

EL OTRO LADO

REGENERATIVE ° GARDENHOOD ° COMMUNITY
PESCADERO



2023

INFORMATION
PACKAGE



"The richness of contemporary Mexican design derives from its diversity. Diversity as value, not as a motley supply without identity, but as interwoven generations, styles and affiliations."

Miquel Adrià in "Mexico. The Persistence of Tradition"



THE INSPIRATION

MEXICO'S DIVERSE TAPESTRY

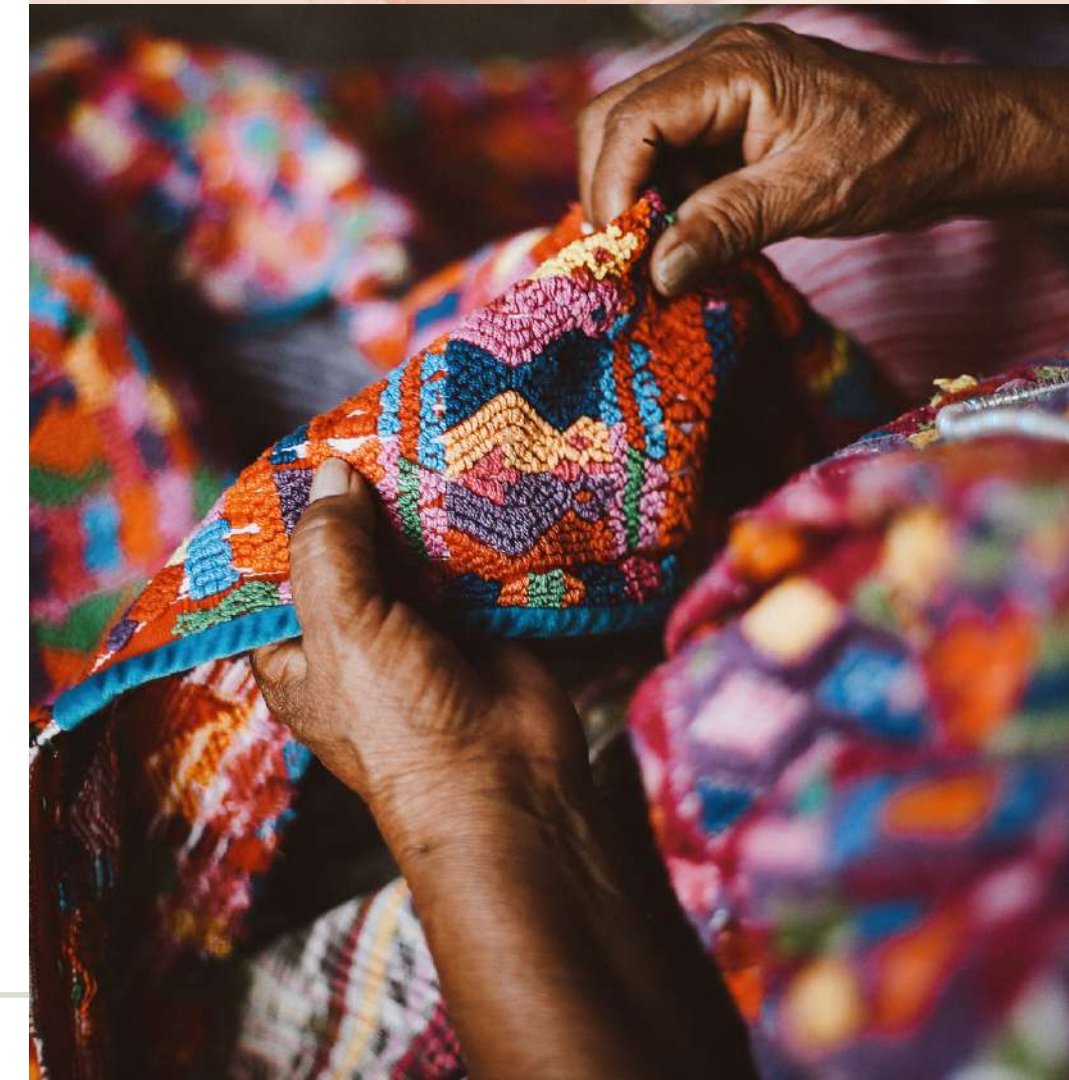
There is something unique and special in the intense harmony of the ancient and the modern sharing space. It's observing history and culture to blend with the contemporary changes that occur naturally in any evolving architectural and cultural landscape.





CONTRAST AS A WAY OF LIFE

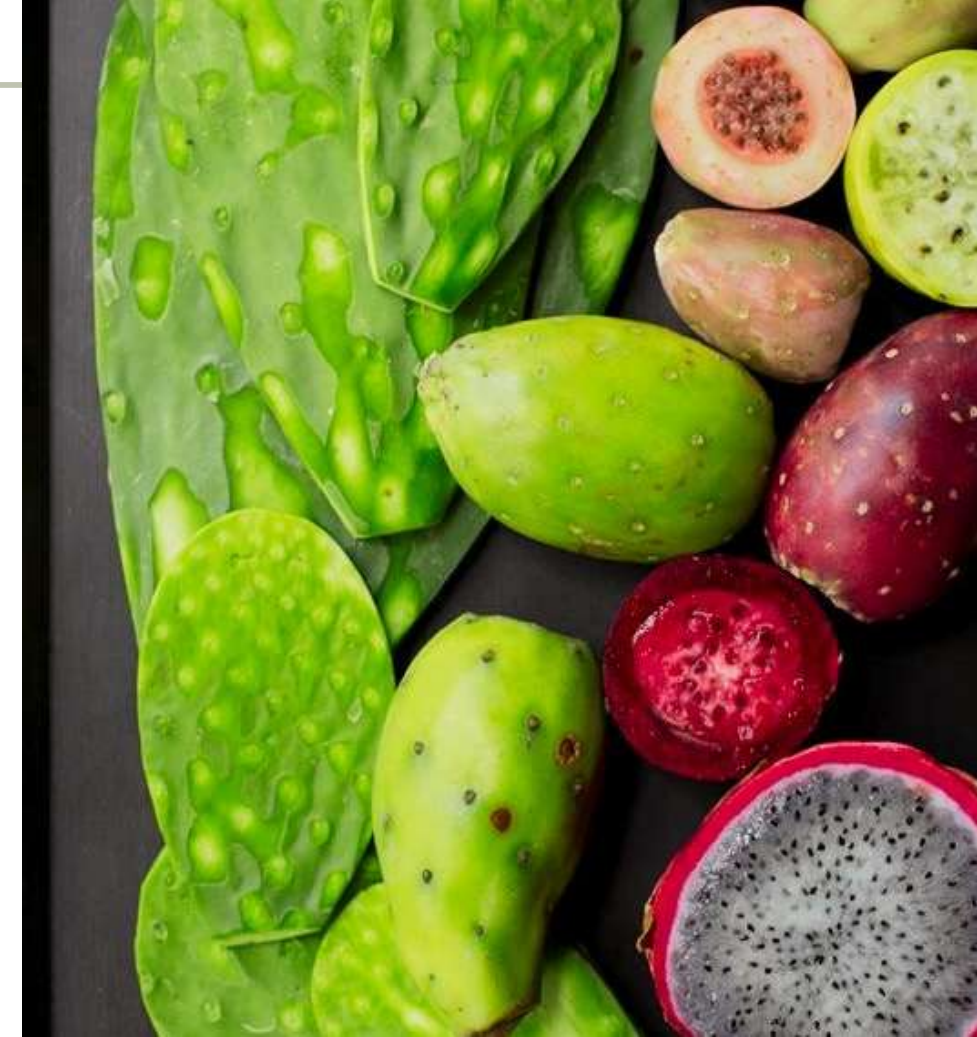
From the deep shadows of the midday sun to the stunning juxtaposition of historic and modern details, Mexico is full of stark combinations that create a unique and varied visual experience. Not limited to urban landscapes, this high level contrast is as prevalent in nature where the arid landscape meets the lush green of water-rich estuaries and valleys.



A STUDY IN COLOR

Mexico is vibrant and alive, filled with colors and music and flavors. Even in the quiet neighborhoods one can see the vibrant colors of the houses and the pops of flowers amongst the plants.












