



Baja Real Estate Group  
Presents:

# CALAFIA POINT

An oceanfront lot of 3.03 Hectares | 7.48 Acres, for sale in Calafia.  
Km 34.6 Carretera Libre Rosarito – Ensenada.  
C.P. 22717,  
Playas De Rosarito,  
B. C. México

Listed by:  
**MAX & KATHY KATZ**

# CALAFIA POINT | (Punta Calafia)

Calafia, Km 34.6 Carretera Libre Rosarito – Ensenada.  
C.P. 22717, Playas De Rosarito, B. C. México



## ABOUT CALAFIA POINT

*Calafia Point represents the pinnacle of commercial investment opportunities.*

Located in the famous beachfront area of Calafia, Calafia Point enjoys a privileged view of the Pacific Ocean and the southern residential coast of Playas de Rosarito, this extension of land is ideal for the development of a private community or a tourist resort.

Except for a small piece of construction, Calafia Point has been undeveloped land for a long time and has now entered the high-demand real estate market of Playas De Rosarito.

Represented by Baja Real Estate Group, one of the most prestigious and avant-garde real estate agencies in the area, Punta Calafia promises to be one of the best commercial acquisitions in northern Baja California.

## SIZE

30,300 m<sup>2</sup> | 326,146.5ft<sup>2</sup>  
3.03 Hect. | 7.48 Acres

## LISTING PRICE

Total: \$ 8,332,500 USD

## LOCATION | [HTTPS://WWW.GOOGLE.COM/PLACES/32.270148,-117.024036](https://www.google.com/maps/place/32.270148,-117.024036)



### LOCATION & BOUNDARIES

#### COORDINATES: (FIG-A).

Calafia Point's lot boundaries are irregular and can be traced to the following approximate geographical coordinates:

- A = 32.271055, -117.023434
- B = 32.269838, -117.02258
- C = 32.268751, -117.024121
- D = 32.270171, -117.025455

### EXISTING CONSTRUCTION

Some infrastructure in the northeast area of Calafia Point consists of a small building used for administrative tasks.

This construction is included in the purchase of Calafia Point, as is. This could optionally be used as a sales and exploration office for a project.

## POINTS OF INTEREST

Calafia Point is located 15 km south of the center of Rosarito. In the area known as Calafia. From here you will find several attractions and points of interest nearby.

### **Quick Access to the Scenic Highway.**

The main access to Punta Calafia is by the free road. There are two nearby accesses to the scenic road, one is 2 km away, the other 8 km away, both to the north.

### **The Sand Dunes**

The sandy beaches are an internationally known seafront attraction for people who enjoy motocross and 4x4 vehicles. Distance: 13.2 km south.

### **Puerto Nuevo**

The small village of Puerto Nuevo is internationally known for its delicious lobster dish: fresh steamed lobster with rice, beans and flour tortillas.

Distance: 9.5 km south.



### **Rosarito Beach**

Hotels, restaurants, events, arts, music, cinemas and miles of sandy beaches. Everything you are looking for can be found in Rosarito.

Distance: 15 km north.

### **Real Del Mar Golf Resort**

An 18-hole golf course with ocean views, 4-star hotel, gourmet cuisine and spa services. Located on the side of the scenic road.

Distance: 28.3 km north.

### **Puerto Salina La Marina**

The marina closest to the border. 250 docks with ramps, fuel and a Bar-restaurant.

Distance: 31.9 km south.

### **Bajamar Golf Course & Resort**

Its amenities include a 27-hole oceanfront golf course, hotel, restaurant and a lake. For professionals and amateurs alike.

Distance: 39 km south.

### **Guadalupe Valley**

Home of famous and renowned wineries. Gourmet food, events, tours and tastings.

Distance: 71.7 km southeast.

