

A large, stylized graphic of a wave in a lighter shade of blue, positioned on the left side of the image, partially overlapping the text.

THE[®] WAVVE

OCEAN RESIDENCES

THE TOP-SELLING OCEANFRONT DEVELOPMENT IN THE REGION
OVER 50% OF PHASE I UNITS SOLD WITHIN THE FIRST 90 DAYS



www.thewavvebaja.com



CREATIVE & CREATORS



ESTRATEGIA URBANA

From planning to execution, Estrategia Urbana leads the development of The WAVVE with a clear commitment to quality and certainty.

estrategiaurbana.com.mx



TALLER G

Taller G defined the architectural vision of The WAVVE, giving form to a project that is both iconic and in harmony with its coastal surroundings.

taller-g.com



KALINKA MIKEL

Kalinka Mikel Studio created warm, contemporary interiors where textures, light and materiality elevate the everyday experience.

kalinkamikel.com



STUDIO DOMUS

Studio Domus translated the conceptual vision into detailed construction documents, ensuring feasibility, build-ability and design integrity.

studiodomus.com



DEVAS DISEÑO DE PAISAJE

Devas designed a landscape that highlights the natural setting with native plants and functional, sustainable outdoor spaces.

devaspaisaje.com



LOCATION



AREA HIGHLIGHTS

Driving distance

- 10 minutes to Rosarito
- 10 minutes to Playas de Tijuana
- 20 minutes to Tijuana Downtown
- 25 minutes to San Ysidro (International Bridge)
- 40 minutes to the Tijuana Airport (CBX)
- 50 minutes to San Diego Downtown
- 90 minutes to Valle de Guadalupe
- 90 minutes to Ensenada



TO VISIT

Driving distance

- 5 minutes to EOS Beach Club
- 5 minutes to MI CASA Supper Club
- 25 minutes to CASA NAGU
- 30 minutes to ENCANTO Restaurante
- 25 minutes to Puerto Nuevo
- 35 minutes to Los Portales de García



PROJECT

2 Towers

19 Floors

296 Units

1, 2 y 3 BD

Garden houses

Lock off units

Penthouses

Living areas

From 54 m² to 250 m²

581 sq ft to 2,691 sq ft

Ocean views from every condo.

Sunrise Tower features 150 units, while Sunset Tower offers 146 units — totaling 296 units across both towers.







EXPERIENCES



Amenities

- | | | | | |
|------------------|------------------------|-----------------|--------------------|-----------------------|
| 1 Indoor Pool | 5 Package Room | 8 Outdoor Pool | 12 Sports Bar | 16 Multipurpose Court |
| 2 Fitness Center | 6 Coworking Space | 9 Jacuzzi | 13 Pet Park | |
| 3 Kids Club | 7 Pet Grooming Station | 10 Grills | 14 Kids Playground | |
| 4 Game Zone | | 11 Paddle Court | 15 Cinema | |

