



ELTORREON

At Las Palomas Beach & Golf Resort

www.eltorreon.com

O. 011 52 (638) 108 1090

E. 011 52 (638) 108 1099

Sales Center

Paseo de Las Palomas #510

Fracc. Las Palomas

Puerto Peñasco, Sonora 83550

México


Las Palomas
Seaside Golf Community



THE
WORLDWIDE
GROUP
S.A. de C.V.

Surrounded by treasures.



Sea, Desert, Golf & Las Palomas



Where the sea meets the desert. Between underwater treasures, challenging courses and open spaces as far as the eye can see. Where nature greets civilization you will find El Torreon.


ELTORREON
At Las Palomas Beach & Golf Resort



Surrounded by treasures.

Breathtaking vistas that
bring to life 37 exclusive
residences and 200 luxury
condominiums.

Enjoy an award-winning
golf course, sumptuous
amenities and private
beach access, surrounded
by a unique blend of
desert and sea.

Las Palomas Beach & Golf Resort

Plan for life. Nestled within the most prominent community in Puerto Peñasco, El Torreon emerges as the paramount destination to enjoy sea life, golf and serenity. Indulge in a seaside oasis crafted with you in mind.




Discover Puerto Peñasco

Just 60 miles south of the US Border and embraced by the Sea of Cortés, Puerto Peñasco is an oasis in the Great Altar desert. A remarkable blend of sea and sun, golden sands and crimson sunsets. By day frolic in sea's warm waters, by evening revel in the town's nightlife.

Las Palomas Beach & Golf Resort

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El Torreon emerges as the paramount destination to enjoy sea life, golf and serenity.
Indulge in a seaside oasis crafted with you in mind.



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At Las Palomas Beach & Golf Resort

El Torreon
Phase 1





The Sea of Cortés

Underwater treasures await you. Full with exotic marine life, a turquoise aquarium for you to discover, indulge in the pristine waters of the Sea of Cortés.

Submerge yourself in the warm waters of a peaceful sea, or lay on golden shores listening to the mellow sounds of the waves. Welcome to another world deep within one of the most beautiful seas on the planet.

‘Sea of Cortés, the world’s aquarium’
Jacques Cousteau



The Great Altar Desert

Nature in its purest form.

The Altar Desert is both paradise to the urban visitor and home to a beautiful array of wild species.

Breathe pure air, discover exotic wildlife and immerse yourself in this unique landscape. Enjoy a daytrip to El Pinacate natural reserve and admire the scenic beauty.





Beautiful in every detail, the premier expression of natural beauty combined with man-made precision.

The Links at Las Palomas, an award-winning golf course nestled between the sea, the desert and the blue Sonora sky.



Swing away
and experience the ocean breeze come to life in every stroke.

The Town

Puerto Peñasco exudes local color. Regional tradition and the magnificence of its rich marine life make this destination one of the most beautiful and sought for in the country.



Las Palomas Beach & Golf



Exquisite features, contemporary architectural style and luxurious amenities. At Las Palomas you will find everything you ever dreamed of: shimmering pools, beautiful landscape, world-class accommodations and service staff that tends to your every desire.

Encounter serenity in a lavish resort nestled in the heart of Puerto Peñasco.

Mi Casa

Modern mexican architecture, designed in the *hacienda style*, offered in 37 exclusive residences blessed by a natural landscape like no other.



The Residences

A community that seamlessly blends with its sand and sea surroundings. Traditional Mexican touches such as rustic walls, wooden doors and moldings that define these 3 bedroom residences.

Every residence purchase includes a full Golf and Beach Club Membership.



The Condominiums

Privileged location. Enjoy the sea and sand at your feet. At sunrise, steal precious solitary moments with the turquoise Sea of Cortes, during the day relish the perfection of The Links at Las Palomas golf course, and savor, and by dusk savor the rust-tinged rays as the sun sets over Puerto Peñasco.

Two hundred thoughtfully designed condominiums located in 4 & 5 story buildings exuding a blend of mexican modern architecture and hacienda style.

Own beauty in every inch, experience comfortable environments with lush amenities and private beach access.




Join a private club



The Beach Club

Your private gateway to the sea. An exclusive club is the perfect private access to the beach, a unique idea available only to El Torreón residents.

Crisp infinity pools and full service bars fuse with the golden sands and turquoise waters. Dive in a deep state of relaxation while you lounge by the pool.



