

Pelícano Bay Views

Five hectares (12.4 acres) of west-facing hillside on the Pichilingue–Balandra corridor, on the Sea of Cortez.

In this bay, sunset views are bought by the lot. **Pelícano Bay Views is the entire hillside — every level open to the Sea of Cortez.**

On the scenic Pichilingue–Balandra corridor, five hectares rise from 23 to 75 meters in a natural succession of terraces, with views of the sea, the navigation channel, and the islets — fifteen minutes from the La Paz Malecón.

WHAT MAKES IT SINGULAR

WEST-FACING ORIENTATION

The west-facing orientation is what defines the value. It is not just an ocean view — it is the full sunset, every day of the year, from any point on the property.

TERRACES THAT BUILD THE VIEWS

The land forms natural platforms without deep cuts. The slope resolves, on its own, the most expensive problem of any view-driven development: keeping units from blocking one another.

PRIVACY WITH CONNECTIVITY

Access is by internal road with controlled entry, within the Pelícano Bay reserve. The property does not open directly onto the corridor: you arrive at it. Playa El Tesoro 2 min; Marina Costa Baja and Balandra 10; international airport 30.

CURRENT ZONING

H6 tourist-residential. The natural product is low-density housing with views preserved by the topography.



LOCATION · CORREDOR
PICHILINGUE–BALANDRA
SATELLITE IMAGE © GOOGLE EARTH

5 ha (12.4 ac)

LAND AREA

23–75 m (75–246 ft)

ELEVATION RANGE

H6

TOURIST-RESIDENTIAL

15 min

TO THE MALECÓN

What the Hillside Allows



THE LAND

The Hillside

Five hectares rising from 23 to 75 meters above the scenic corridor. Offered within a 130-hectare reserve; the final boundary is agreed in the letter of intent, based on the buyer's program and access requirements.



AVAILABLE INFRASTRUCTURE

Utilities

Access. Paved Pichilingue–Balandra highway at the foot of the property; internal road planned with controlled access.

Power. CFE line along the corridor.

Telecom. Fiber-optic line along the corridor.

Water. Desalination plant, subject to permits.



POSSIBLE USES

What Can Be Developed

Low-density housing with views preserved by the topography — platform residences or low-rise vertical housing, as the developer's plan defines. The property is offered whole; its internal configuration is defined by whoever develops it.

PROPOSED PROCESS

1

Site visit and technical meeting.

2

Confidentiality agreement and data room access.

3

Letter of intent: price, payment structure, and negotiation exclusivity, with an escrow deposit.
Term: 15 days.

4

Due diligence (45 days) and definitive contract through a fideicomiso — the bank trust used for coastal property in Mexico (30 days thereafter).

This is not a property with a view of the landscape. It is the entire hillside, open to the Sea of Cortez.

DIRECT CONTACT

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Informational material; does not constitute a binding offer. Areas approximate, subject to verification.

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On the Sea of Cortez