

Lot Conditions:



The property is located at the corner of Boulevard Cerro Colorado and Avenida Costa Azul in the Rancho Cerro Colorado community of San Jose del Cabo, Mexico. It is a downslope triangular-shaped parcel measuring 661.47 square meters. The primary orientation of the lot is to the east, with sea views to the south and east. Rancho Cerro Colorado is a secure gated community, offering 24-hour security, dedicated beach access, and is conveniently located near supermarkets, shops and restaurants

along the San Jose Corridor.

Residence:

Villa Colinas del Mar is a 235 square meter (2530 square foot), 3-bedroom, 3 and one-half bath residence with a living room, dining room, kitchen, laundry and outdoor entertaining/pool area. The residence is oriented to take advantage of the site, with most rooms having unobstructed views of the Sea of Cortez.



Living areas within the residence flow nicely, providing long sightlines from room to room to increase the feeling of expansiveness. Sleeping rooms are arranged for privacy and each bedroom will include its own ensuite bath.

The residence will be “transitional” in style with references to both contemporary and traditional Mexican and Mediterranean architecture. Architectural ornament will be minimized, with interest created by using traditional materials in artful or modern ways.

Exterior Design:

When designing the exterior of the home, the designer imagined a series of simple traditional structures that flow down the hillside, connected by a more modern structure that ties them all together. The “traditional structures” are defined by the tiled gable or shed roofs and simple architectural details. The more contemporary flat-roofed rectangular forms at the center of the house tie them all together. The style and shape of the windows and doors serve to unify the design.

A large, paneled entry door with concrete surround will provide a handcrafted detail that contrasts against the simple details found elsewhere and reference the handcrafted details found inside the residence. The landscaping in the front yard will be primarily desert landscape. Existing palm and palo verde trees will be relocated to strategic locations to provide a sense of maturity to the landscaping. The use of retaining walls at the front of the house will be minimized, and their height limited to about 1m to integrate the house into the landscape. An intimate terrace off of the living room provides a gentle transition between the outdoor garden and indoor private space.



The rear of the residence is oriented to the views of the Sea of Cortez to the east and southeast. A tiled infinity-edge pool anchors the southeast corner of the property, taking advantage of the sun throughout the day. A covered terrace takes advantage of the shelter provided by the house and offers direct access to the living and dining rooms.

The style of the house blends traditional Mexican elements with contemporary design. Juliette balconies, ironwork, tile roofs and custom parota wood entry doors reference Mexico’s architectural traditions. Expansive glass doors in the living areas and bedrooms, simple trim details, and modern roof forms provide a contemporary feel. Overall, the home is sited to minimize excavation, maximize views, and feel integrated into the landscape.

Living Spaces

The interior of the house offers well-defined, yet open living spaces.

The main level is anchored by a central entry, located between the living and dining rooms. Large openings allow views into the living room, dining room and out to the exterior terrace, pool, and sea beyond.



The living room offers large window and door openings to bring in natural light and take advantage of sea views. Architectural details include a large fireplace with concrete, tile and wood accents, parota wood built-ins, vaulted ceilings with steel collar ties and stone floors. Tall sliding doors offer access to the outdoors: either to the rear covered terrace, a Juliette balcony with a sea view or a sheltered terrace on the front side of the house. The primary view through the largest sliding door is of the terrace and pool, with the sea beyond. While it is separated from the dining room and kitchen by the entry hall, sightlines are preserved across the entire expanse of the first floor living areas, as well as, to the exterior terrace. The result is a space that feels even larger than it is. The dining room offers comfortable seating for eight and a large sliding door to the outside covered terrace. A tray ceiling adds some architectural detail, and a handcrafted chandelier will occupy the center of the space.



VILLA COLINAS DEL MAR – RANCHO CERRO COLORADO

Just beyond the dining room is the large chef's kitchen. A custom hood over the cooktop occupies the end wall, which will be finished with patterned Mexican concrete tiles. Cabinetry in the kitchen and throughout the house will be natural-finished parota wood, topped with handcrafted concrete countertops. GE Profile appliances, including a five-burner cooktop, convection oven, French door refrigerator and dishwasher are included. A large table, crafted by local artisans, will occupy the center of the kitchen. The window over the sink, which provides views to the sea, includes a pass through to make transferring food and beverages to the outdoor entertaining space simple.

The stair hall, located adjacent to the dining room, provides access to the sleeping quarters, as well as, the powder room, the detached garage, the laundry and a large pantry or "owner's closet".



Up a half flight of stairs from the main level is the first guest bedroom. The room is sized for a king-sized bed. The room offers views of the sea and hillside through a sliding glass door that leads to a private terrace with direct access to the swimming pool. The ensuite bath includes double sinks and a spacious shower with a view. Mexican concrete tile will be used on the floor and as an accent in the shower.



Up another half flight of stairs is the master bedroom suite. The room is spacious, with room for a king-sized bed, dresser, and sitting area. A large sliding glass door opens to a Juliette balcony to welcome ocean breezes. The glass door and large windows provide sunrise, hillside and ocean views from the comfort of the bed. The suite includes a walk-in closet and a master bath with a sea view, double vanity, freestanding tub and large walk-in shower.

Up a final half flight of stairs is the second guest bedroom. The room is identical in size to the first guest bedroom directly below but offers a vaulted ceiling. Views to the sea are provided through the sliding glass door and corner window. Like the room below, the ensuite bathroom offers double sinks and a large walk-in shower.

Villa Colinas del Mar is designed to serve either as a vacation home or permanent residence. It will comfortably accommodate six with its three spacious guest suites and expansive living spaces. The large kitchen, living room and outdoor terrace make it an ideal house for entertaining.

Furnishings:

The home will be furnished with all that a resident needs to take full advantage of the Baja lifestyle. Furnishings in living areas will reflect a modern style, with Mexican artisanal touches. While many new residences in Los Cabos arrange for “furniture packages”, this residence will be uniquely furnished. The designer’s past Los Cabos projects have included furnishings and accessories gathered locally, as well as, from the design centers of Guadalajara and Mexico City. Custom lighting fixtures, casework, and tile will be featured throughout the house.

Los Cabos offers an abundance of fresh produce, meats, and artisanal foods. A chef’s kitchen that is fully equipped with a full suite of small appliances, utensils, serving pieces, dishes and glassware will be provided with the house.

All bedrooms will be furnished with comfortable king-sized beds, Brooklinen™ linens, and 100% cotton towels.

Landscaping

The desert landscape of Los Cabos makes it a place of striking beauty. It is here that the mountains of the Sierra Laguna meet the azure waters of the Sea of Cortez. Existing desert plants on the parcel will be preserved for use in the new landscape design of the residence. Areas immediately surrounding the house will include tropical plants to add variety and soften the view to the surrounding desert.

Upgrades

Possible upgrades include the addition of a hot tub adjacent to the swimming pool, whole house water filtration, maid’s quarters adjacent to the service entrance, commercial-grade kitchen appliances and enhanced finish materials. If the residence is purchased during construction, the buyer will be encouraged to provide input on the fixtures and furnishings used in the house.

*Finishes displayed in renderings are representative only. Actual tile, cabinetry and stone selection may vary slightly from what is shown.