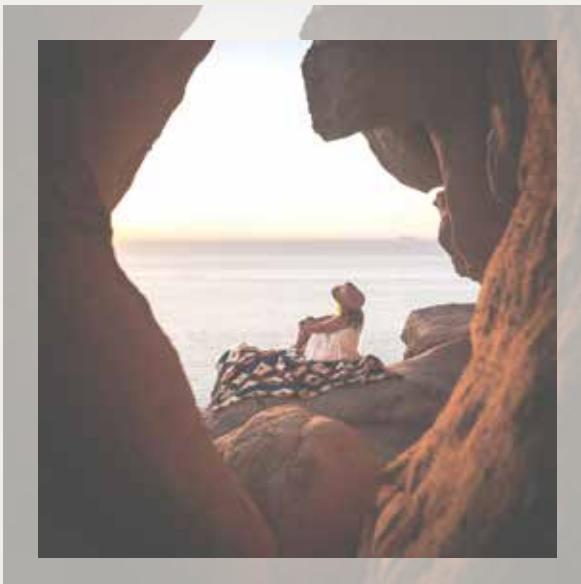




# RETURN TO YOUR OWN RHYTHM.



Built for those who want the freedom of Baja with the sophistication of thoughtful design, NUEVO TODOS SANTOS is a place for beauty, simplicity, and meaningful presence.

NTS belongs to the “quiet luxury” movement, emotionally rich, design-conscious, and rooted in intentional living. It speaks to people who know the value of materials, textures, silence, sunsets, and soul.







## Return to what matters.

NUEVO TODOS SANTOS (NTS) is a visionary community that honors the beauty and spirit of its Pacific setting. We create thoughtfully designed homes that harmonize with the land, embracing a lifestyle rooted in exploration, connection, and authenticity. Here, every detail is crafted to inspire curiosity and celebrate the local culture, offering experiences that surprise and delight while fostering a genuine sense of place.



# THE LOCATION.



## DRIVING TIMES FROM NTS:

**La Paz:** 1 hr 5 min

**Los Cabos International Airport:** 1 hr 15 min

**Cabo San Lucas International Airport:** 1 hr

**Cabo San Lucas:** 1 hr

**San Jose Del Cabo:** 1 hr 20 min

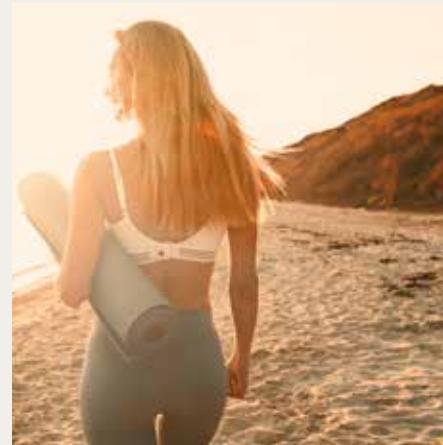
Nestled just south of Todos Santos, BCS, NTS draws inspiration from its namesake town - a haven renowned for its **artistic soul, rich cultural heritage, and warm, welcoming vibe**. Surrounded by the breathtaking Sierra de la Laguna mountains and overlooking the endless expanse of the Pacific Ocean, this region exudes a timeless charm. With its cobblestone streets, colorful galleries, and lively festivals, Todos Santos has become a cherished destination for those seeking both tranquility and inspiration.

Todos Santos enjoys a near-perfect climate that makes it a year-round destination for relaxation and adventure. Nestled along the Pacific coast, the town benefits from cool ocean breezes that temper the Baja sun, creating a comfortable environment with warm days and crisp evenings. Summers bring balmy temperatures, while winters are mild and inviting, often accompanied by vibrant sunsets that light up the sky. With over 300 days of sunshine annually, Todos Santos is an ideal setting for outdoor activities, from surfing and hiking to simply enjoying the natural beauty of this enchanting region.





# THE LIFESTYLE.

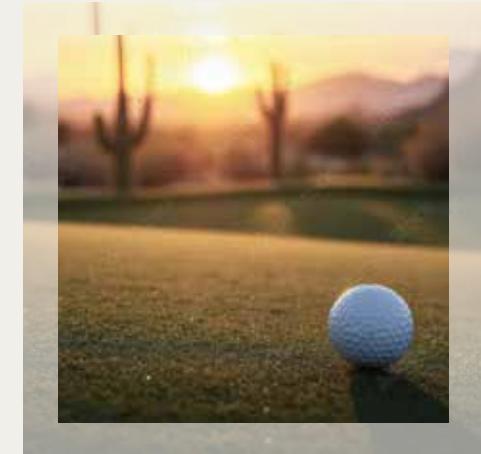


AUTHENTIC CHARM  
QUIET LUXURY  
ARTISTIC SPIRIT  
ADVENTURE  
WELLNESS  
INTENTIONAL LIVING  
FARM TO TABLE CULTURE



# CULINARY CULTURE.

Todos Santos is known for its authentic and varied dining options, including two Michelin Star restaurants. Here, food is a return to what feeds the soul. Rooted in Baja's land and traditions, the culinary experience in the area honors authenticity, fresh local ingredients, soulful preparation and a deep respect for where it all comes from.