Pool



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Grills

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Cinema

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**Kids
Playground**



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Paddle Court



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Fitness Center



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Business Center



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Sunset
Tower



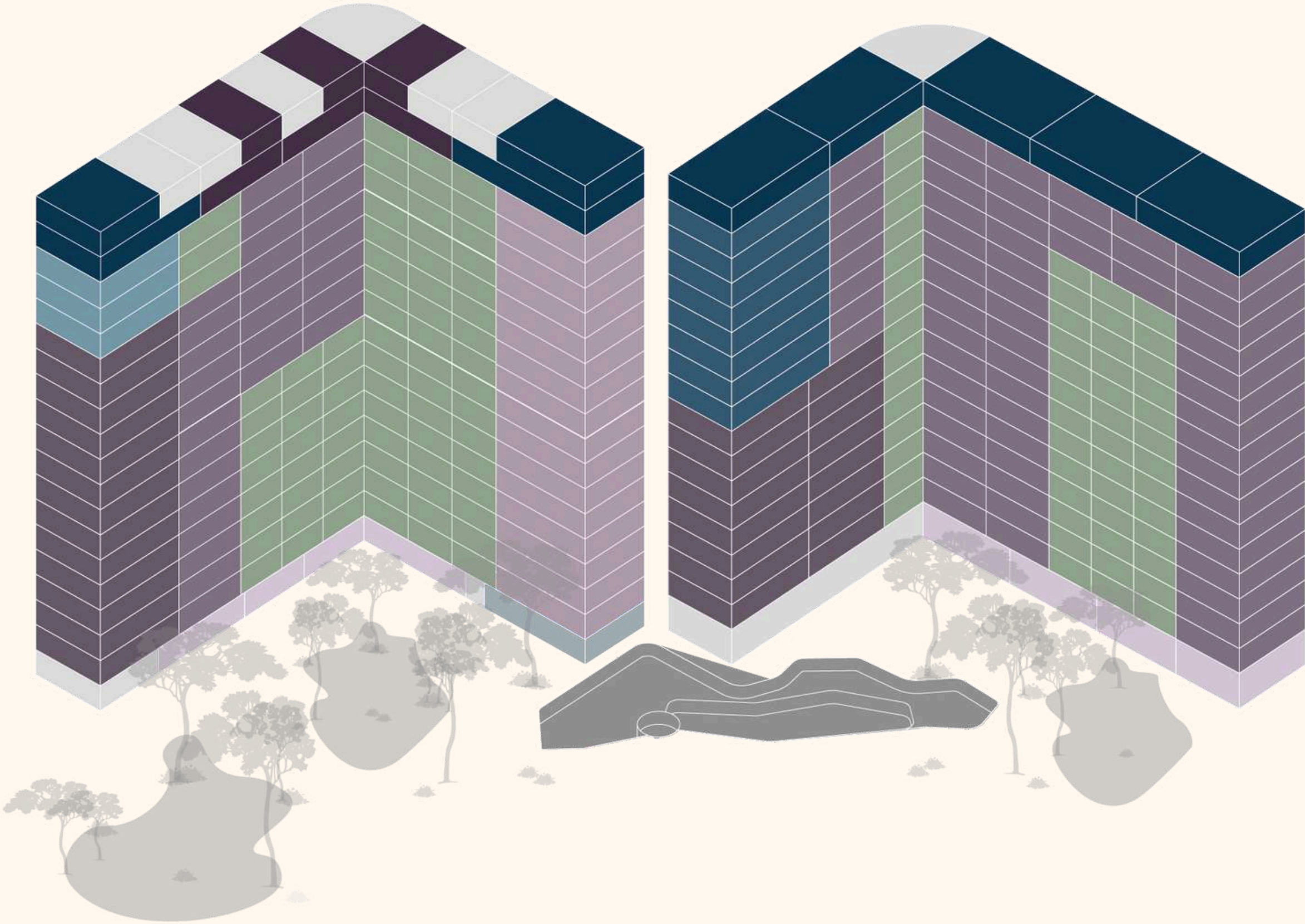
Sunrise
Tower

- Teal

1BD
- Azure

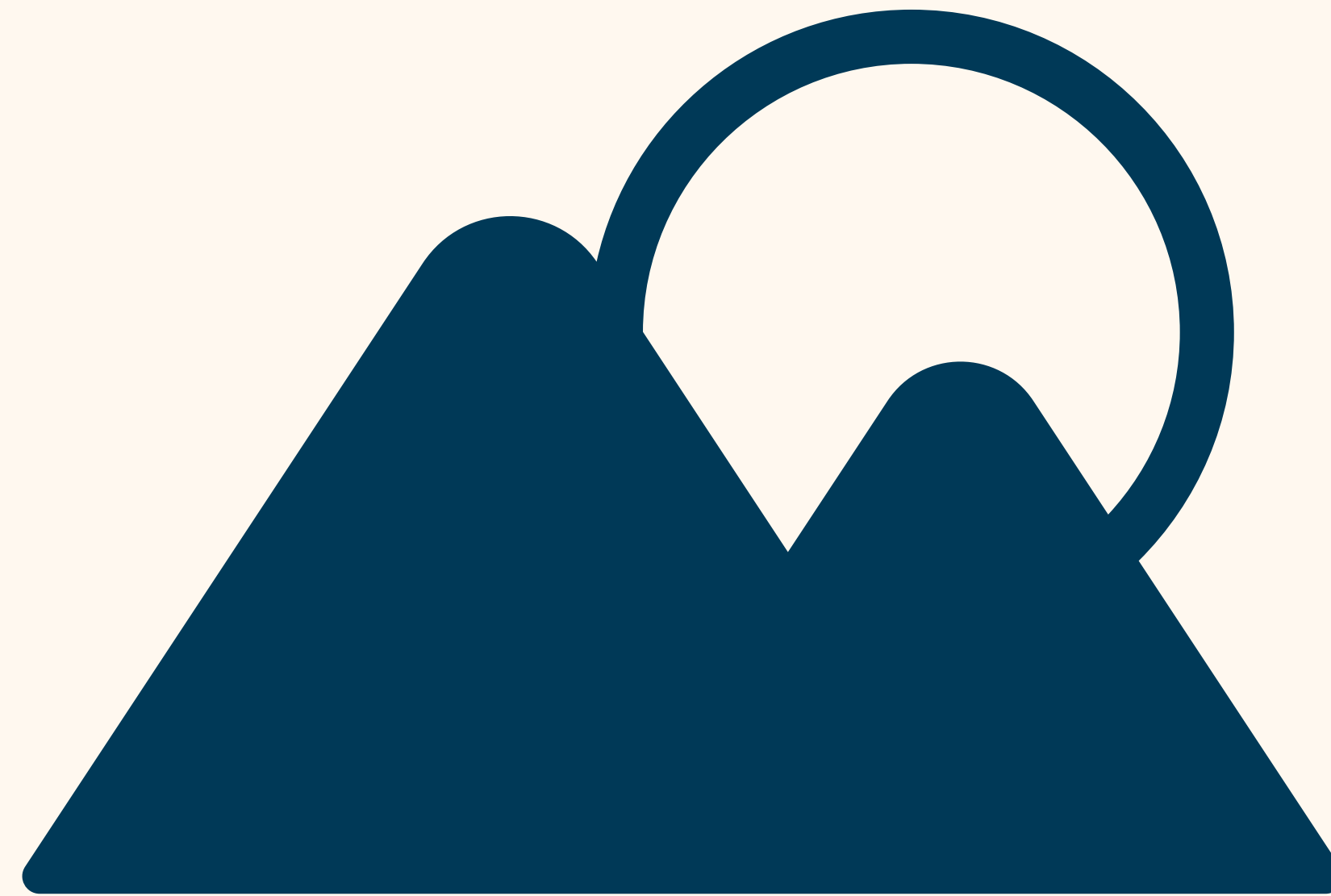
2BD
- Navy

3BD





FLOORPLANS



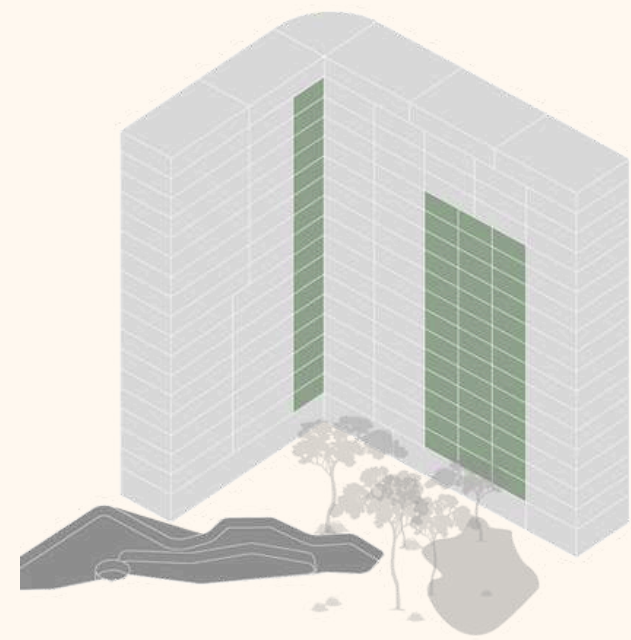
Sunrise Tower

Floor Plans

TEAL



1 Bedroom
1 Bath
Kitchen – dining room
Living room
Laundry room
Terrace



Living area: 49 m² / 527 sq ft
Terrace: 6 m² / 65 sq ft
Total: 55 m² / 592 sq ft



Surface area and layout may vary according to location and specific prototype.

