

MLS #26-3498

ACTIVE

USD \$1,835,000

CUSTOM HOME VISTA HERMOSA

CLUB CAMPESTRE SAN JOSE, LOS CABOS

CUSTOM RESIDENCE PRESENTATION



PROPERTY OVERVIEW

A substantial custom residence planned for Vista Hermosa within Club Campestre San Jose.

5

BEDROOMS

5.5

BATHROOMS

470 m²

TOTAL CONSTRUCTION

5,057 sq ft

MLS SQUARE FEET

446.65 m²

LOT AREA

2027

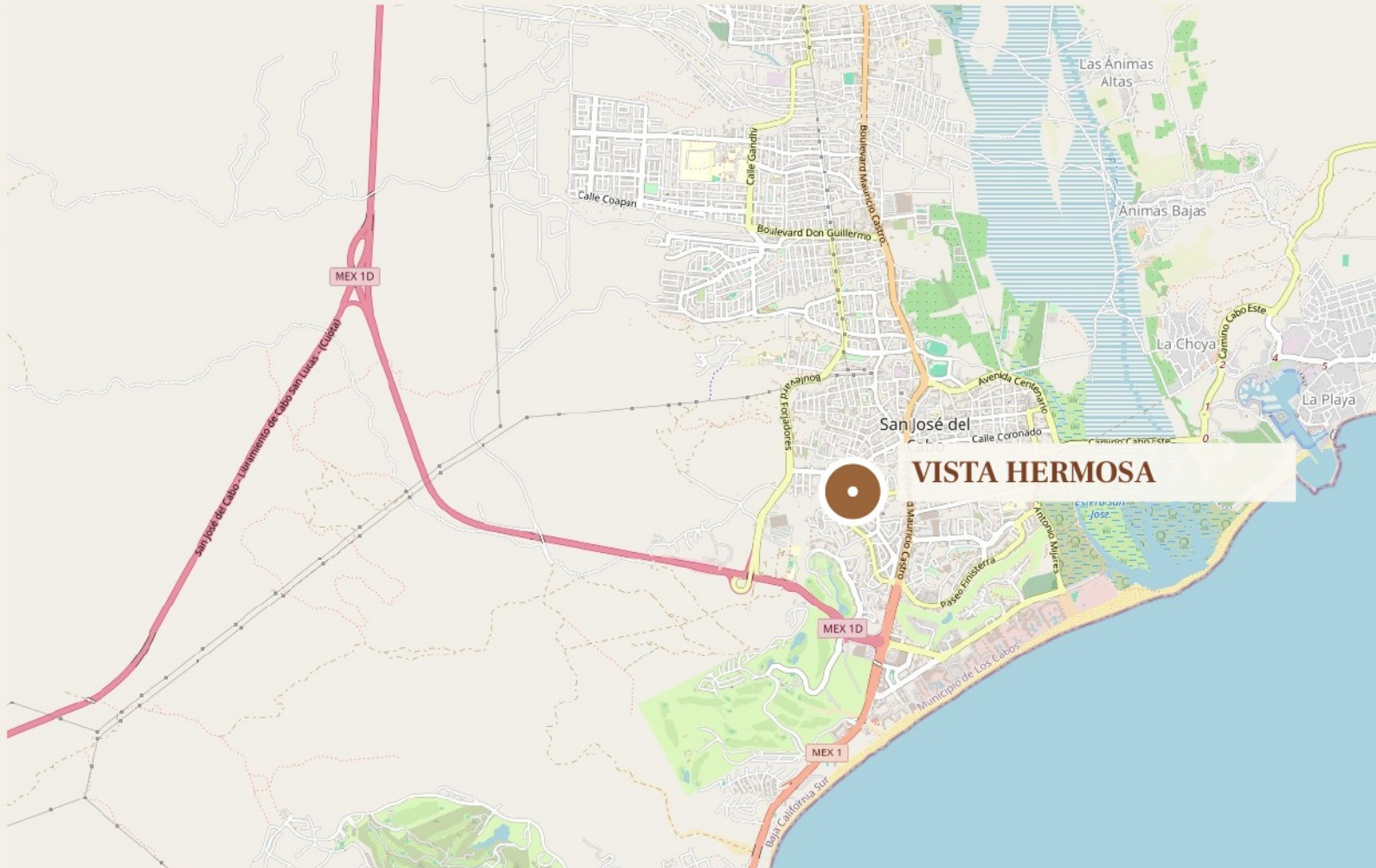
MLS YEAR BUILT

Private pool, garage, pergola-covered parking and extensive outdoor living areas.

Price and availability subject to confirmation.

