

# Puerto Peñasco

A beach getaway just over the border



# Rocky Point

A beach getaway just over the border



# Puerto Peñasco



- 1) Aguascalientes
- 2) Morelos
- 3) Querétaro
- 4) Tlaxcala

# Why People Choose Puerto Peñasco

- Wide sandy beaches... water very calm, even for small children
- Warm water all year, with perfect wintertime temperatures
- English spoken here

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- Reasonable waterfront properties
- Beachfront planned communities of single homes
- Wide array of condo projects


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  - Only 45 realtor-minutes from Arizona (1:10 actual clock time)

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- No vehicle permit required to travel to Puerto Peñasco
- International Veterinerary Heath Certificate not required, but bring proof of rabies shot for dogs.

# Disadvantages of Puerto Peñasco

- Has touristy feel in town, near the water... much like a beachfront town anywhere.
- Inland section is not as nice as some towns
-  in the summertime (96° in August—36°C—70% humidity)
- Does not convey the feel of colonial Mexico
- English is spoken here



# What about the 2019 Cruise terminal?

- Promised terminal is NOT completed.
- Cruise ship service started on schedule in December, 2019, ferrying passengers to ship.
- Operator declared bankruptcy in 2021 due to pandemic.
- No cruises scheduled for 2021, and may not return.



# Three Golf Courses

- The Links, 18-hole, par 72
- Vidanta, 18-holes, on the ocean
- Laguna del Mar, Jack Nicklaus Signature, 9 holes, on the water



# Miles and miles of wild beaches



# El Puerto (Old Town)



# Map of Puerto Peñasco, Sonora, Mexico













# Las Gaviotas



# Las Gaviotas

- Best condo location in town
- Next to resort, and resort amenities
- Walk to town and marina
- Condos typically sell between \$100k and \$200k (no current listings). All about 1,200 SF (112 meters)

