

Península Paraíso

One hundred seventy-seven acres of private peninsula at the entrance to the Bay of La Paz.

On this bay, waterfront is measured in feet. **Península Paraíso is measured in miles — the peninsula itself, facing the port.**

At the gateway to the Bay of La Paz, directly across from the Pichilingue maritime terminal, 177 acres of untouched desert headland sit between the navigation channel, Tesoro Bay, and the open Sea of Cortez — with more than two miles of shoreline and elevations rising to 245 feet.

WHAT MAKES IT SINGULAR

TWO PARCELS, ONE PENINSULA

Marina Paraíso — 76 acres of waterfront on the navigation channel, from the block adjoining the port zone to the point itself. Punta Paraíso — 101 acres of mesa, coves and beaches on Tesoro Bay. **A buyer may acquire either parcel alone, or the peninsula entire.**

DEEP WATER AT THE PROPERTY LINE

The western front drops to protected deep water on the navigation channel itself — draft and access to berth superyachts. **Nothing else like it exists on this bay.**

VALIDATED BY A FULL FEASIBILITY STUDY

In 2020, Edgewater Resources (marina and waterfront planners, U.S.) concluded the peninsula supports a complete marina destination. The full study is available in the data room.

TERRAIN THAT BUILDS THE VIEWS

The central mesa rises in natural terraces to 245 feet — every level with its own view of the bay, the islands, and the port, no platform shadowing another.



LOCATION · PICHILINGUE-BALANDRA CORRIDOR

SATELLITE IMAGERY © GOOGLE EARTH

177 acres

TOTAL SITE

2.2 miles

OF SHORELINE

0–245 ft

ELEVATION RANGE

15 min

TO THE MALECÓN

What the Peninsula Allows



TWO INDEPENDENT PARCELS



INFRASTRUCTURE AVAILABLE



POSSIBLE USES

The Structure

Marina Paraíso · 76 acres. Roughly 1.3 miles of continuous frontage on the western channel. Destined for marina and waterfront use.

Punta Paraíso · 101 acres. Rising to 245 feet, with nearly a mile of coves and beaches on Tesoro Bay. Destined for hospitality and view residential.

Available separately or together — the structure is the buyer's to define.

Services

Access. Federal highway at the property line, km 15+200.

Power. CFE line along the corridor.

Telecom. Fiber optics along the corridor.

Water. Desalination and wastewater treatment engineered in phases, subject to permitting.

What Can Be Developed

A complete marina destination on protected deep water · low-density boutique hotels set into the natural terraces · view residential · ±47 acres integrated as permanent preservation — desert and shoreline held untouched.

Topographic, slope, and elevation studies, all georeferenced, confirm broad developable ground with controlled impact.

Boundaries are indicative and subject to survey; final structure is agreed in the letter of intent. All construction is subject to the corresponding environmental studies and authorizations.

PROPOSED PATH

- 1 Site visit and technical meeting.
- 2 Confidentiality agreement and data room access.
- 3 Letter of intent: value, payment structure, and negotiating exclusivity, with escrow deposit. Term: 15 days.
- 4 Due diligence (45 days) and definitive contract through a *fideicomiso* trust (30 days thereafter).

This is not waterfront acreage. This is the peninsula itself, facing the port.

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Areas and measurements are approximate and subject to survey and verification. The offer comprises titled land only. Satellite imagery © Google Earth. Conceptual renderings from the 2020 feasibility study are illustrative only. Informational material; not a binding offer.

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LAND · HERITAGE · LEGACY

Facing the Sea of Cortez