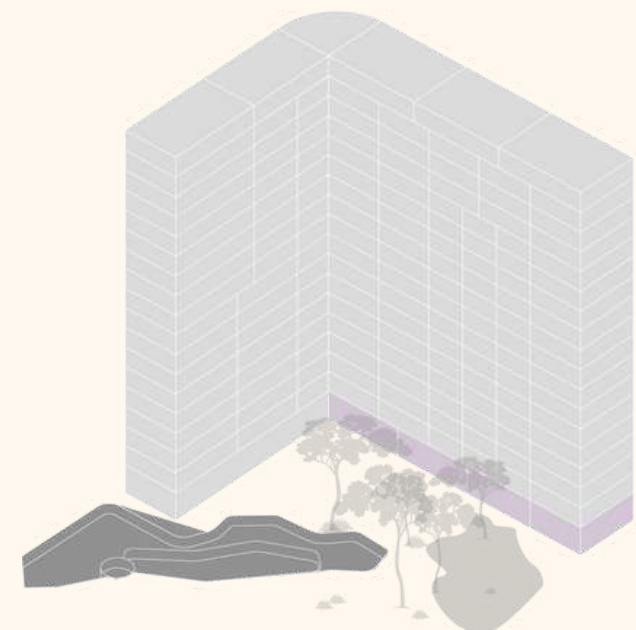


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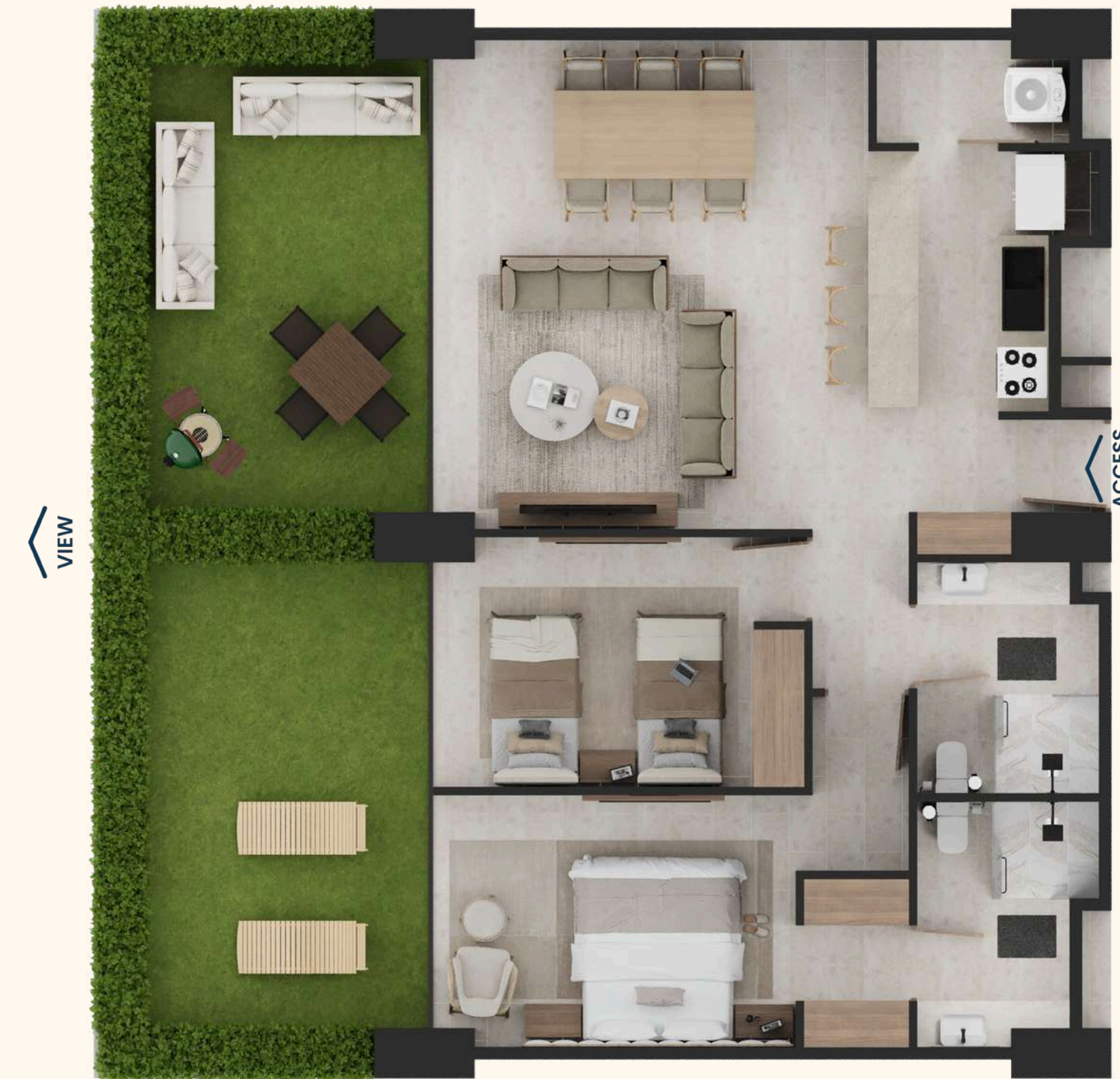
AZURE GARDEN



2 Bedrooms
2 Baths
Living – dining room
Kitchen with counter bar
Laundry room
Garden



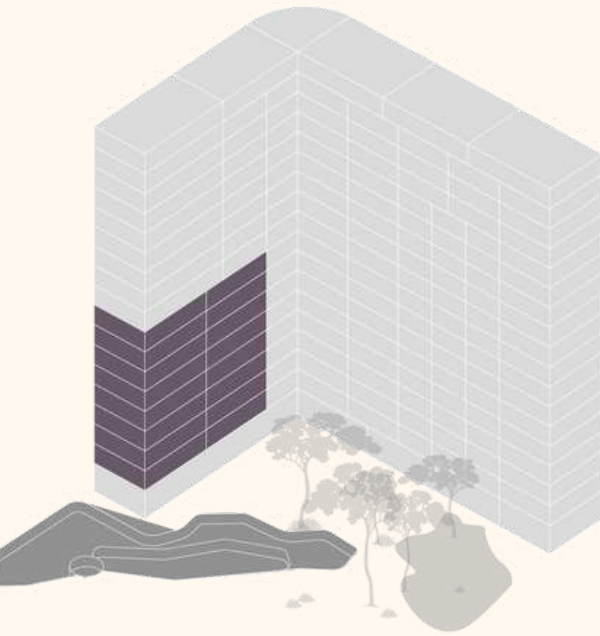
Living area: 100 m² / 1,076 sq ft
Terrace: 52 m² / 560 sq ft
Total: 152 m² / 1,646 sq ft



Surface area and layout may vary according to location and specific prototype.

AZURE LOCK OFF

- 2 Bedrooms
- 2.5 Baths
- Living – dining room
- Kitchen with counter bar
- Laundry room
- Terrace



Living area: 99 m² / 1,065 sq ft
Terrace: 13 m² / 140 sq ft
Total: 112 m² / 1,205 sq ft



Surface area and layout may vary according to location and specific prototype.

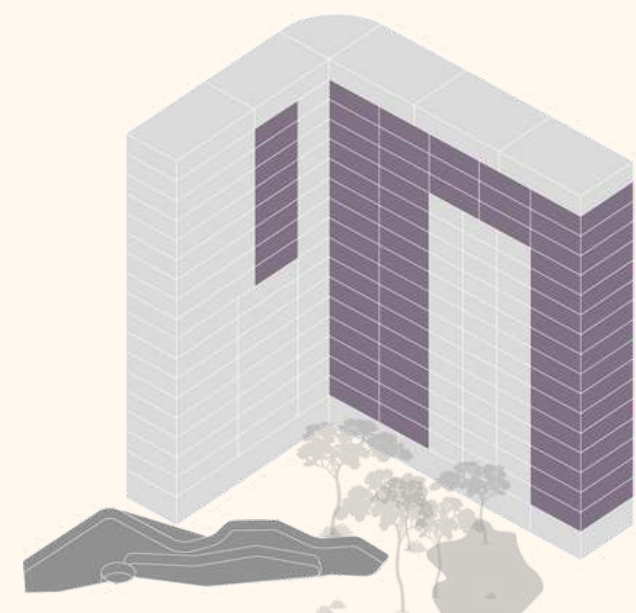


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AZURE



2 Bedrooms
2 Baths
Living room
Kitchen – dining room
Laundry room
Terrace



Living area: 77 m² / 829 sq ft
Terrace: 12 m² / 129 sq ft
Total: 89 m² / 958 sq ft

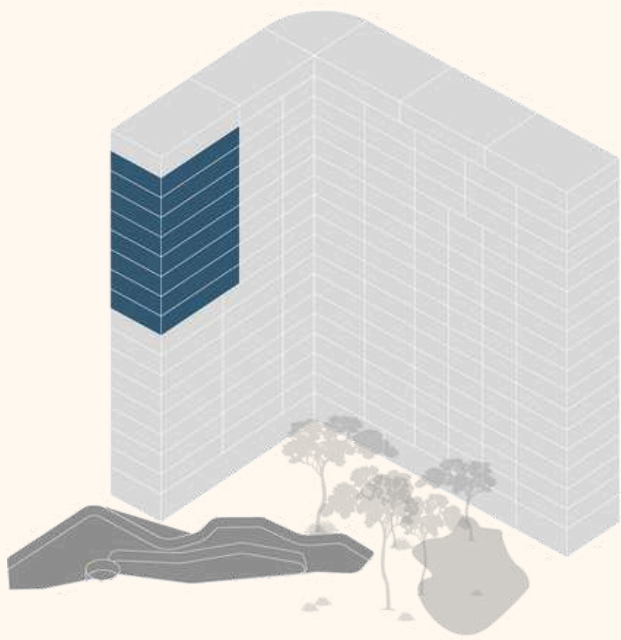


Surface area and layout may vary according to location and specific prototype.

NAVY



- 3 Bedrooms
- 2.5 Baths
- Kitchen with counter bar
- Living room
- Dining room
- Laundry room
- Terrace



Living area: 138 m² / 1,485 sq ft
Terrace: 24 m² / 258 sq ft
Total: 162 m² / 1,743 sq ft



Surface area and layout may vary according to location and specific prototype.

