

ĀMAN

BEACHFRONT VILLA

LOT 02

AMANVARI

## Beachfront Villa

At the edge of the Sea of Cortez, Beachfront Villas are composed as private sanctuaries where land, light, and water exist in constant dialogue. Set directly on the sand and framed by native palms and desert gardens, these residences offer an immediate and immersive connection to the shoreline, with architecture that opens effortlessly to horizon, breeze, and tide. Here, space is generous, privacy is instinctive, and the sea becomes part of everyday living.



“The desert, like the sea, is a place of silence and space.  
There, one can hear the voice within.”

— *Luis Barragán*





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Set between residence and sea, the pool deck extends living outdoors. Shaded terraces, open sunlit spaces, and the gentle presence of water create a setting that moves seamlessly from morning calm to evening reflection, with the shoreline always within reach.

Pool Deck



The primary bedroom is a private retreat oriented toward the sea, where mornings begin with filtered light and evenings settle into quiet stillness. Natural textures, soft illumination, and a direct connection to outdoor space create an environment designed for rest, reflection, and renewal.

Primary Bedroom





Primary Bathroom



Detail of Desk in Dressing Room

# Beachfront Villa 2

4 Bedroom

Gross Interior  
6,332 SF

Gross Covered  
9,078 SF

- 1. Entry Courtyard
- 2. Living Room
- 3. Dining
- 4. Kitchen
- 5. Outdoor Dining
- 6. Pool Terrace
- 7. Primary Bedroom (1)
- 8. Primary Bedroom Sitting Room
- 9. Primary Bedroom (2)
- 10. Bedroom Suite 3
- 11. Bedroom Suite 4
- 12. Powder Room
- 13. Stairs to Basement & Storage



# Beachfront Villa 2

## Lot Plan

|                  |               |                  |
|------------------|---------------|------------------|
| Buildable Area:  | 1,108.63 m2 ± | 11,933.16 S.F. ± |
| Transition Area: | 1,015.63 m2 ± | 10,932.20 S.F. ± |
|                  |               |                  |
| Private Area:    | 2,124.26 m2 ± | 22,865.36 S.F. ± |
| Natural Area:    | 0 m2 ±        | 0 S.F. ±         |
|                  |               |                  |
| Total Lot Area:  | 2,124.26 m2 ± | 22,865.36 S.F. ± |
|                  | 0.21 HA ±     | 0.52 Acres ±     |

Lot Type: Single Pad  
Building Height: 1 Story

### LEGEND

- Transition Area
- Buildable Area
- Buildable Area Boundary
- Property Line