THE SITE

THE PLAN

- ° 8 three-bedroom residences
- ° 4 three-bedroom residences with lockoff casita (4BDR total)
- ° 8 rentable casitas
- ° 1 Founder's Home
- ° Wellness and Regeneration center
- ° The Studio
- ° Food Truck
- ° Labyrinth of edible organic gardenscape & farm to table eats
- ° Organic farmstand
- ° Central pool with cabanas
- ° Walking distance to the beach



THE AREA

-  El Otro Lado
-  Federal Highway 19
-  Baja Beans
-  Hierbabuena
-  Coyote
-  San Pedro Beach
-  Modern Elder Academy



AMENITIES

° El Huerto"

- Walkable labyrinth full of fruits, vegetables & herbs
- Regenerative and restorative soil practices
- Intimate outdoor garden spots

° The Studio

- Recording studio
- Podcast room
- Flex urban lounge workspace and events center
- Indoor/Outdoor gathering space

° Wellness and Regeneration center

- Specialized treatment rooms
- Cold plunge
- Gym
- Rooftop yoga

° Main Pool

- Daybeds and cabanas
- Lap pool and shallow "beach" area
- Island with chaise lounges

° Food Truck

- Local cuisine prepared offered from a charming food truck
- Outdoor shaded dining area in the fresh air





THE CASAS

OUR CASAS

- 3 & 4 Bedroom residential homes
- 2-car parking area with lockable storage cupboards
- 2 Levels with Master Suite on ground floor and guest rooms upstairs
- Open floor plan kitchen & living space with extended countertop work areas
- Seamlessly blended indoor-outdoor living with outdoor dining and patio
- Private patio with fountain
- Second storey huerta views
- Rooftop stargazing deck
- Upgrade options available



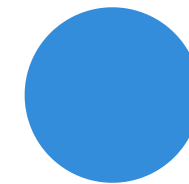
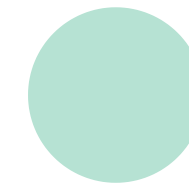
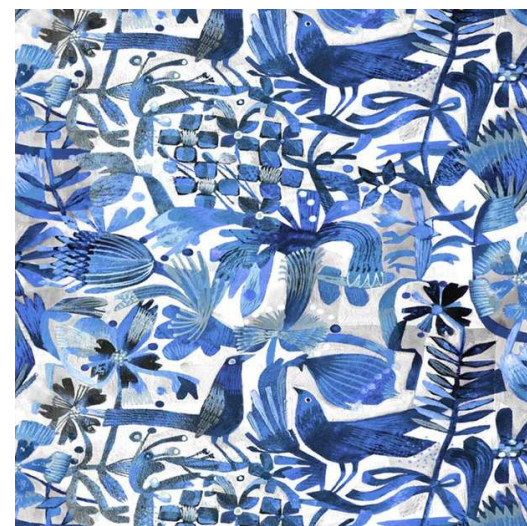
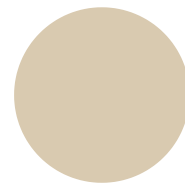
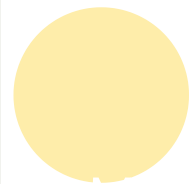
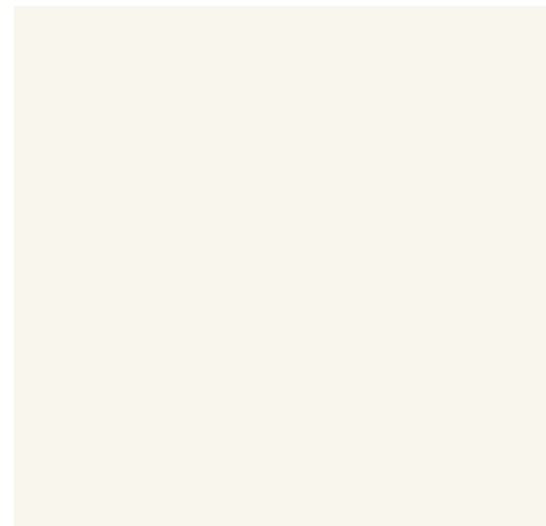
REAL ESTATE DEVELOPMENT

EASYGOING LUXURY

Full of light and fresh air, these homes are a unique blend of historic elements from Mexico and its Mediterranean roots, brought together in modern contemporary living. Fun and relaxed, these special places are set into an intentional garden agro-community whose purpose is to create inspired and intimate living spaces within Pescadero's magical and vibrant landscape. These casitas will invoke a feeling of home while sharing community and purpose with neighbors and friends.

Nestled in amongst aromatic plants and flowers, these casitas are a call to disconnect from the fast current of the outside world, and enter with bare feet into the lifestyle of afternoon naps in the shade, intimate gatherings of friends, and drinks and laughter in the starry evenings. The soul of this little place is palpable, and you wouldn't want to miss it.

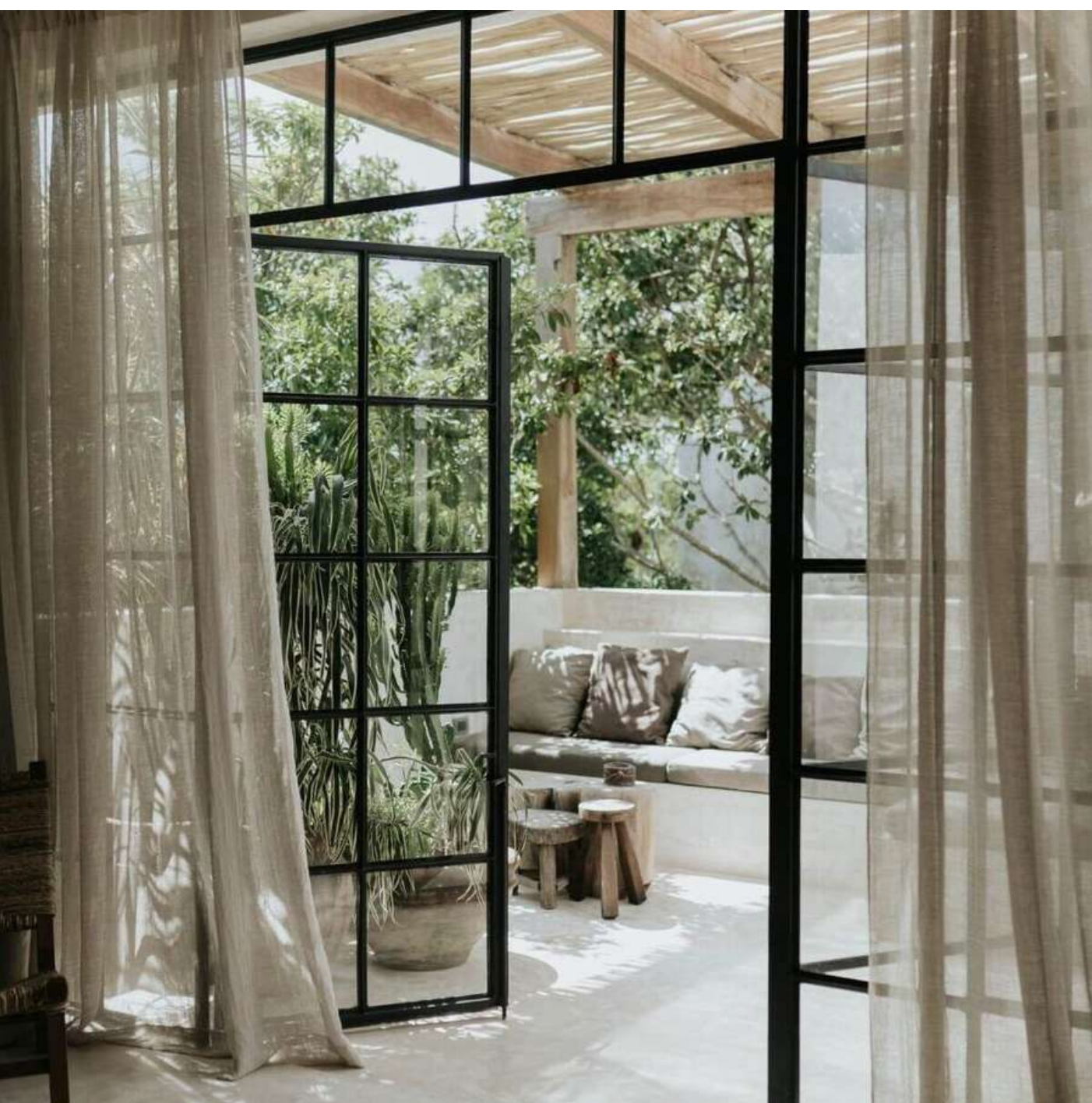
Welcome to the Casas at El Otro Lado.



