

	<p><b>Colinas de San Jorge</b></p> <p><b>46,410.14 m2</b> (4.64 hectares)</p> <p>11.46 acres</p>	<p>+ Located: <b>KinoBay</b>          + Beach: <b>OceanView</b>          + Views: <b>360 grades</b></p> <p>Price: <b>\$ 950,000 USD</b>          + Actual Offers: <b>2</b>          + Item: <b>KBY-ESR-0005</b></p>	<p><b>BONUS DISCOUNT*</b></p> <p><b>\$ 95,000 USD</b> ★★</p> <p><b>FREE EXTRA BONUS **</b></p> <p><b>plus 4,445.45 m2</b> ★★</p>
<p>An <b>already investment</b> of more than \$500,000 USD to prepare the hill and almost ready project <b>to start to built 120 houses</b>, or a <b>Casino</b>, a <b>Community houses</b>, private <b>Luxury complex</b> or a <b>Castle with its KINGDOM!</b> (Includes water public services and electricity). <b>Amazing mountain view and ocean view (360 grades).</b></p>			

More information, documents and Spanish version: [www.kinobay.com/=colinasdesanjorge](http://www.kinobay.com/=colinasdesanjorge)

**Colinas de San Jorge project - Updated Satellital views**  
**OceanView LAND FOR SALE**

			
<p><a href="#">Click</a> Strategic location of the property.</p>	<p><a href="#">Click</a> Airport and other houses below. Like live in the higher building!</p>	<p><a href="#">Click</a> Overall view of the ocean at just 2 kms.</p>	<p><a href="#">Click</a> Access by Project "La costera" (Highway US-KinoBay). - Coming Soon!</p>

**"Colinas de San Jorge" in Kino Bay is a REAL project, with advancement and investment, preparation, and feasibility services approved by the government. Like no other new project. [Here all information and documents.](#)**

More information, documents and Spanish version: [www.kinobay.com/=colinasdesanjorge](http://www.kinobay.com/=colinasdesanjorge)

<p style="text-align: center;"><b>PROPERTY LOCATION</b></p>  <p style="text-align: center;"><a href="#">Click for details</a></p> <p>COLINAS DE SAN JORGE offers to sale 46410.14 m2 (11.49 acres), in Bahía de Kino in the</p>	<p style="text-align: center;"><b>GENERAL SPECIFICATIONS</b></p> <p>Property that provides a panoramic view of mountains, desert and sea mostly unable to be hampered by its natural elevation, from 16 meters to 32 meters. Which was conducted in a large movement of land in a hill terrain type "c" (rock mostly). Initially the hill had a maximum height of 46 meters, now reduced to 32 mts to bring most of lots a spectacular 180 to 360 grades view.</p> <p style="text-align: center;"><b>HIGHLIGHTS - FEATURES</b></p> <ul style="list-style-type: none"> <li>• <b>An ongoing project</b> for development for a residential tourism.</li> </ul>
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area known as Kino Nuevo, adjacent to "Colinas San German", both properties at north of the local airport, in the Municipality of Hermosillo, Sonora, Mexico.

### HOW TO GO TO PROPERTY



[Click for details](#)

Distance to the beach only 3 km (estimated 4 minutes drive) by one of its two entrances (B).

**A** - Private streets surrounding 4445 mts<sup>2</sup> (1.72 sq miles) the property.

**B** - Broad streets for access to property.

**C** - Coast Road under construction.  
(USA-KinoBay highway).

**E** - Project for a new pavement boulevard to start works in 2011. From "Playa Esthela" (behind Cerro Prieto) to road junction to Hermosillo highway.

**E2** - Road pavement access to the airport will be confirmed .

(**A - E**) Wide roads identified on the image still not pavement are maintained in good condition to drive.

(Projects published here subject to change by the government).

### HUGE INVESTMENT AND WORK ALREADY DONE

- **Internal streets, reserve areas and plateaus** for lots, already prepared.
- In agreement with permission to work SIDUE, SONORA STATE GOVERNMENT, **published in the Official Gazette** of the same ("CONVENIO") and also all the paperwork, licenses and permits to the municipality of Hermosillo.
- With **water rights paid**. Water tubing (3-inch ) at the entrance of the property. Water service available now. WATER for up to 120 homes or equivalent.
- With a **water storage** for development (40,000 liters) already installed.
- **Feasibility of power approved** by the CFE for residential project of 120 houses and now with the current availability of electricity in the property.
- For fast access and to **increase future value of YOUR property** exist a preparation of a boulevard that connects direct to Punta Chueca's road (US-KinoBay future coastal highway).
- **No loans unpaid or pending taxes**. Corresponding certificates are showed in next sections.

### As an EXTRA BONUS

\*\* FREE transfer to the buyer the rights of a private contract of sale signed and certified by a notary public for the additional land (now private streets outside the development) that adds an extra of 4,445.45 m<sup>2</sup> to the Land for Sale ( 46410.14 m<sup>2</sup>).

