

DUNNNA



A NEW DESTINATION OF
LUXURY IN CABO

THE ART OF LIVING AND THE ALLURE OF DISCOVERY

Welcome to the ultimate destination in Cabo’s last frontier.

DUNNA is the place where every luxury and convenience await within one vibrant community. Experience unmatched residential, hospitality and commercial comfort in a revolutionary destination where nature, sports, art, shopping, and gastronomy converge seamlessly.



An aerial photograph of a coastal resort area. A multi-lane highway runs diagonally from the top left towards the center. To the left of the highway is a golf course with several green fairways and sand traps. To the right of the highway, there are several large, modern resort buildings with curved roofs and swimming pools. The area is surrounded by dense, low-lying vegetation. In the bottom right corner, the ocean is visible with waves breaking on a sandy beach. The overall scene depicts a luxurious escape from a busy urban environment.

A Peaceful escape
from the Ordinary

A PLACE DESIGNED TO

Awaken YOUR Senses

DUNNA redefines the luxury by creating experiential destinations that go beyond trends, seamlessly blending timeless design with an elevated sense of refinement, ensuring that every aspect of the destination contributes to a unified and exquisite whole.



NATURE IS THE NEW
LUXURY



EXPERIENCE YOURSELF
FULLY



DESIGNED FOR
CONNECTION

STEP INTO THE WORLD OF A PRIME LOCATION

DUNNA is built on a 7.5 ha. lot, located in the 24th km of the Carretera Transpeninsular in San José del Cabo, Baja California Sur.

DUNNA’s strategic location not only enhances residents with a lifestyle of utmost luxury and comfort, but also signifies the unparalleled investment value associated with this premier development surrounded by esteemed infrastructure.

A serene pathway through lush greenery guides you to the breathtaking beauty of a pristine beach in just 10 minutes.



NATURE IS THE NEW LUXURY

Landscape designed to
awaken your senses

Spaces that invite the user to explore the vegetation
and the contrast of bodies of water, creating spaces of
tranquility in close proximity to the ocean.



OASIS

Conceptualized by the natural sinuosities of the
bodies of water that are traced on the earth, giving
movement on routes following an intertwining route
and flows, having the Date Palm as the protagonist



TERRACES

Natural platforms providing breathtaking panoramic
views with their meticulously crafted and carefully
designed levels, creating a dynamic interplay between
structure and nature.



SHELTER

Trails become pathways to tranquility where
residents find solace in the gentle rustle of leaves,
the warmth of sunlight, and the unfiltered beauty of
the outdoors.



THIS IS
DUNNA

MOUNTAIN VIEW



OCEAN VIEW

1. MAIN ACCESS

2. HOTEL

3. DUNNA VILLAGE

4. DUNNA RESIDENCES

5. FAMILY AREA

6. SOCIAL AREA

7. COMMON ROOFTOP

8. WELLNESS AREA

9. ADULTS ONLY AREA

10. SPORTS CENTER

BLOCK 4

- 6 LEVELS
- 24 UNITS
- 4 VILLAS
- 16 REGULAR
- 4 PENT HOUSES
- 50 PARKING STALLS

BLOCK 3

- 6 LEVELS
- 24 UNITS
- 4 VILLAS
- 16 REGULAR
- 4 PENT HOUSES
- 50 PARKING STALLS

BLOCK 2

- 6 LEVELS
- 28 UNITS
- 4 VILLAS
- 20 REGULAR
- 4 PENT HOUSES
- 46 PARKING STALLS

BLOCK 1

HOTEL

BLOCK 5

- 6 LEVELS
- 24 UNITS
- 4 VILLAS
- 20 REGULAR
- 1 COMMON ROOFTOP
- 50 PARKING STALLS

BLOCK 6

- 6 LEVELS
- 24 UNITS
- 4 VILLAS
- 16 REGULAR
- 4 PENT HOUSES
- 50 PARKING STALLS

BLOCK 7

- 6 LEVELS
- 24 UNITS
- 4 VILLAS
- 16 REGULAR
- 4 PENT HOUSES
- 50 PARKING STALLS

BLOCK 8

- 6 LEVELS
- 12 UNITS
- 2 VILLAS
- 8 REGULAR
- 2 PENT HOUSES
- 26 PARKING STALLS



Images used in this deck are for reference purposes only. Amenities and project features for DUNNA are subject to potential changes.



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THE RESIDENCES



YOUR VERY OWN
PIECE OF
PARADISE

Designed for those who savor
the ocean's whisper and the
luxury of seclusion.

160
UNIQUE RESIDENCES

Each crafted to harmonize seamlessly
with the surrounding beauty.

TOTAL FOOTAGE
137-600_{M2}
1,475 TO 6,458 SQ.FT.

Impeccably designed
2 to 4-bedroom units.



