

# Seventeen lots, five minutes from the Pacific.

Ocean Dream divides Predio Rústico 2 into seventeen lots between 946 and 1,525 m<sup>2</sup>, set in two rows between Calle Las Olas and Calle Océano Pacífico, plus the 4,831 m<sup>2</sup> corner parcel 2A1 on Boulevard El Capire. The southern row faces the federal zone of the Pacific Ocean; the beach is a walk of under five minutes.

Electricity, water from a well and a graded access road reach the parcel. Tenure is ejidal. Zihuatanejo and Ixtapa are roughly forty-five minutes west.

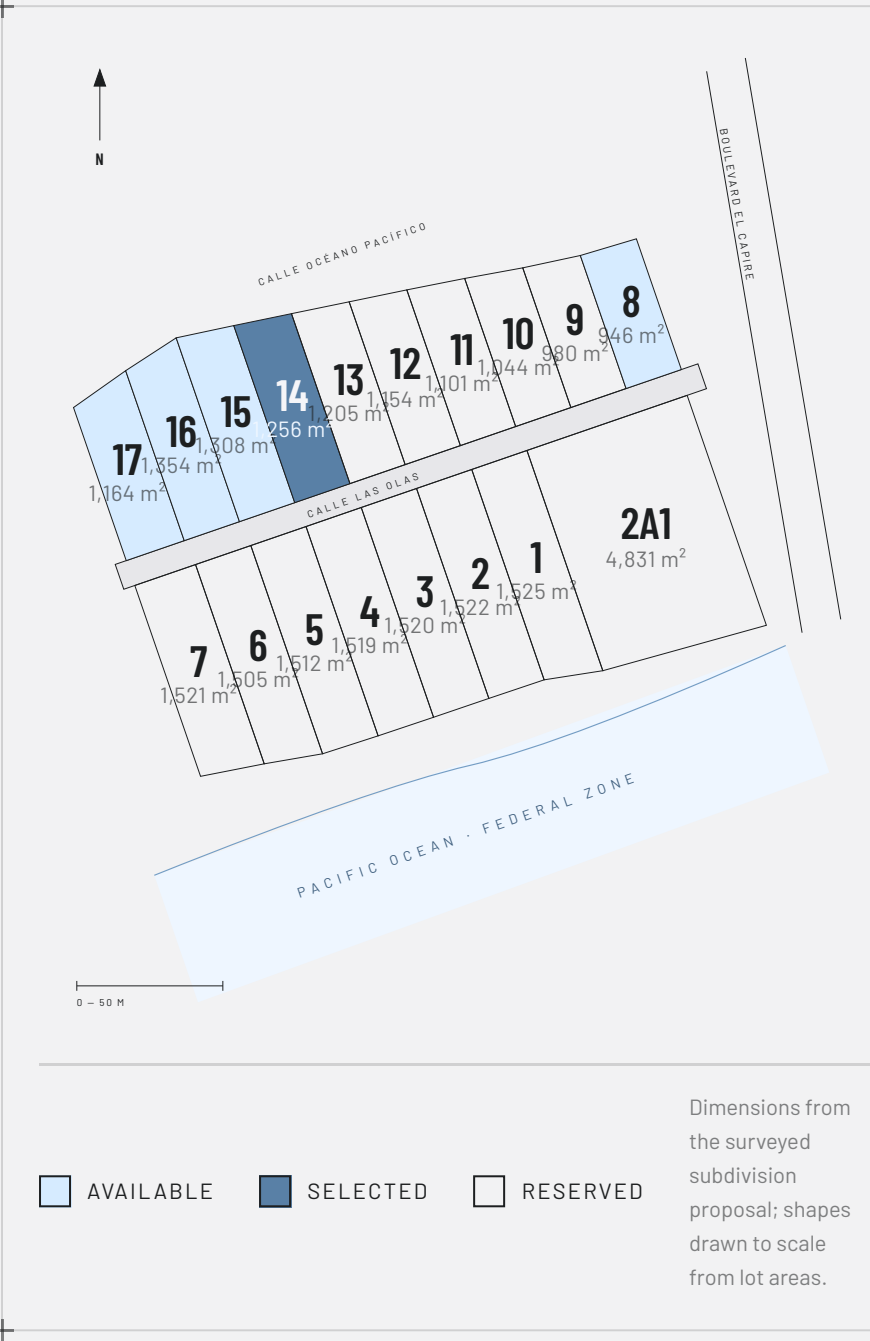
|                                     |                                         |
|-------------------------------------|-----------------------------------------|
| TOTAL AREA<br>26,967 m <sup>2</sup> | LOT RANGE<br>946 – 1,525 m <sup>2</sup> |
| AVAILABLE NOW<br>5 lots             | PRICE<br>On request                     |



