM
- TERRACE



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DUNES



These images are illustrative and may change without notice.



INDIGO DUNES

CONDO TYPE 2

 **3** BEDROOMS

 **2** BATHROOMS

- KITCHEN
- BAR COUNTER
- MASTER BEDROOM WITH WALK-IN CLOSET

- CLOSETS
- LAUNDRY ROOM
- TERRACE

INTERIOR:	119 m ²	1280 sqft
EXTERIOR:	32 m ²	344 sqft
TOTAL:	151 m ²	1653 sqft



INDIGO
DUNES

INDIGO DUNES TOP BENEFITS

- ✔ **Excellent Connectivity:** Easy access to San José and Cabo San Lucas, ensuring seamless transportation and mobility.
- ✔ **High-Demand Property:** This prime location is in an area with strong local demand for commercial services, as well as one-bedroom units catering to transient professionals like digital nomads
- ✔ **Proximity to Essential Services:** Top-tier schools, churches, exclusive residences, Costco, Walmart, OfficeMax, gas stations, and car dealerships, all within easy reach.
- ✔ **Proximity to Los Cabos' Amenities:** Just a 4-8 minute drive from the best beaches, downtown, the Marina and exclusive activities, providing a relaxed and appealing lifestyle.
- ✔ **High Appreciation Potential:** A booming and constantly growing area that ensures future value appreciation for your investment.





INDIGO DUNES

COMMERCIAL SPACES



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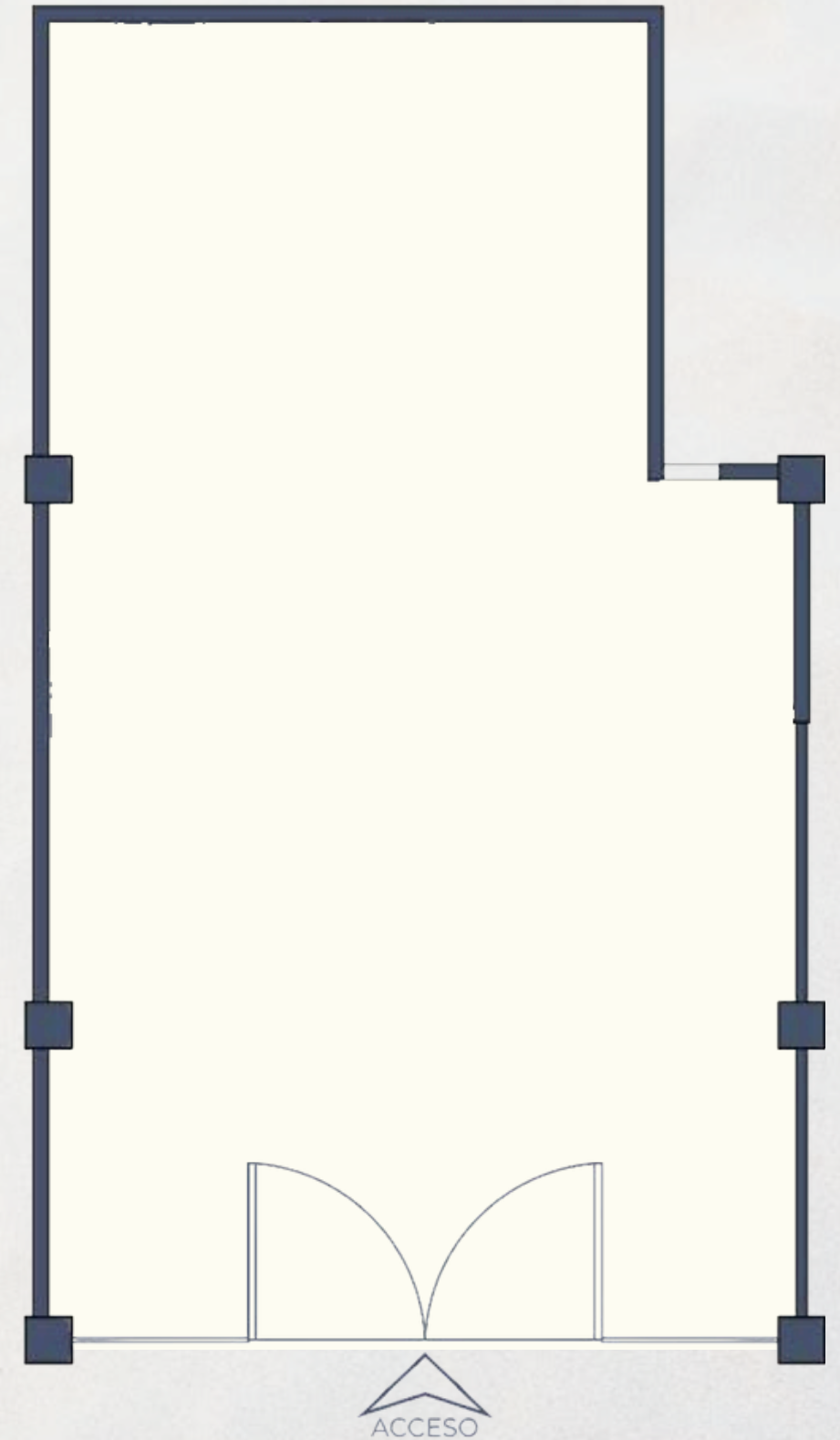
INDIGO DUNES

