

RONIVAL™
REAL ESTATE

DEVELOPMENTS



ALMAR
RESIDENCIAL

Baja living

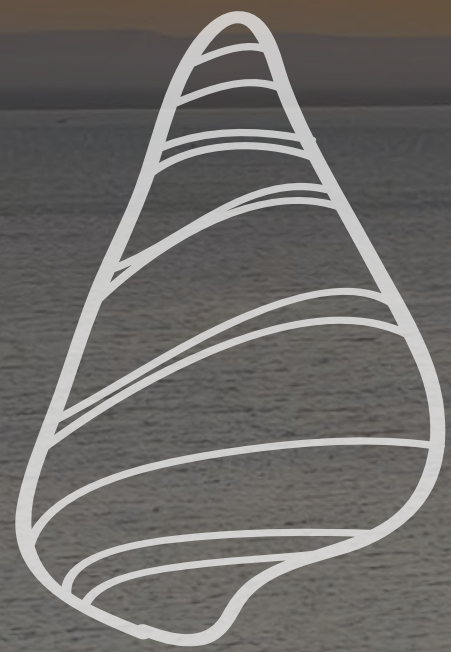
EXCLUSIVE BEACHFRONT LIVING IN LA PAZ, BAJA CALIFORNIA SUR



ALMAR Residencial is your vision. A master-planned community in La Paz where the desert meets the Sea of Cortez, where modern design blends seamlessly with nature, and where every detail is created to elevate life itself.

This is a place built for those who value privacy but want connection, who seek tranquility without giving up vitality. Inside its gates you'll find not only security, but a world designed for families, adventurers, and dreamers: wide green spaces, resort-style amenities, and a sense of belonging that only a true community can offer.





ALMAR is where barefoot elegance becomes daily life, where children grow up playing in safe streets and by the sea, and where every generation finds its rhythm. More than a development, it is a sanctuary. A modern, vibrant community in one of Mexico's most authentic cities—La Paz.

To live in ALMAR Residencial is to embrace balance: ocean and desert, privacy and community, luxury and authenticity. It's not about owning a property. It's about choosing a life that feels rare, secure, and unforgettable.



THE LIFESTYLE OF BEACHFRONT LIVING

ALMAR Residencial means freedom—to design, to live, and to create memories in a place that feels endless.

- Walk barefoot onto soft sand just steps from your terrace
- Swim, kayak, or paddleboard at any time of the day
- Entertain with the ocean as your backdrop
- Live in privacy, without sacrificing the convenience of a connected community