Master Bedroom

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UNIQUE
PENTHOUSES

THE RESIDENCES



- 1. MAIN ACCESS
- 2. HOTEL
- 3. BALLROOM
- 4. VILLAGE
- 5. SPA
- 6. WATERFALL POOL
- 7. FAMILY AREA
- 8. RESTAURANT & SOCIAL AREA
- 9. ADULTS POOL
- 10. ROOFTOP AMENITIES
- 11. SPORTS CENTER
- 12. MEDITATION PAVILION



PHASE 1

PHASE 2

PHASE 3

BLOCK 1

HOTEL

BLOCK 2

6 LEVELS
28 UNITS
4 VILLAS
20 REGULAR
4 PENT HOUSES

BLOCK 3

6 LEVELS
24 UNITS
4 VILLAS
16 REGULAR
4 PENT HOUSES

BLOCK 4

6 LEVELS
24 UNITS
4 VILLAS
16 REGULAR
4 PENT HOUSES

BLOCK 5

6 LEVELS
24 UNITS
4 VILLAS
20 REGULAR
1 COMMON ROOFTOP

BLOCK 6

6 LEVELS
24 UNITS
4 VILLAS
16 REGULAR
4 PENT HOUSES

BLOCK 7

6 LEVELS
24 UNITS
4 VILLAS
16 REGULAR
4 PENT HOUSES

BLOCK 8

6 LEVELS
12 UNITS
2 VILLAS
8 REGULAR
2 PENT HOUSES



PHASE 1

AVAILABLE UNITS

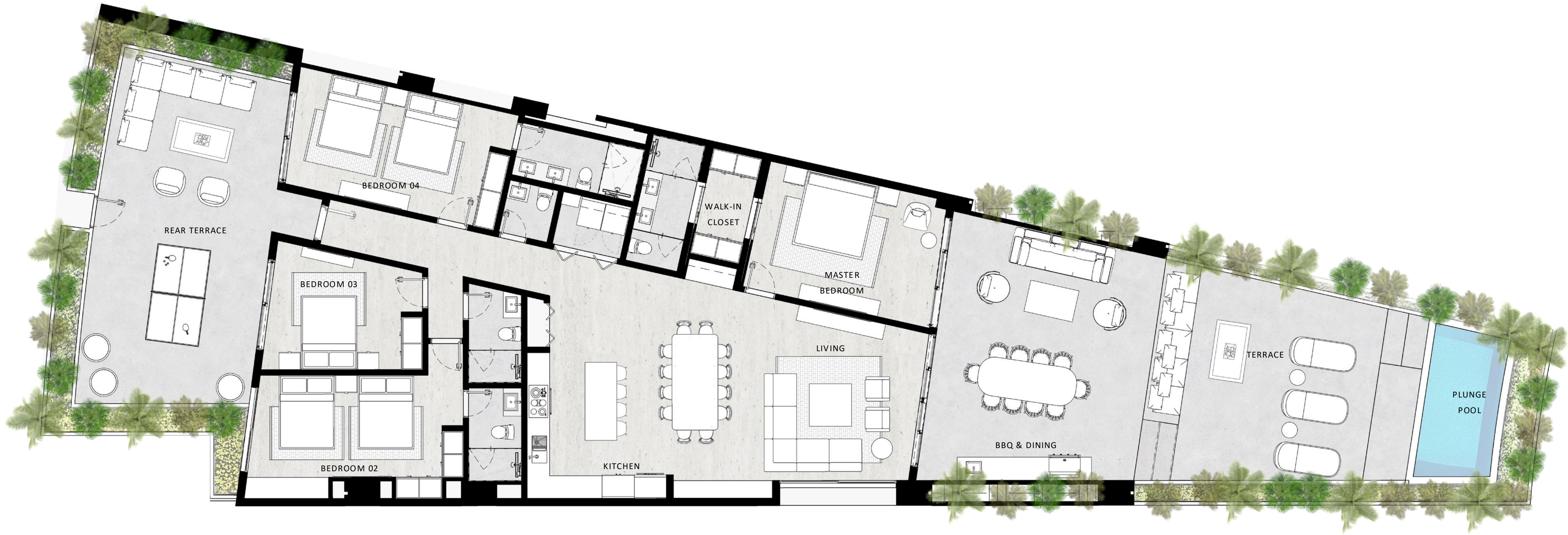


TYPE

B*-GH 3 BR / 3 BA	B-GH 4 BR / 4.5 BA	C-GH 5 BR / 5.5 BA	F 2 BR / 3 BA	B 3 BR / 3.5 BA	C 4 BR / 4 BA	B-PH 3 BR / 3.5 BA	C-PH 4 BR / 4.5 BA
368 M2 - 373 M2 3,961 - 3,961 SQFT	137 M2 - 447 M2 1,475 - 4,811 SQFT	516 M2 5,543 SQFT	137 M2 1,475 SQFT	137 - 199 M2 1,475 - 2,147 SQFT	244 M2 2,626 SQFT	343 - 415 M2 3,692 - 4,467 SQFT	483 M2 5,199 SQFT

PHASE 1

INVENTORY



TYPE B - GH

4 BR / 4.5 BA

TOTAL AREA
381 - 447 M2 / 4,101 - 4,811 SQFT
INTERIOR AREA
187 - 222 M2 / 2,013 - 2,390 SQFT
TERRACE
185 - 225 M2 / 1,991 - 2,422 SQFT