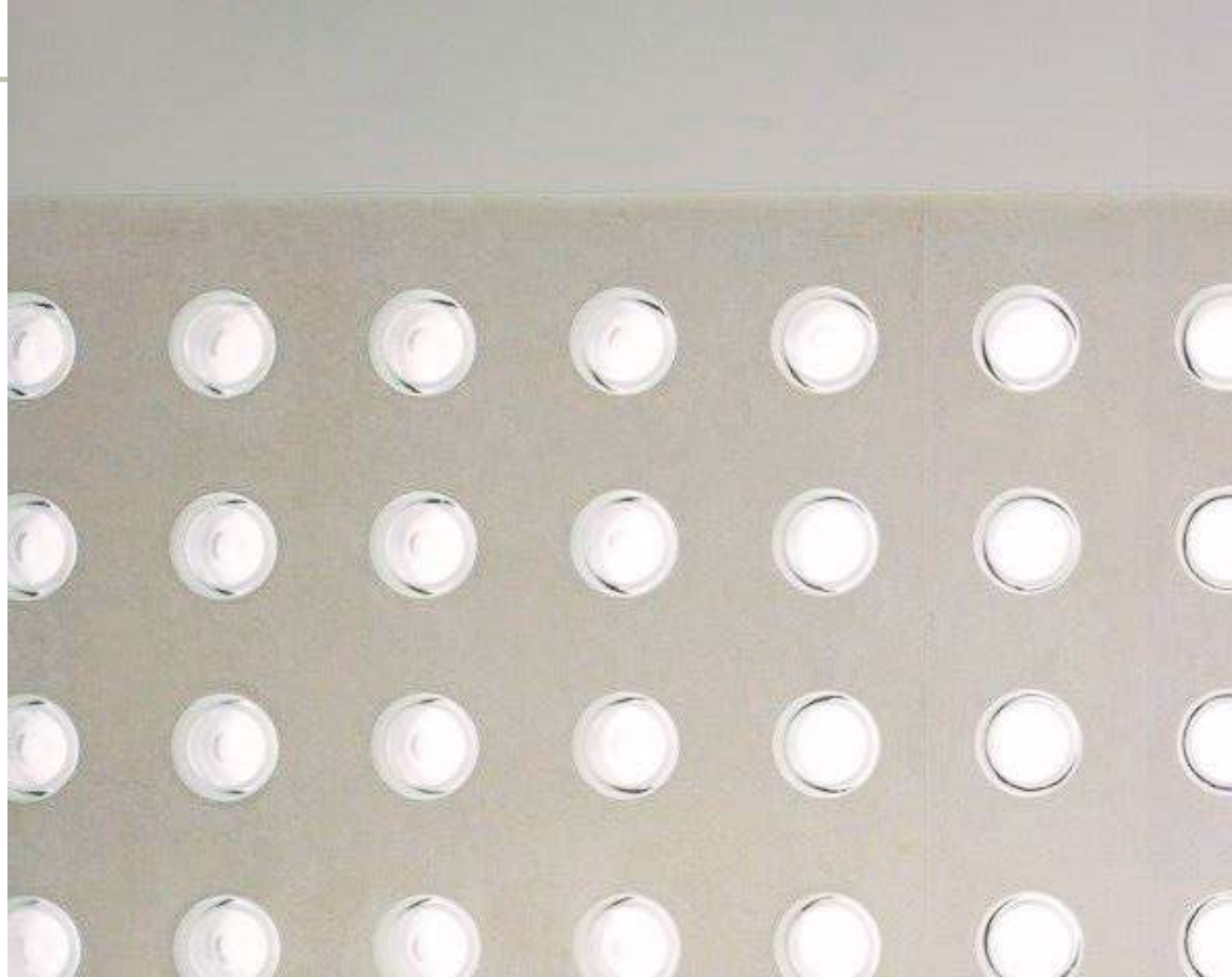
CONCEPTS: LIGHT & FRESH AIR

Blurring the borders of interior and exterior, these spaces demonstrate a special balance between intimacy and spaciousness. The calming organic finishes with pops of bright color and pattern truly demonstrate the natural juxtapositions of Baja Sur and the fun of Mexican culture.



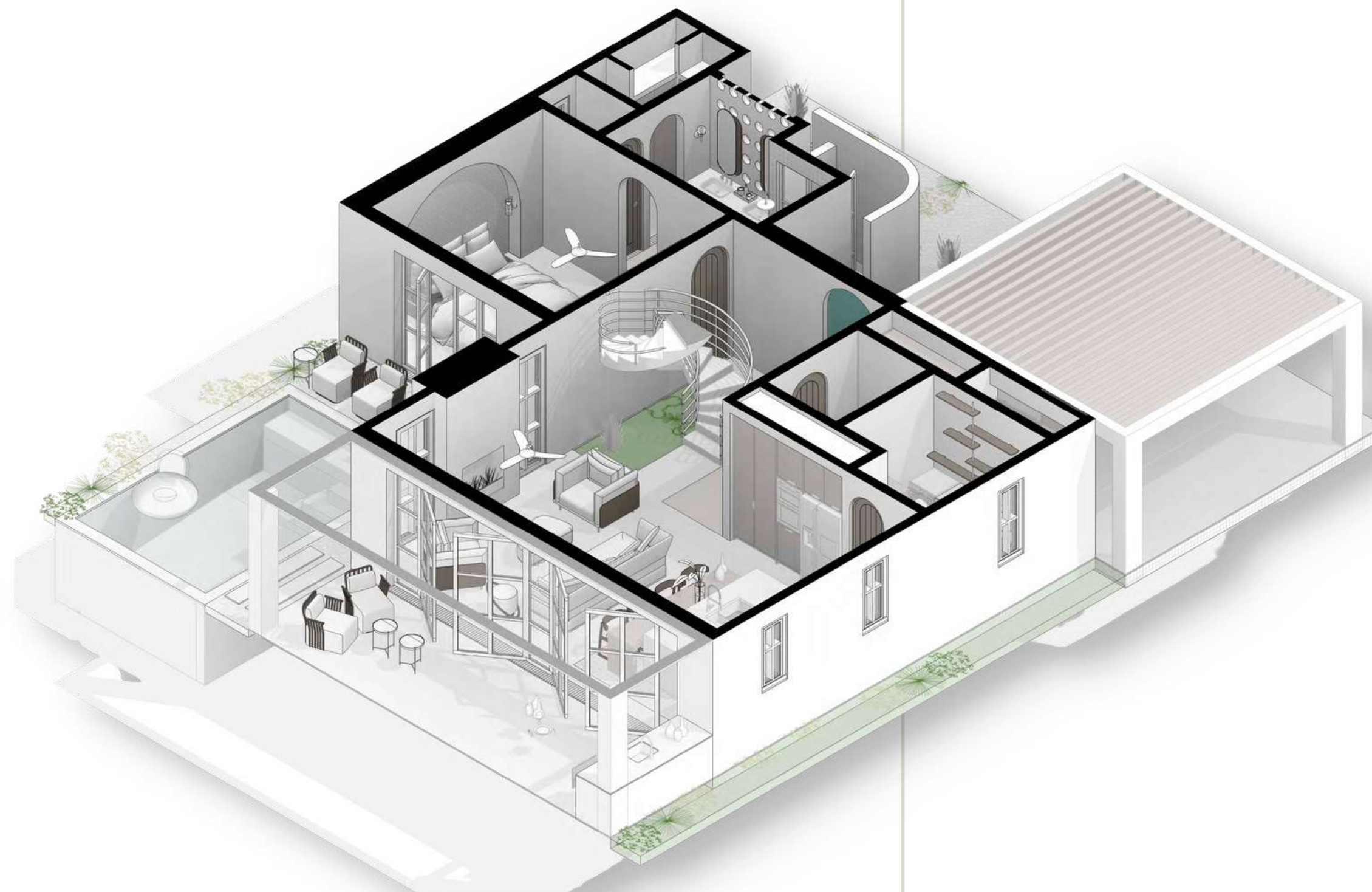






3 BEDROOM CASA

- 3-Bedroom, 2.5 Bath residential home
- 2300 sq. ft.
- 2-car parking area with lockable storage cupboards
- 2 Levels with Master Suite on ground floor and guest rooms upstairs
- Open floor plan kitchen & living space with extended countertop work areas
- Seamlessly blended indoor-outdoor living with outdoor dining and patio
- Private patio with fountain
- Second story huerta views
- Rooftop stargazing deck
- Upgrade options available