Features & Amenities

Construction

- * Insulated reinforced block structure
- * Dual pane tempered glass windows
- * Rounded corners on interior walls
- * Iron patio railings
- * Dual pane sliding glass doors
- * Tile & concrete roof structure
- * Enclosed lots with perimeter wall (homes)
- * Cantera accents on façade at main entrance
- * Accent stone in facades
- * Elevators in condo buildings
- * Flat ceilings up to 9'10" high and vaulted ceilings from 8'10" to 12'9" high in homes
- * Flat ceilings up to 9'10" high and vaulted ceilings from 10'11" to 14'6" high in condos

Interior Finishes

- * Two available color palettes
 - *Hacienda*
 - *Colonial*
- * Flat panel alder wood cabinet
- * 4'3" by 9'6" solid alder wood front door
- * Tambour wood interior door to match cabinets
- * 12 x 12 ceramic tile
- * Granite slab counter tops in kitchen
- * Travertine marble counters in bathroom
- * Kohler sinks, toilets and tubs
- * Moen fixtures

Appliances

- * GE refrigerator
- * GE range/oven
- * GE microwave
- * GE dishwasher
- * Disposal in kitchen sink
- * GE washer & dryer

Property Amenities

- * 18 hole championship golf course
- * Resort day spa (coming soon)
- * Kids playground
- * Walking trails
- * 5 star resort operation
- * 24 hour security
- * Fitness center
- * Tennis courts
- * Golf clubhouse
- * Beach Club
- * Commercial village
- * Hospital/medical plaza
- * Pools

Membership

- * The Links Golf Course (Homes & 3 Bedroom Condos)
- * The Beach Club (Homes & Condos)


Systems

- * 4 step water purification system including water softening
- * Individual water heaters
- * AC/heating system
- * Prewired for telephone
- * Satellite/cable hook ups

Available Upgrades

- * Travertine flooring
- * Swimming pool & jacuzzi
- * GE stainless steel appliances
- * Decorative ceiling beams





Own paradise

Owning Property in México

Through a trust managed by a bank, foreign individuals and corporations are permitted to own property in Mexico. The real estate property must be located within a range of 100 kilometers of the borders of Mexico and within a range of 50 kilometers from coastal areas. The Las Palomas Seaside Golf Community fits within these parameters.

Trusts are legally established by the Mexican Foreign Investment Law, Title Second, Chapter II, Articles 11 to 14, Fifth Transitory.

In the arrangement, a Mexican bank (the fiduciary) will have ownership of the real estate property, subject to the direction of the foreign buyer (the beneficiary of the trust).

The foreign buyer has the right to use the property, rent the property, sell the property, or in case of death, transfer the property to designated heirs. All proceeds belong to the beneficiary of the trust subject to paying all appropriate taxes.

Basic principles of property ownership in Mexico

* A foreigner may acquire rights over real estate in Mexican coastal and border zones through a trust, which is a legal instrument similar to those in the United States.

* Through a trust, real estate is administered by a qualified and licensed bank on behalf of the beneficiary of the trust (the owner). The legal effect of the trust allows the fiduciary to act as the owner of the real estate, and thus, the trust complies with Mexican laws.

* The beneficiary has the right to the full use, enjoyment and profit from the real estate. The beneficiary can rent the property, borrow against the property, and sell the property.

* Mexican law provides that the original trust term of 50 years may be renewed for additional 50-year periods upon written request by the beneficiary of the trust.

* When the beneficiary desires, the property may be sold outright or sold subject to an assumption of the existing trust.



Own paradise

10-step Las Palomas buying process

Step 1: Buyer and seller agree on the Unit price and financing terms.

Step 2: Buyer and seller execute a Reservation Form (if applicable).

Step 3: Buyer and seller execute a Promise of Trust Agreement (The Agreement).

Step 4: Seller constructs condominium building and associated Unit.

Step 5: Buyer acquires title insurance, if desired.

Step 6: Buyer and seller contact a fiduciary institution (*a Mexican bank such as Bancomer*) to prepare for execution of Trust Agreement.

Step 7: Buyer and seller identify:

- * Beneficiary - Buyer's name and a substitute beneficiary.

- * Current citizenship.

- * Immigration status of the beneficiaries in Mexico.

- * Copy of deed of title accompanied by a drawing indicating the exact measurement of boundaries and surface area.

- * A statement indicating the agreed transaction price and form of payment.

Step 8: Fiduciary institution will apply to Foreign Relations Ministry for the authorization required for the Trust Agreement.

Step 9: Upon receiving the authorization in Step 8, the fiduciary institution will arrange to execute the Trust Agreement deed before a Notary Public.

