# Luxury Condos For Sale In Tijuana Mexico



## Info Agente

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|---|---|
| Nombre: | Niall Madden |
| Nombre empresa: | Esales Property Limited |
| País: | Reino Unido |
| Experience since: | 2002 |
| Tipo de servicio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments |
| Teléfono: | |
| Languages: | English |
| Sitio web: | https://esalesinternational.com |

## Detalles del anuncio

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| Propiedad para: | Venta |
| Precio: | EUR 547,800 |

## Ubicación

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| País: | México |
| Dirección: | Av. Jalisco, Madero Sur |
| Código postal: | 22045 |
| Publicado: | 30/06/2025 |

Descripción:

Luxury Condos For Sale In Tijuana Mexico

Esales Property ID: es5554669

Av. Jalisco 3380, Madero Sur
Tijuana
22046
Mexico

The condos in this development combine modern luxury, practical design, and a prime location on Jalisco Street in Madero Sur, a well-known neighborhood in Tijuana, also referred to as 'La Cacho'—one of the city's most desirable and fastest-growing areas in terms of property value.

There are seven different models available starting at US$400,000, all with private terraces, offering 1, 2, or 3 bedrooms and options for 1 to 3 parking spaces. Penthouses allow for customization in case you want a studio or more. The development is scheduled for completion in December 2027.

Located in one of the fastest-growing areas of Tijuana, the development offers both a stunning place to live and a strong investment. Appreciation in the zone has averaged well above the national average.

With an estimated 12% annual appreciation, a property valued at $500,000 could reach approximately $881,170 after 5 years. That's a gain of $381,170 just in property value alone.

Factoring in annual rental income starting at $37,500, increasing at a conservative 5% per year, the total rental earnings over 5 years could reach $217,571, of which $174,057 would be net after taxes (estimated at 20%) and HOA fees.

Capital Gain: $381,170
Net Rental Income: $174,057
Total Capitalization: $555,228
Annual IRR: 22.21%
Total 5-Year IRR: 111.05%

This projection is based on stable appreciation and rental growth rates. Market performance could further enhance returns over time.

The neighborhood is filled with high-quality lifestyle perks. The building is only 13 minutes from the San Ysidro border crossing and less than 7 minutes away from restaurants, bakeries, cafes, car washes, salons, boutiques, hospitals, vet clinics, schools, gyms, taco stands, craft breweries, and dental offices—all in a peaceful setting ideal for walking or taking your pet out with complete peace of mind.

Inside, the finishes stand out with high-end black quartz countertops, moisture-resistant treated wood cabinetry, quartz bathroom walls and vanities, and tempered glass shower enclosures. Every unit, including the bathrooms, features sound insulation for added privacy and comfort. The windows are dual-pane vacuum-insulated glass with UV protection, helping to keep interiors cool and protected from the sun.

The building also offers high security standards, including keycard access for residents to speed up entry and 24/7 front desk monitoring. Private rentals are allowed, but must go through a screening process to ensure a high-quality residential environment.

Amenities include a swimming pool with views of the golf club (Club Campestre), partially covered and equipped with a retractable transparent wall for protection from wind or rain. Other features include a jacuzzi, sauna, steam room, fully equipped gym with panoramic views of the golf course and La Cacho area, health bar, rooftop garden, BBQ grills, entertainment lounge with massage chairs, a kids' playroom, and sunbathing decks.

The design is timeless, both inside and out, with durable materials and finishes that maintain their aesthetic for years to come. The building has high ceilings that give a sense of space, something rare in most apartment developments in the city.

Buyers can choose from three flexible payment options: full cash (10% off the sale price), interest-free financing during construction (5% off with 30% down), or a bank mortgage starting from 10% down (5% off the sale price with 30% down).

* Linde
Penthouse with 2,073 sq ft of interior space and 508 sq ft of terraces (2,582 sq ft total), plus a 1,619 sq ft private rooftop with jacuzzi, grill, lounge with firepit, dining area, outdoor showers, and a half bathroom. The main level includes a kitchen, breakfast bar, living room, dining room, laundry room, and 3.5 bathrooms. The master bedroom and one secondary bedroom have walk-in closets; the third bedroom has a standard closet. All bedrooms have en-suite bathrooms, and the main bathroom includes dual sinks. The secondary bedrooms share a terrace facing Colonia Cacho, while the master has two private terraces with views of the Golf Club and Colonia Cacho.
Only 1 unit. Located on the 21st floor. Includes 3 parking spaces.
Price: US$1,312,850 or US$1,286,593 with 30% down ( €1,139,000 or €1,116,376.75).
* Imori
Penthouse with 1,531 sq ft of interior space and 439 sq ft of terraces (1,970 sq ft total), plus a 1,425 sq ft private rooftop featuring a grill, lounge, dining area, jacuzzi, shower, half bath, and multipurpose space. The lower level offers a hallway, living room, dining room with terrace access, kitchen, breakfast bar, laundry room, and 2.5 bathrooms. Both bedrooms have closets (the master with walk-in), en-suite bathrooms, and access to the terrace with views of Colonia Cacho.
Only 1 unit. Includes 3 parking spots. Located on the 21st floor.
Price: US$1,061,173 or US$1,039,949 with 30% down (€920,500 or €902,363.75).
* Jaspe
This model is perfect for anyone wanting the spacious feel of a two-story home in a luxury condo. The first floor includes a living room, dining area, kitchen with breakfast bar, half bathroom, and laundry room. Upstairs, you'll find two bedrooms with closets and terrace access, and two full bathrooms (master with double sink).
The unit offers 1,692 sq ft total (1,386 sq ft interior + 306 sq ft terrace), two parking spaces, and views of Calle Jalisco, Colonia Cacho. There are four units on floors 7 to 14.
Price: US$563,157.89 OR €488,600
* Copal
This 1-bedroom unit features 693 sq ft of interior space and a 153 sq ft terrace (total 846 sq ft). Includes a full bathroom, living room, kitchen with breakfast bar, and a laundry room.
View: Colonia Cacho.
Includes 1 parking space.
7 units on floors 15 and 20.
* Ambar
This model features a hallway entrance that leads to the living room, kitchen with breakfast bar, dining area, and laundry room. It includes 2.5 bathrooms—the master has an en-suite bathroom with double sinks and a walk-in closet. The master also connects to the main terrace, while the secondary bedroom has its own terrace and en-suite bathroom, both with views of La Cacho.
1,486 sq ft interior + 275 sq ft terrace = 1,761 sq ft total.
Includes 2 parking spaces.
14 units on floors 7 to 20.
Price: US$563,157.89 OR €488,600

