

MLS#25-2149

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

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## Tortuga Lots 4 / 5

Price: \$398,000 USD | 7,960,000 MXN



**Beds:**

**Baths:**

**Sqft:** N/A

**Type:** Land

**Lot Size:**

**View:** Rancho Tortuga

**Community:** Zacatitos/PtaPerfcta

**Subdivision:** Rancho Tortuga

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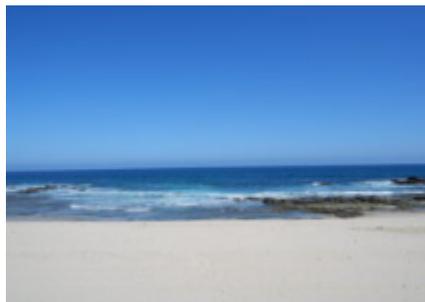
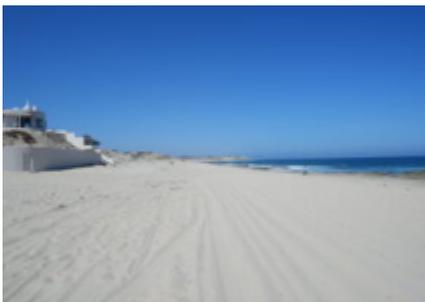
## OVERVIEW

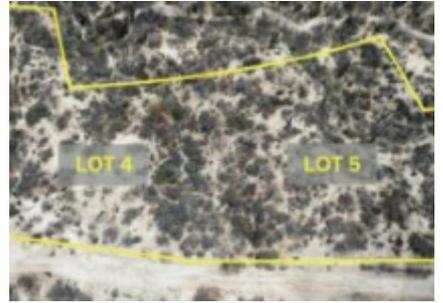
Build your dream home on this rare combined 1-acre parcel (Lots 4 & 5, Manzana 6) in Rancho Tortuga, East Cape—just a 3-min drive or 15-20 min walk to the beach. Set back from the main road for privacy, peace, and no dust/sand or noise from vehicle traffic. This entire property backs onto a vast arroyo with forever ocean views and stunning natural surroundings. Thanks to the elevated topography, a second-story or rooftop terrace will reward you with breathtaking 360° panoramic views of the Sea of Cortez, rugged mountains, vibrant sunsets, and awe-inspiring sunrises. Just 30 mins to San José del Cabo, 5 mins to Shipwrecks surf spot, and a close drive to world-class restaurants. Enjoy the best of both worlds: serene, off-grid living with seamless access to adventure and upscale experiences.

## PROPERTY FEATURES

- Property Name: Tortuga Lots 4 / 5
- Zone: East Cape
- Area: East Cape South
- Community: Zacatitos/PtaPerfcta
- Subdivision: Rancho Tortuga
- Price (USD): 398,000
- Seller Financing Offered?: No
- Financing: Bank/Banco
- Lot M2: 4,080.05
- Primary View: Ocean
- Secondary View: Mountain
- Subcommunity: Demasius de San Luis
- Mstr Plan Community: No

## GALLERY





**LOCATION**

