CORAL | SABINA RESIDENCIAL

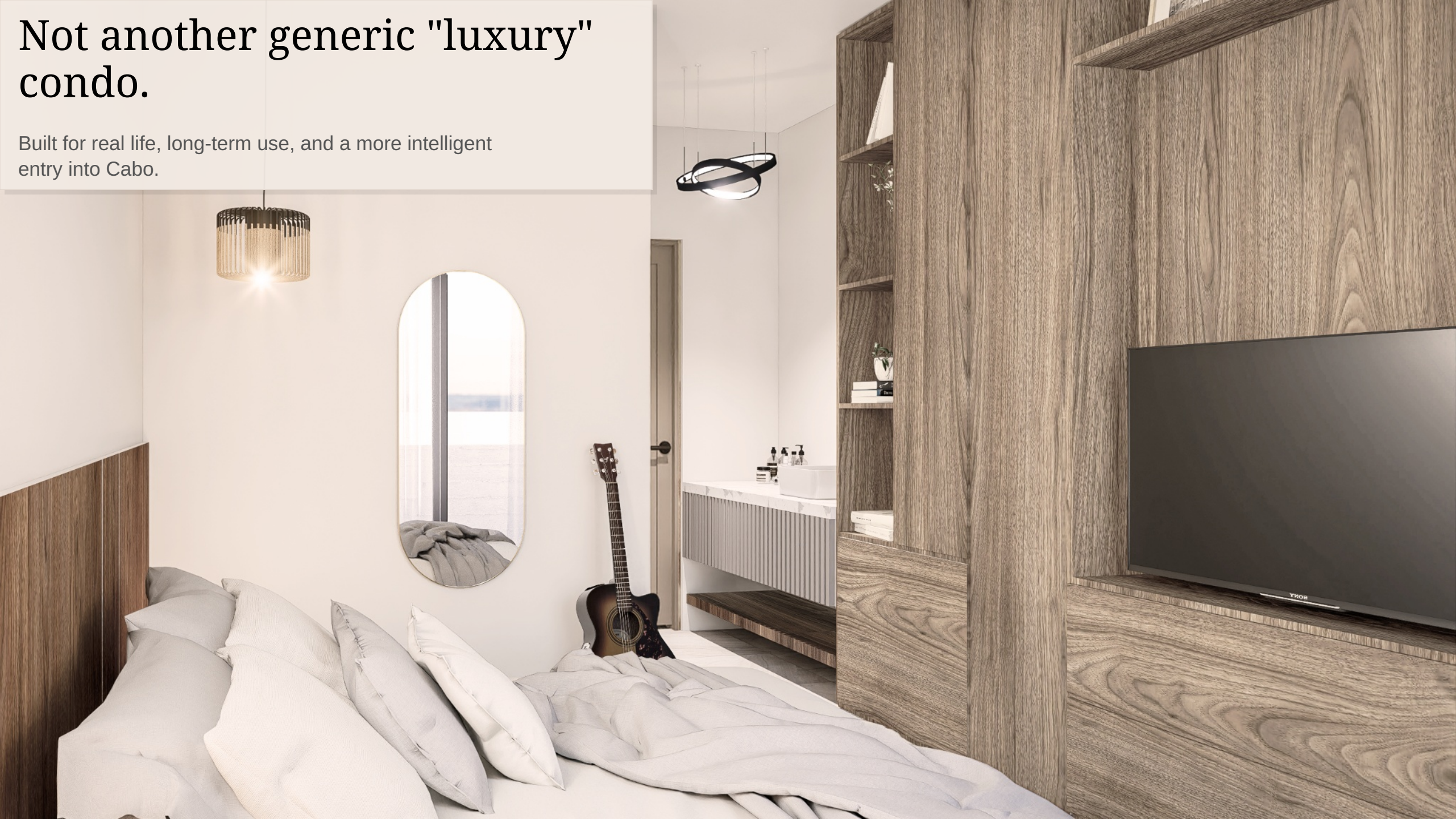
A smarter way into Cabo ownership.



El Tezal · Cabo San Lucas · Los Cabos · Baja California Sur · Mexico · coral.condos · invest@coral.condos

Not another generic "luxury" condo.

Built for real life, long-term use, and a more intelligent entry into Cabo.



WHAT CORAL IS

A modular residential concept in El Tezal.

Designed for buyers who want flexibility, usability, and a clearer way into Cabo ownership.