# Map of Puerto Peñasco, Sonora, Mexico







# Playa Bonita-Sandy Beach

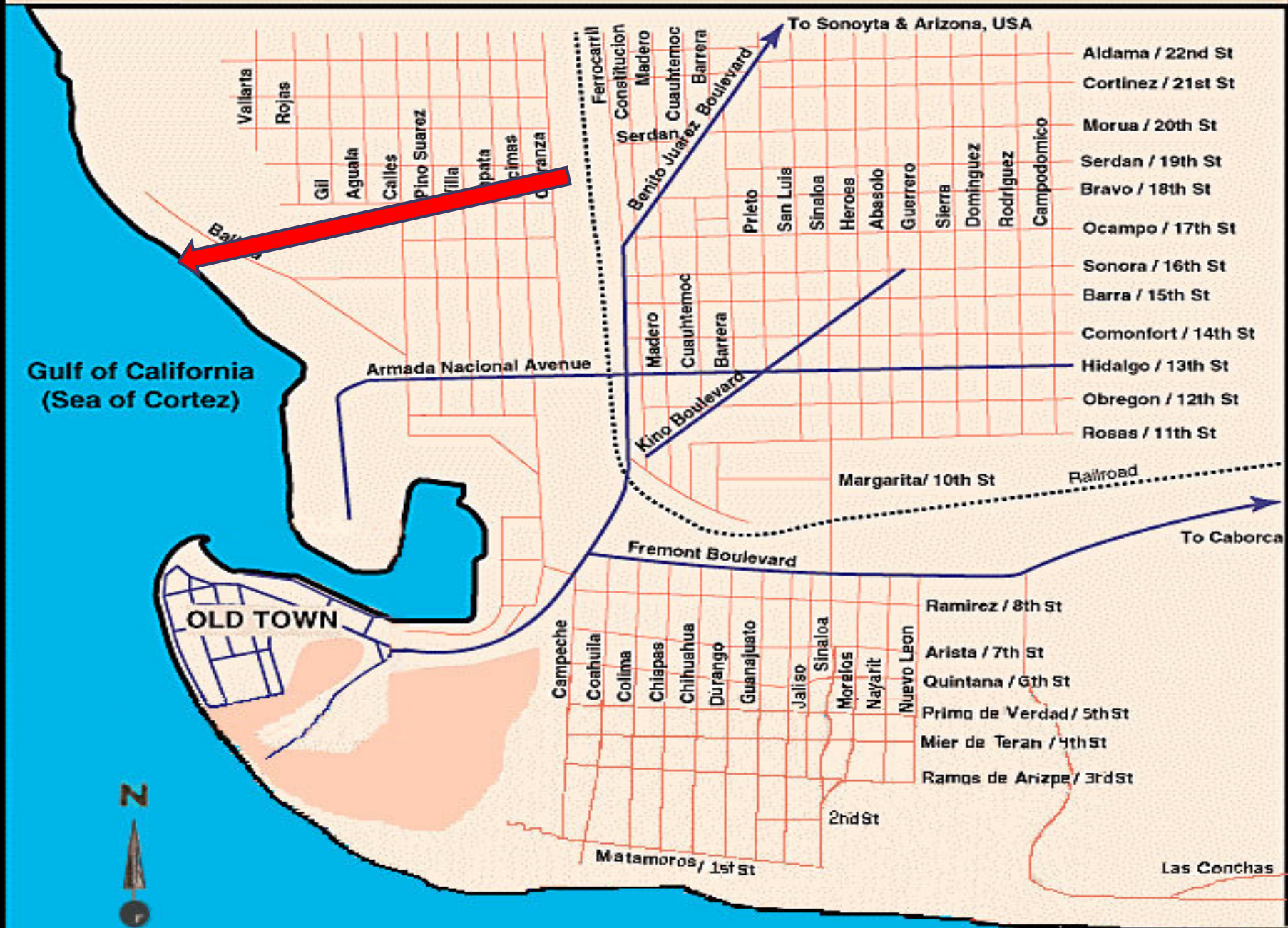


# Playa Bonita-Sandy Beach

- Wide variety of condos and homes, in all prices ranges
- Condos in resort (Las Palmas) start just over \$200k with good amenities. Luxury units well over \$500k.
- Best beach, but not walkable to town.



# Map of Puerto Peñasco, Sonora, Mexico









# Costa Diamante community

- Planned community of single homes on Sandy Beach
- Access to resort amenities and restaurants

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- Access to resort amenities and restaurants
- Only one listing as of today

# Costa Diamante Luxury Home

3BR, 4BA, 2,780 SF (258 M2) \$499,000



# Marina













PUNTA ESTRELLA  
2601041023-8

MERA 71  
2602347523-5

# Cerro La Ballena



# Map of Puerto Peñasco, Sonora, Mexico









# Las Conchas



# Las Conchas

- Planned community just south of town
- Ocean-View lots from \$35,000, \$50,000 near beach
- Beachfront lots start at \$350k (large lot, 1/4 acre)
- Ocean view homes from \$150,000
- Oceanfront homes from \$550,000 to \$2 million