COMMERCIAL SPACES

From **62 m²** (667 sqft)

to **130 m²** (1400 sqft)

- **Height:** 3m (9.8 Ft)
- **Installations:**
 - Hydraulic Connection
 - Electrical Connection
 - Sanitary Drainage
 - Air Conditioning Pre-Installation.
- **Finishes:**
 - Shell Construction
 - 9 mm Tempered Glass Door





INDIGO
DUNES



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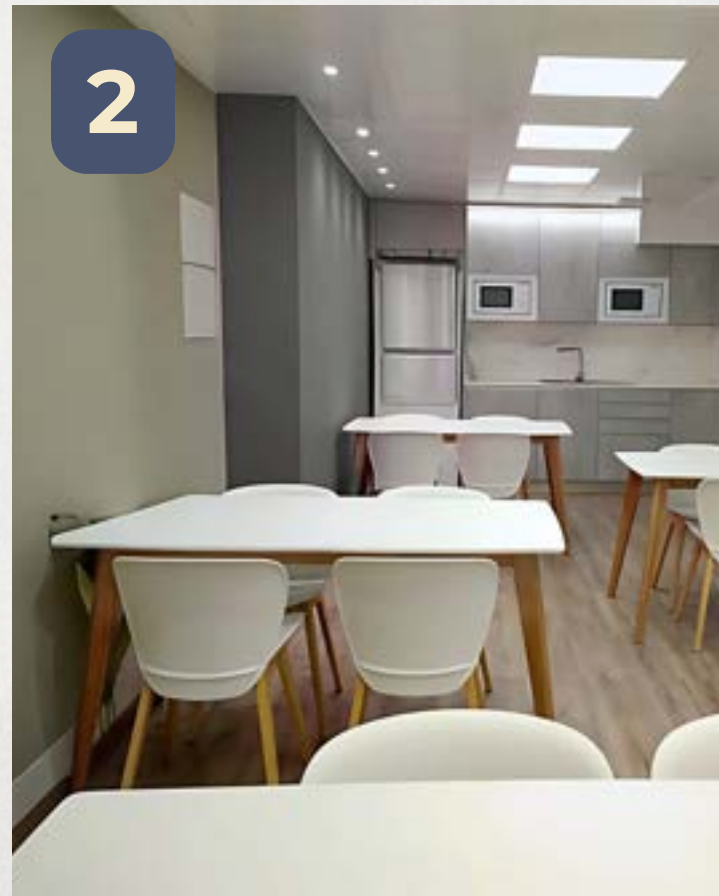
UNIQUE AMENITIES FOR YOUR BUSINESS

- 1 Exclusive Elevator for the Commercial Area.
- 2 Employee Lunch Area
- 3 Exclusive Restrooms for the Commercial Area