PHASE 1

INVENTORY



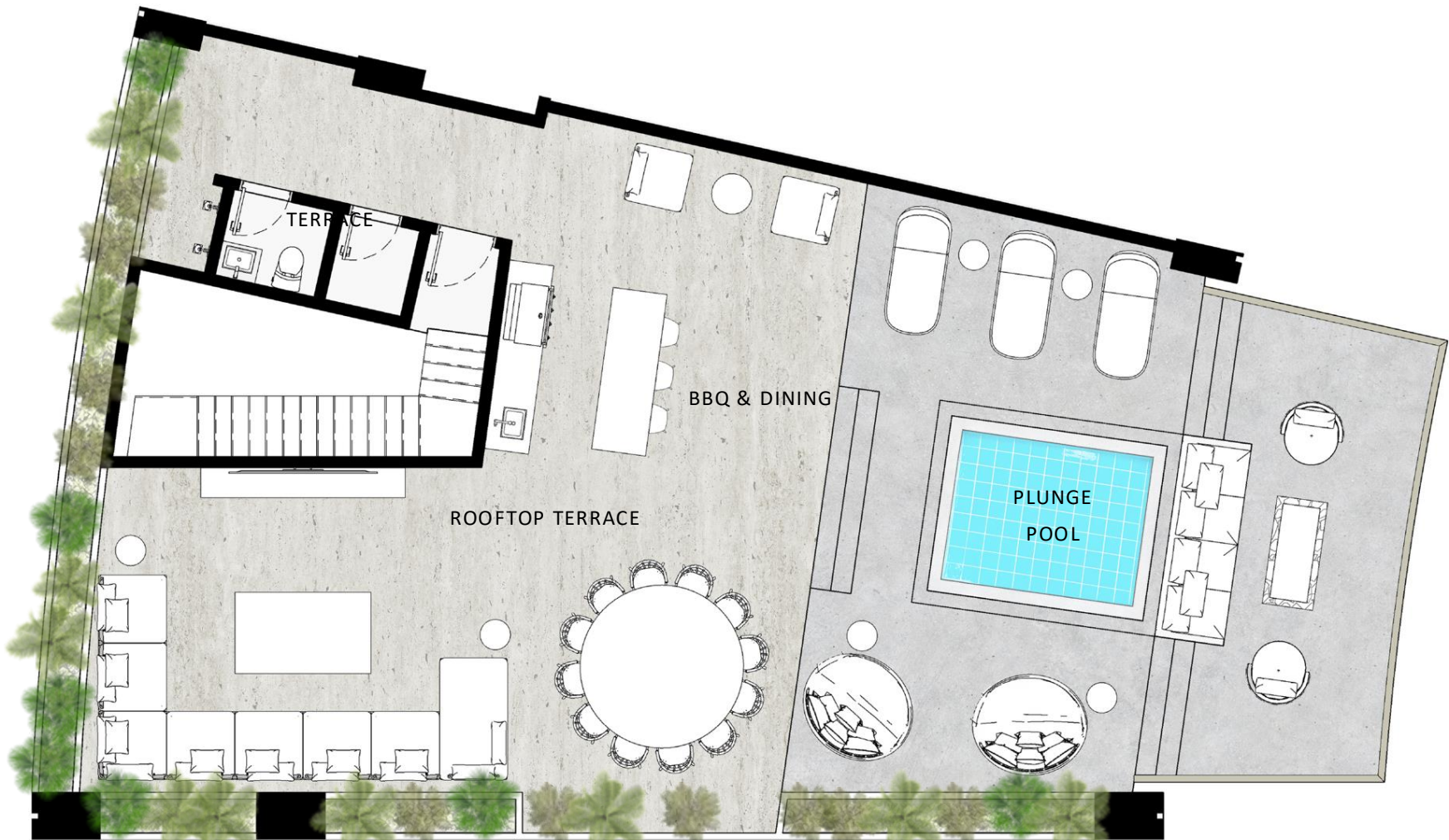