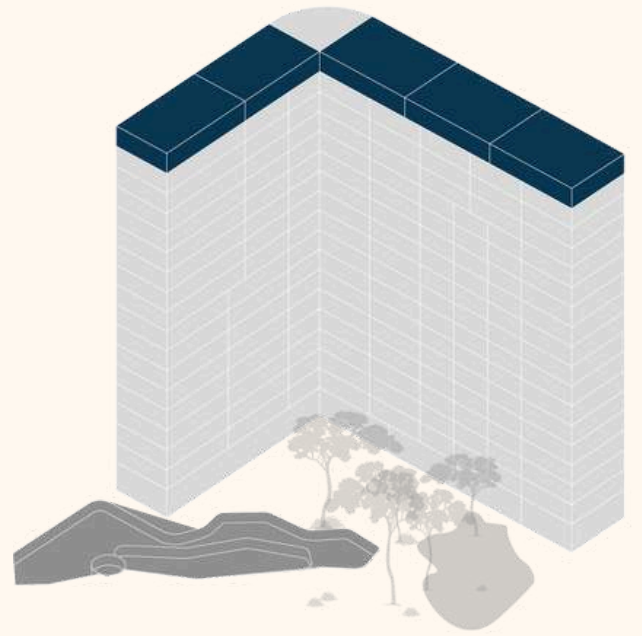


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NAVY PH



- 3 Bedrooms
- 2 Baths
- 2 Half baths
- Living – dining room
- Kitchen with counter bar
- Laundry room
- Terrace
- Rooftop



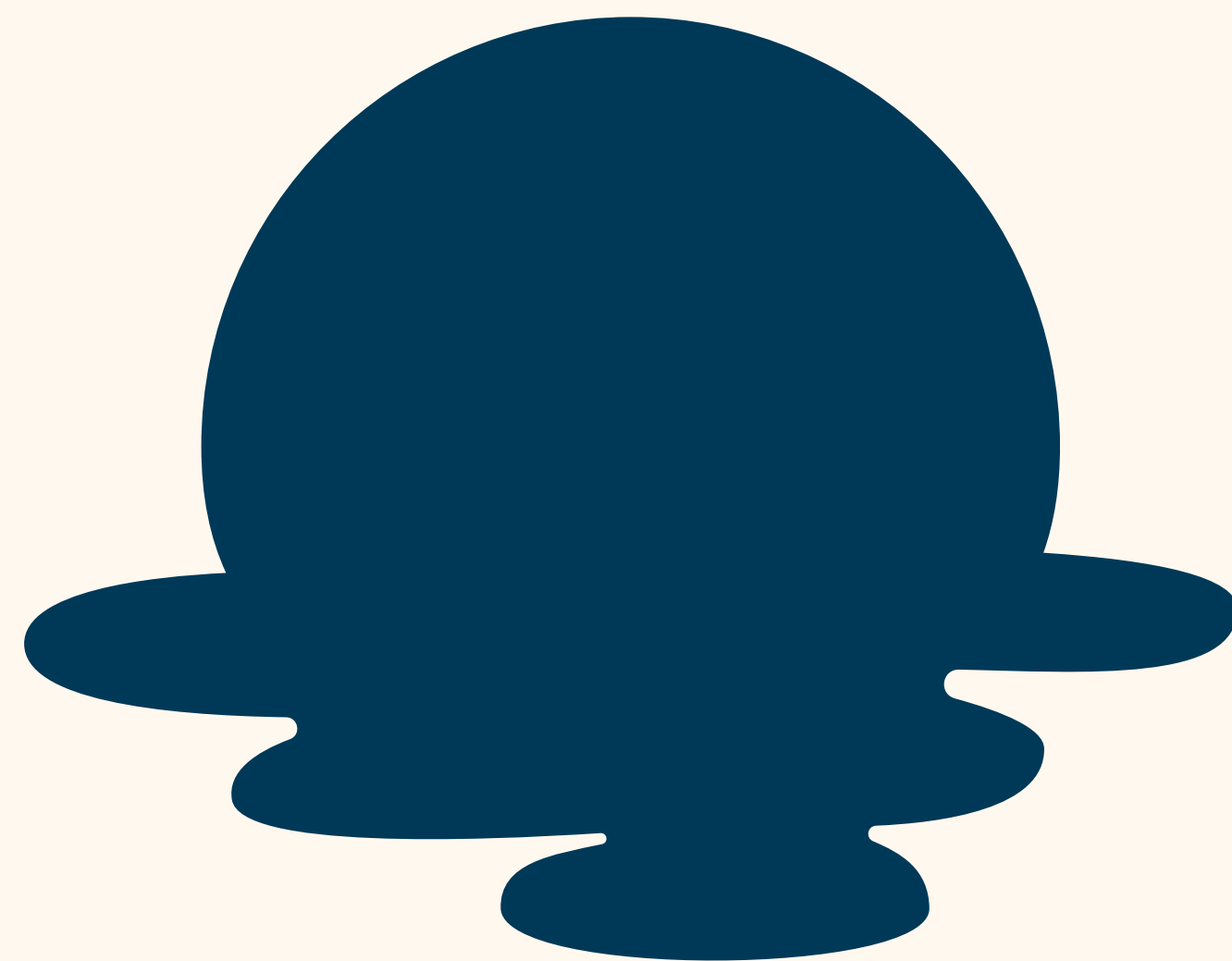
Living area: 170 m² / 1,829 sq ft
Terrace: 103 m² / 1,108 sq ft
Total: 273 m² / 2,937 sq ft



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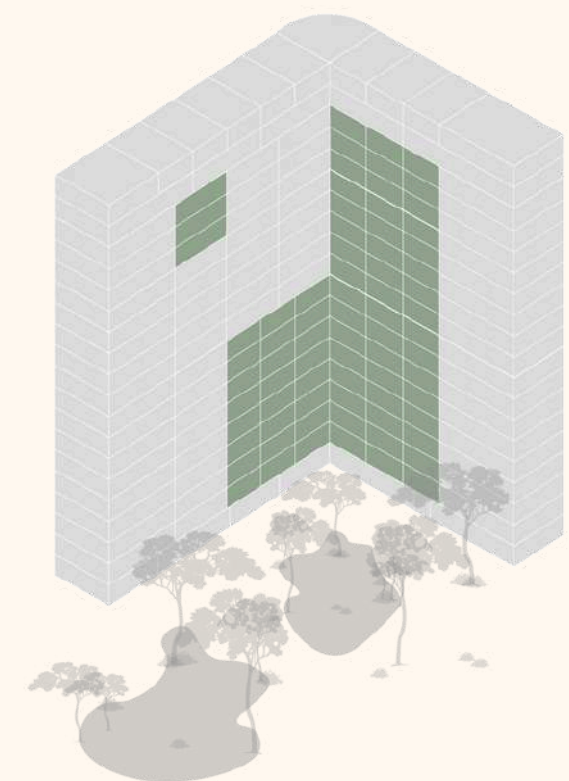
Sunset Tower

Floor Plans

TEAL



1 Bedroom
1 Bath
Kitchen – dining room
Living room
Laundry room
Terrace



Living area: 54 m² / 592 sq ft
Terrace: 9 m² / 97 sq ft
Total: 64 m² / 689 sq ft



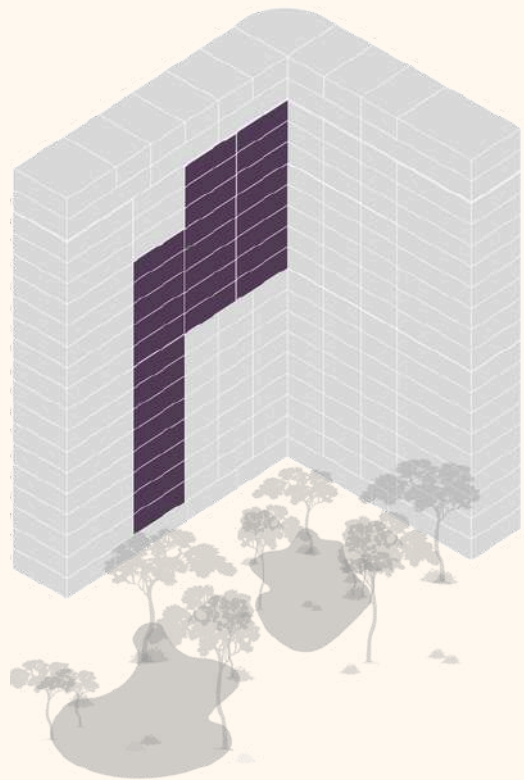
Surface area and layout may vary according to location and specific prototype.