### EXTRAS, FEASIBILITY AND PERMITS.

#### Services:

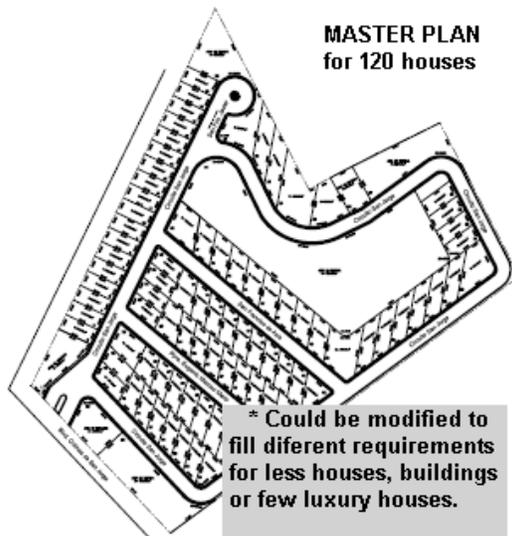
- **Water:** Already Installed at the foot of the property (3 inches).



[Click for details](#)

Investment of more than \$ 500.000 USD in preparing the ground for tourist housing project (the hill was amended extensively) to develop the roads and 7 plateaus (platforms) for lots at different elevations, with a choice of OceanView and to the mountains.

Also were paid for water rights for up to 120 homes and led the water to the site, in addition to investing in projects, permits and rights. Works and Process that began in 2004 and concluded in 2006 and being ready to go.



 [DOWNLOAD Master plan at 100%](#) PDF (183K)

**IMPORTANT:** Urban design can be modified by the buyer.

- **Electricity:** Already installed at the entrance. Plus the development feasibility approved by CFE.
- **Drainage** is handled as septic tanks and / or treatment plant wastewater.

#### **Municipality:**

- Land use residential resort - OK
- Licensing of urbanization - OK
- Permission of the firefighters - OK

#### **State Government:**

Approved agreement published in Official Journal ("Boletín Oficial")

- Draft water treatment plant - OK
- Environmental impact - OK
- Tourism development condominium - OK
- Roads and land subdivision - subject to upgrade - OK

#### **Project, security and potential.**

(subject to change by the buyer)

- Surveying - OK
- Geological - OK
- Feasibility to **build houses or buildings.**
- Projects and development plans already done: urbanization's preparation. Internal roads, water, electricity, etc etc.

#### **Architectural plans:**

- De.JPG'signs of several model homes, clubhouse, principal entrance, fences, etc.

#### **Important for the buyer:**

- Can be leveraged 100% or completely changed by the buyer should only upgrade the permission with the state government.

**A) You can get both at the same price. The corporation that has the project, all the rights, and owns the Land and of course THE LAND.**

**\* BONUS DISCOUNT of \$ 95,000 USD**

The 100% of shares will be transferred to the new owner for the same price. The corporation is clean and ready, has no employees, only handled this project and has no loans or unpaid taxes. The buyer could have the consulting services of the CEO of the actual corporation.

\*\*\* The buyer will pay the legal cost and The Notario expenses.

**B) LAND FOR SALE.**

**\*\* EXTRA BONUS 4,445.45 MTS2 more!**

FREE transfer to the buyer the rights of a private contract of sale signed and certified by a notary public for the additional land (now private streets outside the development) that adds an extra of 4,445.45 m2 to the Land for Sale 46410.14 m2.

The buyer could have the consulting services of the CEO of the actual corporation.

\*\*\* The buyer will pay the legal cost and The Notario expenses.



Libertad Gravamen del PREDIO Septiembre 2010



Libertad Gravamen EMPRESA Septiembre 2010



**Entire project.**

Geological maps, topographical works carried out, subdivision, development, architectural, construction. **Everything done by prestigious firms.**



**Legal on business and property.**

The company has legally the capability for the **development and marketing of lots** and is the sole owner of the property.



**Approved urban project.**

The whole process of project approval and works until its publication in the **Official Gazette of the State of Sonora.**

**THE BUYER WILL RECEIVE**

**In the reported sale price includes the following special facilities, rights, services and furniture:**

Records of permits, use of soil right for a urban project, project plans related to development of the site and ready to present updated draft to the needs of the buyer direct to the state government.

Also may be transferred to the buyer the 100% shares and the total control of the company that owns the property (only as option A), only the buyer must cover the costs that implies.

The company is aware and free of their obligations and legal documents, tax, accounting and from supplier's debts.

The company also exhibits an official certificate that shows "no Demands" and a certificate of "Land free of demands".

It further give the floor plans of various models of homes about this project, as well as clubhouse and all about a complete urban project.

And could give the purchase contract rights (all paid) to the additional 4445.45 mts2 (only as option B - EXTRA BONUS).