# GOLF.

While Todos Santos is not primarily known as a golf destination, there are a few golf courses within a 40-minute drive, primarily located along the Los Cabos corridor. Here are some notable options just 40 minutes away:

DIAMANTE CABO SAN LUCAS  
QUIVIRA GOLF CLUB  
RANCHO SAN LUCAS GOLF CLUB



# THE AMENITIES.



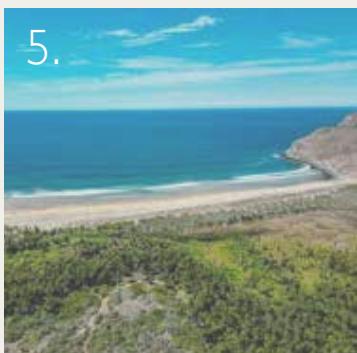
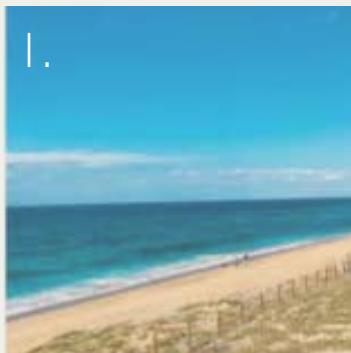
As part of the exciting Phase 2 development, Nuevo Todos Santos will introduce a range of new amenities designed to enhance community living and lifestyle. Planned additions include:

- Outdoor Fitness & Wellness Center: A fully equipped fitness center for residents to stay active and healthy.
- Pickleball Courts: A fun and social space for enjoying one of the fastest-growing sports in the world.
- Kids' Play Area: A safe and engaging space for children to explore, learn, and play.
- Exclusive Partner Access: Residents will enjoy privileges at affiliated facilities and access to curated events designed to celebrate the region's unique culture and lifestyle.

These additions will further cement NTS as a vibrant and dynamic community, blending luxury, activity, and connection.



# THE LOCAL BEACHES.



1. PLAYA LA PASTORA - A quiet, rugged beach popular among experienced surfers seeking powerful waves.
2. PLAYA LA CACHORA - A tranquil, wide beach perfect for walks and enjoying stunning sunsets.
3. PLAYA PUNTA LOBOS - Known for its dramatic cliffs and fishing pangas, this beach offers a unique blend of natural beauty and local culture.
4. PLAYA LOS CERRITOS - A favorite for surfers and families, offering beginner-friendly waves and a lively, social vibe.
5. PALM BEACH - A secluded oasis with palm trees and calm waters, ideal for relaxing and picnicking.



# FINANCING.



At NTS, we offer flexible financing options through our exclusive lending partner, **Moxi**, making it easier to turn your dream home into a reality.

With just **35% down**, buyers can secure competitive rates starting **under 9%**.

This attractive financing plan ensures that your investment in a home within this vibrant community is both affordable and accessible. Whether you're purchasing a base model or opting for one of the larger, upgraded homes, NTS provides a seamless path to homeownership with favorable terms and expert guidance.





# THE OFFERING.



Nuevo Todos Santos offers a range of home options designed to meet diverse needs and preferences. These flexible options allow residents to design their perfect home within a dynamic, growing community.

## BASE MODEL

2 Bed - 2 Bath  
Perfect for cozy, modern living

## UPGRADED MODEL

3 Bed - 3.5 Bath  
Starting in the low \$600,000s

### Customizable options like:

- Enclosed garage
- Roof-top patio with panoramic views
- Private pool
- Solar package for energy efficiency

# PRICING.

LOT #	BASE PRICE	STATUS
L41	\$500,000	HOLD
L42	\$500,000	AVAILABLE
L43	\$500,000	AVAILABLE
L44	\$500,000	AVAILABLE
L45	\$550,000	AVAILABLE
L46	\$575,000	AVAILABLE
L47	MODEL	HOLD
L48	\$550,000	AVAILABLE
L49	\$550,000	AVAILABLE
L50	\$550,000	SOLD
L51	\$525,000	AVAILABLE
L52	\$525,000	AVAILABLE
L53	\$525,000	AVAILABLE
L54	\$500,000	SOLD
L55	\$500,000	SOLD
L56	\$500,000	SOLD



