

LOT/LAND

MLS #: **250028076** Status: **ACTIVE**
 APN: **108320000** Short Sale: **No**
 Lot #: **20**
 Addr: **108 MAR DE PUERTO NUEVO III 20**
 City,St: **Puerto Nuevo, , BJ** Listing Type: **EA**
 Zip: **99999** County: **Out of Area**

List Price: **\$39,000**
 Original Price: **\$39,000** DOMLS **73**
 Sold Price: **MT 73**
 List Date: **5/20/2025**
 Mod Date: **6/2/2025**
 COE Date:

Lot Size: **1-3,999 SF**
 Lot Size Source: **ORMKS**
 NumAc:

Land Use Code:
 Zoning:
 Price Per Acre:
 Development: **Partial Grading**
 Highest Best Use: **Residential**
 Additional Property Use: **N/K**

Community: **BAJA CALIF/MEXICO**
 Neighborhd: **Mar de Puerto Nuevo III**
 Complex: **MAR DE PUERTO NUEVO III**
 Ownership: **Fee Simple**
 Restrictions: **N/K**

View: **Ocean, Panoramic Ocean, Panoramic**
 Pool: **NK** Age Restrictions: **NK**

Virtual Tour Link

MandRem **None Known**



REMARKS AND SHOWING INFO

This ocean view lot offers an unparalleled lifestyle, placing you moments from Puerto Nuevo's world-famous lobster, where delightful feasts await. Just a short drive inland, discover Valle de Guadalupe's burgeoning wine country with its exquisite vineyards and gourmet dining. Enjoy convenient access to Ensenada's lively cruise port and its array of attractions. Furthermore, this prime location provides seamless connectivity to Tijuana and the USA border, making both urban adventures and cross-border travel remarkably easy. This ensures your oceanfront dream is not only luxurious but also incredibly practical. Latitude:32.23831055538741/ Longitude: -116.92412224767685// https://maps.app.goo.gl/YjVMGvzzhBtihX7F8?g_st=awb

CONFIDENTIAL

Fraccionamiento Mar de Puerto Nuevo III is located at Cto. Baja California Sur, 22740 Marbella, B.C., Mexico.

DIRECTIONS Cross Streets: **Puerto Altamira y Pto.Campeche**
 use this link to arrive https://maps.app.goo.gl/YjVMGvzzhBtihX7F8?g_st=awb

Map Code:

SHOWING Occupied: **VAC** Occupant:
 just go! use this link to arrive https://maps.app.goo.gl/YjVMGvzzhBtihX7F8?g_st=awb

Occupant Phone: Lockbox: **N**

Listing Agent: **David Thomas T Mejia - 619-800-1313**

List Agnt Lic# **01448424**

List Agent ID: **650663**

Co-List Agent:

Co-List Agnt Lic#

Listing Office: **David T. Mejia - Office: 619-800-1313**

Listing Broker Lic# **01448424**

Exp Date: **10/31/2025**

Off Market Date: Close of Escrow:

Financing:

Selling Agent:

Sell Agnt Lic#

Sell Agent ID:

Selling Agent 2:

Sell Agnt2 Lic#

Selling Office:

Selling Broker Lic#

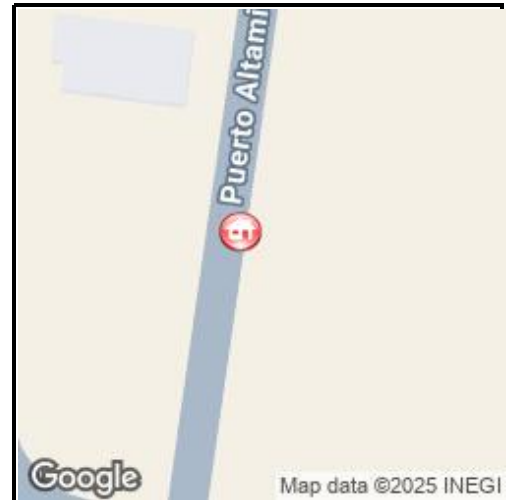
Concessions:

Sale Price:

Other Fees **0.00**
 Other Fees Reflect
 CFD/Mello-Roos Fee **0.00**
 CFD/Mello-Roos Fee Reflect
 Monthly Total Fees **0**
 Other Fee Type **N/K**
 Home Owner Fees **0.00**
 Home Owner Fee Reflects
 HOA
 HOAPH
 Entry Only **No**
 Limited Service **No**
 Short Sale **No**
 Prop. Restrictions Known **Other**
 /Remarks
 Additional Property Use **N/K**

Assessors Parcel #2
 Assessors Parcel #3
 Assessors Parcel #4
 Approx # of Acres
 Lot Size **1-3,999 SF**
 Lot SqFt Approx **2,096**
 Lot Size Source **Other/Remarks**
 Fencing **N/K**
 Frontage **Open Space**
 Irrigation **N/K**
 Miscellaneous **Value in Land**
 Site **Rear Yd Str Access**
 Structures **N/K**
 Terms **Cash**
 Topography **Level**

WtrDistURL
 WtrDist **OUT OF AREA**
 Water **N/K**
 SchIDist
 Complex Features **N/K**
 Sewer/Septic **Other/Remarks**
 Utilities Available **N/K**
 Utilities to Site **N/K**
 Land Use Code
 Current Use **Unimproved**
 Development **Partial Grading**
 Ownership **Fee Simple**
 Possession **Close of Escrow**



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