129 units

validated residential catalogue

17 modules

complete-module release logic

Sabina

established community context



A living system that adapts to you.

One product. Multiple ways to use it.

1 **Full-time home**

A practical base for everyday life in Cabo.

2 **Second residence**

A place to return to, without the overhead of excess.

3 **Remote-work base**

Spaces that support work, rest, and real routines.

4 **Rental-friendly asset**

A clear, repeatable product that is easy to understand.

Designed for real living.

Warm, usable, well-proportioned spaces that do not depend on spectacle to make sense.

- Delivered ‘decorator-ready’, providing a blank canvas for your personal touch.
- Looking for a turnkey finish? Optional upgrade packages available.
- Personal use, second home, or rental operation

CORAL for long-term value.

Not a promise of easy return. A better-structured product for buyers who want flexibility and optionality.

For living

Modular units that adapt to different lifestyles.

Well-proportioned spaces that are easy to live in.

Privacy within a consolidated community.

For value

Flexible use for personal stays or rental operation.

Clear typologies that are easy to explain.

Disciplined pricing and phased availability.



Part of Sabina Residencial.

An established community, not a future promise.

- A new phase inside an existing residential context.
- A controlled-access, professionally maintained community.
- A more grounded way to enter Cabo.



Product overview

Loft

The entry product: efficient, flexible, and easy to inhabit.