Club Campestre location

Vista Hermosa, San Jose del Cabo, Baja California Sur



Map data © OpenStreetMap contributors

23.054125, -109.709862

COMMUNITY

Club Campestre

SETTING

SJD inland and golf district

COMMUNITY AMENITIES

18-hole Nicklaus Design golf course

Private Beach Club

Gated access, pool and tennis

CLUB CAMPESTRE MASTER PLAN

Vista Hermosa within the
gated golf community



Area program

Issued area schedule dated July 28, 2026

LEVEL	CONSTRUCTION	AIR-CONDITIONED	SERVICE PATIO	TERRACE
FIRST LEVEL RESIDENCE	235 m ²	126 m ²	45 m ²	56 m ²
FIRST LEVEL GENERAL AREAS - SITE REFERENCE	230 m ²			
SECOND LEVEL	235 m ²	133 m ²	13 m ²	38 m ²
ROOFTOP	0 m ²			41 m ²

470 m²

TOTAL CONSTRUCTION

259 m²

AIR-CONDITIONED

193 m²

PATIOS AND TERRACES

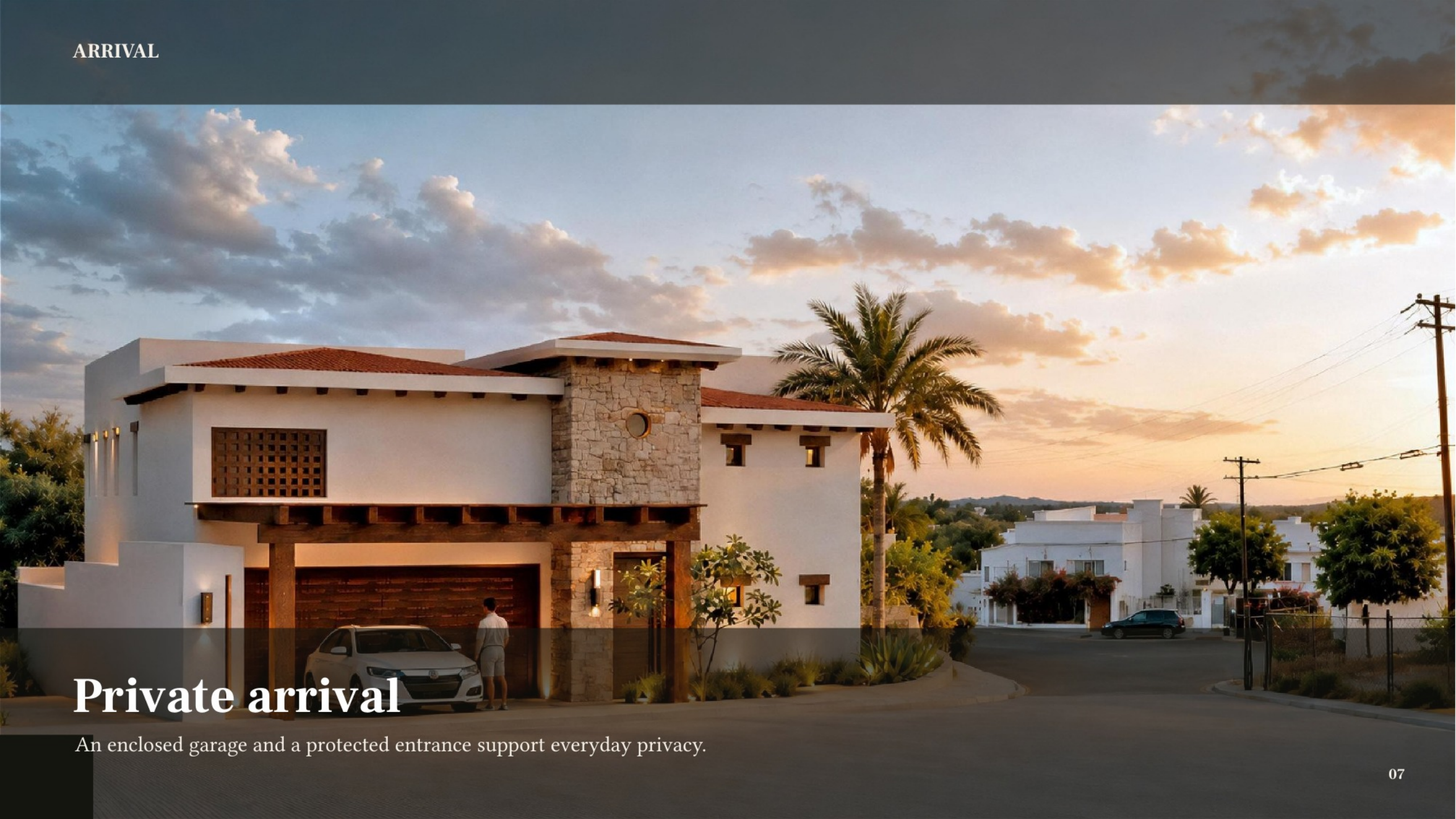
The schedule lists 58 m² of service patio and 135 m² of terraces.



