

MLS#26-556

ENGEL & VÖLKERS<sup>®</sup>  
SNELL REAL ESTATE

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# Coto 1

**Price: \$412,000 USD | 8,240,000 MXN**



**Beds:** 3

**Baths:** 3

**Sqft:** 2,443.81

**Type:** Houses

**Lot Size:** 2443.81

**View:** Cumbre del Tezal

**Community:** El Tezal-West

**Subdivision:** Cumbre del Tezal

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## OVERVIEW

Cumbre Tezal An excellent opportunity to own a 3-bedroom residence in the desirable El Tezal corridor of Cabo San Lucas, offering sweeping ocean, city, and Land's End views. The private rooftop terrace features a jacuzzi and BBQ area, perfect for relaxing, entertaining, and enjoying Cabo's spectacular sunsets. The interior offers an open-concept living space, making this home ideal for full-time living, a vacation retreat, or a high-demand rental opportunity. Located within a gated community, residents enjoy multiple swimming pools, a fitness center, a kids' park, and pickleball and basketball courts. This property delivers modern comfort, convenience, and the Cabo lifestyle?just minutes from shopping, dining, and beaches.

## PROPERTY FEATURES

- Property Name: Coto 1
- Street Number: MZ5 LT12
- Street Name: ISLA SANTA MARGARITA
- Construction: Completed
- Price (USD): 412,000
- Seller Financing Offered?: No
- Financing: Cash/Efectivo
- Lot M2: 101.21
- Total M2: 227.12
- Total SqFt: 2,443.81
- AC M2: 179.65
- AC SqFt: 1,933.03
- Primary View: Local
- Zone: Cabo Corridor
- Year Built: 2,009
- Decks/Patios M2: 127.31
- Secondary View: Territory
- Decks/Patios SqFt: 1,369.86
- Area: CSL Cor-Inland
- Total Bedrooms: 3
- Community: El Tezal-West
- Mstr Plan Community: Yes
- Subdivision: Cumbre del Tezal
- FullBaths: 3
- 1/2Baths: 1
- Style: Two Story
- Furnished: Furnished
- Carport: 2
- Clothes Washer
- Oven: Electric
- Refrigerator
- Ceiling Fans
- Air Conditioning: Mini Splits
- Water Heater: Tank
- Construction Type: Concrete / Cinder Block
- BBQ Area
- Deck
- Fence / Wall
- Garden
- Hot Tub/Jacuzzi
- Patio
- Storage Area
- Terrace
- Gym
- Gated
- Pool

## GALLERY





**LOCATION**