Core specs

587.71 SQ FT

1 bedroom · 1 bath

Terrace included

Why it works

Clear entry price

Simple to explain

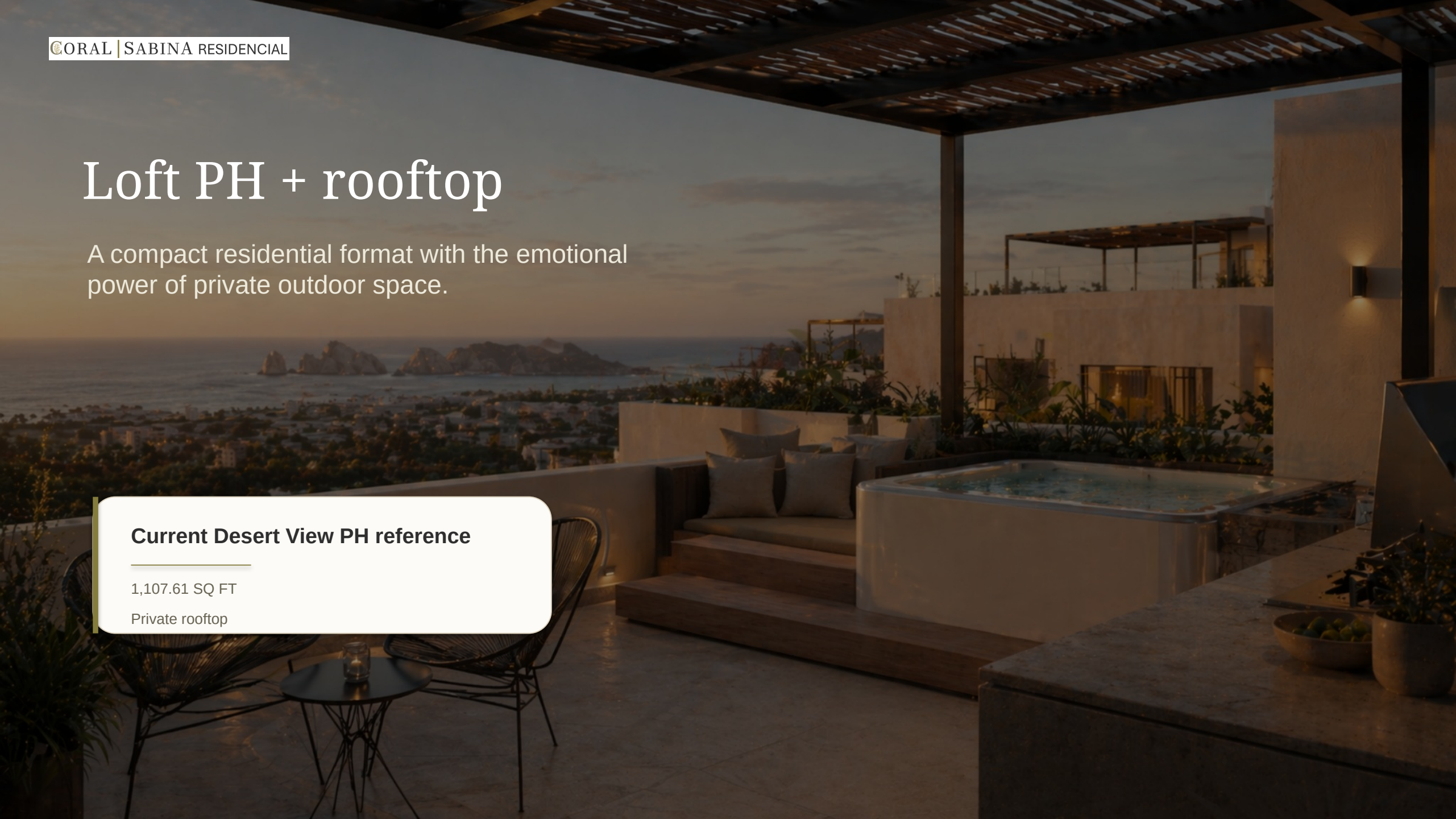
Flexible for personal or rental use



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Loft PH + rooftop

A compact residential format with the emotional power of private outdoor space.



Current Desert View PH reference

1,107.61 SQ FT

Private rooftop

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A limited Bay View release.

Module 2 introduces a controlled selection of premium-view inventory, giving buyers early access to one of CORAL’s higher-positioned residential formats.

- Premium view category
- Limited early release
- Clear upgrade path





Interior warmth, not showroom excess.

A real open-living environment: kitchen, dining, work, rest, and outdoor connection in one coherent space.

Simple spaces that feel considered.

The value is not in exaggeration. It is in proportion, light, and usability.





Current availability

Pre-Launch Release

Modules 2 and 4 introduce the opening inventory with a deliberate mix: core Desert View entry product and a controlled Bay View premium selection.

