

PUNTO NIMA

San Jose del Cabo



Developers

Located in one of Mexico's most captivating coastal cities, Punto Nima is a beautiful luxury residential development.

Maximizing common areas with stunning views, this residential building is designed with diverse amenities of the highest quality, such as a fully equipped gym, pickleball court, rooftop pool, poolside bar, and much more.

Designed to shelter functional and organic spaces with style, Punto Nima offers an elegant yet casual way of living in San Jose del Cabo.

Punto Nima is a joint venture between real estate investment fund Fortem Capital and architectural firm Central de Arquitectura.

Fortem Capital was founded in 2018 by Miguel Sanchez Navarro with the objective of managing a private equity real estate investment fund in Mexico. Fortem Capital develops integral real estate investment programs that generate value and strengthen relationships with its investors by providing quality services with profitable results. Prior successes in this vein include Fortem Capital's 2018 debut in the Baja market with projects such as Al Mar residential, Hotel Perla in La Paz, and Hotel Tropicana Inn in San Jose del Cabo.

Central de Arquitectura was founded by Jose Sanchez and Moises Ison in 1998. Drawing on the company's wealth of experience in the fields of financial planning, architectural design, construction, and real estate, Central de Arquitectura is well versed at creating functional product that simultaneously delivers residences of the highest quality. To Central de Arquitectura details are everything, both architecturally speaking and in everything they do.

