

**BIP**

Baja Investment Properties

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PO Box 212013 Chula Vista, CA. 91921  
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## *El Mangle Property*



*Municipality of Loreto  
State of Baja California Sur, Mexico*

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## DESCRIPTION:

**"El Mangle Property"** is an attractive place located in the Municipality of Loreto (between Loreto City and Mulegé), Baja California Sur. México



This Property counts with approximately 1,187 acres and 2,734 yards of coastline on the Sea of Cortes (or Gulf of California) with two private beaches, a sheltered cove, and low cliffs ideal for building.

With the mountains as a backdrop, this scene on the Sea of Cortes is one of the most beautiful in the area. It's also an ideal site for camping and enjoying the ocean.

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## LOCATION:

El Mangle Property is located with the following surrounding:

Loreto City is located south  
Mulege northeast  
Coyote Bay west  
The Gulf of California east

## WEATHER AND TEMPERATURE:

This Property has a very dry-warm weather with a temperature annual average of  $>22^{\circ}$  C.



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**PLOT:**

El Mangle due to its location count with drinking water, Electricity, Departmental Zones, Telephone and Internet service at just 18.64 miles south, at Loreto City which is an excellent place for those who enjoy aquatic activities such as fishing, diving, snorkelling and navigating. Just off Loreto lie the islands of Coronado and El Carmen, where experienced divers often come across blue whales, manta rays and the enormous shark whales.



**H. AYUNTAMIENTO DE LORETO**  
Dirección del Registro Público.

EL SUSCRITO DIRECTOR DEL REGISTRO PUBLICO DE LA PROPIEDAD Y DEL COMERCIO DEL H. AYUNTAMIENTO DE LORETO, B.C.S., CON APEGO A LO DISPUESTO POR LOS ARTICULOS 122, 123, 124, 125, 127, 129, 135 Y DEMAS RELATIVOS DEL REGLAMENTO DEL REGISTRO PUBLICO DE LA PROPIEDAD DEL ESTADO DE BAJA CALIFORNIA SUR, HACE CONSTAR Y CERTIFICA, QUE SE PRACTICÓ LA BÚSQUEDA CORRESPONDIENTE EN UN PERIODO DE DIEZ AÑOS A LA FECHA, SOBRE INSCRIPCIONES DE TODA CLASE EN LOS LIBROS DE LA SECCION PRIMERA Y SEGUNDA, SOBRE EL LOTE FRACCION DEL PREDIO RUSTICO DENOMINADO "EL MANGLE" DE LORETO, B.C.S., CON UNA SUPERFICIE DE 480-70-78 HAS REGISTRADO BAJO EL NUMERO 205, VOLUMEN I, SECCION PRIMERA DE FECHA 26 DE SEPTIEMBRE DE 1995, A FAVOR DEL C: SADETUR, S. A. DE C. V., MISMO QUE DE ACUERDO A LO LOCALIZADO EN ESTA DEPENDENCIA REPORTA LO SIGUIENTE:

NO ..... REPORTA ..... GRAVAMEN

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## HOW TO ARRIVE:

If we arrive from the North taking the Highway Santa Rosalia - Mulege, this Federal Highway passes for the Following towns: Guerrero Negro, San Ignacio, Santa Rosalia, Mulege and approximately to 53 miles south of Mulege we arrive at El Mangle Property (black line in the map).

From the South, we can take the highway from Loreto to the Property, at just 18.64 miles north we can also arrive to El Mangle (Red line in the map)