Baja contemporary architecture

Warm stone, white stucco and shaded openings define the street elevation.

ARRIVAL



Private arrival

An enclosed garage and a protected entrance support everyday privacy.

Indoor and outdoor living

The main living spaces open directly to the pool terrace and shaded dining area.

Corner setting

A walled pool court and generous glazing connect the residence to its landscaped perimeter.

Dining and kitchen

Natural wood, stone surfaces and soft lighting create a calm central gathering space.

Open kitchen

A large island, full-height cabinetry and direct terrace access support entertaining.

Primary suite

A warm, restrained palette frames wide views and private outdoor access.

Primary bath

Natural stone, walnut-toned cabinetry and balanced lighting shape the vanity wall.

Rooftop terrace

The upper terrace extends the social program above the main residence.

Sunset entertaining

Outdoor cooking, lounge and dining zones capture the San Jose del Cabo setting.

Finish palette

Warm, durable materials selected for the Los Cabos setting

INTERIOR FLOOR

Honed Veracruz travertine

EXTERIOR WALKWAYS

Light beige washed sand finish

POOL

Sand-tone pebble finish

ENTRY WALLS

Regional natural stone

KITCHEN

Colonial Cream granite, leather finish

WOODWORK

Solid American oak stained walnut

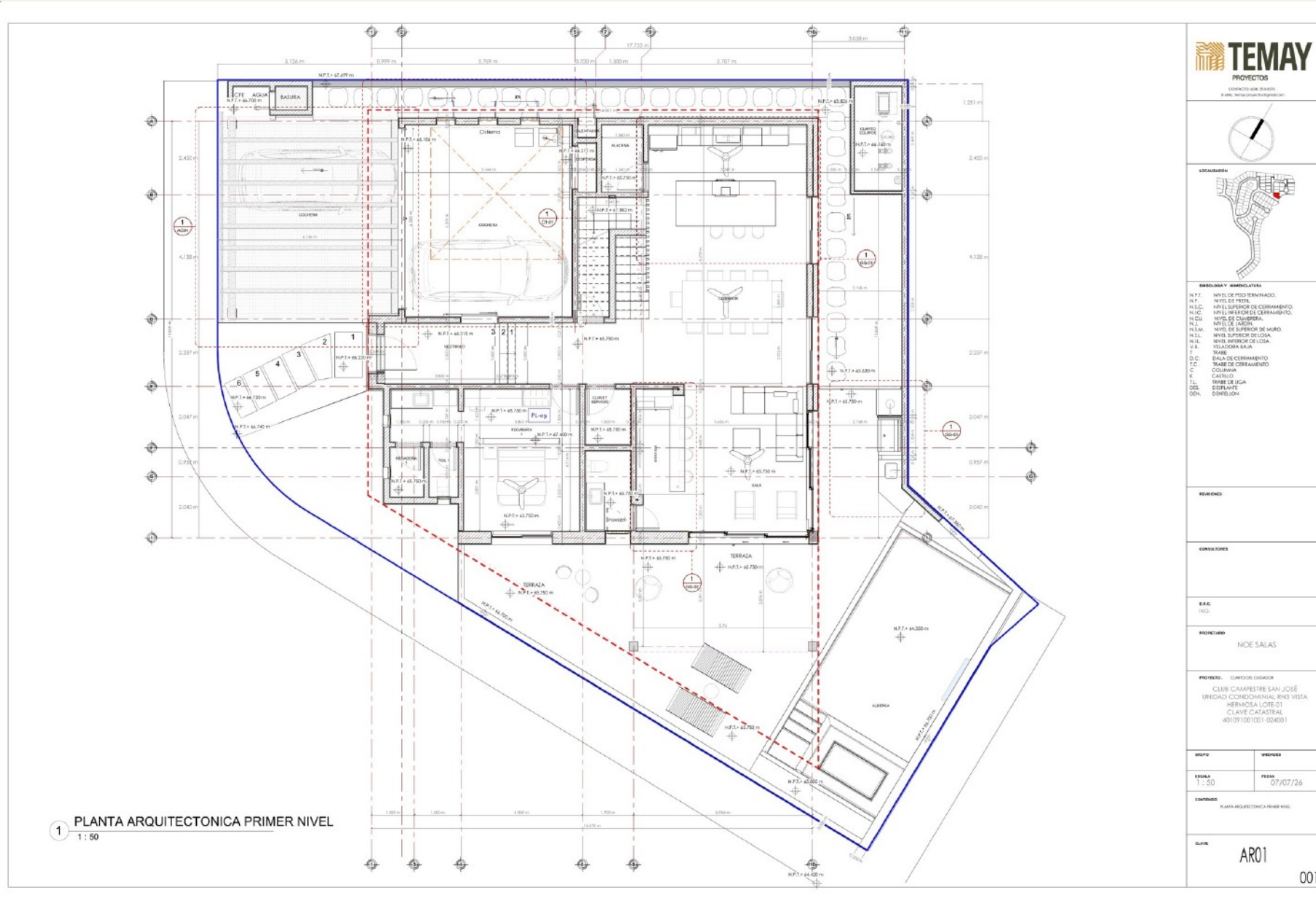
METALWORK

Slim matte-black steel profiles



Indicative palette. Final finishes remain subject to availability and client approval.

Architectural drawing, scale shown on source 1:50



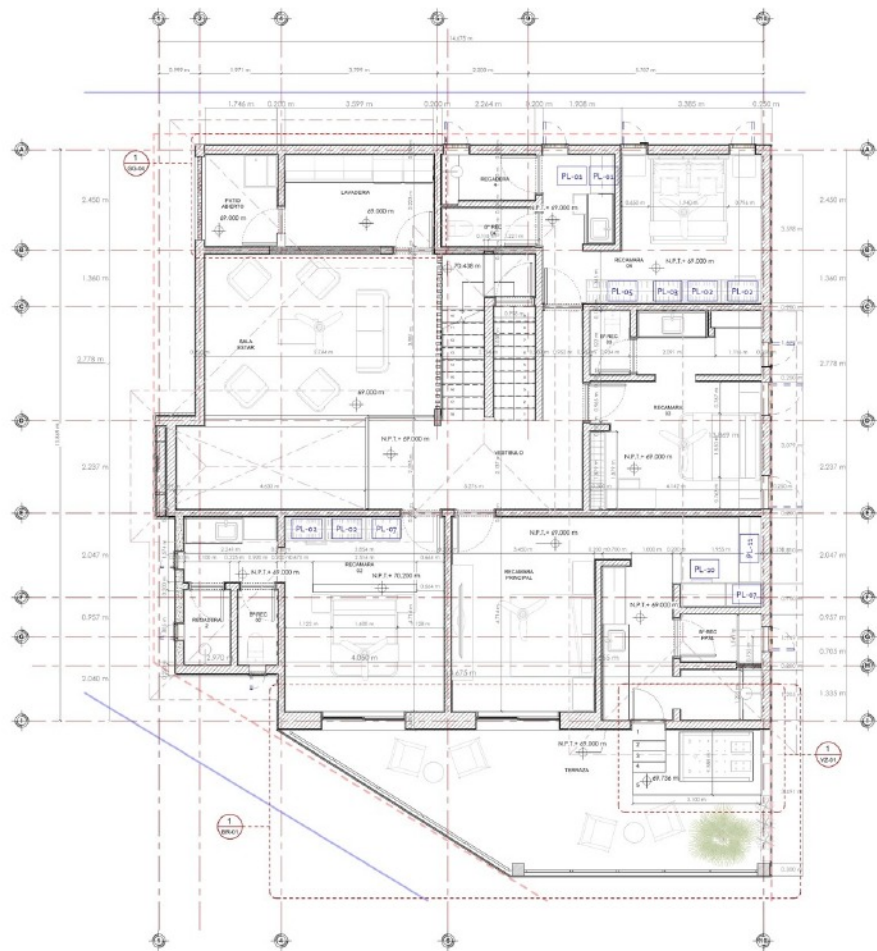
PROGRAM

Living room
Dining room and kitchen
Bedroom 1
Powder room
Service room and pantry
Garage and equipment
room
Pool and terraces