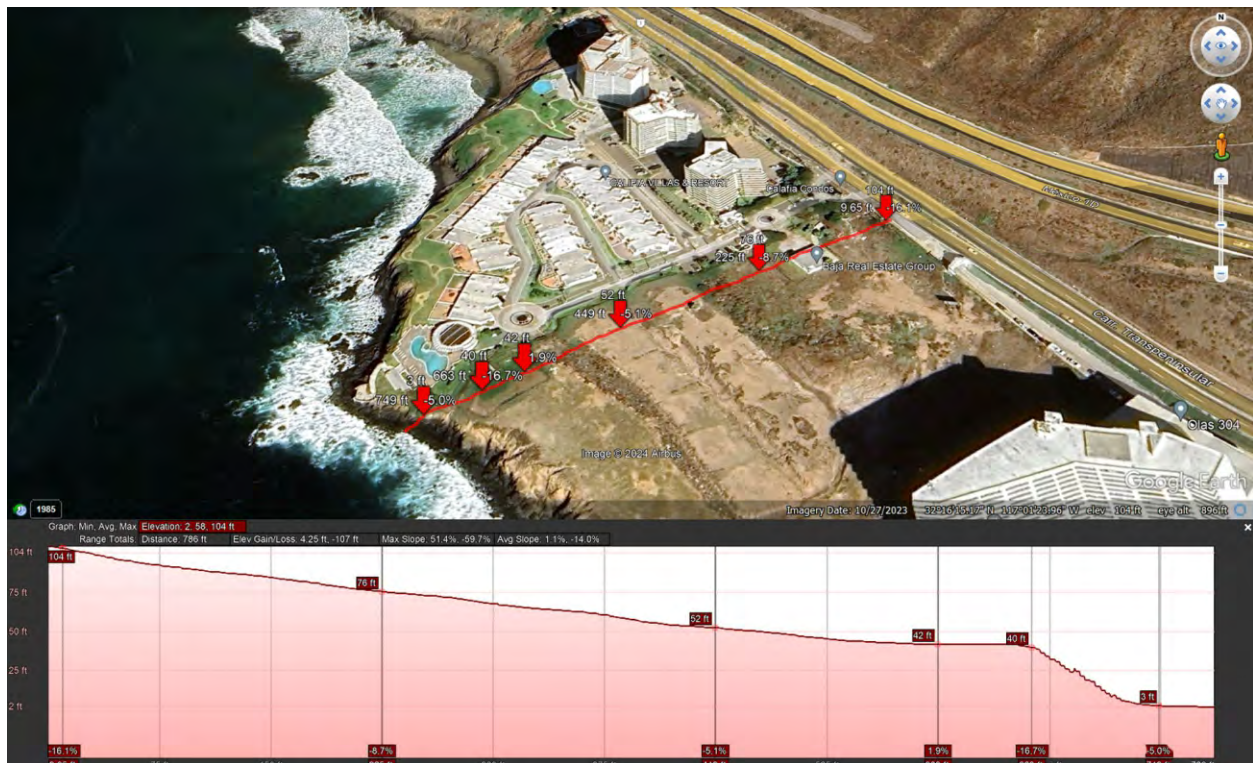
There are many more attractions and points of interest near Calafia Point, such as restaurants, galleries and attractions.

# TOPOGRAPHY

Calafia Point is located at the westernmost point in the area known as Calafia, enjoying a privileged view of the Pacific Ocean to the west. The following is a graphic description of the elevation of the Punta Calafia terrain from different perspectives. These graphs show a wide range of measurements and should not be considered a complete and exact sample.

## Elevation of the northern end.

This segment is located on the limits of the northern edge of Calafia Point



<b>Highest Point:</b>	104 ft Over the sea level
<b>Lowest Point:</b>	At sea level
<b>West Boundry:</b>	At sea level
<b>East Boundry:</b>	104 ft Over the sea level
<b>Average Slope:</b>	6.617°   11.6%
<b>Average Cliff Slope:</b>	25.314°   47.3%

## Elevation of the western boundary (oceanfront).

This segment is located on the limits of the western edge of Punta Calafia.



<b>Highest Point:</b>	45 ft Above sea level
<b>Lowest Point:</b>	25 ft Above sea level
<b>North Boundary:</b>	45 ft Above sea level
<b>South Boundary:</b>	25 ft Above sea level
<b>Length:</b>	578 ft   176 m
<b>Average Slope*:</b>	28.844°   46.3%

*\* The increase in average inclination is due to a stepped zone that begins between the elevation of 192 and 222 feet (30 feet in length).*

# GALLERY



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See this listing online:

<https://www.bajaregroup.com/baja-real-estate/calafia-point-land-for-development-in-rosarito-beach-rosarito-real-estate/>



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