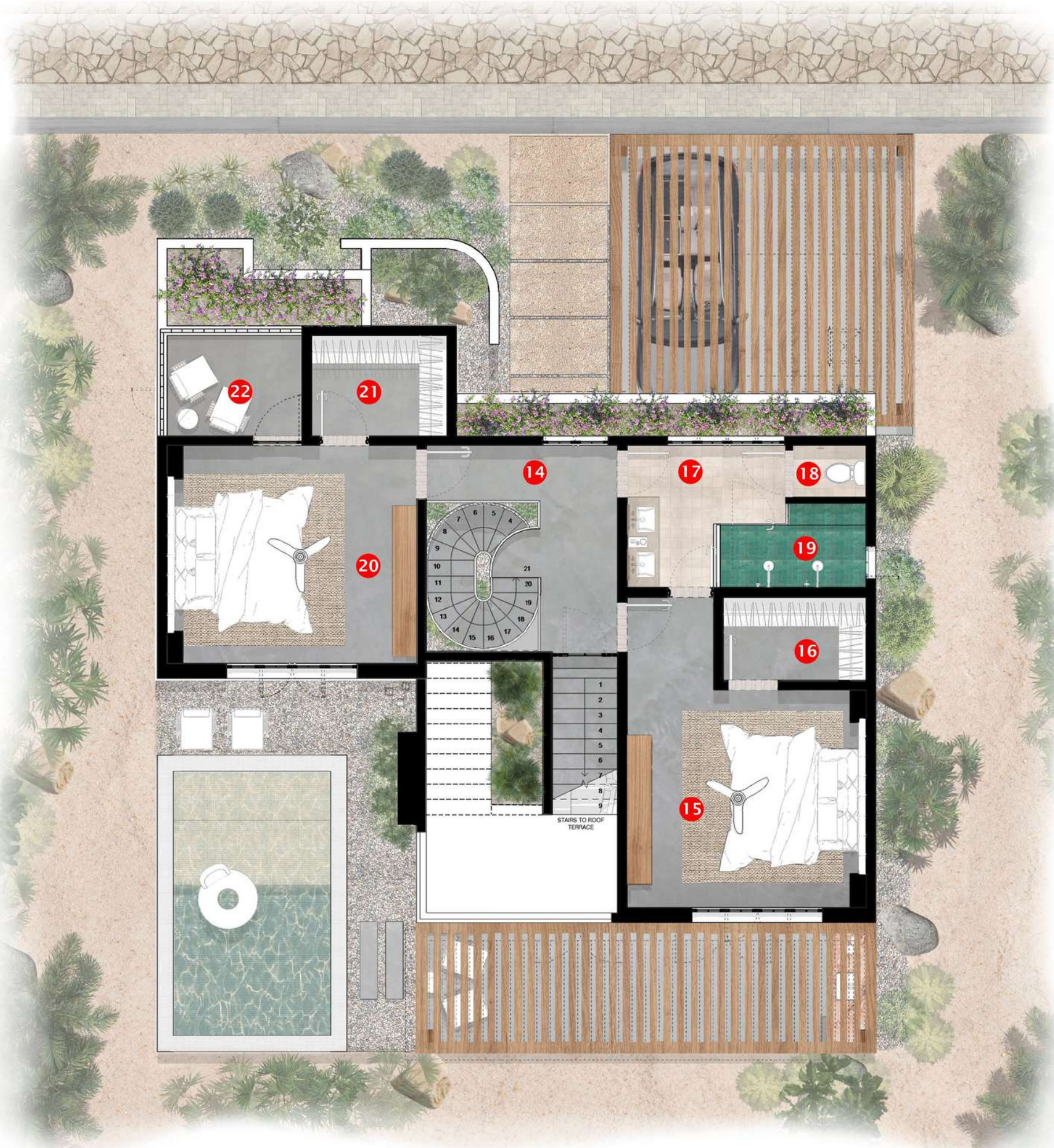


LEVEL 1



1. LIVING ROOM-KITCHEN OPEN CONCEPT
2. MASTER BEDROOM HALL
3. POWDER ROOM
4. LAUNDRY
5. MASTER BEDROOM
6. MASTER BATH
7. MASTER WALK-IN CLOSET
8. MASTER WC
9. MASTER SHOWER/MEDITERRANEAN STEP-DOWN TUB
- 10/11. STORAGE/SERVICE AREAS
12. MAIN BACK PATIO WITH UPGRADE OPTION FOR DIPPING POOL
13. OUTDOOR DINING & BAR PATIO

LEVEL 2



- 14. UPSTAIRS HALL
- 15. GUEST BEDROOM 3
- 16. WALK-IN CLOSET GUEST 3
- 17. JACK AND JILL BATHROOM
- 18. WC
- 19. DOUBLE SHOWER
- 20. GUEST BEDROOM 2
- 21. WALK-IN CLOSET GUEST 2
- 22. GUEST 2 PRIVATE TERRACE

ROOFTOP



23. ROOFTOP STARGAZING DECK WITH AREAS FOR FURNITURE AND UPGRADE OPTIONS FOR ROOFTOP BAR

FRONT VISTA



REAL ESTATE DEVELOPMENT

BACKYARD VISTA



REAL ESTATE DEVELOPMENT

INTERIOR VISTA



REAL ESTATE DEVELOPMENT

ROOFTOP STAIRS



RED

REAL ESTATE DEVELOPMENT

ROOFTOP VISTA 1



REAL ESTATE DEVELOPMENT



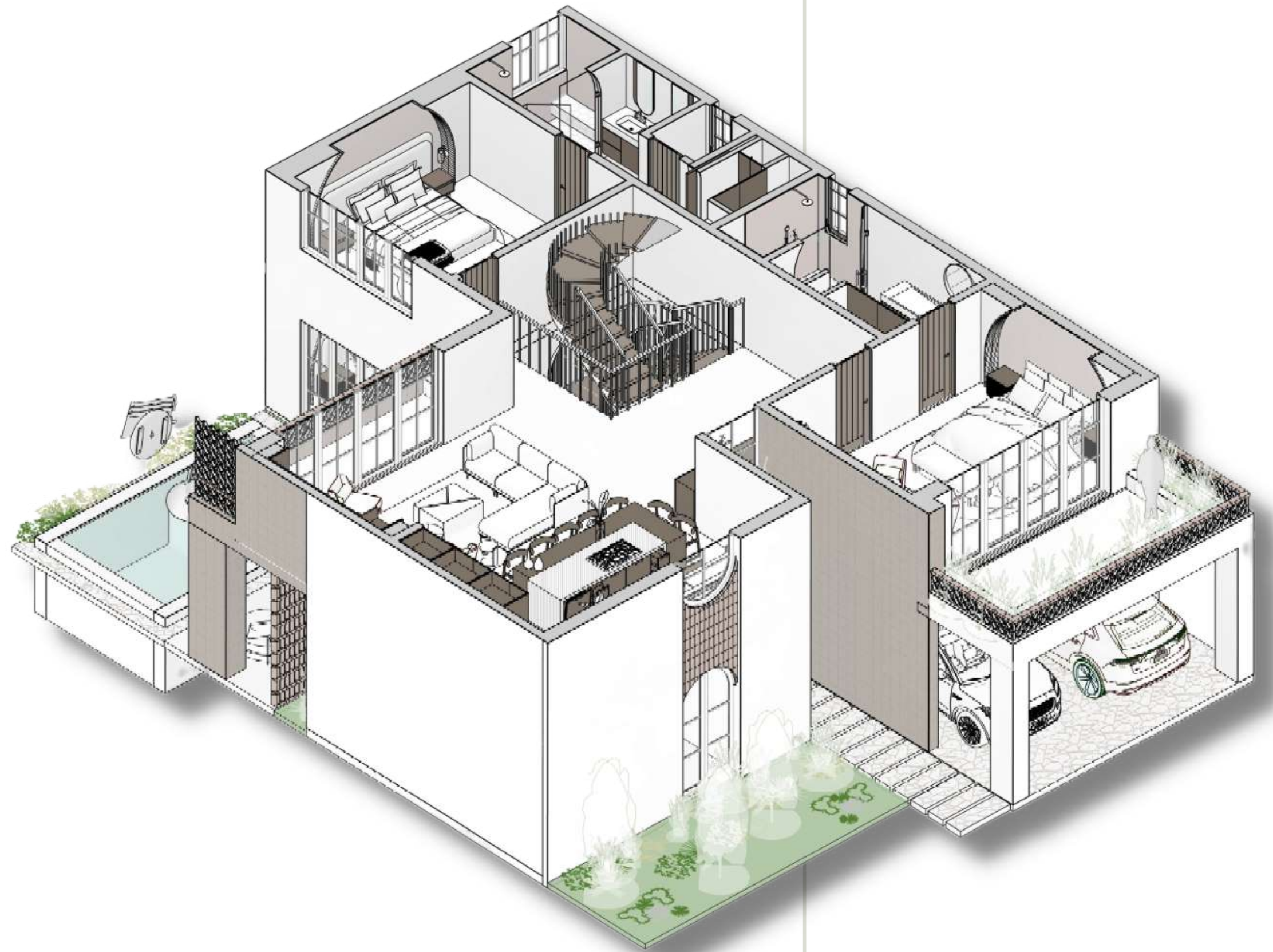
ROOFTOP VISTA 2



REAL ESTATE DEVELOPMENT

4 BEDROOM CASA

- ° 3-Bedroom, 3.5 Bath residential home with Lockoff 1-Bedroom, 1-Bath casita
- ° 3,300 sq. ft.
- ° 2-car parking area with lockable storage cupboards
- ° 2 Levels with Master Suite on ground floor and guest rooms upstairs
- ° Independent Lockoff casita for rentals or additional privacy
- ° Open floor plan kitchen & living space with extended countertop work areas upstairs
- ° Private patio with fountain
- ° Second story huerta views
- ° Rooftop stargazing deck
- ° Upgrade options available