**Air-conditioned area on
this level: 126 m²**

SECOND LEVEL PLAN

Architectural drawing, scale shown on source 1:50



1 PLANTA ARQUITECTONICA SEGUNDO NIVEL 1:50

 CONTACTO: 066 544000 E-MAIL: temayproyectos@temayproyectos.com	
	
	
ABREVIATURAS Y NOMENCLATURA N.P.T. NIVEL DE PISO TERMINADO N.F. NIVEL DE FRENTE N.L.C. NIVEL SUPERIOR DE CORRIENTE N.L.C. NIVEL INFERIOR DE CORRIENTE N.C. NIVEL DE CUBIERTA N.S.M. NIVEL DE SUPERIOR DE MURO N.S.M. NIVEL SUPERIOR DE MURO N.L. NIVEL SUPERIOR DE LOSA V.A. VALLADORA ALTA T. TRASE D.C. DASA DE CORRIENTE T.C. TRASE DE CORRIENTE C. COLUMNA K. CAJONILLO T.L. TRASE DE LOSA D.S. DEPLANTE D.S. DISEÑO	
REVISIONES	
CONSEJORES	
D.A.G. AUTORIZADOR	
PROYECTADO NOE SALAS	
PROYECTO: CUERPOS OIGADOR CLUB CAMPESTRE SAN JOSE UNIDAD CONDOMINIAL ENH VISTA HERNANDEZ LOPEZ-01 CLAVE CATASTRAL 401091001001-004001	
GRUPO	UNIVERSIDAD
ESCALA 1:50	FECHA 07/07/26
CONTENIDO PLANTA ARQUITECTONICA SEGUNDO NIVEL	
OLVIO AR02	

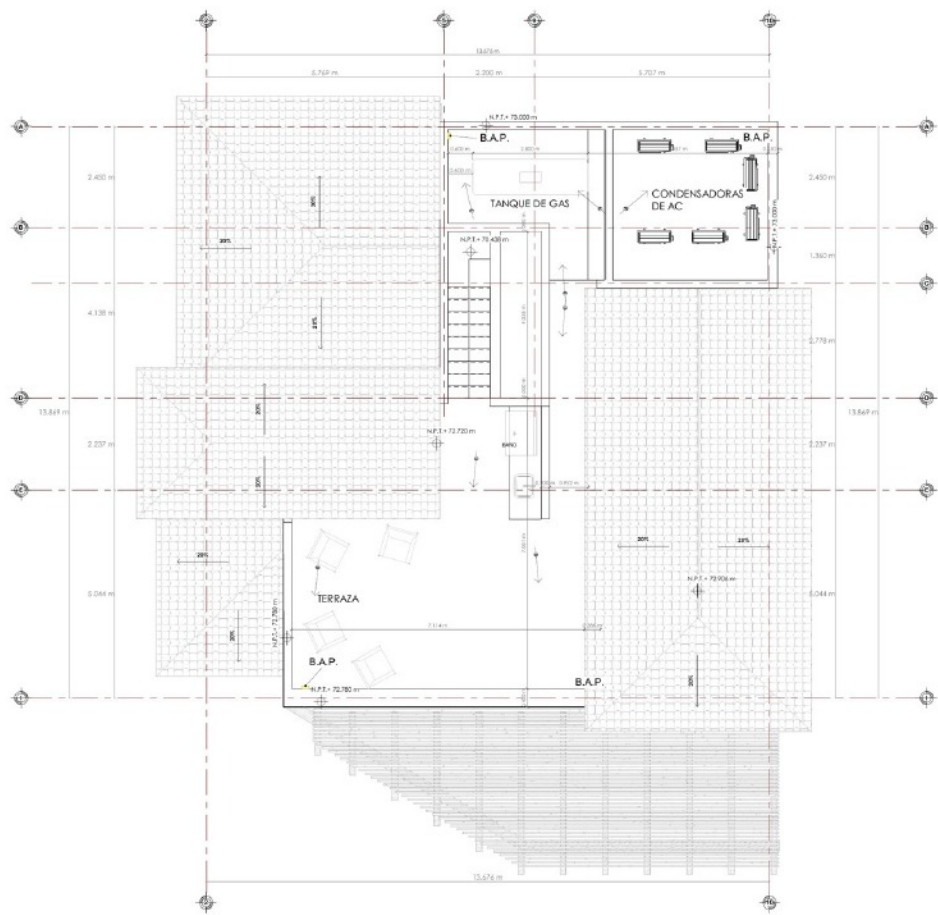
PROGRAM

- Primary bedroom suite
- Bedrooms 2, 3 and 4
- Family lounge
- Laundry room
- Open patio
- Terrace

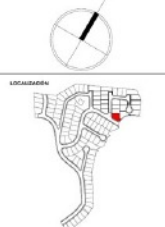
Air-conditioned area on this level: 133 m²