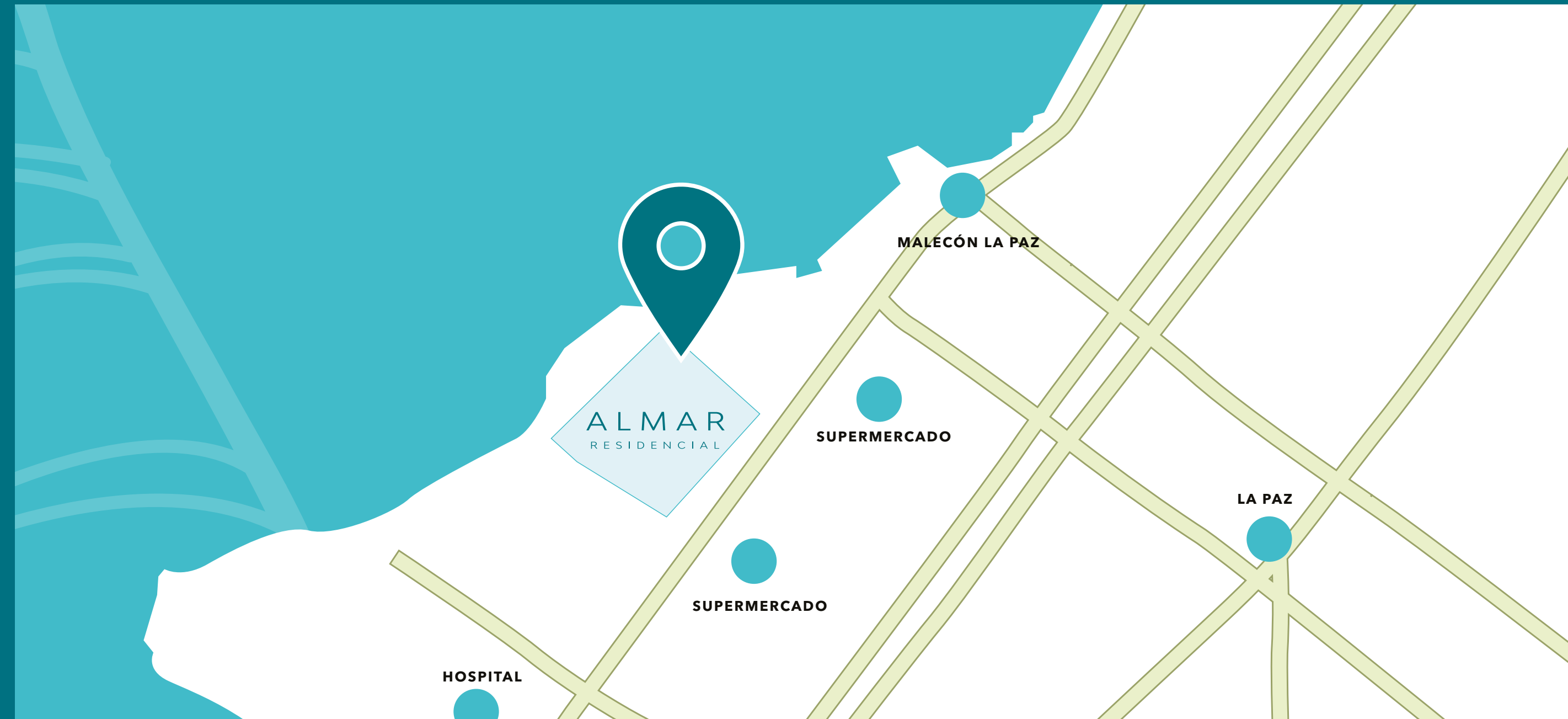




ALMAR

RESIDENCIAL

Located in the heart of La Paz city,
with direct access to the sea and
surrounded by points of interest.



Barrio Manglito, C.P. 23060, La Paz, B.C.S.



AIRLINES FROM
LA PAZ AIRPORT





WAKE UP TO THE GLOW OF THE SEA OF CORTEZ

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LIVING IN ALMAR RESIDENCIAL

Means enjoying a private world of amenities:

- Beach club with infinity-edge pools and jacuzzis
- Beachfront gym and firepit lounge
- Private cinema and game room
- Tennis, basketball, and soccer courts
- Running path, pump track, and playgrounds
- Vibrant commercial corridor with shops and restaurants
- 24/7 gated access and community security

These amenities transform ownership from simple landholding to a full resort lifestyle.



Loungers



Firepit



GYM



Jacuzzis



Bar



Terraces



Pools



Sports areas





THE FLAGSHIP OFFERING – BEACHFRONT LOTS

When you own an ALMAR beachfront lot, you don't just own land—you own the horizon.

Here, the Sea of Cortez is your backyard. Every morning begins with the sound of waves, and every evening ends with sunsets melting into the water. These are not ordinary parcels; they are the most limited, coveted pieces of coastal property in La Paz.

- Direct access to swimmable beaches
- Unobstructed ocean views from your doorstep
- Space to design a custom home that reflects your vision
- Immediate availability for construction
- Exclusive placement within La Paz's most secure gated community

These beachfront lots are the crown jewel of ALMAR—a once-in-a-lifetime opportunity to build where the desert meets the sea.





ALMAR

RESIDENCIAL

For those seeking a smaller footprint,
ALMAR Residencial also offers interior lots
inside the same gated community.

Smaller lot sizes

Same resort amenities and community benefits

Perfect as an introduction to ALMAR living



LOCATION ADVANTAGE

ALMAR's position in La Paz, Baja California Sur, is as strategic as it is beautiful.

- Only 5 minutes from the iconic Malecón and vibrant downtown
- 10 minutes from La Paz International Airport
- Surrounded by schools, hospitals, shopping, and restaurants
- Nestled along the calm, swimmable waters of the Bay of La Paz

You're never far from convenience, yet your home feels like a private retreat on an untouched coastline.