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AZURE

- 2 Bedrooms
- 2 Baths
- Living room
- Kitchen – dining room
- Laundry room
- Terrace



Living area: 81 m² / 872 sq ft
Terrace: 13 m² / 140 sq ft
Total: 94 m² / 1,023 sq ft



Surface area and layout may vary according to location and specific prototype.

AZURE CORNER

2 Bedrooms

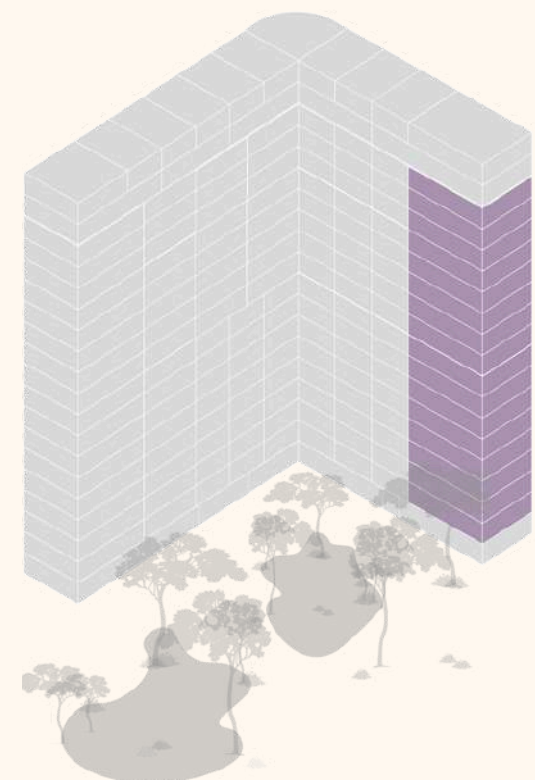
2.5 Baths

Living – dining room

Kitchen with counter bar

Laundry room

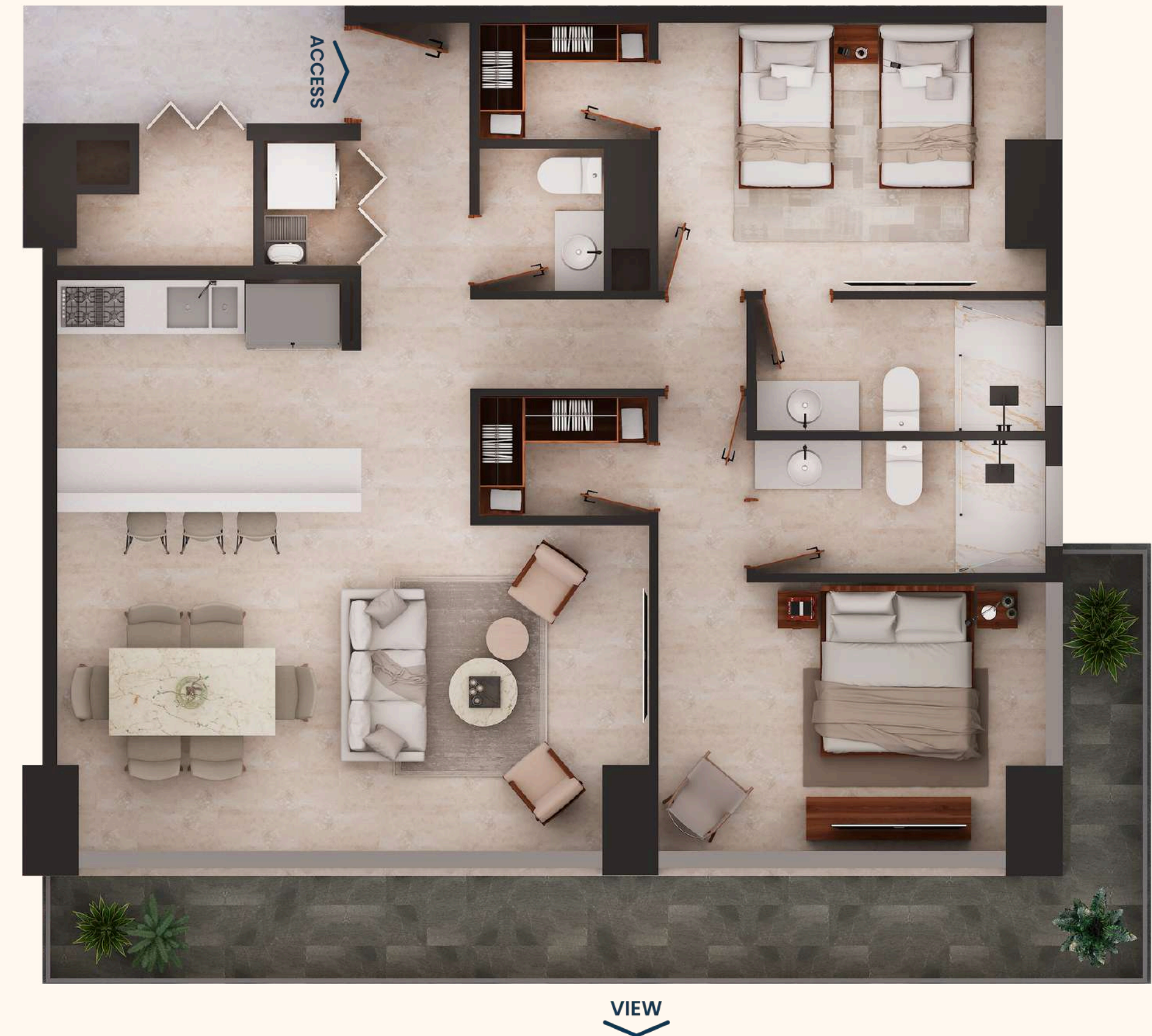
Terrace



Living area: 104 m² / 1,119 sq ft

Terrace: 21 m² / 226 sq ft

Total: 125 m² / 1,345 sq ft



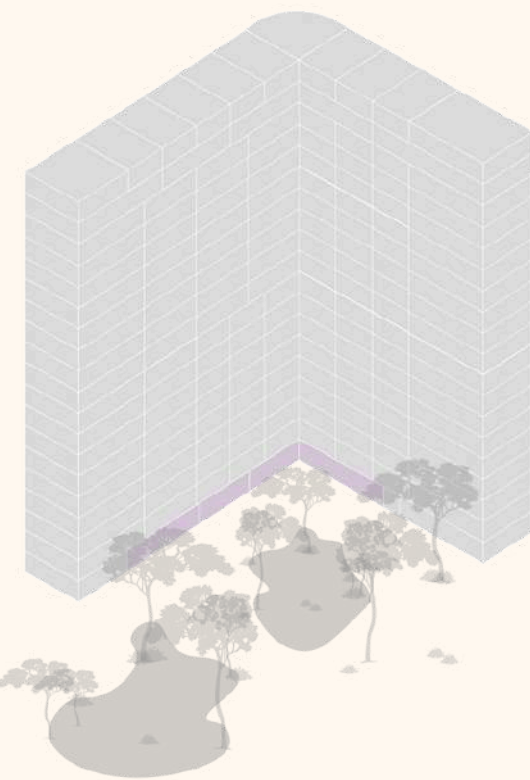
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AZURE GARDEN

- 2 Bedrooms
- 2.5 Baths
- Living – dining room
- Kitchen with counter bar
- Laundry room
- Garden



Living area: 112 m² / 1,206 sq ft
Terrace: 55 m² / 592 sq ft
Total: 167 m² / 1,798 sq ft



Surface area and layout may vary according to location and specific prototype.