## ADD ONS:

### 3rd Bedroom & Bath:

\$75,000

### Pool:

\$30,000

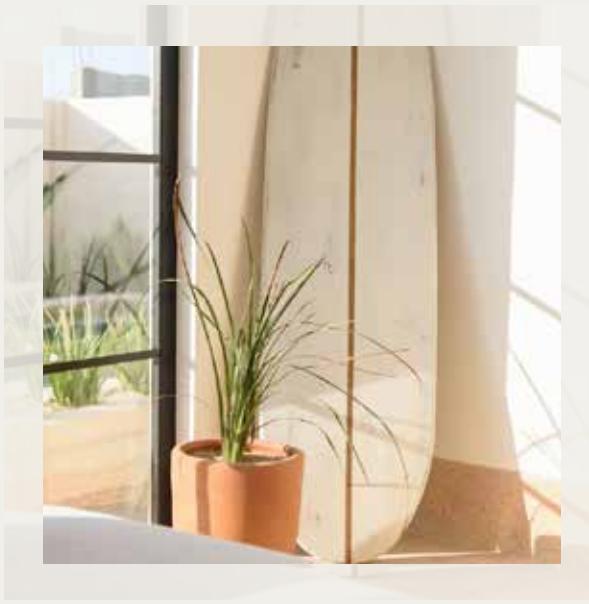
### Rooftop Terrace:

\$20,000

### Enclosed Garage

\$35,000

# PAYMENT STRUCTURE / DEPOSIT SCHEDULE



- **Initial Deposit:** \$10,000 (Fully refundable during 21 day due diligence period) + \$750 Escrow Fee (non-refundable)
- **Earnest Money Deposit:** 30% of Purchase Price
- **Foundation Completion Milestone:** 20% of Purchase Price.
- **Roof Completion Milestone:** 20% of Purchase Price.
- **Closing and Delivery:** Remaining 30% of Purchase price.



# THE DEVELOPERS.



## CORNELIO ROMERO MENDOZA

Born and raised in El Pescadero, Cornelio has been instrumental in the transformation of the region from a quiet coastal town into a premier destination for investment and tourism. With nearly two decades in real estate development, he founded Dylcor Construction in 2006 to meet the growing demand for high-quality residential and commercial projects. His deep local knowledge, commitment to excellence, and hands-on leadership have established him as a trusted name in the industry.

Under Cornelio's direction, his projects have shaped the region's landscape, delivering a significant share of its residential homes, commercial spaces, and resort developments. His dedication to integrity, professionalism, and innovative building solutions continues to set new standards, ensuring sustainable and responsible growth in the community he calls home.



## DENNIS MICHAEL O'CONNOR

Dennis was born and raised in San Diego, where he developed an early passion for problem-solving through accounting and tax work. After earning a degree in business and economics from UC Santa Barbara, he built a successful career in tax compliance and advisory services, founding and growing multiple businesses while managing financial operations for high-net-worth clients. His expertise in streamlining workflows and integrating technology made him a sought-after advisor in finance and business operations.

Leveraging his financial acumen and entrepreneurial mindset, Dennis transitioned into real estate development, where he now specializes in structuring deals, contract negotiations, and compliance. With hands-on experience in developing residential and commercial properties both domestically and abroad, he brings a strategic approach to project organization and risk management. His ability to simplify complex financial and legal structures makes him a key player in executing successful real estate ventures.



## CHANDLER HERNESTO COLE

Born and raised in El Pescadero, Baja California Sur, Chandler is a local real estate professional with a global perspective. The son of American parents, he grew up immersed in the vibrant communities of El Pescadero, Los Cabos, and La Paz. As a dual citizen, he bridges the cultures and legal frameworks of both Mexico and the United States, offering clients a deep understanding of cross-border real estate transactions.

With years of experience, Chandler has built an extensive network of respected professionals, influential politicians, and prominent property owners throughout the region. His insider knowledge and expertise in large-scale development deals make him a trusted figure in the real estate and investment space. His ability to navigate complex negotiations and identify strategic opportunities ensures his clients' success in an evolving market.

# CORCORAN

## THE BAJA REAL ESTATE CO.



We're a team of seasoned Real Estate professionals who live and breathe the Baja Peninsula. We measure success not by transactions alone, but through the incredible experiences we create for our clients. We partner only with authentic, tenured and experienced luxury Real Estate Specialists.

We are setting ourselves apart by being true to what our brand signifies, a truly dedicated approach to any project we take on. Working together, we bring more than 100 years of combined industry experience to help you achieve your real estate goals.

\$400M+  
in Sales

Global reach:  
316k  
AGENTS

\$1.4B+  
Managed Transactions  
Volume in Leadership





@nuevotodossantos