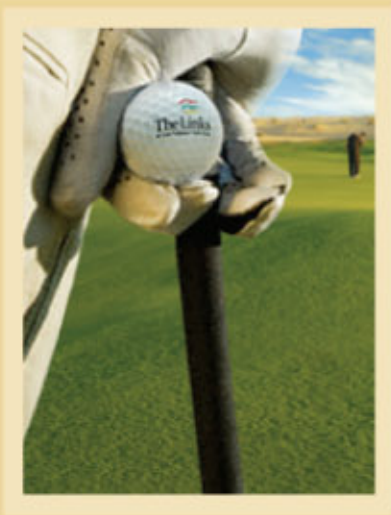
Step 10: The Notary Public registers the Trust Agreement deed in the Public Registry of Commerce and Property.



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While this document is meant to help non-Mexican buyers better understand how real estate works in Mexico, it is not a legal opinion, nor is it intended as a substitute for potential buyers' own due diligence. As with all business dealings, it is highly recommended that those seeking to purchase real estate in Mexico deal only with established, reputable companies, such as the WorldWide Group, S.A. de C.V., developers of the Las Palomas Seaside Golf Community, or reputable real estate brokers.



Membership

Every residence purchase includes a full
Golf and Beach Club Membership.

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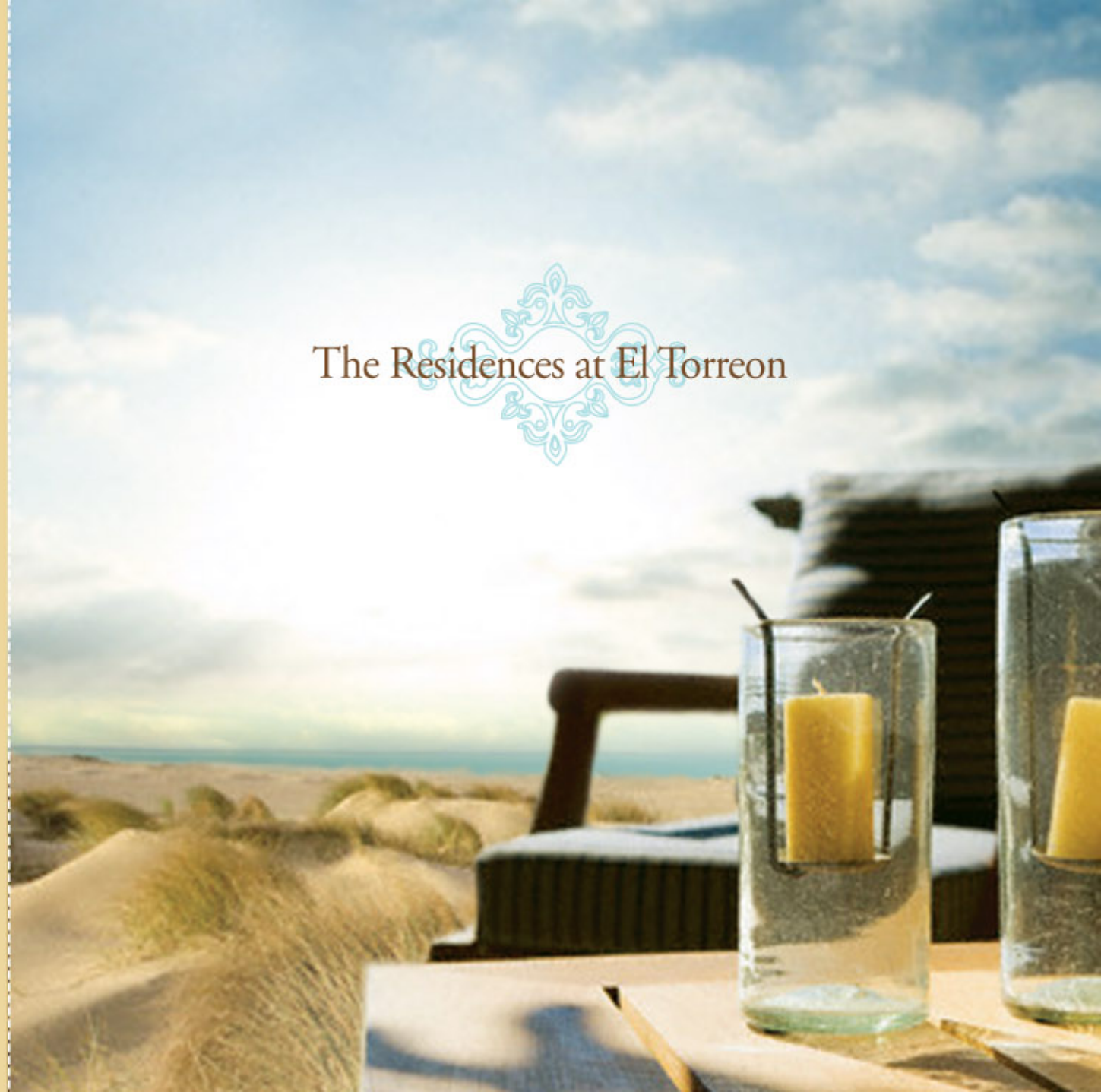
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The Residences at El Torreon