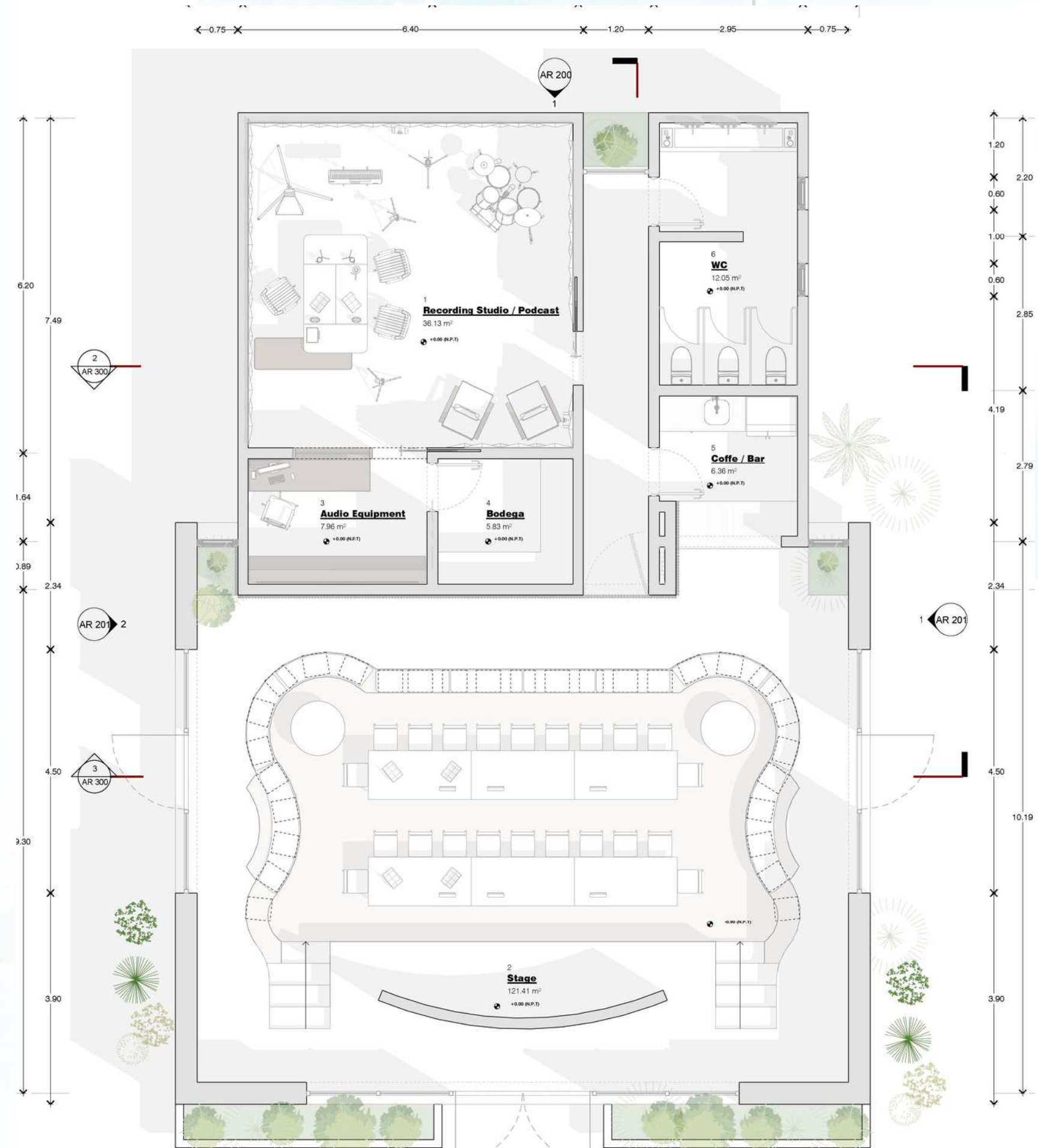




OTHER
BUILDINGS

THE STUDIO

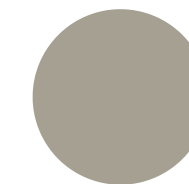
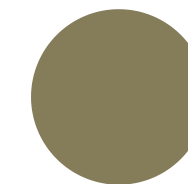
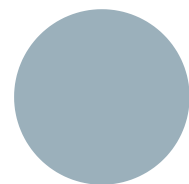
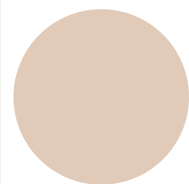
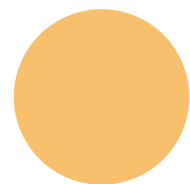
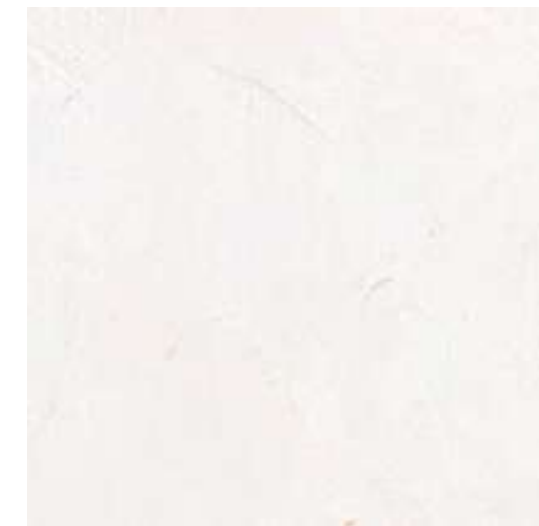
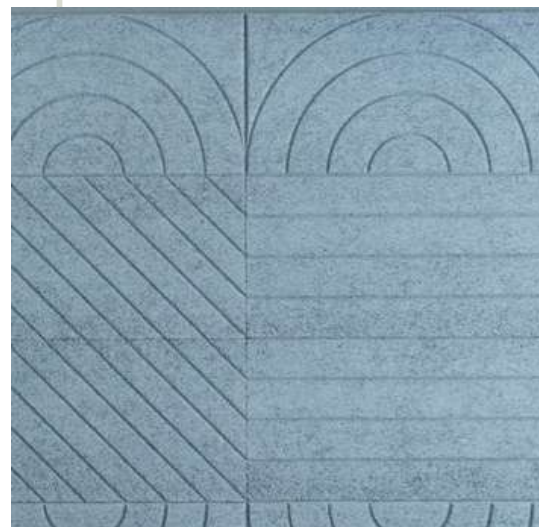
- Flexible space for events, presentations, jam sessions, music recording and movie night
- Dedicated recording studio
- Dedicated podcast studio
- Interior bar for events or sessions
- Indoor-outdoor concept that opens out into the Huerta
- Dedicated stage/presentation area and outfitted for audio/video recording