ROOFTOP PLAN

Architectural drawing, scale shown on source 1:50



1 PLANTA ARQUITECTONICA TERCER NIVEL
AZOTEA
1:50

 CONTACTO: 098 554500 E-MAIL: temayproyectos@gmail.com	
	
ABRILADA Y NOMENCLATURA N.P.T. NIVEL DE PISO TERMINADO N.F. NIVEL DE FRENTE N.S.C. NIVEL SUPERIOR DE CERRAMIENTO N.C. NIVEL INFERIOR DE CERRAMIENTO N.CU. NIVEL DE CUBIERTA N. NIVEL DE JARDIN N.S.M. NIVEL SUPERIOR DE MURO N.S.L. NIVEL SUPERIOR DE LOSA N.L. NIVEL SUPERIOR DE LOSA V.A. VOLADORA ALAR T. TRASE D.C. DASA DE CERRAMIENTO T.C. TRASE DE CERRAMIENTO C. COLUMNA K. CAJILLO T.L. TRASE DE LOSA DES. DEPLANTE DEN. DIBUJACION	
REVISIONES	
CORRECCIONES	
D.A.G. AUTORIZADOR	
PROYECTADO NOE SALAS	
PROYECTO: CUERPOS ORIGEN CLUB CAMPESTRE SAN JOSE UNIDAD CONDOMINIAL ENH VISTA HERNANDEZ LOPE-01 CLAVE CATASTRAL 401091001001-004001	
GRUPO	UNIVERSIDAD
ESCALA 1:50	FECHA 07/07/26
CONTENIDO PLANTA ARQUITECTONICA TERCER NIVEL	
OLIVIA AR03	

PROGRAM

- 41 m² terrace
- Bathroom
- Air-conditioning condensers
- Gas tank zone
- Sloped tiled roofs

Rooftop terrace area: 41 m²

1ST FLOOR

Rendered floor plan



SECOND FLOOR

Rendered floor plan



ROOFTOP

Rendered floor plan



Development and construction team

Business backing, construction execution and technical supervision

NMS

Investor partner and business coordination

PC PROJECT AND CONSTRUCTION

More than 20 years of construction and project management experience across residential, commercial, industrial and healthcare work.

OCMX

Technical coordination, construction supervision and engineering support for scope, quality, safety and regulatory compliance.



COMPREHENSIVE REAL ESTATE ALLIANCE

VISION · CONSTRUCTION · SUPERVISION · ENGINEERING

01

VISION AND BUSINESS BACKING

NOE MAURICIO SALAS GONZÁLEZ · INVESTOR PARTNER

Leadership with experience in sales, logistics, and construction, focused on structuring opportunities and coordinating solid execution in northern Mexico.

NMS

PARTNER
INVESTOR

02

CONSTRUCTION AND PROJECT EXECUTION

PC PROJECT AND CONSTRUCTION



Planning and execution with control of scope, schedule, quality, and safety to turn the project into an asset ready to operate.

03

ENGINEERING AND TECHNICAL SUPERVISION

OCMX · CONSTRUCTION INNOVATION AND ENGINEERING



Technical coordination, supervision, and engineering to address each stage with clarity, compliance, and timely decisions.

A PARTNERSHIP TO DEVELOP WITH CONFIDENCE

CAPITAL + EXPERIENCE + CONSTRUCTION + ENGINEERING

From business vision to execution.

CONSTRUCTION AND PERMIT EXECUTION PROGRAM



BUSINESS VISION · CONSTRUCTION · ENGINEERING

MONTHLY PROGRAM

Commercial critical path in monthly blocks, without specific dates.



NOTE: Estimated durations in months, subject to permits, approvals, purchases, and contingencies.



Proyecto y Construcción

RELIABLE CONSTRUCTION
FOR DEMANDING DEVELOPMENTS

Planning, construction, and project management for
real estate, commercial, industrial, and hospital projects.

+20 YEARS OF EXPERIENCE

TIJUANA · BAJA CALIFORNIA



Certainty in time, cost, and quality

More than 20 years of experience support disciplined execution without sacrificing quality or safety.



Time Clear schedules and follow-up timely.	Cost Defined scopes to avoid deviations.	Quality Technical supervision and consistent finishes.
Safety and confidence Processes that protect the team, the client, and project continuity.		



Experience

Industrial

Sukarne · Panasonic · Carl Zeiss · ACON Labs · Mediméxico

Public works / healthcare

IMSS · Regional General Hospital · Family Medicine Units

Communications and education

Telcel · Axtel · Telefónica Movistar · Technological Institute of Tijuana

Residential and commercial

Apartments · houses · commercial spaces · remodelings

Multisector experience makes it possible to anticipate risks and adapt to new construction, remodelings, and specialized maintenance.