1



2



3



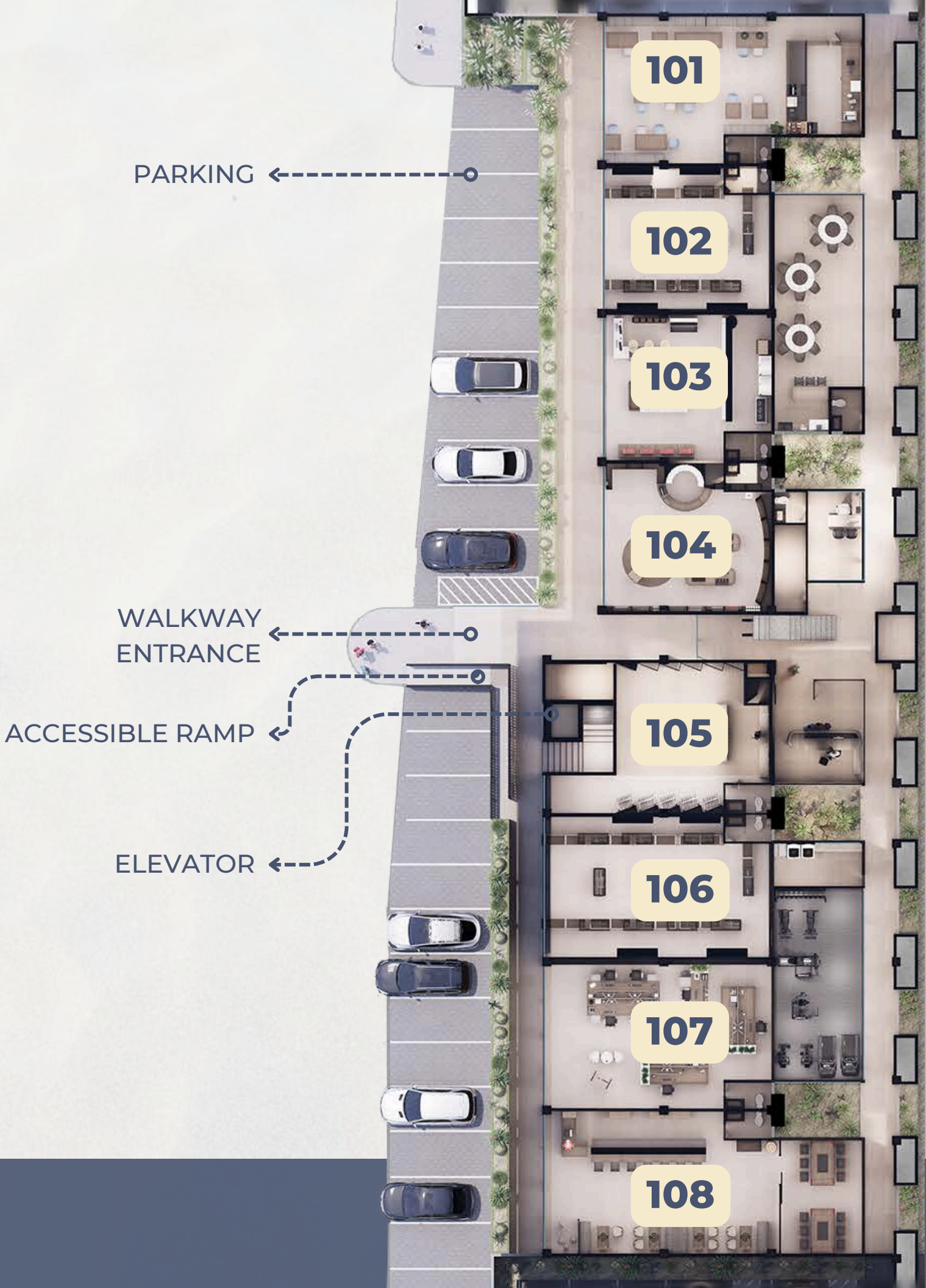
COMMERCIAL SPACES

GROUND FLOOR



8 COMMERCIAL SPACES

UNIT	M2	SQFT
101	93	1001
102	64	689
103	64	689
104	66	711
105	78	840
106	71	764
107	84	904
108	113	1216



INDIGO DUNES

COMMERCIAL SPACES

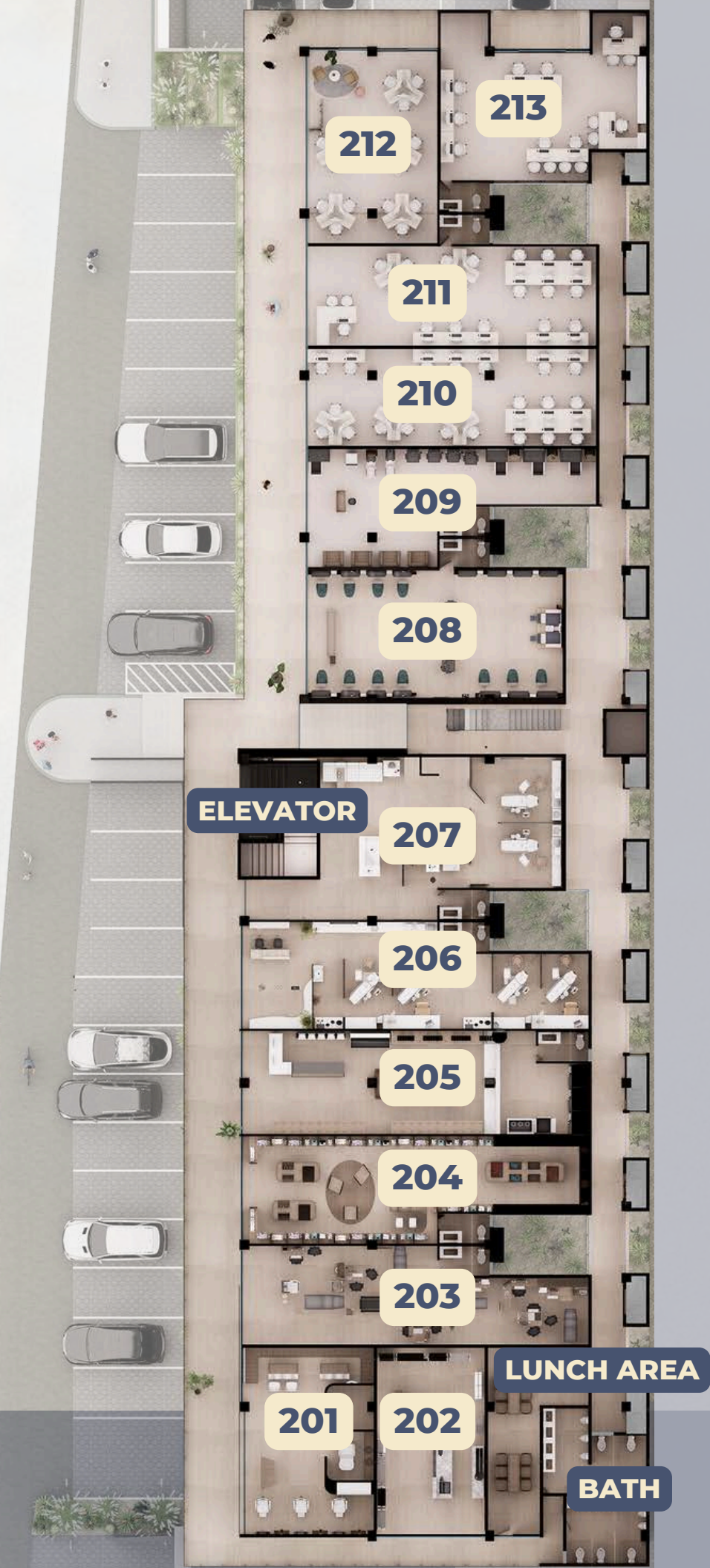
SECOND FLOOR



13 COMMERCIAL SPACES

UNIT	M2	SQFT
201	75	807
202	54	581
203	65	700
204	59	635