DEL MAR

DE ALTAR

CORTES

CASA DE ALTAR

3 Bedroom

3 Bath

Area

Home 1,830 SqFt

Lot 3,605 SqFt

*two stories
available

CASA DEL MAR

3 Bedroom

3 Bath

Area

Home 1,830 SqFt

Lot 3,605 SqFt

*two stories
available



CASA CORTES

3 Bedroom

3 Bath

Area

Home 2,228 SqFt

Lot 3,605 SqFt

*two elevations
available

Every residence
purchase includes a full
Golf and Beach Club
Membership.

THE LOFT

High ceilings,
elegant features and
a fabulous view.

1 Bedroom

1.5 Bath

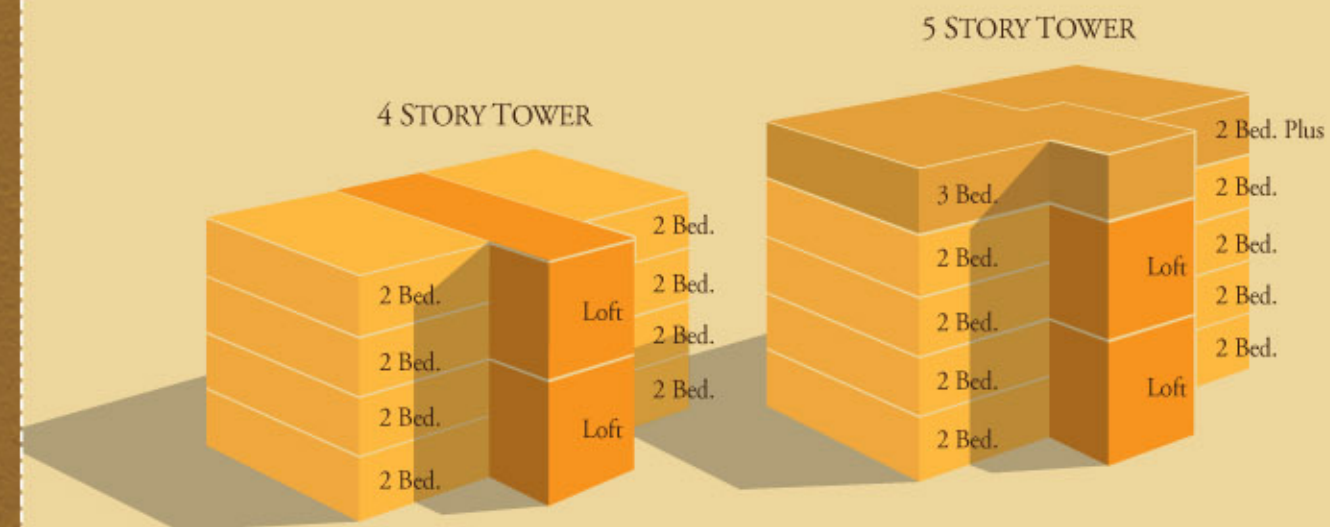
Area

Condo 1,830 SqFt

Terrace 3,605 SqFt



Condominium Layout



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The Condominiums at El Torreon



THE 2 BEDROOM

Enjoy peace and
relaxation in a comfortable
environment.

2 Bedroom
2 Bath

Area
Condo 1,830 SqFt
Terrace 3,605 SqFt



THE 2 BEDROOM WITH BONUS ROOM

A privileged location, exquisite
views and superb design.

3 Bedroom
3 Bath

Area
Condo 2,500 SqFt
Terrace 3,605 SqFt



THE 3 BEDROOM

Own perfection in every
aspect, spacious environments
and luxurious amenities.

3 Bedroom
3 Bath

Area
Condo 2,500 SqFt
Terrace 3,605 SqFt