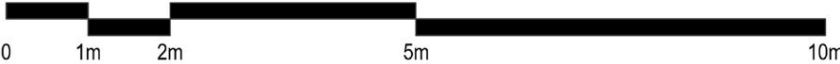
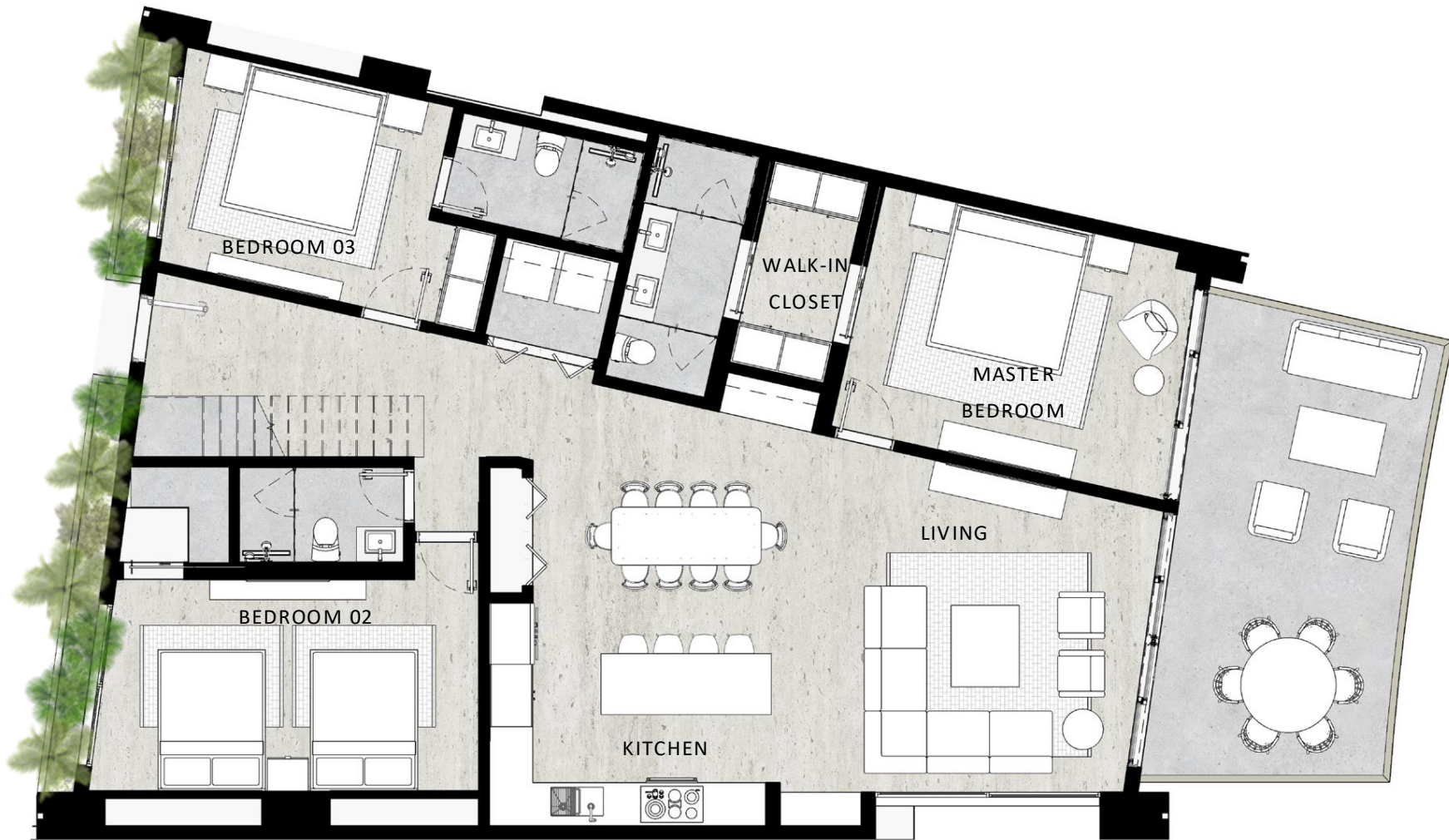
TYPE B