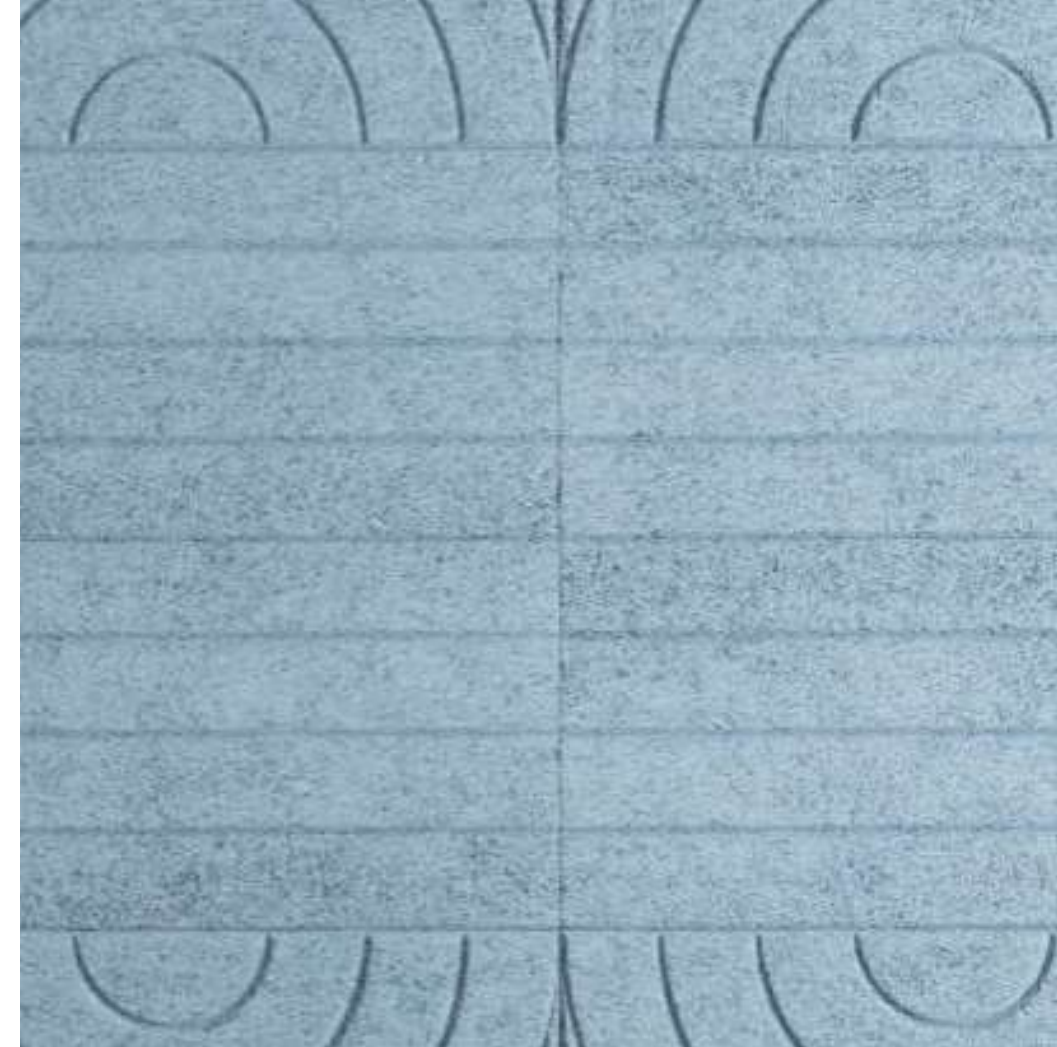
CREATIVE HUB

The Studio at El Otro Lado is a special flexible space whose primary purpose is to instigate creative expression and productive creation. With a dedicated recording studio for music or film, a specialized podcast space and an indoor amphitheater, this unique space is an epicenter of possibility. With urban details intermingled with rustic charm, the Studio is a charismatic tool for any creative mastermind in need of tools and toys. Whether you are ready for OL movie night, or hosting a gathering of professionals, the Studio is outfitted with the latest in technology and completely set up for audio and video recording, you won't believe what you'll be capable of in your business, creative endeavours and goals.

Welcome to the Studio at El Otro Lado.

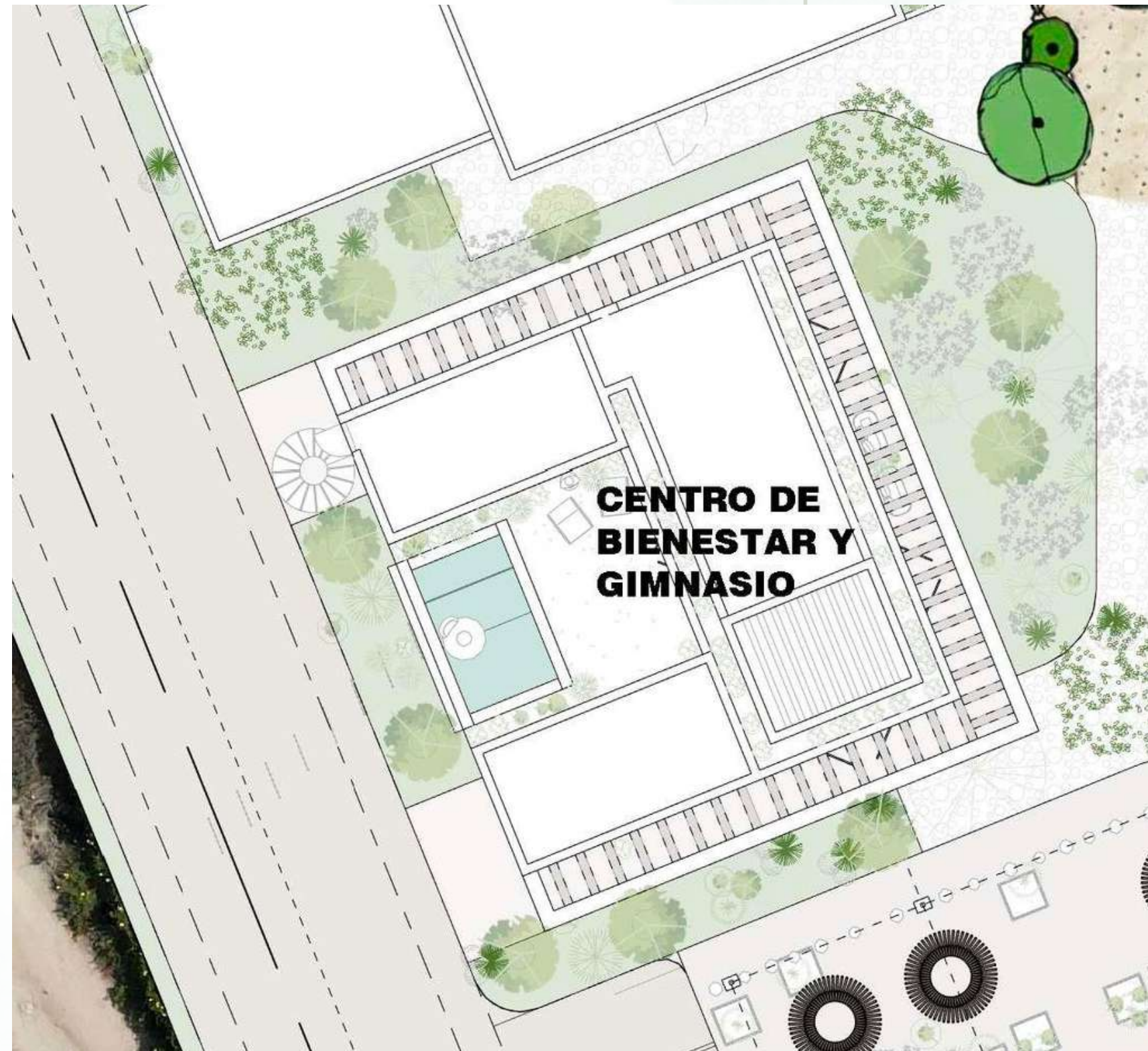






WELLNESS & REGENERATION

- Dedicated flex gym space with indoor & outdoor work areas
- Curated selection of equipment and accessories
- Cold plunge with relaxation patio
- Restrooms & communal lockers
- Flexible tx rooms
- Rooftop yoga or other specialized classes



