



\$55M Condo-Hotel to Break Ground in Popular Resort Destination

-By Kelly Sheehan, Online News Editor

NOVEMBER 29, 2006 -- Rosarito Beach, MEXICO --
A 271-unit condo-hotel complex is scheduled to break ground this week, here in Northern Baja. The 17-story, \$55-million R Condo-Hotel is part of the famous Rosarito Beach Hotel.

R Condo-Hotel is slated for completion in March of 2008, Ron Raposa, a spokesperson for the R Condo-Hotel, told MHN. Buyers will have the option of full-time residency, or renting out their units through the hotel when unoccupied.

Rosarito Beach, a popular vacation, retirement and investment area for Americans, is located only 20 miles south of the U.S. border. "There's been a tremendous building boom in Baja over the last five years," Raposa said. "U.S. title insurance and financing is available, and because Americans have been coming here for so long, the location is very user-friendly."

Raposa added that the cost of living is lower in Mexico than in the U.S. While a beachfront property may go for millions in the U.S., a beachfront property in Mexico can be priced in the mid \$500,000s. Recently, Donald Trump announced plans to build a 500-unit project about eight miles north of the Rosarito Beach Hotel.

R Condo-Hotel has been designed by Hermosillo Asociados, an architecture and construction company based in Mexicali, Mexico, along with Eduardo Junco, a private designer in Tijuana, Mexico. Its Spanish colonial architecture will blend with the hotel's style.

The condo-hotel will include 192 one-bedroom, 65 two-bedroom and 14 penthouse units. Each will be fully furnished and feature a modern Mexican design with granite countertops, stainless steel countertops, high ceilings, views of the Pacific, flat-screen TVs, and balconies. Prices range from the mid \$100,000s to the mid \$500,000s.

The community's hotel, which opened in 1925, features 230 rooms. Guests who have stayed at the hotel include Marilyn Monroe and Frank Sinatra. Condo-hotel owners will have access to all hotel amenities, including a gourmet restaurant, fitness facility, oceanfront bar, botanical garden and European spa, along with maid and room services.