3 BR / 3.5 BA

TOTAL AREA
176 - 187 M2 / 1,894 - 2,013 SQFT
INTERIOR AREA
151 - 162 M2 / 1,625 - 1,744 SQFT
TERRACE
25 M2 / 269 SQFT

PHASE 1

INVENTORY



TYPE B - PH

3 BR / 3.5 BA

TOTAL AREA
343 - 415 M2 / 3,692 - 4,467 SQFT
INTERIOR AREA
151 - 176 M2 / 1,625 - 1,894 SQFT
TERRACE
192 - 239 M2 / 2,067 - 2,572 SQFT

PHASE 1

INVENTORY



TYPE B* - GH

3 BR / 3 BA

TOTAL AREA	368 - 373 M2 / 3,961 - 4,015 SQFT
INTERIOR AREA	189 -199 M2 / 2,034 - 2,088SQFT
TERRACE	174 - 179 M2 / 1,873 - 1,927 SQFT

PHASE 1

INVENTORY



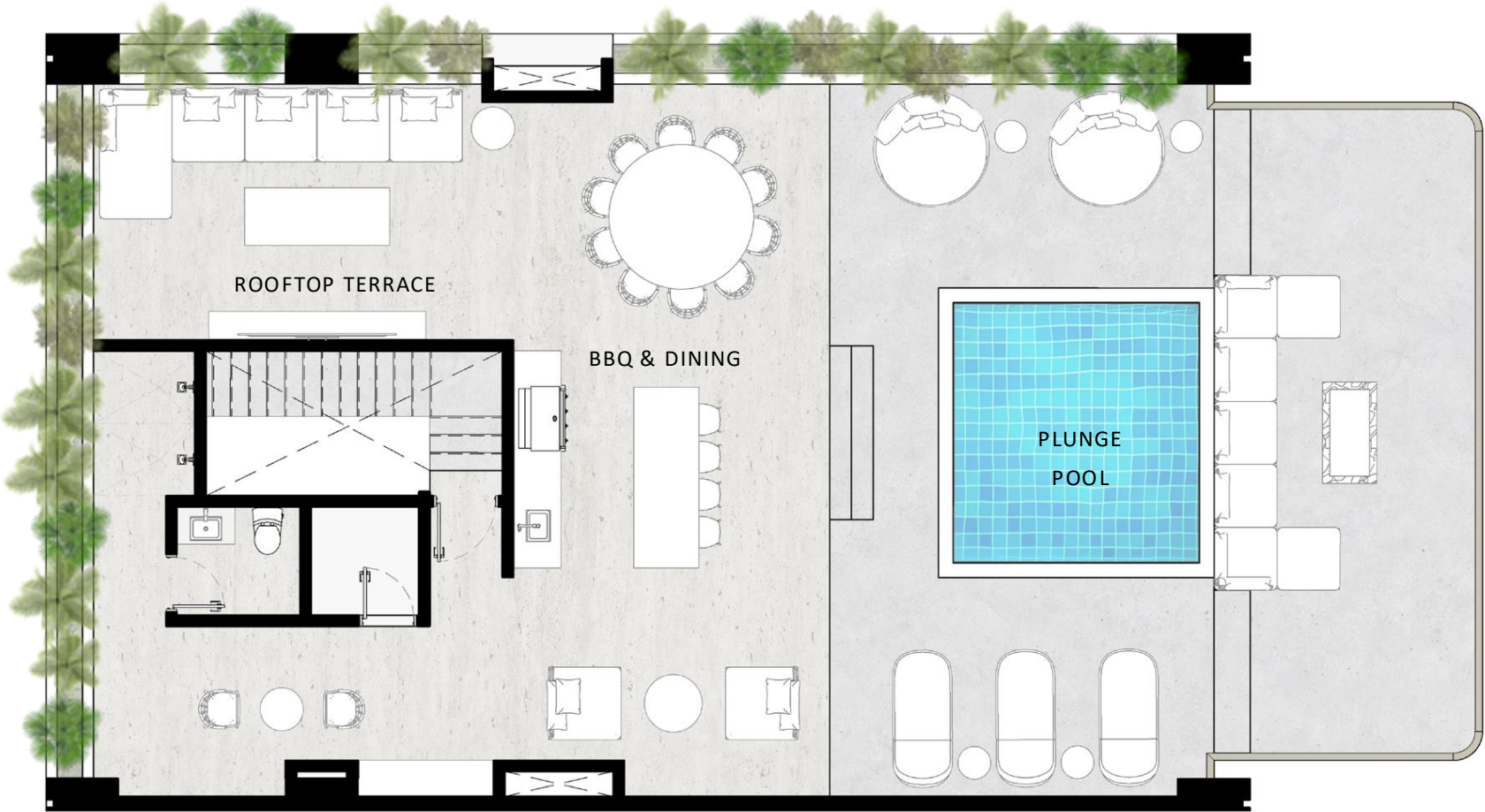
TYPE B*

3 BR / 3 BA

TOTAL AREA
195 - 199 M2 / 2,099 - 2,142 SQFT
INTERIOR AREA
161 - 167 M2 / 1,733 - 1,798 SQFT
TERRACE
32 - 34 M2 / 344 - 366 SQFT