CONTRACTOR CREDENTIALS

PAGE 06 OF 18

NMS
PC PROJECT AND CONSTRUCTION
OCMX



FULL ENGLISH CURRICULUM

SERVICES OCMX

CONSTRUCTION SUPERVISION
PUBLIC AND PRIVATE

We supervise public and private construction through planning, coordination, and continuous monitoring of scope, quality, safety, and regulatory compliance.

Our field experience allows us to identify deviations, document progress, and make timely decisions to protect the schedule, the investment, and final operations.



NAVAL HOSPITAL, IN ENSENADA, BAJA
CALIFORNIA



Expansion using a mixed structural system of steel, concrete, and enclosure walls. The solution enables wide spans, accelerates execution, and preserves flexibility for the interior layout.



NAVAL HOSPITAL, IN ENSENADA, BAJA
CALIFORNIA



Installation of the steel structure with controlled crane operations, precise alignment, and verified connections. The steel deck provides rigidity and serves as a base for intermediate floors and rooftops.





EXPANSION OF GENERAL AVIATION APRON · LORETO
INTERNATIONAL AIRPORT, B.C.S.



NMS
PC PROJECT AND CONSTRUCTION
OCMX

FULL ENGLISH CURRICULUM

CONTRACTOR CREDENTIALS

PAGE 11 OF 18

NMS
PC PROJECT AND CONSTRUCTION
OCMX

CLIENTS WHO HAVE SUPPORT
OUR EXPERIENCE

SEDESOL SECRETARÍA DE DESARROLLO SOCIAL

SCT SECRETARÍA DE COMUNICACIONES Y TRANSPORTES

ESTADOS UNIDOS MEXICANOS

CONAGUA COMISIÓN NACIONAL DEL AGUA

PEMEX POR EL RESCATE DE LA SOBERANÍA

fresko COMERCIAL MEXICANA

OXO

ESTADOS UNIDOS MEXICANOS

NAVOLATO EL FUTURO ES HOY 2024-2027

SECRETARÍA DE ECONOMÍA

GOBIERNO DE NAYARIT

SACMEX

ICA

Primera Alcaldía IZTAPALAPA

CIUDAD DE MÉXICO CAPITAL DE LA TRANSFORMACIÓN

DELEGACIÓN BENITO JUÁREZ

DELEGACIÓN CUAUHTÉMOC

Islas Marias Reserva de la Biosfera

MARINA GRUPO AEROPORTUARIO

CFE Comisión Federal de Electricidad®

OCMX INNOVACIÓN E INGENIERÍA

FULL ENGLISH CURRICULUM



OC Pool designs and builds pools, jacuzzis, and aquatic spaces with hydraulic engineering, specialized construction and high-quality finishes.

More than 10 years of experience support solutions for new construction, rehabilitation, and remodeling, tailored to each project.

We integrate functionality, efficiency, durability, and aesthetics from planning through commissioning.

Our scope integrates design, equipment, lighting, and commissioning.

Each solution is coordinated with the development-s architecture to ensure technical performance and a cohesive visual experience.





DISEÑO
PREMIUM



EXPERTOS EN
PISCINAS



INGENIERÍA
Y CALIDAD



ORCULLOSAMENTE
LOS CABOS



GARANTÍA Y
CONFIANZA



Beach Club · Islas Marías, Nayarit

FINAL DELIVERY · EQUIPMENT AND LIGHTING



Beach Club | Puerto Balleto, Islas Marías | 2024
RECREATIONAL AREA AND POOL WITH OCEAN VIEW

Underwater and ambient lighting extends the use of the complex at night, improves safety and reinforces its architectural identity.
Scope: panoramic pool, terraces, covered areas, outdoor furniture, and defined circulation routes.



PROJECT CONSTRUCTION



Alberta Closter Project | Puerto Balleto, Islas Marías | 2024
The solution combines concrete, wet-area coatings, non-slip pavements, and stone aggregates selected for strength, low maintenance, and adaptation to the coastal environment.



Alberta Closter Project | Puerto Balleto, Islas Marías | 2024

The aerial view shows a balanced layout of the pool, social area, palapas, and landscaping. Clear circulation routes encourage gathering and full use of the outdoor areas.

Highlights: contemporary pool, sunken lounge, fire pit, palapas, tropical landscaping, and non-slip pavements.