Central de Arquitectura projects



Sonora Gill Prime, Monterrey



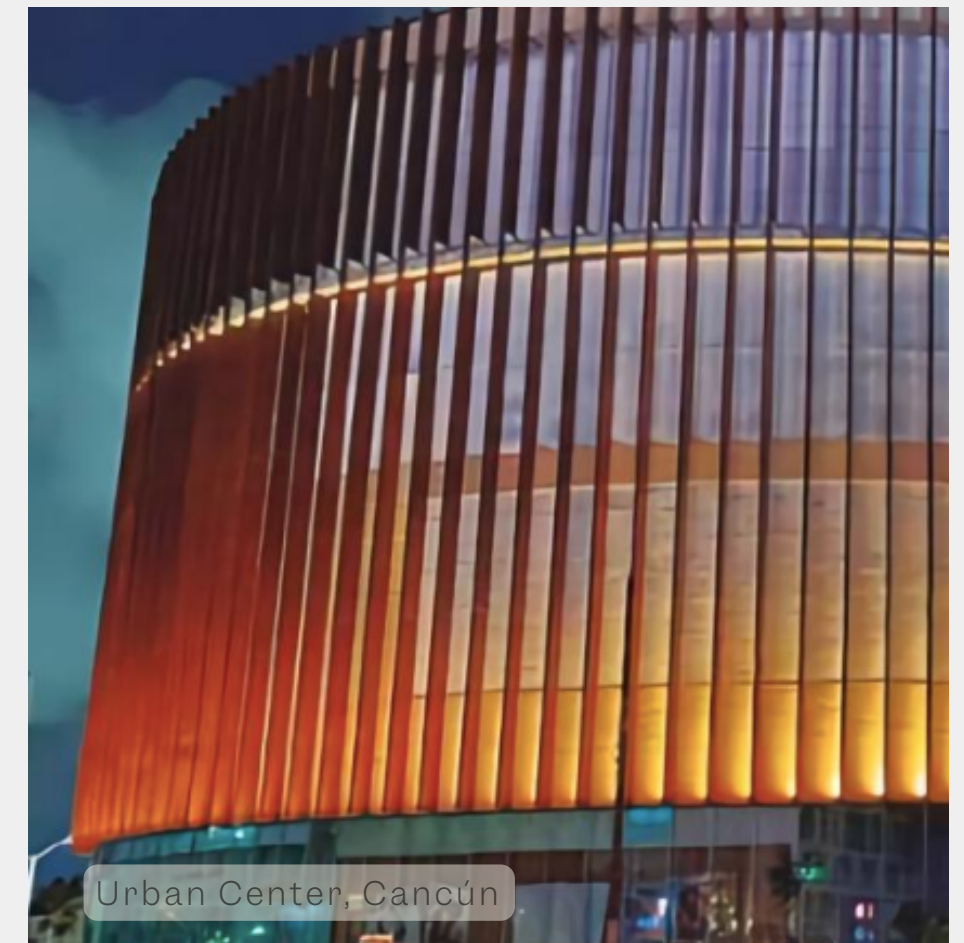
Nima Bay, Puerto Vallarta



Casa Peña, Valle de Bravo



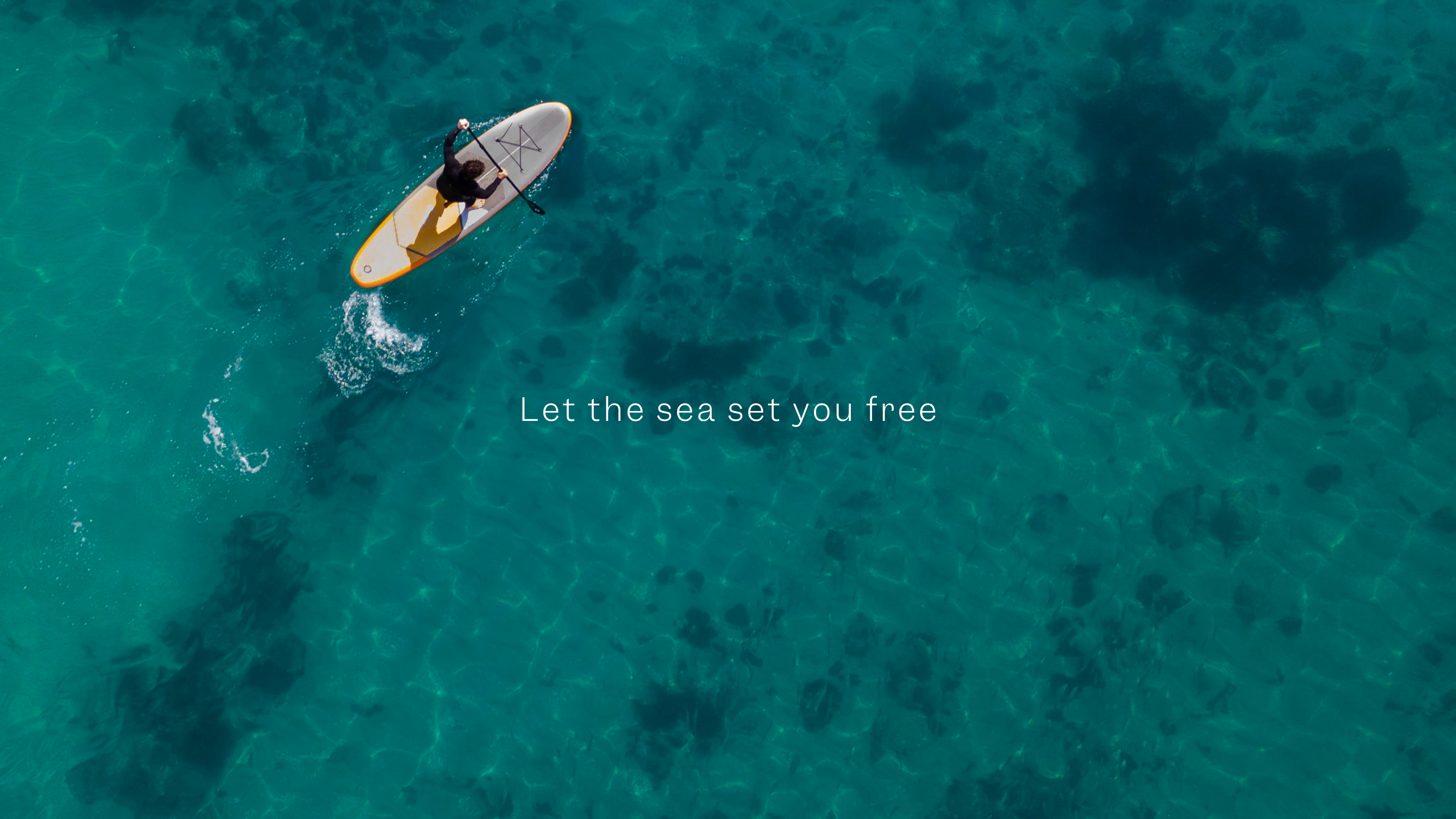
Magia Playa, Playa del Carmen



Urban Center, Cancún

FORTEM projects





Let the sea set you free

About the location

The project is located in the San Jose del Cabo Commercial Zone. It sits in a privileged corner in the Hotel corridor of the city, a few steps from the beach, the San Jose Club Campestre, the FONATUR Golf Course, and multiple shops, coffee shops and restaurants.



Nearby points of interest

- Grocery stores
- World-class golf courses
- World-class restaurants
- Beaches
- Art galleries
- Downtown San Jose del Cabo
- The Marina at Puerto Los Cabos
- Bike and running paths

Activities

- Horseback riding
- ATV and Razor rides
- Biking
- Fishing
- Golfing
- Hiking
- Surfing
- Nightlife
- Art exhibitions
- Fine dining
- Shopping





- 1 Club Campestre golf course
- 2 Supermarket
- 3 Hyatt Place
- 4 Las Palmas beach
- 5 Cabo Dolphins
- 6 Supermercado
- 7 Viceroy
- 8 Barcelo



- 6 min
- 4 min
- 1 min
- 2 min
- 1 min
- 5 min
- 2 min
- 2 min



- 30 min
- 9 min
- 1 min
- 5 min
- 3 min
- 3 min
- 11 min
- 14 min

- 9 Campo de golf FONATUR
- 10 Complejo Cabo Azul
- 11 Playa Costa Azul
- 12 Estero
- 13 Centro
- 14 Camino a Puerto Los Cabos



- 5 min
- 3 min
- 4 min
- 5 min
- 10 min
- 7 min



- 20 min
- 17 min
- 27 min
- 15 min
- 10 min
- 20 min



6

Floors + rooftop
pool and bar

48

Residences

2 or 3

Bedrooms

Prime

location

Punto Nima, San Jose del Cabo





Life is better by the *sea*



Life in Baja awaits you!