PHASE 1

INVENTORY



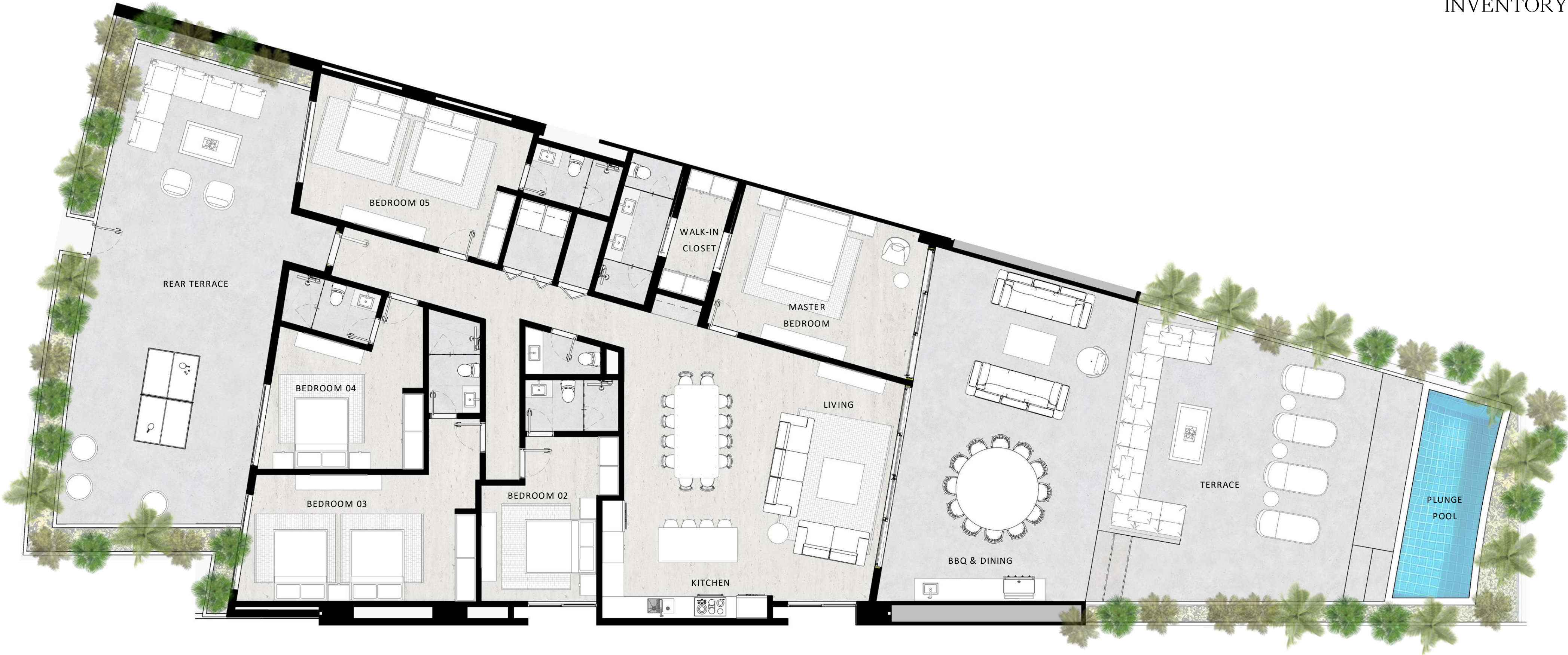
TYPE B* - PH

3 BR / 3.5 BA

TOTAL AREA
389 - 399 M2 / 4,187 - 4,295 SQFT
INTERIOR AREA
161 - 167 M2 / 1,733 - 1,798 SQFT
TERRACE
228 - 232 M2 / 2,454 - 2,497 SQFT

PHASE 1

INVENTORY



TYPE C- GH

5 BR / 5.5 BA

TOTAL AREA
516 M2 / 5,543 SQFT

INTERIOR AREA
263 M2 / 2,637 SQFT

TERRACE
253 M2 / 2,906 SQFT

THE TOTAL AREA AND OVERALL DESIGN PRESENTED IN THIS DOCUMENT ARE PRELIMINARY AND MAY VARY AS THE PROJECT DEVELOPS. FINAL DIMENSIONS AND CONFIGURATIONS ARE SUBJECT TO REFINEMENT DURING THE DESIGN AND CONSTRUCTION PROCESS. ANY CHANGES AFFECTING THE AREA OR DESIGN WILL BE COMMUNICATED TO THE BUYER IN A TIMELY MANNER.