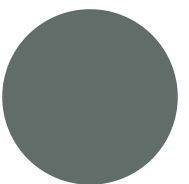
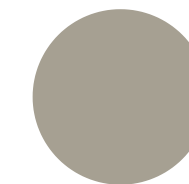
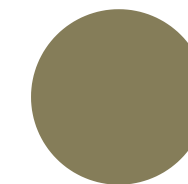
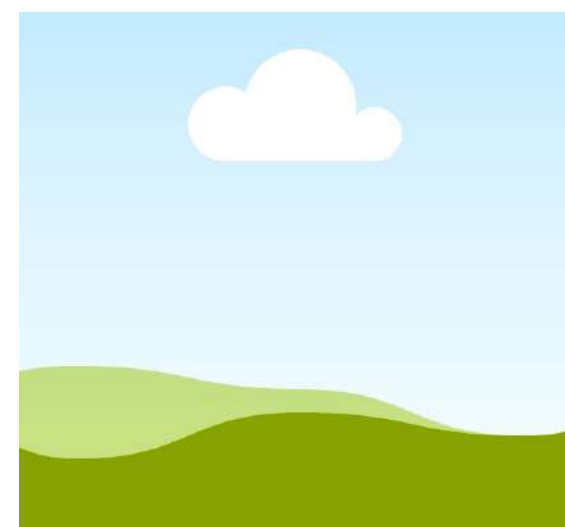
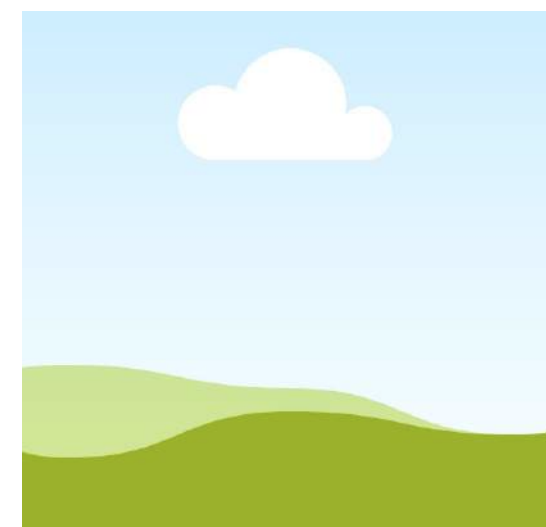
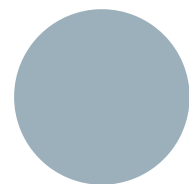
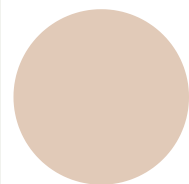
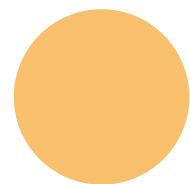
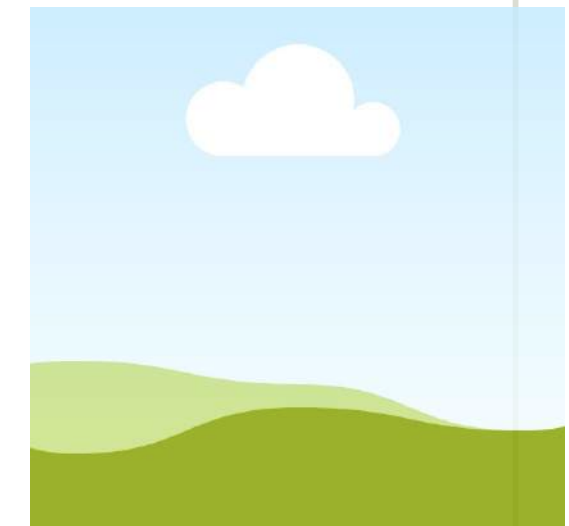
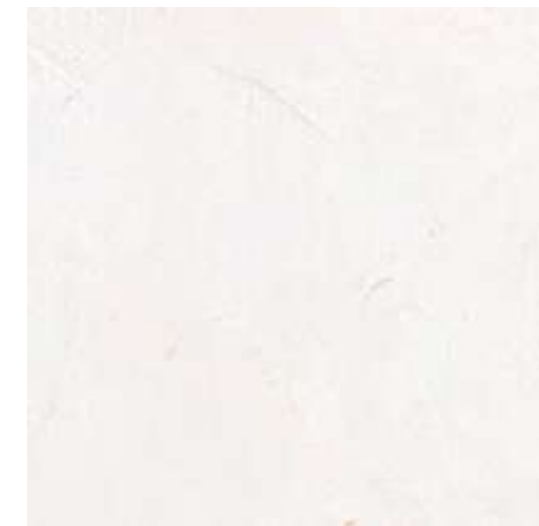
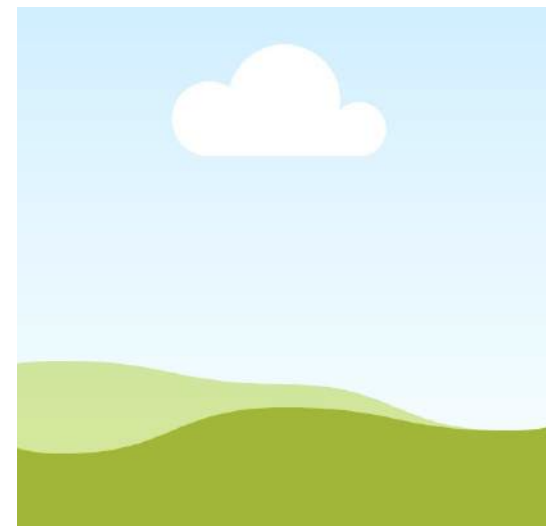
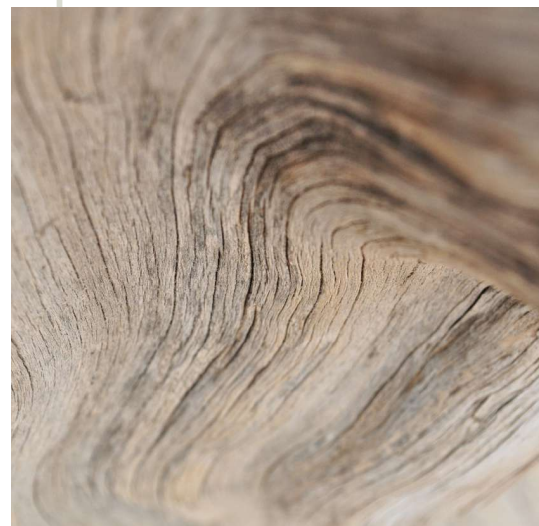




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Welcome to the Studio at El Otro Lado.



THE CASITAS

- 12 rustic glam rentable casitas
- 6 downstairs garden and brick units with outdoor showers and pool views
- 6 upstairs palapa units with views of the Huerto
- Kitchenettes in all units
- 4 adjoining doors for suite flexibility

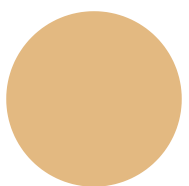
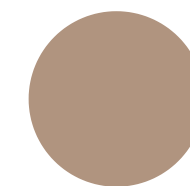
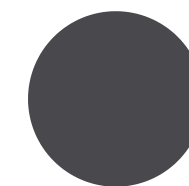
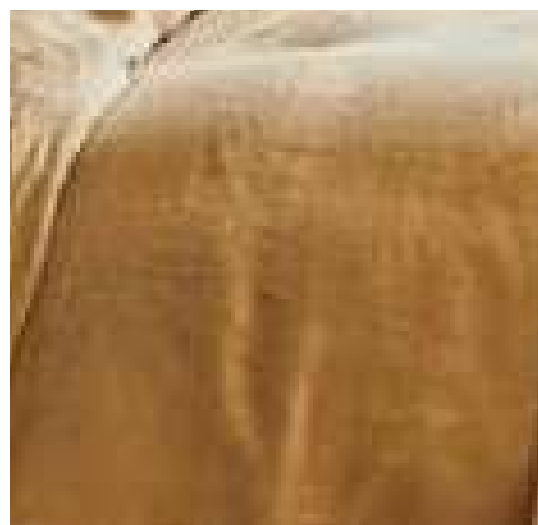
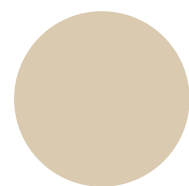
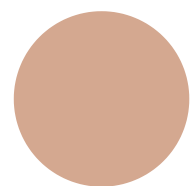


RUSTIC GLAM

Allow your eclectic & romantic suite to be your sanctuary as you explore the varied and adventuresome landscape of Southern Baja's Pescadero Community. These premium guest suites each have special and unique touches to enhance the guest experience at this private community at El Otro Lado, including custom, hand-crafted items created exclusively for El Otro Lado. Each suite features a custom kitchenette, outdoor showers, luxurious king beds with premium linens, artesanal finishes and custom lighting. The downstairs units boast gardenscape pool views with some special romantic details, and the upper units have feature palapa roofs and agrohood garden views.