San Jose del Cabo is now experiencing one of its best Real Estate periods. It is a town that has it all, comfort and simplicity: commercial areas, services, and urban lifestyle. This makes it one of the best destinations not only for vacationing but also for people to live at.

Downtown San Jose is surrounded by colorful colonial-style buildings and picturesque cobbled streets that lead to the city's beautiful main square. Over the years, San Jose del Cabo has grown into an artistic and cultural center with numerous art galleries, as well as world-class restaurants, stylish hotels, modern coffee shops, and more.

San Jose del Cabo is characterized by a traditional family atmosphere where Punto Nima fits perfectly, making it an excellent place to live at.

CONNECTIVITY



A collection of logos for airlines that serve Los Cabos, arranged in a grid. The logos include:

- DELTA
- FRONTIER AIRLINES
- Southwest
- United Airlines
- spirit airlines
- Alaska AIRLINES
- sun country airlines
- volaris
- interjet
- sunwing
- AIR CANADA
- WESTJET
- viva aerobus
- AEREO CALIFFA
- AEROMEXICO
- American Airlines
- MAGNI CHARTERS

REAL ESTATE MARKET PROJECTIONS FOR 2022

In 2020, real estate in Los Cabos increased its value more than any other real estate market in Mexico.

Why should I invest in Los Cabos?

- High quality of life: los Cabos offers amazing sceneries, perfect weather, safety, and great city infrastructure.
- Los Cabos is experiencing a constant growth: especially in real estate sales, Los Cabos is becoming one of the most important destinations to invest internationally.
- To own a passive income: list your property in a rental program and keep your earnings coming.
- Own a high-quality property: los Cabos has beautiful properties for sale and plenty of real estate agencies that can help you find your dream home.