WHY LA PAZ?

La Paz is a way of life.

- Safe, peaceful, and family-friendly environment
- Rich cultural heartbeat with art, music, and cuisine
- Authentic charm that avoids over-tourism
- Natural wonders at your doorstep: Espiritu Santo Island, whale watching, world-class diving, desert hiking
- Slower, more intentional lifestyle compared to Los Cabos

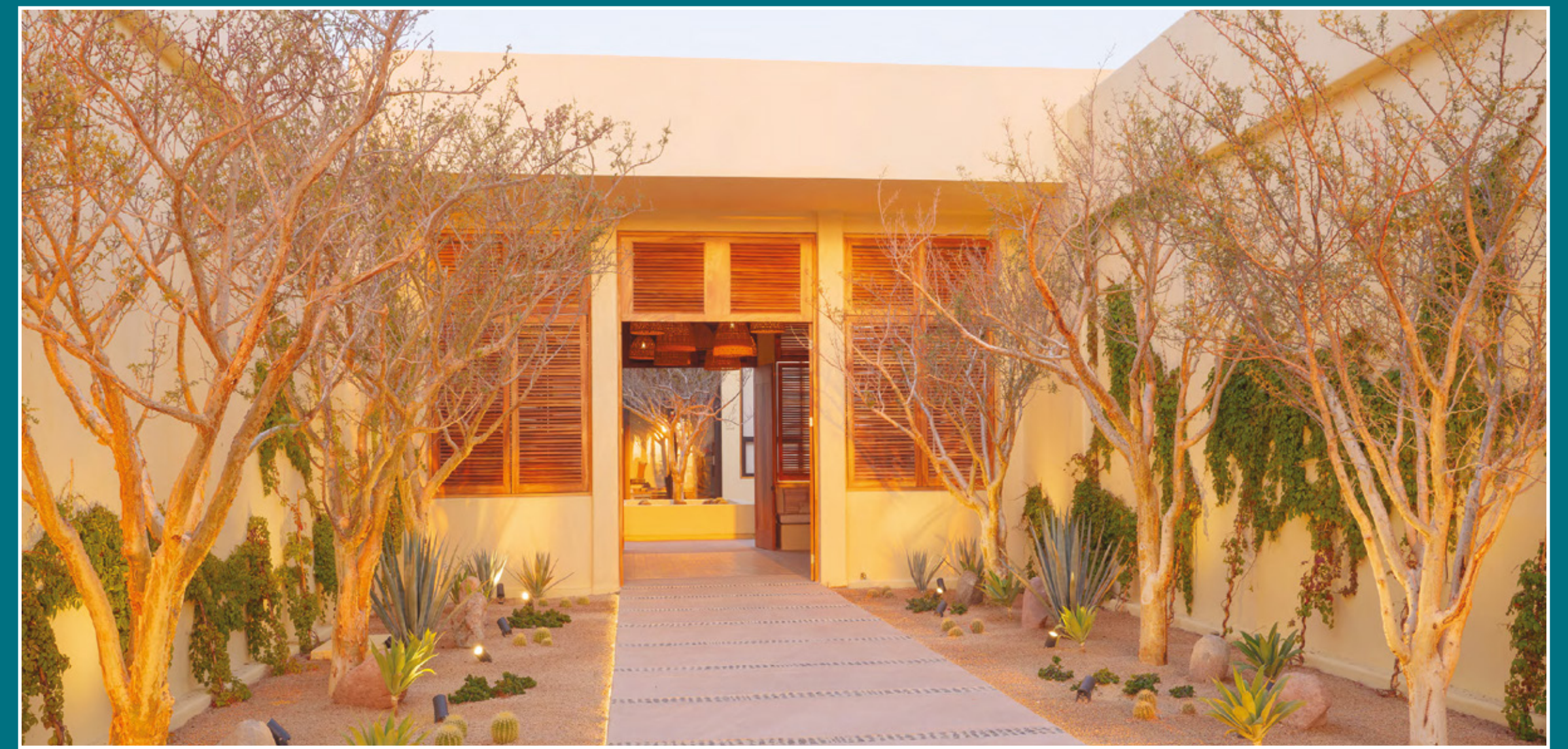
La Paz is quickly becoming Mexico's most attractive destination for those who want tranquility without isolation.