# Map of Puerto Peñasco, Sonora, Mexico



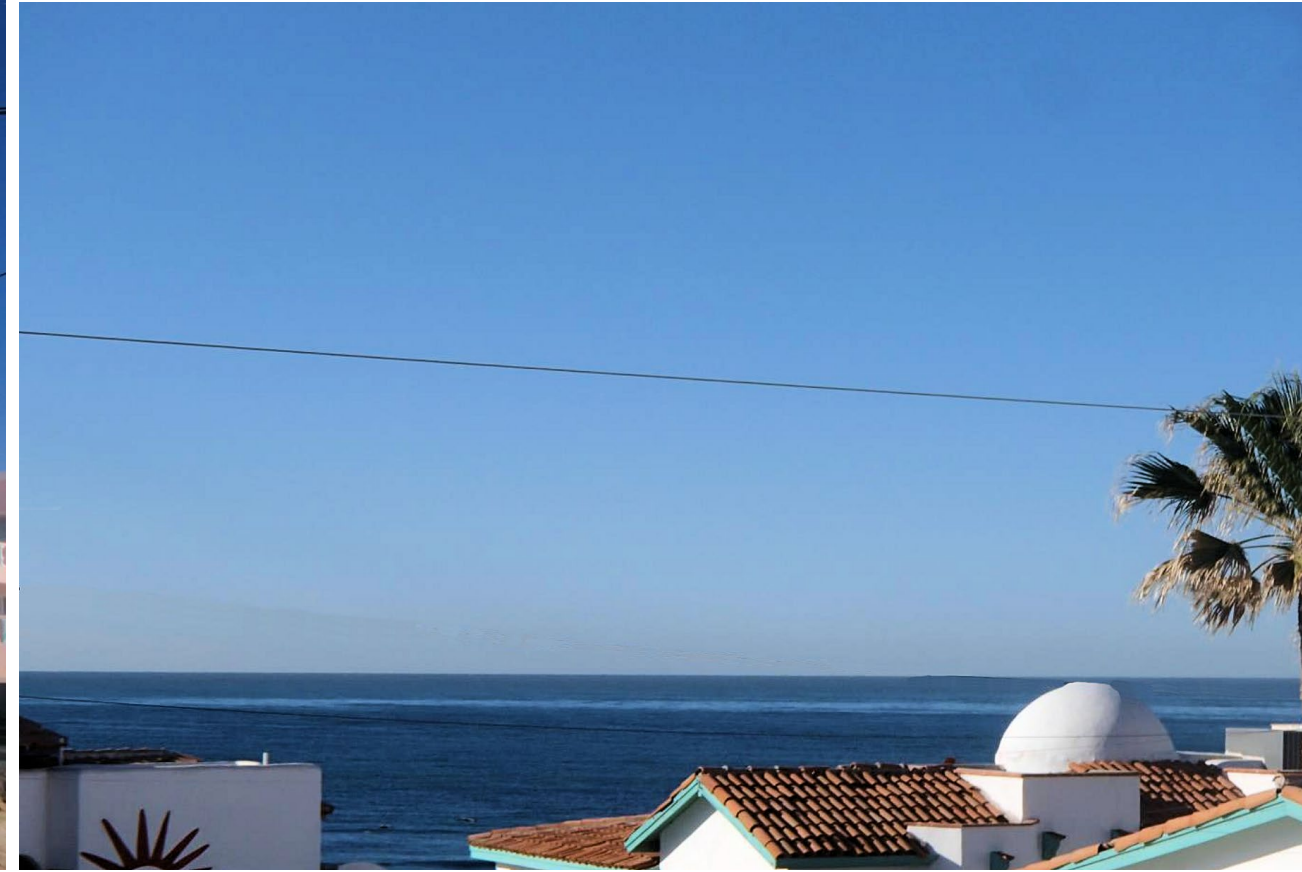
# Las Canchas Home

Three bedroom, three bath, 2,100 sf (195 M<sup>2</sup>). Ocean view, with rooftop recreation area.  
Asking US\$170,000



# Las Canchas Home

Three bedroom, three bath, 2,000 sf (186 M<sup>2</sup>). Second line property  
Asking US\$259,900



# Las Canchas Beachfront Home

Five bedroom, four bath. A few yards from the beach  
Asking US\$375,000



# Las Canchas Beachfront Home

Four bedroom, two bath, 2,700 sf (251 M<sup>2</sup>). Beachfront  
Asking US\$550,000



# Casa La Joya

Rents for a modest \$650 per night, three night minimum







# Real Estate Contact

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# Who should live in Puerto Peñasco?

- Want an easy drive to Arizona or California
- Warm, calm water all year
- Short-time residents and vacation homeowners
- Good for those who speak only English