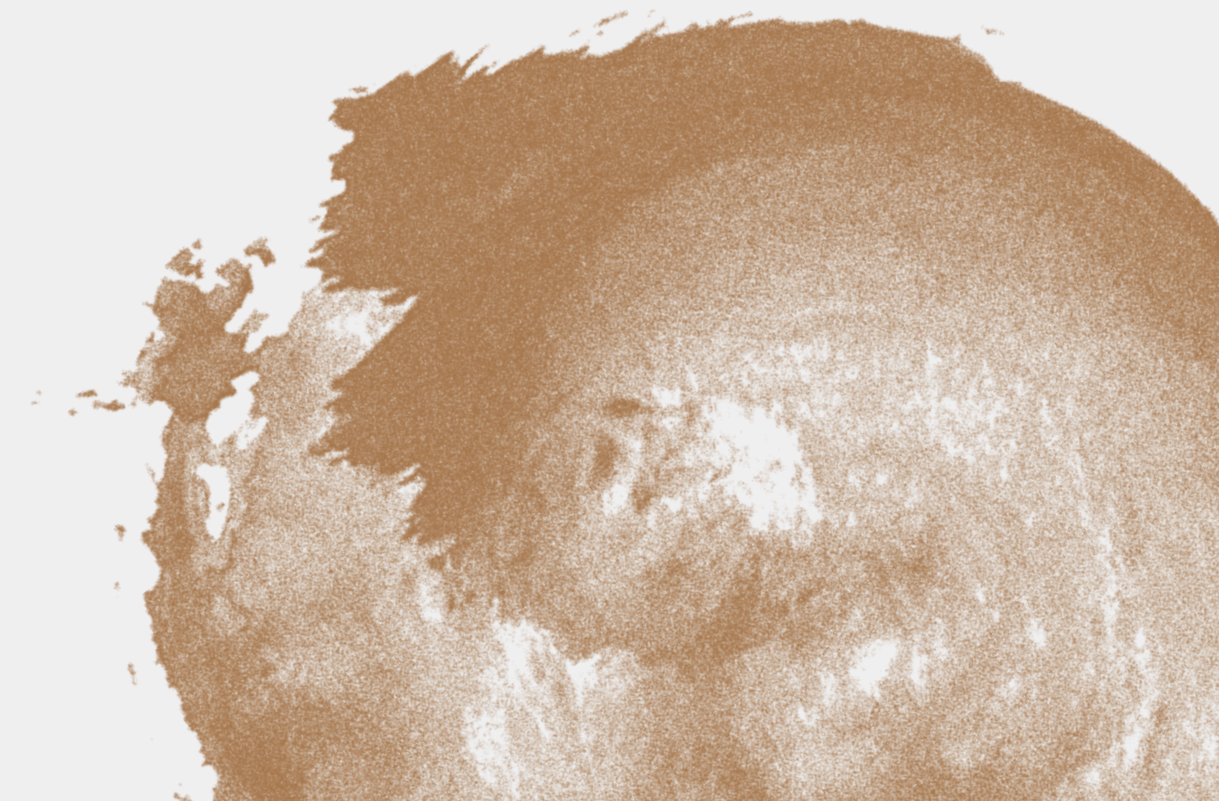
Why makes Punto Nima so special and the best investment option for you?

- Located in the highest capital gain area of Los Cabos.
- Walkable distance to many points of interest.
- Best quality on construction and design.
- Exclusive amenities
- Safe surroundings and security 24/7
- Rental program with great revenues.