205	58	624
206	77	828
207	86	925

UNIT	M2	SQFT
208	73	785
209	76	818
210	73	785
211	69	742
212	43	462
213	53	570



INDIGO
DUNES



ABOUT THE DEVELOPER

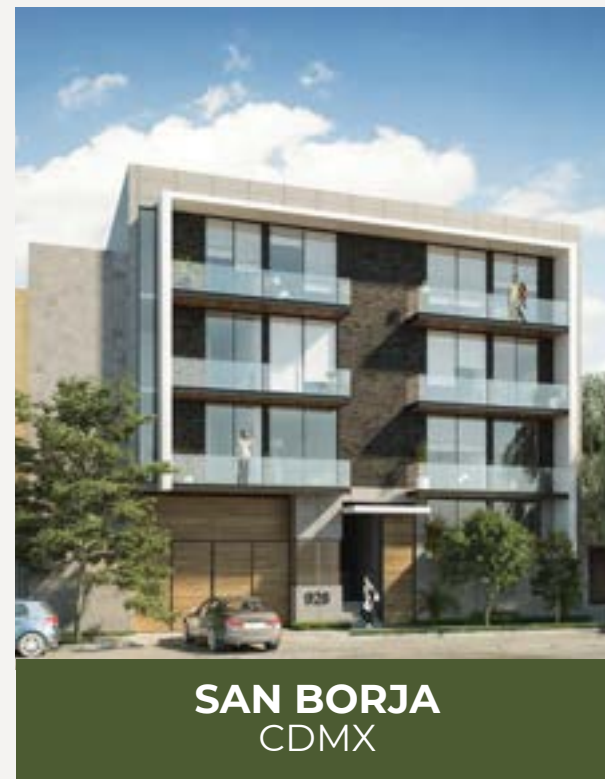
Vivaforte, is a solid and innovative developer with projects in Los Cabos and exclusive areas in Mexico City. It guarantees capital gains through robust constructions and cutting-edge