AZURE LOCK OFF

2 Bedrooms

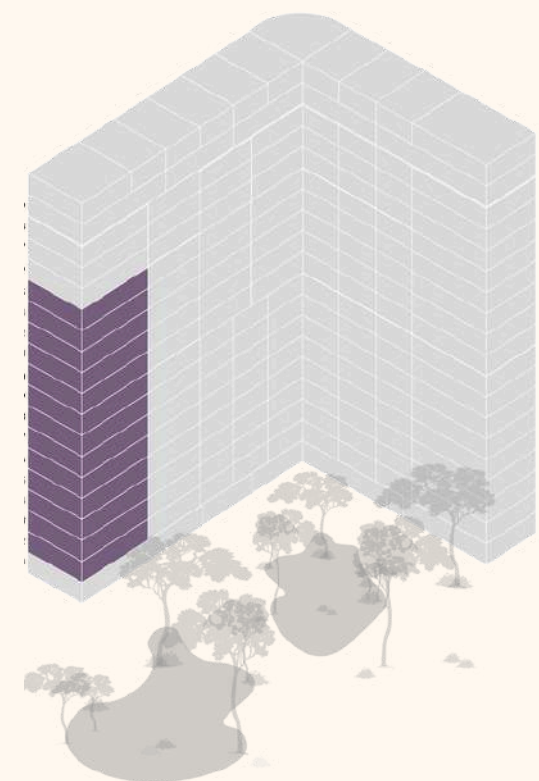
2.5 Baths

Living – dining room

Kitchen with counter bar

Laundry room

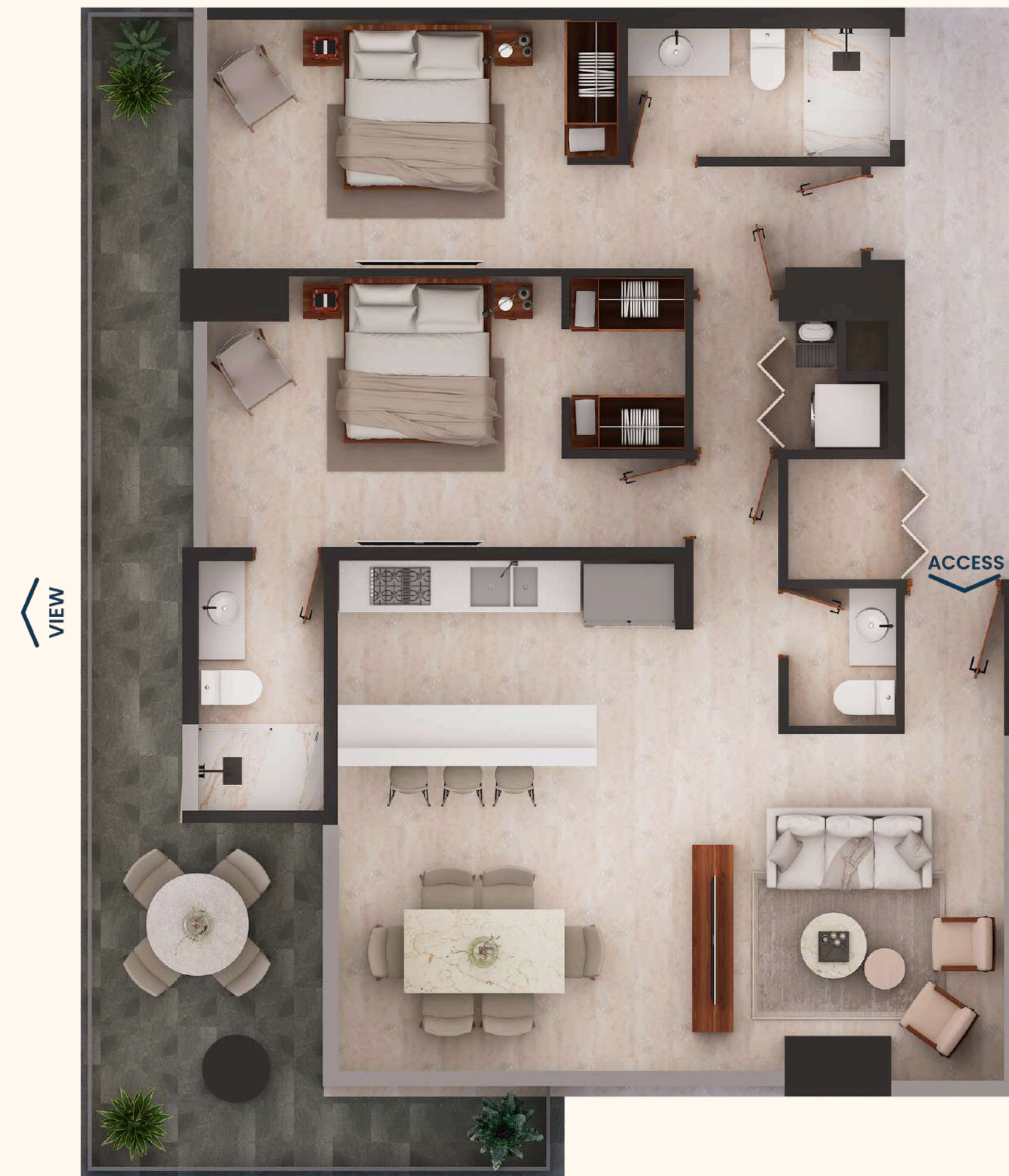
Terrace



Living area: 108 m² / 1,163 sq ft

Terrace: 27 m² / 291 sq ft

Total: 135 m² / 1,453 sq ft



Sunset

Surface area and layout may vary according to location and specific prototype.