2 Module 2

Bay View

Premium inventory

6 units

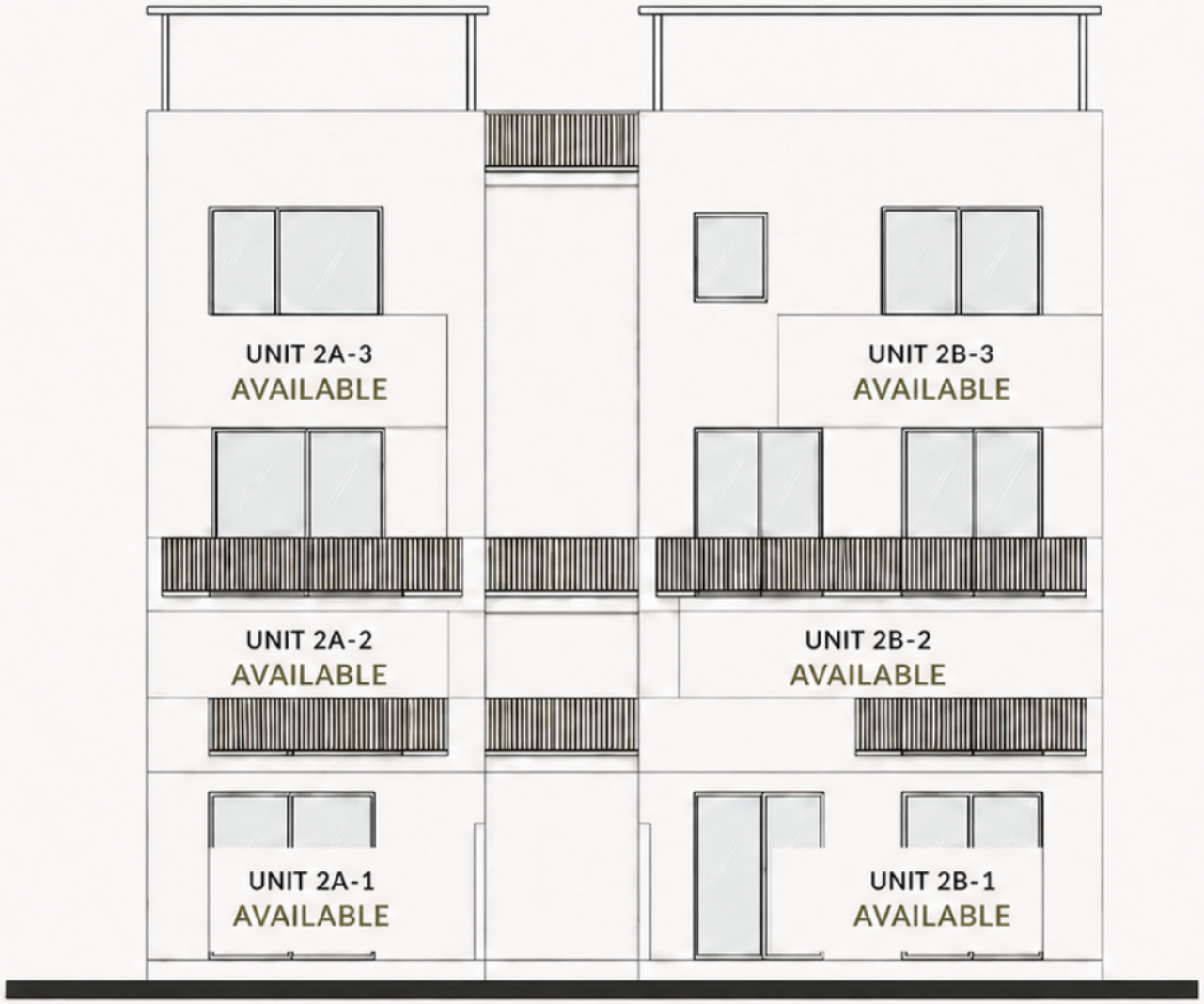
4 Module 4

Desert View

Opening entry anchor

7 units

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1 **UNIT 2A-1**
Loft + garden

641.53 SQ FT
Cash: $163,867 USD
Financed: $173,867 USD

2 **UNIT 2A-2**
Loft

587.71 SQ FT
Cash: $152,120 USD
Financed: $162,120 USD

3 **UNIT 2A-3**
Loft PH duplex + rooftop

1,438.49 SQ FT
Cash: $268,638 USD
Financed: $278,638 USD

4 **UNIT 2B-1**
Loft Plus + garden

942.92 SQ FT
Cash: $240,852 USD
Financed: $250,852 USD

5 **UNIT 2B-2**
Loft Plus

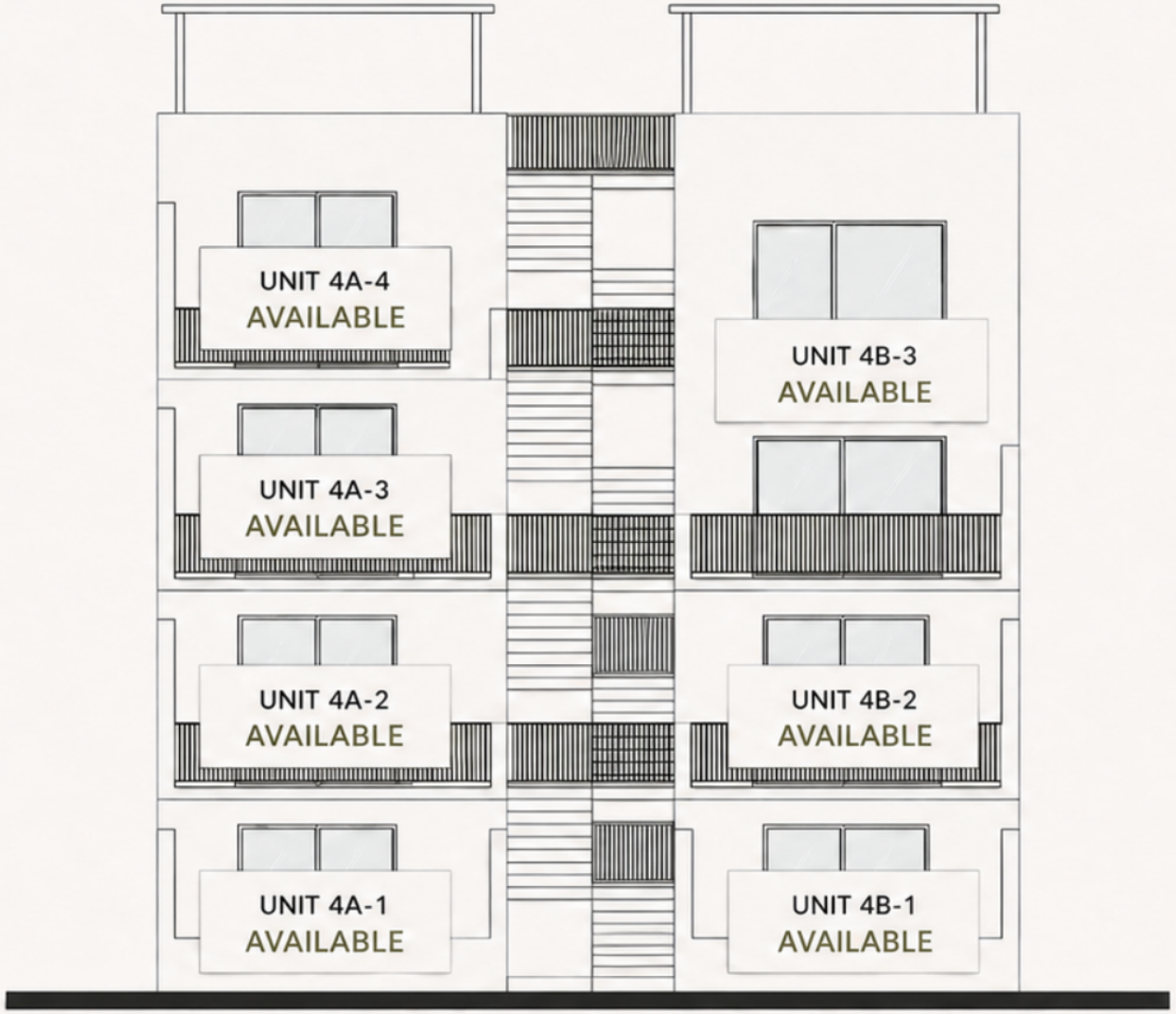
816.44 SQ FT
Cash: $210,546 USD
Financed: $220,546 USD