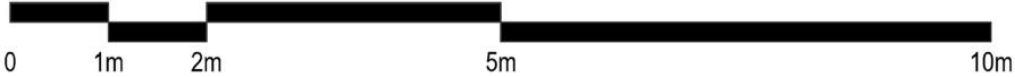
PHASE 1

INVENTORY



TYPE C

4 BR / 4 BA



TOTAL AREA
244 M2 / 2,626 SQFT

INTERIOR AREA
211 M2 / 2,271 SQFT

TERRACE
33 M2 / 355 SQFT

PHASE 1

INVENTORY



TYPE C - PH

4 BR / 4.5 BA



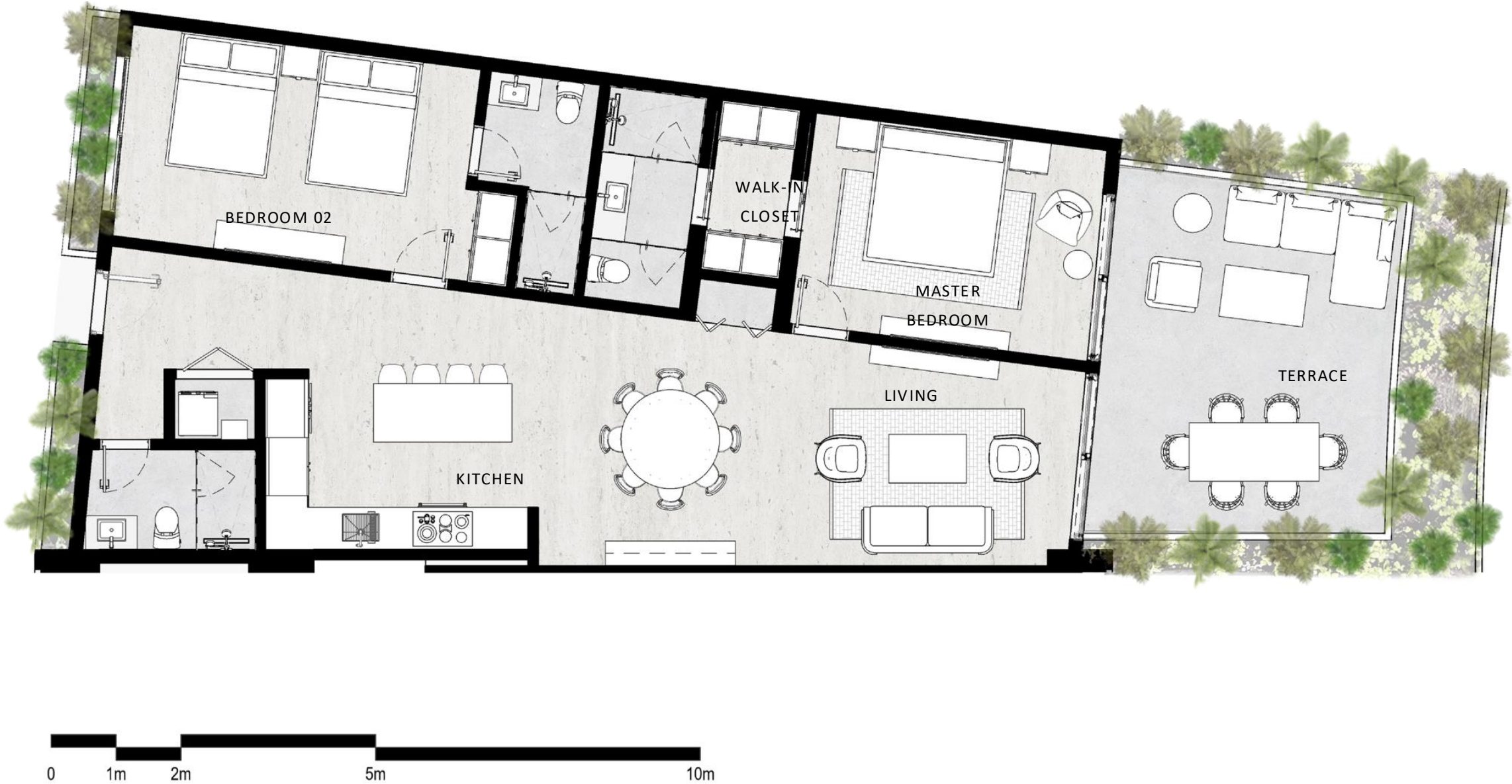
TOTAL AREA
483 M2 / 5,199 SQFT

INTERIOR AREA
211 M2 / 2,271 SQFT

TERRACE
272 M2 / 2,928 SQFT

PHASE 1

INVENTORY



TYPE F

3 BR / 3 BA

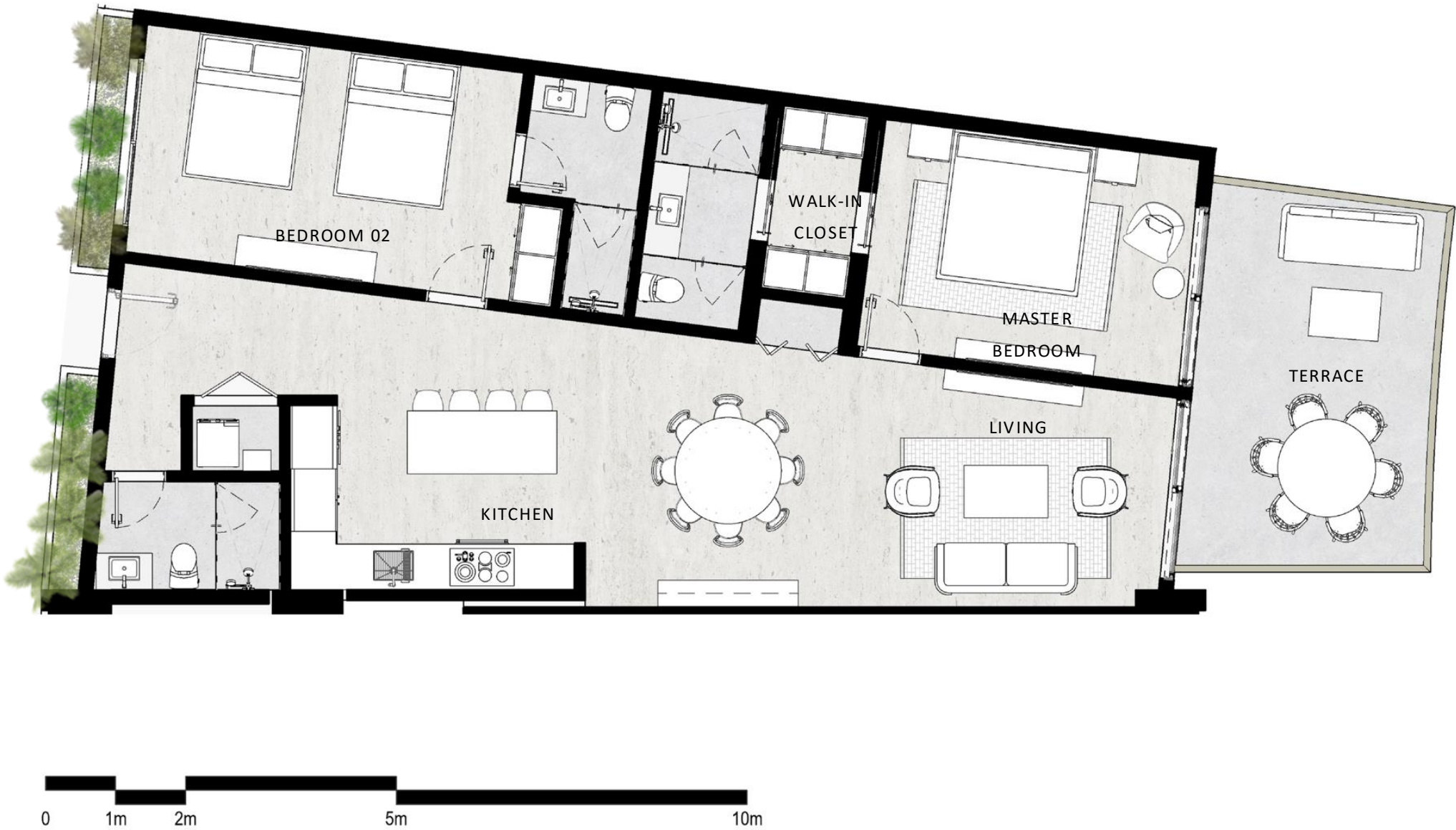
TOTAL AREA
137 M2 / 1,475 SQFT

INTERIOR AREA
118 M2 / 1,270 SQFT

TERRACE
19 M2 / 205 SQFT

PHASE 1

INVENTORY



TYPE F*

3 BR / 3 BA

TOTAL AREA	137 M2 / 1,475 SQFT
INTERIOR AREA	118 M2 / 1,270 SQFT
TERRACE	19 M2 / 205 SQFT

An aerial photograph of a tropical coastline. The top half of the image shows a sandy beach with sparse, low-lying vegetation. The bottom half shows the turquoise ocean with gentle ripples. The word "AMENITIES" is centered in the middle of the image, overlaid on the water.

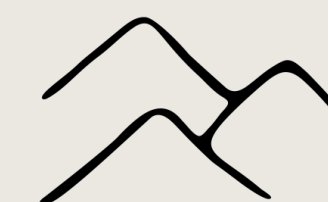
AMENITIES

A wide array of premium spaces and amenities designed to cater to every aspect of quality and comfort.



SOCIAL

WATER & ROOFTOPS
FOOD & BEVERAGE
COMMUNITY & ENTERTAINMENT



WELLNESS

SPA, MASSAGE, SAUNA
SPORTS FACILITIES
PET SPA

WATER & ROOFTOPS

Vibrant hubs of activity and tranquility, offering residents an exclusive escape within their own community.

- JACUZZIS
POOL BAR
WATERFALL POOL
ADULT ONLY POOL
- KIDS POOL
CABANAS
ROOFTOP POOLS
ROOFTOP BARS

FOOD & BEVERAGE

Indulge in private dining areas and bars that allure with a selection of fresh, locally inspired beverages, transforming the dining scene into an artistic expression.

- BAKERY
ICE-CREAM BAR
COFFEE BAR
- OYSTERS BAR
OASIS LOUNGE BAR DECK





DUNNA's Kids Area

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COMMUNITY & ENTERTAINMENT