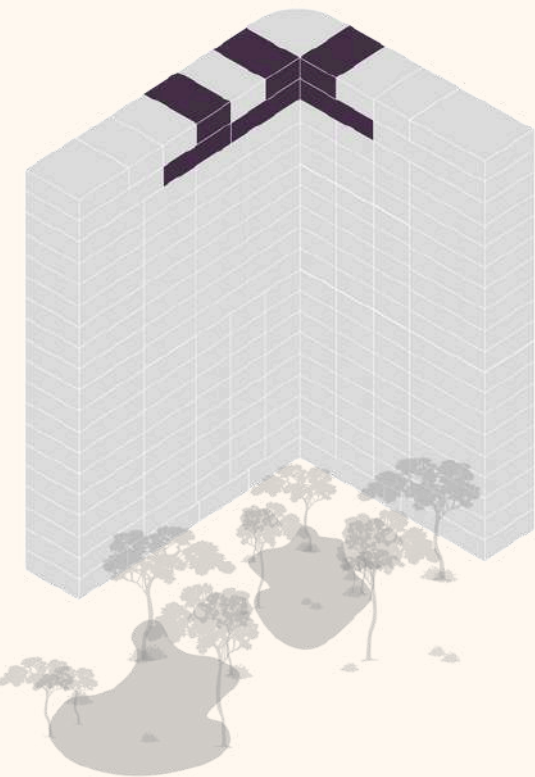


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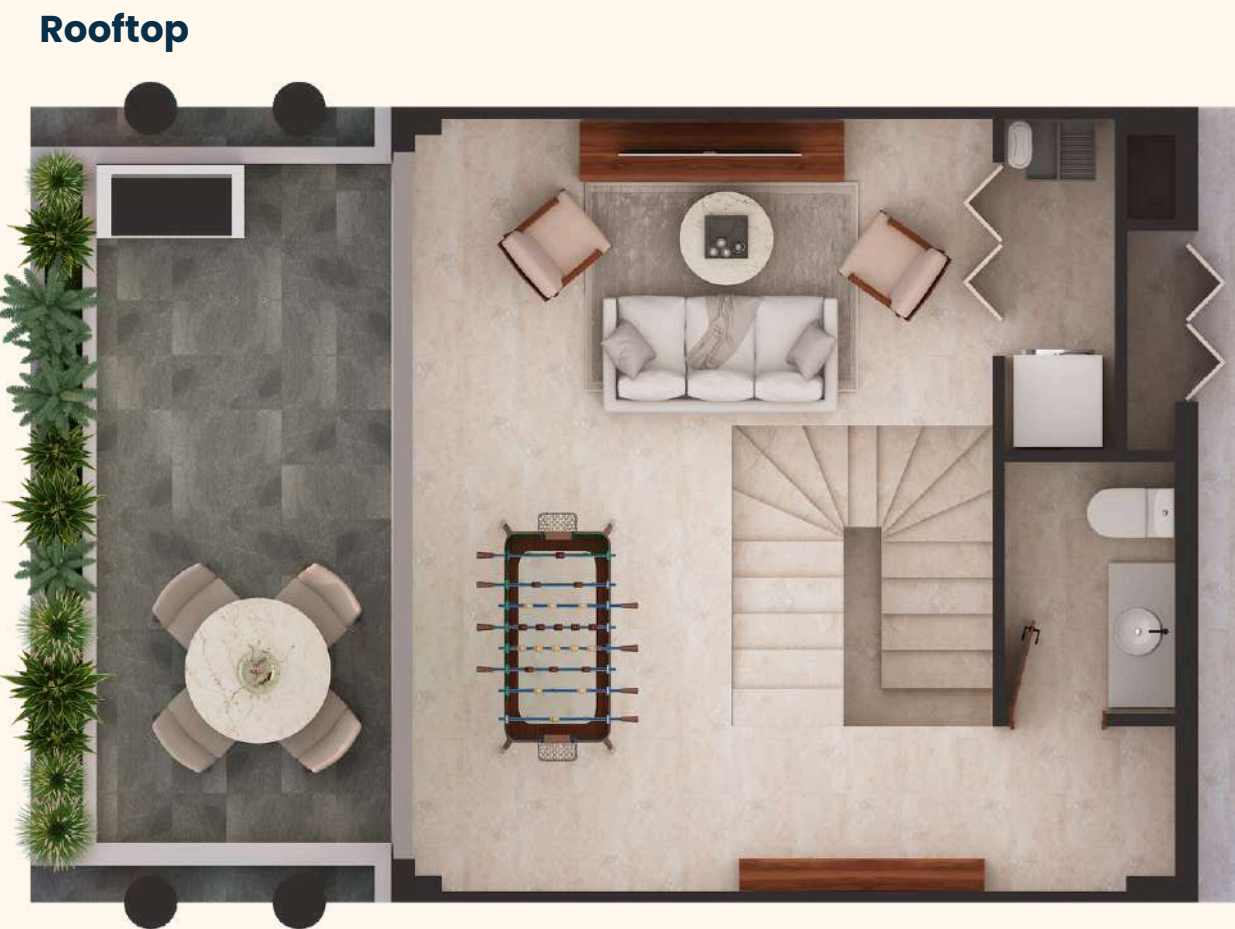
AZURE PH



- 2 Bedrooms
- 2 Baths
- 2 Half baths
- Living room
- Dining room
- Kitchen with counter bar
- Laundry room
- Terrace
- Rooftop



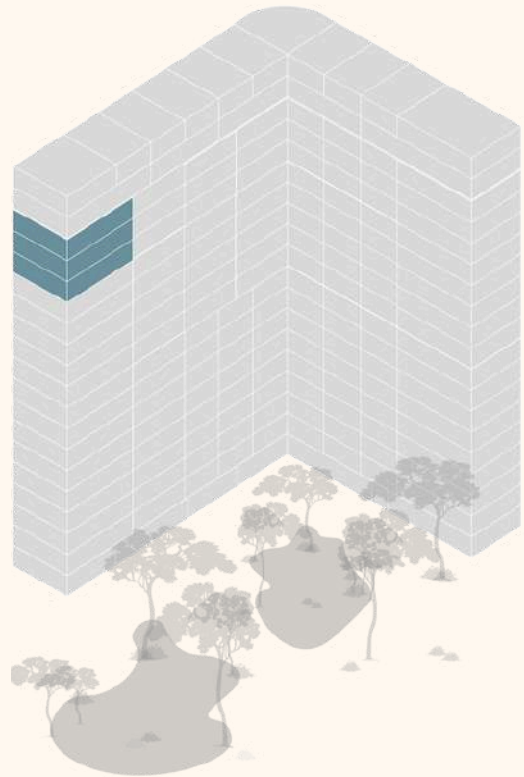
Living area: 152 m² / 1,636 sq ft
Balcony: 18 m² / 194 sq ft
Rooftop: 20 m² / 215 sq ft
Total: 190 m² / 2,045 sq ft