6 **UNIT 2B-3**
Loft PH Plus duplex + rooftop

2,290.13 SQ FT
Cash: $438,884 USD
Financed: $448,884 USD

MODULE 2 — BAY VIEW

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1 **UNIT 4A-1**
Loft
587.71 SQ FT
Cash: $139,000 USD
Financed: $149,000 USD

2 **UNIT 4A-2**
Loft
587.71 SQ FT
Cash: $141,000 USD
Financed: $151,000 USD

3 **UNIT 4A-3**
Loft
587.71 SQ FT
Cash: $143,000 USD
Financed: $153,000 USD

4 **UNIT 4A-4**
Loft PH + rooftop
1,107.61 SQ FT
Cash: $175,000 USD
Financed: $185,000 USD

5 **UNIT 4B-1**
Loft
587.71 SQ FT
Cash: $139,000 USD
Financed: $149,000 USD

6 **UNIT 4B-2**
Loft
587.71 SQ FT
Cash: $141,000 USD
Financed: $151,000 USD

7 **UNIT 4B-3**
Loft PH duplex + rooftop
1,438.49 SQ FT
Cash: $257,049 USD
Financed: $267,049 USD

MODULE 4 — DESERT VIEW

Pricing logic

Transparent enough to understand. Disciplined enough to protect value.

Price is driven by

- View category
- Unit type
- Release stage
- Floor level

Rooftop premium

- Fixed premium: +$30,000 USD
- Applied to PH / rooftop product

Floor premiums

- Ground = base
- Floor 1 = +$2,000
- Floor 2 = +$4,000
- Floor 3 = +$6,000

Pricing and availability are subject to confirmation at the time of reservation against the latest approved inventory and price list.

Purchase process

A clear path from reservation to closing.

CASH PURCHASE

1. **Reservation**
   $3,500 USD
2. **Contract**
   35% down payment, net of reservation
3. **Construction**
   45% over 24 months
4. **Delivery**
   15% at delivery
5. **Deed / bank trust**
   5% within 180 days after delivery

DEVELOPER FINANCING OPTION

1. **Reservation**
   $3,500 USD
2. **Contract**
   35% down payment, net of reservation
3. **Delivery**
   15% at delivery
4. **Financing**
   50% over 60 months at 5.00% annual interest

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Why Cabo, without the cliché.

The opportunity is not to chase spectacle. It is to enter a proven market with a product that is easier to understand, easier to use, and priced with discipline.



- Lifestyle demand
- Second-home logic
- Flexible use
- Accessible entry point

Schedule a private presentation.

Request current availability · Explore ownership options · Confirm pricing and release status

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ADAPTABLE. VIVO. TUYO.

+1 (858) 346-3720
invest@coral.condos
coral.condos

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