* Bernat (With Two Terraces)
This unit offers a living room with access to the terrace, dining area, kitchen with breakfast bar, a spacious laundry room, and two full bathrooms. It has two bedrooms: the master with a walk-in closet and private terrace, the secondary with a standard closet and access to the main terrace.
1,067 sq ft interior + 152 sq ft terraces = 1,219 sq ft total.
Views of Calle Jalisco, La Cacho, and the Golf Club.
Includes 2 parking spaces.
11 units on floors 10 to 20.
Price: US$410,526.31 OR €356,000
* Bernat (Without Side Terrace)
Same layout as the two-terrace Bernat, but this model removes the terrace that connects the living room and secondary bedroom. The master bedroom retains a 53 sq ft private terrace with views of the Golf Club.
1,067 sq ft total interior + terrace = 1,120 sq ft.
Includes 2 parking spaces.
3 units on floors 7 to 9.
Price: US$373,684.21 OR €324,400
* Epidot
Spacious three-bedroom unit with 1,415 sq ft of interior space and a 183 sq ft terrace (total 1,598 sq ft). The layout includes a living room, dining room, kitchen with kitchen island, laundry room, one full bathroom, a guest half-bath, and a master en-suite with double sinks. The master has a closet and direct terrace access, the second bedroom has a walk-in closet, and the third bedroom has a standard closet. The living room also opens to the terrace.
Includes 2 parking spaces.
14 units on floors 7 to 20.
View: Golf Club.
Price: US$521,052.63 OR €452,000
* Dammar
This large unit features 1,666 sq ft of interior space and a 348 sq ft terrace (total 2,014 sq ft). Includes a living room, dining area with terrace access (with views of Colonia Cacho), kitchen, breakfast bar, laundry room, and 2.5 bathrooms. All full baths have double sinks. The master bedroom includes a walk-in closet and full bath; the two additional bedrooms have standard closets and access to a terrace with views of the Golf Club.
Includes 2 parking spaces.
14 units on floors 7 to 20.
View: Golf Club.
Price: US$631,578.95 OR €547,800

More information from the developer here - Fernando - copywritertrw2023@gmail.com

ABOUT THE AREA

Tijuana, often referred to as the 'Gateway to Mexico,' is a dynamic and rapidly growing city located in the northwestern part of the country, directly on the border with San Diego, California, in the United States. This unique geographical position has profoundly shaped its identity, creating a vibrant cultural

and economic melting pot. Known for its bustling Avenida Revolucion, diverse culinary scene, and energetic nightlife, Tijuana draws millions of visitors annually, seeking everything from authentic Mexican experiences to world-class medical tourism.

Beyond its well-known tourist attractions, Tijuana has evolved into a significant economic powerhouse. It is a major manufacturing hub, particularly in the maquiladora industry, producing goods for export, notably electronics, automotive parts, and medical devices. The city's proximity to the U.S. and its skilled workforce have attracted numerous multinational corporations, contributing to its rapid urban and industrial development. This strong economic base, coupled with a burgeoning tech startup scene, marks Tijuana as a crucial component of the broader binational San Diego-Tijuana metropolitan area.

Geographically, Tijuana sits in a valley along the Tijuana River, characterized by rugged and hilly terrain, though its downtown areas in the valley can be prone to flooding during heavy rains. The city enjoys a Mediterranean climate, with mild, wet winters and warm, dry summers, influenced by its proximity to the Pacific Ocean. This unique landscape offers a striking contrast between urban development and natural beauty, including the coastal areas of Playas de Tijuana, which feature a remodeled boardwalk and murals.

For travelers, Tijuana is exceptionally well-connected by air. The primary airport is General Abelardo L. Rodriguez International Airport (TIJ), located just 5 kilometers (3.1 miles) northeast of downtown Tijuana. This airport serves a vast network of domestic destinations across Mexico and is a hub for popular airlines. Uniquely, TIJ features the Cross Border Xpress (CBX) terminal, a pedestrian bridge that allows passengers with a valid boarding pass to directly cross the U.S.-Mexico border, connecting the airport to a terminal in San Diego, California. Additionally, for those flying into the U.S. side, San Diego International Airport (SAN) is a convenient option, located approximately 31 kilometers (19 miles) north of Tijuana, with easy ground transportation across the border.

MAiN FEATURES:

* up to 234m2 of living space
* 1 - 3 Bedrooms
* 1 - 3.5 Bathrooms
* Stunning Views
* Private Parking
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of Mexico
* Many excellent sports facilities, walking and cycling areas nearby

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|---|---|
| Tenanted: | Sí |

## Común

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| Dormitorios: | 3 |
| 1/2 baths: | 1 |

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|---|---|
| Pies cuadrados terminados: | 234 m2 |
| Tamaño del lote: | 234 m2 |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.210.897