

Lot Conditions:

Manzana 8, Lote 1 is located at the corner of Boulevard Cerro Colorado and Avenida Costa Azul in the Rancho Cerro Colorado community. The property is a downslope triangular-shaped parcel of 661.47 square meters. The high side of the parcel is along Avenida Costa Azul facing to the west. Views of the Sea of Cortez are to the southeast.



The development of the lot is subject to the 2020 CRCC Architectural Guideline of Rancho Cerro Colorado.

Restrictions include:

- 5m setback along Avenida Costa Azul
- 3m setback along Boulevard Cerro Colorado
- 3m setback along south side adjacent to neighboring residence
- The maximum building height is 5m above the street edge along Avenida Costa Azul
- A minimum interior square footage of 220 square meters (2368 square feet) for the primary residence.



Due to the location of the property boundaries, the house is sited over six meters from the front street edge, providing for an expansive garden.

Project Objective:

The goal of the project is to construct an approximately 220 square meter (2368 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 will be oriented to take advantage of the site, with most rooms having unobstructed views of the Sea of Cortez. Living areas within the residence will flow nicely, providing long sightlines from room to room to increase the feeling of expansiveness. Sleeping rooms will maintain privacy and each bedroom will include its own ensuite bath.

The home will be priced affordably. By purchasing a lot that is small in size and gently sloping by Rancho Cerro Colorado standards, we will build a custom home that is spacious, possesses ocean views, and is located in a private gated community with beach access. The house will be listed fully furnished for approximately \$850K-\$900K USD.

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

Exterior Design



VILLA COLINAS DEL MAR – RANCHO CERRO COLORADO

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 a few ornamental details. The more contemporary flat-roofed rectangular boxes at the center tie them together. The style and shape of the windows and doors serve to unify the design.

A large paneled entry door with concrete surround provide a handcrafted detail that contrasts against the simple details found elsewhere. The landscaping in the front yard will be primarily desert landscape. Existing palm and palo verde trees will be relocated to strategic locations in order 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.



The rear of the residence is oriented to the views of the hillside to the northeast and Sea of Cortez to the southeast. A pool anchors the southeast corner of the property, taking advantage of sun throughout the day, and allowing for an infinity-edge pool with the view of the sea beyond. A covered terrace takes advantage of the shelter provided by the house and is in close proximity to

the living room, dining room and kitchen. Juliette balconies add some architectural detail. The tall windows in the living room add a bit of drama and emphasize the height of the structure. Additional features include a guest room terrace that provides direct access to the pool area, a built-in barbecue area with storage, a spacious terrace for outdoor dining, and space around the pool for chaise lounges. Unlike the front of the house, which features smaller windows and some traditional details, the rear of the house, which is elevated above the street edge to create privacy, offers large sliding doors for outdoor access and expansive views, as well as, a more contemporary style.

Interior Layout

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



A central entry anchors the house. The initial view upon entering is toward the living room with a large window that offers a view of the hillside and sea. The dining room and open kitchen are to the right, partially screened from view by a hand carved wooden partition. The living room offers cathedral ceilings and an impressive

fireplace at the far end. Tall sliding doors offer access to the outdoors: either to the rear covered terrace or a sitting area 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, making the house appear larger than it is.

The dining room offers comfortable seating for eight and a large sliding door to the outside covered terrace. The dining room will have a tray ceiling to add some architectural detail, and a handcrafted chandelier at the center of the space.



Just beyond the dining room is the large kitchen. A custom hood over the cooktop occupies the end wall, which will be finished with patterned Mexican concrete tiles. The kitchen will be outfitted with GE appliances, to include a five burner cooktop, convection oven, French door refrigerator, and dishwasher. A large table, crafted by local artisans,

occupies the center of the kitchen and is designed to serve as either a work space, or an

informal dining area. The window over the sink, which provides views to the sea, also has a pass through to make transferring food and beverages from the kitchen to the outdoor entertaining space simple.

Off the dining room is a stair hall and a half bath. A large pantry or “owner’s closet” is to the right. Up a half flight of stairs to the left 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.

The stair landing at the first guest bedroom provides access to the front yard and a dedicated walkway to the two-car garage. Up another half flight of stairs is the master bedroom suite. The room is spacious with room for a king-sized bed, dresser, nightstands and a sitting area. A large sliding glass door opens to a Juliette balcony to allow for ocean breezes and a view of the sea. Windows at the corner provide an ocean view from the comfort of the bed. The suite also includes a walk-in closet and a master bath with a sea view, double vanity and large walk-in shower.

The laundry room is located on the master suite level adjacent to the stairwell landing. 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 bathroom offers double sinks and a large walk-in shower.

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

Furnishings:

Villa Colinas del Mar will be furnished with all that a resident needs to take full advantage of all that Baja California has to offer. Furnishing in living areas will reflect a modern style, with accents of Mexican flair. 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 cook'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.

If the the residence is purchased during construction, the buyer will be encouraged to provide input on the fixtures and furnishings used in the house.

Landscaping

The dramatic desert landscape of Los Cabos makes it a place of striking beauty. It is here that the dramatic 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 surroundings.