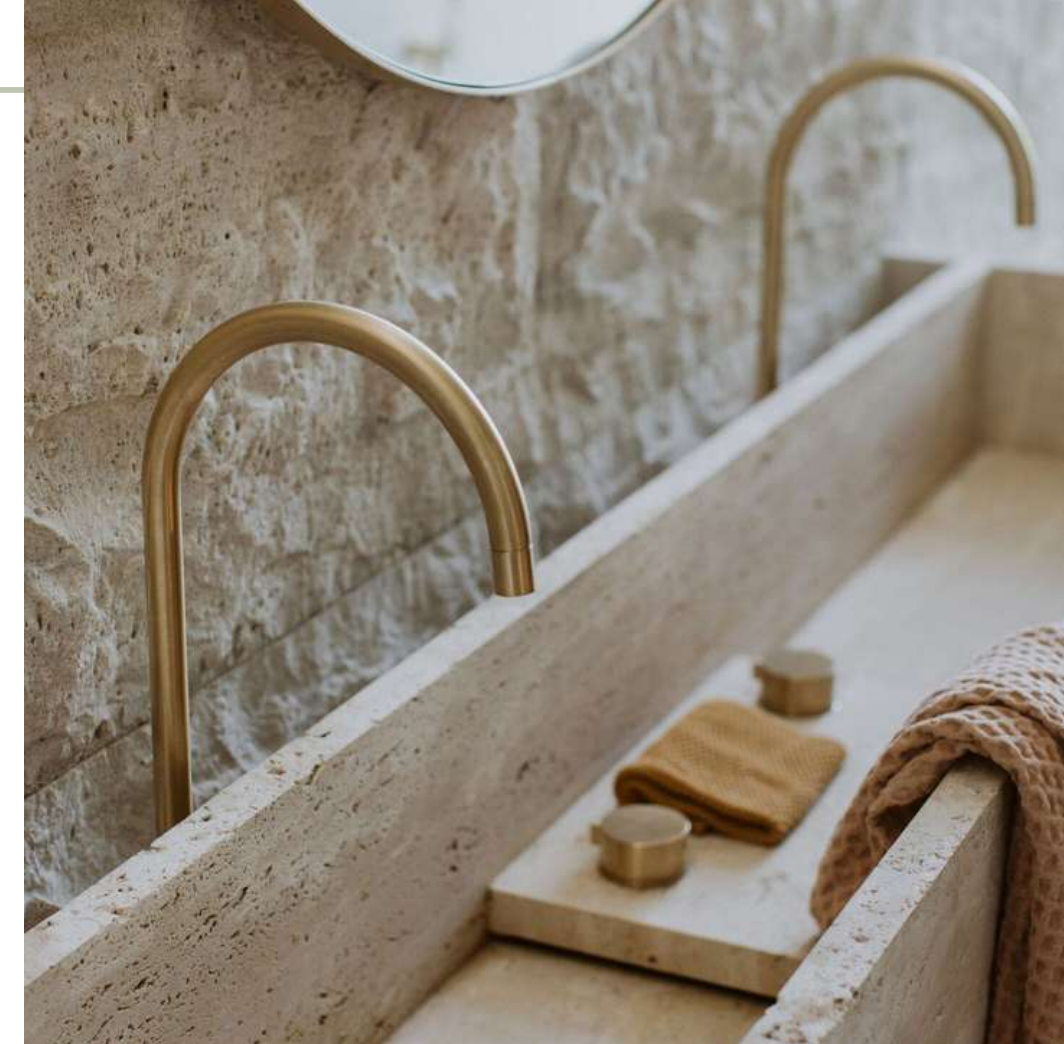
Your cozy suite is designed to elevate your Baja California Sur experience and help you fall in love with Pescadero.

Welcome to the Casas at El Otro Lado.



CHILL & ROMANTIC

Inspired by the romantic beauty and rich history of the area, the casitas are where traditional rusticity meets subtle luxury. Rest and restore your soul, or share drinks and special moments with friends in one of our 12 rustic chic suites. There's something truly remarkable waiting to be discovered by anyone who comes to Pescadero, and especially those who come to the Casitas at El Otro Lado.





MEDITERRANEAN FOOD TRUCK

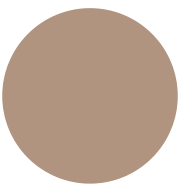
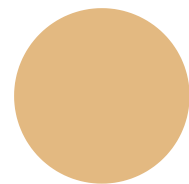
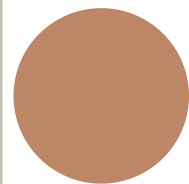
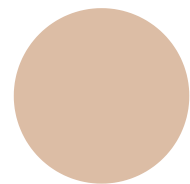
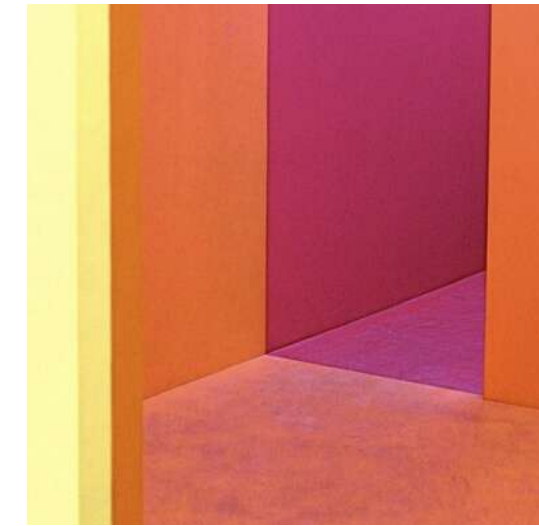
- ° Casual mediterranean neighborhood eats
- ° Fresh, farm-to-table and seasonal menu from a mediterranean core
- ° Breakfast with espresso in the AM
- ° Sit down or to-go casual fresh food in the Tarde
- ° Chill and fun PM dinner menu with after dark mixology
- ° Outdoor dining off the garden path
- ° Favorite local hangout for residents and guests



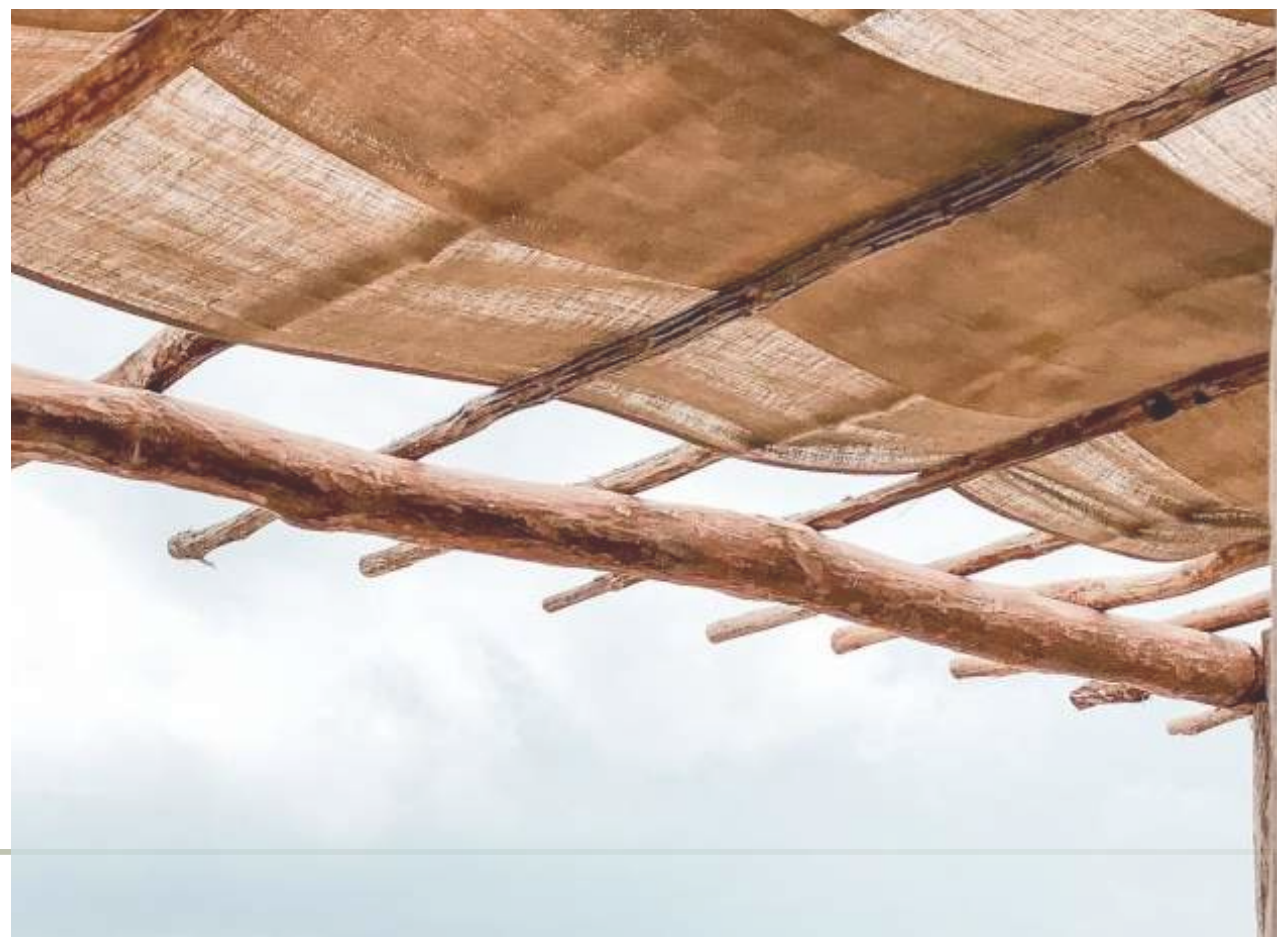
CASUAL HIVE

This casual food truck experience embodies the best of pueblo magic: delicious food in an unassuming place that everyone knows about, where you can nestle into the village thrum with a cold drink and a plate of edible magic.

Cafe muy is everything that it's namesake foretells: Muy Rico
Muy Divertido
Muy Chill
Muy Pescadero










THE
PROCESSES/
NEXT STEPS

THE PURCHASE PROCESS



THE CONSTRUCTION PROCESS