8-11% return on investment

10% in capital gains





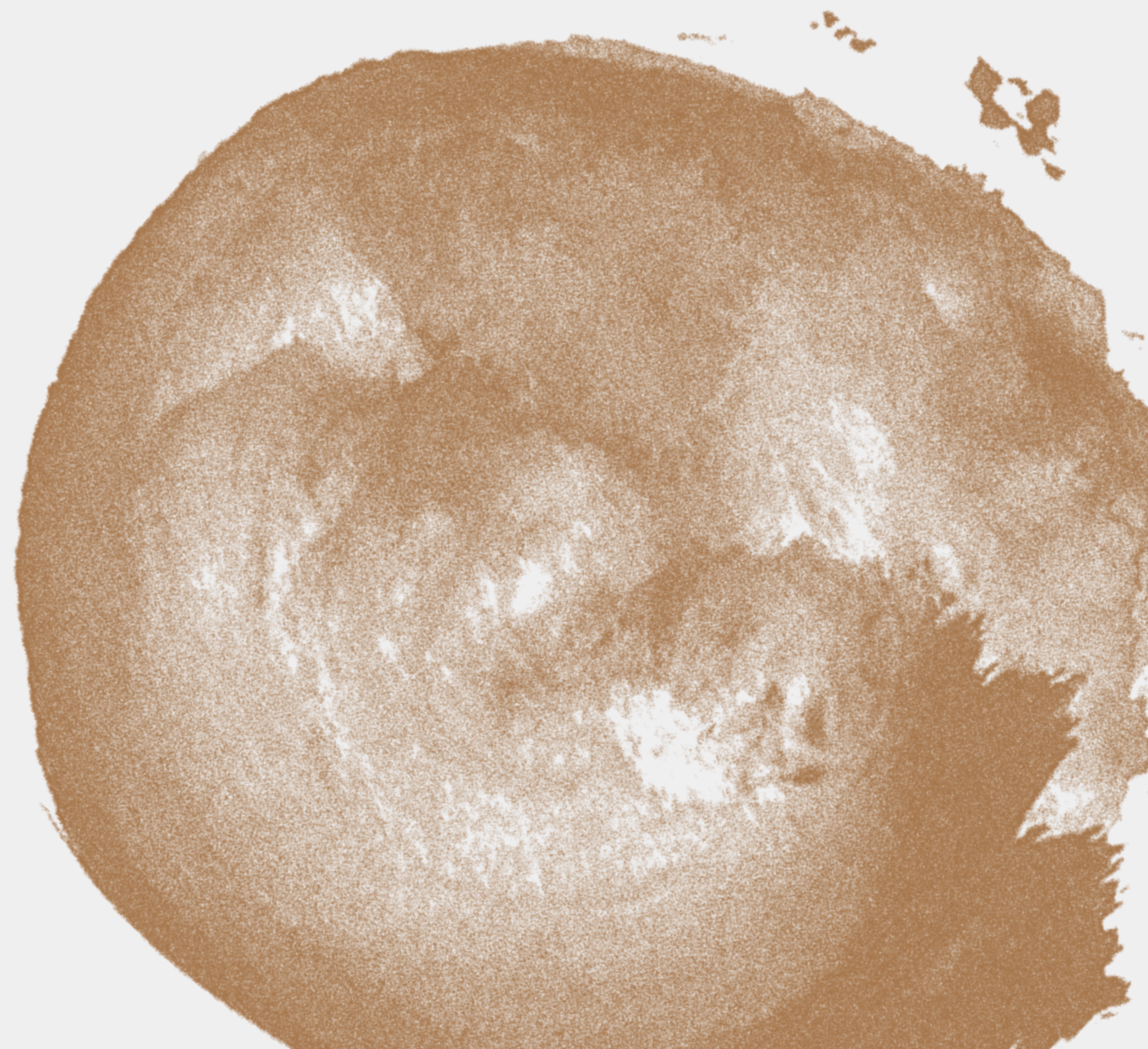
THE STAFF





AMENITIES

1. Game room
2. Gym
3. Laundry
4. Main grill area
5. Playground
6. Bocce ball court
7. Pickleball court
8. Pool
9. Sunbathing area
10. Restaurant Bar
11. Private event area

















COMFORT











INFORMATION AND SALES

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PuntoNima



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