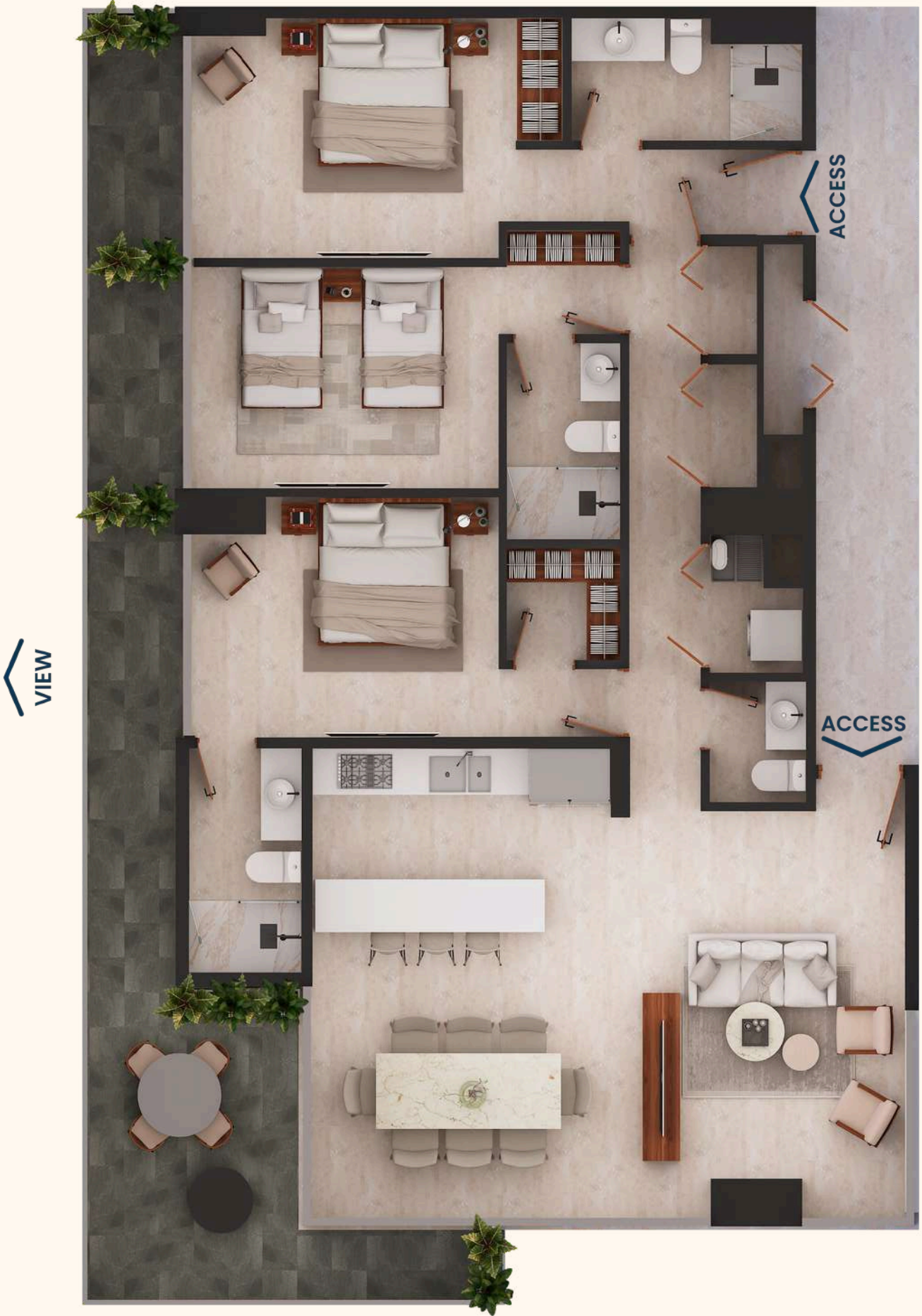
Surface area and layout may vary according to location and specific prototype.

NAVY LOCK OFF

- 3 Bedrooms
- 3.5 Baths
- Living room
- Dining room
- Kitchen with counter bar
- Laundry room
- Terrace



Living area: 135 m² / 1,453 sq ft
Terrace: 31 m² / 334 sq ft
Total: 166 m² / 1,787 sq ft



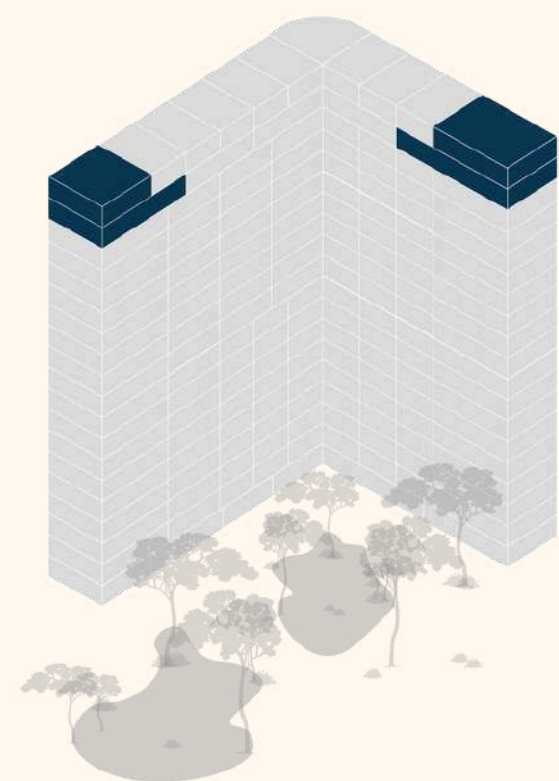
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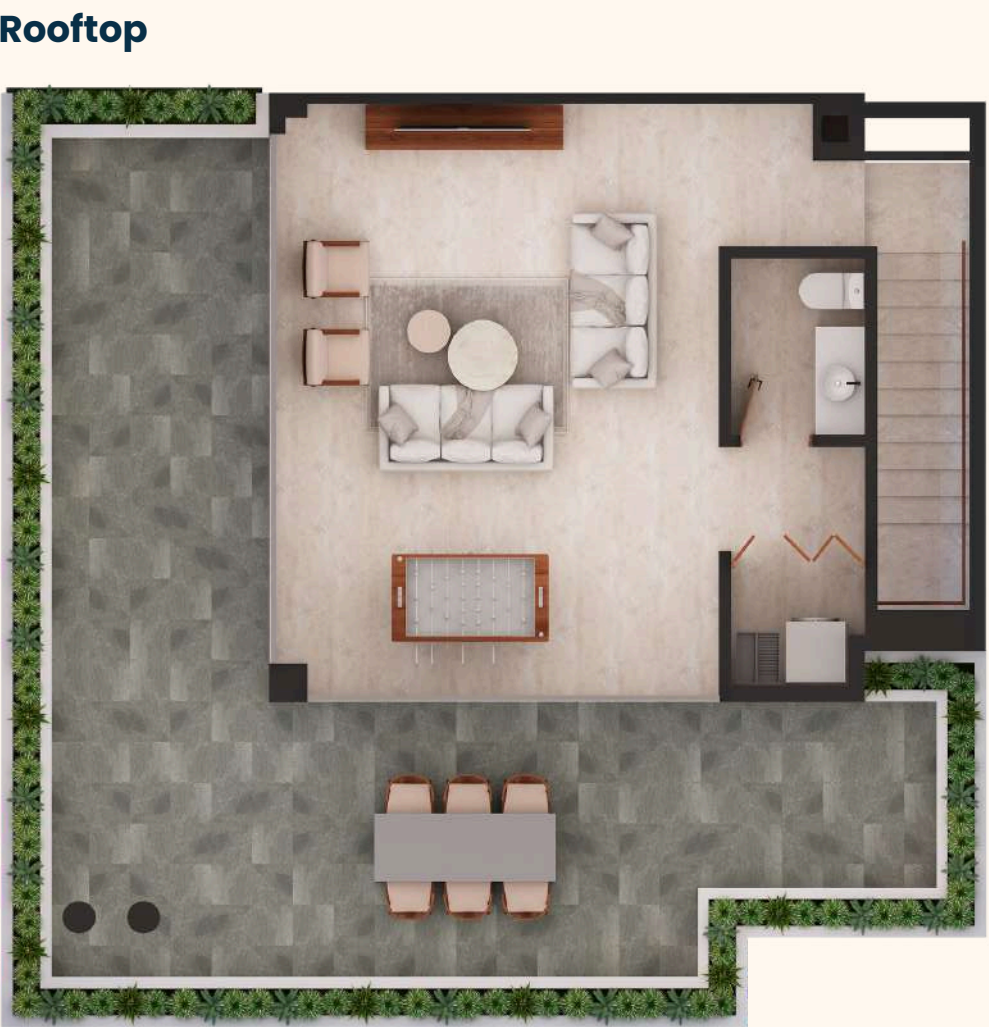
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NAVY PH

- 3 Bedrooms
- 3 Baths
- 2 Half baths
- Living room
- Dining room
- Kitchen with counter bar
- Laundry room
- Terrace
- Rooftop



Living area: 203 m² / 2,185 sq ft
Terrace: 33 m² / 335 sq ft
Roof: 47 m² / 506 sq ft
Total: 283 m² / 3,046 sq ft



Surface area and layout may vary according to location and specific prototype.



THE
WAVE



A PROJECT BY



**ESTRATEGIA
URBANA®**



thewavvebaja.com

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