

MLS#25-4813

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

## Villa Esplendida

Price: \$1,379,000 USD | 27,580,000 MXN



**Beds:** 3

**Baths:** 3

**Sqft:** 5,349.01

**Type:** Houses

**Lot Size:** 5349.01

**View:** Zacatitos

**Community:** Zacatitos/PtaPerfcta

**Subdivision:** Zacatitos

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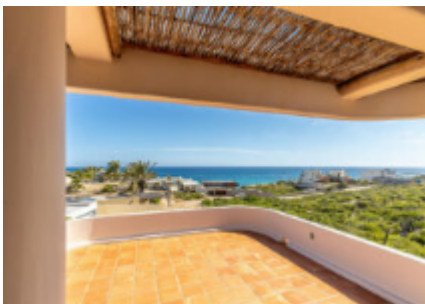
## OVERVIEW

Welcome to Villa Esplendida, a stunning ocean view estate nestled in the peaceful beachfront community of Zacatitos on the East Cape of Southern Baja. This 3-bedroom, 3.5-bathroom home offers uninterrupted views of both the Sea of Cortez and the Sierra de la Laguna mountains, with blue water views visible from every room. Watch the whales jump right from your terrace as you soak in the natural beauty that surrounds you. The main house features two spacious bedrooms with ensuite bathrooms, while a separate casita provides a private third bedroom and bath, complete with a rooftop terrace ideal for sunrise yoga or sunset cocktails. Two separate garages offer ample parking for four or more vehicles. Designed for seamless indoor-outdoor living, the home boasts expansive terraces that wrap

## PROPERTY FEATURES

- Property Name: Villa Esplendida
- Street Name: Mza C Lot 14 Zacatitos
- Construction: Completed
- Price (USD): 1,379,000
- Seller Financing Offered?: No
- Financing: Cash/Efectivo
- Lot M2: 2,458
- Total M2: 497.12
- Total SqFt: 5,349.01
- AC M2: 275.36
- AC SqFt: 2,962.87
- Primary View: Ocean
- Zone: East Cape
- Year Built: 2,007
- Decks/Patios M2: 221.76
- Secondary View: Mountain
- Decks/Patios SqFt: 2,386.14
- Area: East Cape South
- Total Bedrooms: 3
- Community: Zacatitos/PtaPerfcta
- Subdivision: Zacatitos
- FullBaths: 3
- 1/2Baths: 1
- Furnished: Furnished
- Garage Stalls: 4
- Clothes Dryer: Gas
- Clothes Washer
- Dishwasher
- Oven: Electric
- Range: Gas
- Refrigerator
- Internet: Satellite
- Ceiling Fans
- Water Purification
- Air Conditioning: Mini Splits
- Water Heater: Gas
- Construction Type: Insulated Foam Concrete
- Flooring Types: Concrete
- Bar
- BBQ Area
- Deck
- Fence / Wall
- Fountain
- Hot Tub/Jacuzzi
- Patio
- Pool
- Pool Heater
- Sitting Area
- Storage Area
- Terrace
- Water Feature
- Guarded

## GALLERY







**LOCATION**