Casa Nogal · residential project

CONSTRUCTION · EQUIPMENT · LIGHTING



Casa Nogal

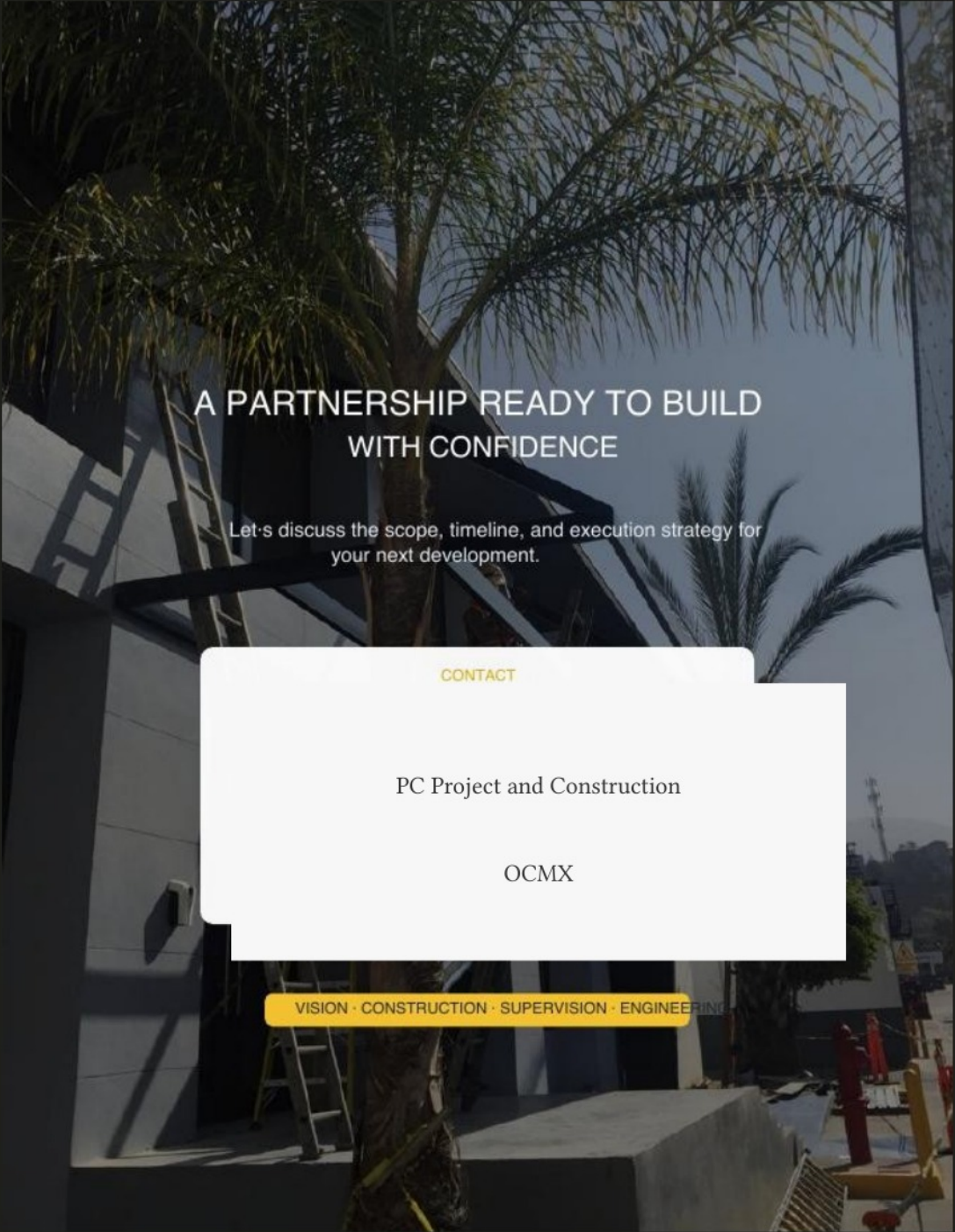
The rectangular pool organizes the visual axes and integrates with terraces, loungers, covered areas, and an outdoor bar for relaxation and socializing. Landscaping provides privacy and shade; architectural lighting extends nighttime use and highlights materials, volumes, and construction details.



CASA FRAMBOYÁNES

Residence designed to combine comfort, privacy, and outdoor living. It features spacious areas, a contemporary kitchen, pool, and gathering spaces.





MLS specifications

Listing #26-3498

STATUS

Active

VIEW

City and pool

TYPE

House

WATER

Common well

STYLE

Colonial

GATED

Yes

FURNISHED

No

LOT

0.11 acres

FINANCING

Cash / Efectivo

AC AREA

2,786.84 sq ft

ROAD

Paved

TOTAL AREA

470.00 m²

LISTED AMENITIES

BBQ area, deck, palapa, patio, pergola, pool, sitting area and terrace

PRIVATE PRESENTATION

Custom Home Vista Hermosa

MLS #26-3498

USD \$1,835,000

CENTURY 21
Legendary Realty

Price and availability subject to confirmation. Renderings represent design intent and may differ from final construction.