From entertainment venues, family focused areas to adult only reserved spaces, each amenity is thoughtfully designed to underscore our commitment to delivering an unparalleled living experience where quality and comfort are paramount.

FIRE PITs
GOLF BAR
LOUNGE AREAS

KIDS CLUB
EXTERIOR LOUNGES
VOLLEYBALL COURT



DUNNA's Wellness Area

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THE GROUP

ARCHITECTURE

SORDO MADALENO

Sordo Madaleno is an interdisciplinary architecture, urban, and interior design firm with 85 years of experience committed to working with clients around the world. The practice is dedicated to excellence in architectural design with a sustainable approach to social development.



LANDSCAPE

maat handasa

Maat Handasa, SC is a workshop focused on Invention and Research. A multidisciplinary laboratory for developing creative and innovative ideas. Maat means "That in which One believes" and Handasa means "Architecture."



Projects

- 1: SOLAZ LOS CABOS
2: CHABLÉ SEA OF CORTEZ
3: ARTZ PEDREGAL
- 4: SHA MEXICO
5: FAIRMONT HERITAGE PLACE MAYAKOBA
6: BRISAS NIZUC RESORT & SPA CANCÚN

DEVELOPMENT GROUP

We are a group of outstanding developers, with diverse perspectives and extensive experience in the luxury hospitality and residential industry in exclusive worldwide tourist destinations, solidifying our presence in DUNNA.

With a consolidated track record and years of expertise, our group partners with globally renowned hotel chains like Ritz-Carlton, St. Regis, Waldorf Astoria, and Hyatt, setting benchmarks for excellence in each endeavor and leading numerous global projects such as the First All-inclusive RITZ-CARLTON in the world, Punta Venado in Quintana Roo.

Projects

- ST. REGIS - CDMX
- RITZ-CARLTON PUNTA VENADO - RIVIERA MAYA



DUNNA



DUNNA.COM