



Max & Kathy Katz – Broker / Owners
Baja Real Estate Group S. de R. L. de C. V.
Rosarito Beach
Baja California, México

USD 12,000,000 | 128,989.54 FT²

Oceanfront Hotel | Holistic Spa | Bar &
Restaurant | Event Venue

LAS ROCAS

Resort & Spa

LISTING BROCHURE

SCAN OR CLICK FOR MAP LOCATION:



US: (619)-600-5670 & MX: (661) 613-2332
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GENERAL INFO USD 12,000,000 | 128,989.54 FT² (11,983.52 M²)

LAS ROCAS RESORT & SPA

74 Rooms | 6 Condos* | 4 Major Buildings | 2 Restaurants | 5 Bars | Beach Access
2 Oceanfront Pools | Full Service Holistic Spa | Indoor & Outdoor Event Venues

* On Phase 1



- LISTING DESCRIPTION -

Offering an unbeatable oceanfront location, Las Rocas Resort & Spa has been a landmark in the Rosarito Beach corridor. Its name brings to mind the ocean, relaxation, great food, and to a select few, a romantic experience. The place where the Baja getaway dream comes to life and where the sunsets are just the beginning.

Now, offered for the first time to the cultured investor, Las Rocas Resort & Spa enters the Baja California commercial real estate landscape representing a unique opportunity to own one of the most iconic Hotel landmarks in Northern Baja.

THE LOCATION

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Las Rocas Resort & Spa is located on top of a cliff overlooking the Pacific Ocean. A privileged location that harbors an array of local landmarks, natural beauty, and impressive panoramic ocean views.

Perhaps the most noticeable landmark in south Rosarito is the 75-foot tall Christ of the Sacred Heart, a statue that closely emulates the Christ The Redeemer in Rio de Janeiro, Brazil, and its arms spread wide while Las Rocas sits directly at its feet.



On the southern end, you will find a natural rock formation on the seashore made of two bedrock columns that once supported an arch, also a famous local landmark, and from where Las Rocas draws its name.



On the northern end, there is a 'Mirador' that overlooks a beautiful cove where a seasonal sandy beach lies undisturbed. A place where you can enjoy a nice sunset walk by its shore, or ride a few waves with significantly less traffic.

With 935 feet of oceanfront line, Las Rocas' infrastructure, manicured gardens, and natural formations take advantage of this privileged area by strategically finding a balance between comfort, leisure, style, and unforgettable scenery.



HISTORY

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Built in 1989, Las Rocas has since become a landmark destination in Rosarito. Hosting numerous events and expos looking for the perfect oceanfront setting, Las Rocas has evolved and adapted to a growing market of ocean view enthusiasts, expanding its infrastructure and rethinking its oceanfront space to accommodate this select trend.



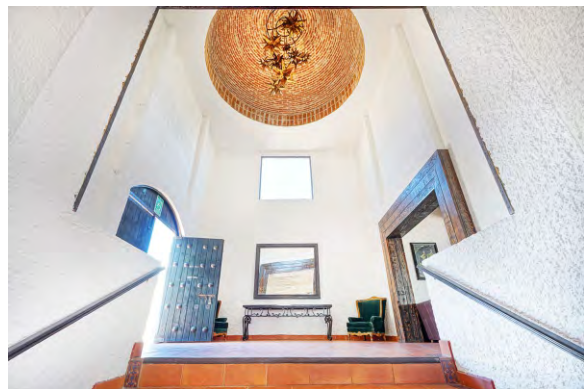
Designed by late Architect José Orozco, an award-winning Mexican Hotel Architect and Designer, known for its works in Los Cabos, La Paz, and its signature white Knockdown Dash Finish Stucco style, Saltillo tile flooring, Open-Framed Terraces, where the ocean view is accented by an outdoor stucco-styled frame, and Mexican blue Talavera tile, Las Rocas shines bright against a the Baja-blue ocean backdrop.



Catering to a growing demand for pairing an oceanfront retreat with a wellness experience, The Spa at Las Rocas was built in 1997. Its array of holistic treatments and full-service salon not only became a guest's favorite, especially among those attending wedding events but also scored a big hit with the local market.



In 2005, Las Rocas success as a preferred oceanfront wedding venue, expanded both its venue options and its wedding season beyond the popular spring through summer, with a stunning ocean-view indoor ballroom with a capacity for 300+ persons. It is fully equipped with a lounge bar, hardwood floors, and an impressive ocean-view outdoor terrace.



In 2015, the first phase of its ocean-view Condo accommodations was finished.

THE SPA USD 12,000,000 | 128,989.54 FT² (11,983.52 M²)



From its signature Rock Massage to its wide array of holistic treatments and salon services, The Spa at Las Rocas stands in a category of its own. With impressive ocean views and a relaxed setting, The Spa is a preferred destination for hotel guests, tourists, and locals alike.



Located on the top level, above the front desk, The Spa at Las Rocas offers a singular experience from the moment you step in. Its soothing scents and amazing view of the ocean will captivate your senses no matter what treatment or service you select.



Enjoy a detoxifying sauna time, a well-earned Swedish massage, or a relaxing hot-rock massage. Pamper yourself to a professional manicure & pedicure, or deep cleansing facial, you will leave The Spa feeling renewed and rejuvenated.

ROOMS

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Currently, Las Rocas has 74 hotel rooms and suites, all of them boasting stunning ocean views. Distributed within two major buildings, these rooms and suites offer Mexican charm, comfort, and year-round sunsets. Along with its oceanfront amenities and spaces, Las Rocas offers a robust seaside experience, and yet, there is still plenty of oceanfront property space for expansion.



Throughout the years Las Rocas has been the top choice for accommodating film productions' cast and crew. From the movie Titanic to the rock band U2.

In 2001, Las Rocas housed several actors from the motion picture Pearl Harbor.

EVENT VENUES USD 12,000,000 | 128,989.54 FT² (11,983.52 M²)



Beautiful oceanfront gardens, a lavish ocean-view ballroom, a fun seaside cliff-edge palapa, and many other ocean-oriented and themed spaces make up the unique roster of Las Rocas' event venues. From small gatherings to large events, Las Rocas offers versatility and unparalleled oceanfront experiences.



Among the many events hosted at Las Rocas, in 2003, Las Rocas held the Rap Party for the motion picture Master and Commander with Russel Crowe.

OTHER AREAS

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There is so much more to discover inside Las Rocas. Throughout the years, Las Rocas has adapted and transformed many of its spaces into unique attractions. From its stunning whale-watching Mirador with a staircase to access a seasonal beach, to a lower-deck bar at the edge of an oceanfront cliff, and even a sand volleyball court, you will surely find something you didn't see before.



ABOUTUSD 12,000,000 | 128,989.54 FT² (11,983.52 M²)

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Sincerely,

MAX & KATHY KATZ

Baja Real Estate Group Brokers

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