THE REAL ESTATE MARKET IN LA PAZ IS RISING FAST.

- Increasing demand for oceanfront property from international buyers
- Strong appreciation potential compared to Los Cabos
- Oceanfront land scarcity ensures exclusivity and long-term value
- Perfect timing to secure property before values peak further

Investing in ALMAR Residencial means securing a slice of coastline in a market that is just beginning to reveal its full potential.





BUYING A BEACHFRONT LOT IN ALMAR RESIDENCIAL

is more than a purchase; it's building a legacy.

- High rental potential for luxury vacation homes
- Strong appreciation outlook in a growing market
- Limited, exclusive inventory
- The emotional value of living by the ocean, with the rational benefit of sound investment





ALMAR RESIDENCES IS WHERE LIFESTYLE AND STRATEGY CONVERGE.

La Paz is expanding, values are rising, and oceanfront is the rarest asset of all. Owning here isn't just living well—it's securing a future where exclusivity is permanent.

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Frequently Asked Questions

1. What is ALMAR Residential?

ALMAR is a master-planned community in La Paz, where the desert meets the Sea of Cortez. It is a space created for those who seek privacy without losing connection, and tranquility without giving up vitality. Inside its gates, you'll find security, green areas, resort-style amenities, and a unique sense of belonging.

2. What kind of lifestyle does ALMAR offer?

Living in ALMAR means choosing a modern sanctuary in one of Mexico's most authentic and fastest-growing cities: La Paz.

3. What are the main amenities?

ALMAR is designed as a private resort for its residents:

- Beach club with infinity pools and jacuzzis
- Oceanfront gym and firepit lounge
- Private cinema and game room
- Tennis, basketball, and soccer courts
- Running path, pump track, and playgrounds
- Commercial corridor with shops and restaurants
- 24/7 gated access and community security

4. What types of lots does ALMAR

Beachfront Lots :

The most exclusive option, located directly on the Sea of Cortez Sizes of 0.24 acres (10,454 sq.ft. / 971 m²)

- Direct access to swimmable beaches
- Unobstructed ocean views from your doorstep
- Immediate availability for construction
- Located within the most secure gated community in La Paz

Interior Lots:

Ideal for those seeking a more compact option without sacrificing access to amenities.

- Lot sizes starting at 283 m²
- Full access to resort-style amenities
- Perfect for starting the ALMAR lifestyle experience

5. Where is ALMAR located?

In La Paz, Baja California Sur, with a strategic location:

- 5 minutes from the Malecón and historic downtown
- 10 minutes from La Paz International Airport
- Close to schools, hospitals, restaurants, and shops
- Along calm, swimmable waters in La Paz

6. Why choose La Paz?

- La Paz offers an authentic and safe lifestyle:
- Family-friendly, peaceful environment with low mass tourism
- Vibrant culture: art, music, and gastronomy
- Unparalleled nature: Espíritu Santo Island, whale watching, world-class diving, desert hiking
- A slower, intentional lifestyle compared to Los Cabos

7. What is the real estate market like in La Paz?

- The city is rapidly expanding:
- Growing demand for oceanfront properties among international buyers
- Higher appreciation compared to Los Cabos
- Scarcity of beachfront lots ensures exclusivity and long-term value
- Ideal timing to invest before prices reach their peak

8. Why invest in ALMAR?

- High rental potential for luxury vacation homes
- Strong appreciation outlook in a growing market
- Limited and exclusive inventory
- Emotional value of living by the sea, with the rational benefit of a solid investment



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INFORMATION AND SALES

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Welcome to the ultimate Baja lifestyle!

Discover a home that seamlessly fuses the rich charm of Mexican culture with the exclusive luxury lifestyle of La Paz. Immerse yourself in a world of extraordinary adventures where the land meets the sea.

Get to experience the simple pleasure of living.

In an effort to continuously improve the project's features, the developer reserves the right to change or modify plans, materials, and/or specifications without notice. Renderings and maps represent an artist's conception and may differ from the finished product. All images are illustrative and may be subjective to change.

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