design, always protecting the environment. We exceed current standards and regulations to offer the best price/benefit ratio, fulfilling our commitments with passion and optimism.



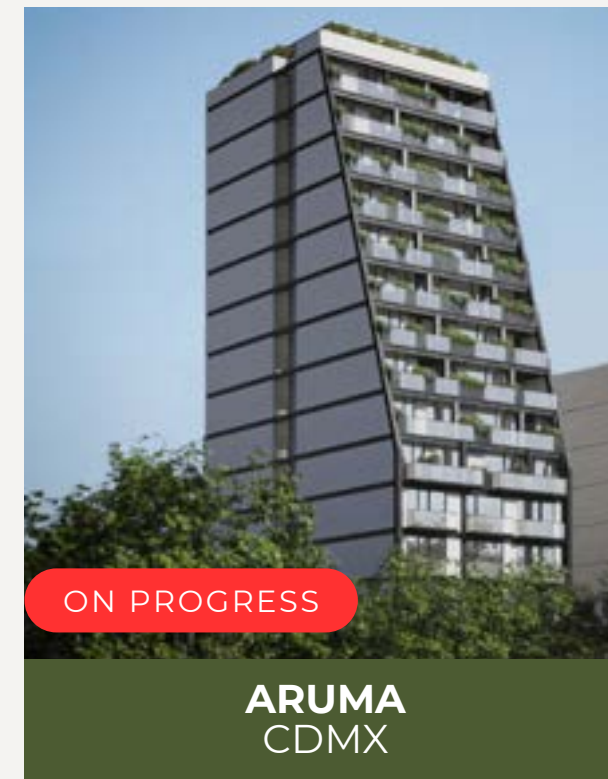
LUZ SAVIÑON
CDMX



SAGREDO
CDMX

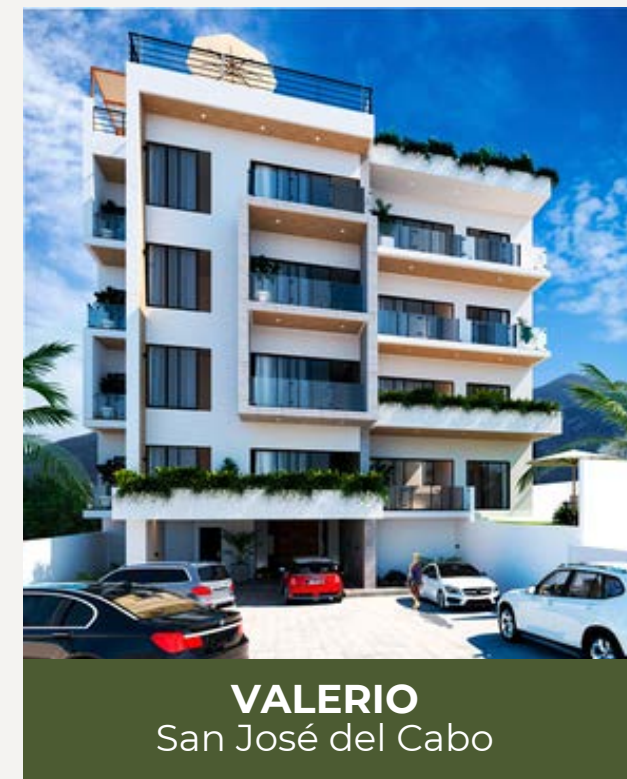


SAN BORJA
CDMX



ON PROGRESS

ARUMA
CDMX



VALERIO
San José del Cabo



INDIGO DUNES