AERIALS OF THE PARCEL, AUGUST 2026

## 01 – MASTER PLAN

Select a lot on the plan or in the schedule below.



|                |                        |
|----------------|------------------------|
| LOT            | Available              |
| 14             |                        |
| AREA           | 1,256 m <sup>2</sup>   |
| AREA           | 13,524 ft <sup>2</sup> |
| ROAD FRONTAGE  | 20.00 m                |
| DEPTH, APPROX. | 62.8 m                 |
| POSITION       | Back row               |
| PRICE          | On request             |

Second row from the ocean, fronting Calle Las Olas. Available now.

[Inquire about lot 14](#)

## 02 – LOT SCHEDULE

All seventeen lots by number; 2A1 is the corner parcel.

| LOT | ROW           | AREA M <sup>2</sup> | AREA FT <sup>2</sup> | FRONTAGE | DEPTH ≈ | STATUS                    |
|-----|---------------|---------------------|----------------------|----------|---------|---------------------------|
| 1   | Ocean row     | 1,525               | 16,413               | 20.00 m  | 76.2 m  | <a href="#">Reserved</a>  |
| 2   | Ocean row     | 1,522               | 16,381               | 20.00 m  | 76.1 m  | <a href="#">Reserved</a>  |
| 3   | Ocean row     | 1,520               | 16,357               | 20.00 m  | 76.0 m  | <a href="#">Reserved</a>  |
| 4   | Ocean row     | 1,519               | 16,354               | 20.00 m  | 76.0 m  | <a href="#">Reserved</a>  |
| 5   | Ocean row     | 1,512               | 16,279               | 20.00 m  | 75.6 m  | <a href="#">Reserved</a>  |
| 6   | Ocean row     | 1,505               | 16,195               | 20.00 m  | 75.2 m  | <a href="#">Reserved</a>  |
| 7   | Ocean row     | 1,521               | 16,367               | 20.00 m  | 69.1 m  | <a href="#">Reserved</a>  |
| 8   | Back row      | 946                 | 10,187               | 20.00 m  | 47.3 m  | <a href="#">Available</a> |
| 9   | Back row      | 980                 | 10,550               | 20.00 m  | 49.0 m  | <a href="#">Reserved</a>  |
| 10  | Back row      | 1,044               | 11,239               | 20.00 m  | 52.2 m  | <a href="#">Reserved</a>  |
| 11  | Back row      | 1,101               | 11,856               | 20.00 m  | 55.1 m  | <a href="#">Reserved</a>  |
| 12  | Back row      | 1,154               | 12,417               | 20.00 m  | 57.7 m  | <a href="#">Reserved</a>  |
| 13  | Back row      | 1,205               | 12,969               | 20.00 m  | 60.2 m  | <a href="#">Reserved</a>  |
| 14  | Back row      | 1,256               | 13,524               | 20.00 m  | 62.8 m  | <a href="#">Available</a> |
| 15  | Back row      | 1,308               | 14,080               | 20.00 m  | 65.4 m  | <a href="#">Available</a> |
| 16  | Back row      | 1,354               | 14,575               | 20.00 m  | 67.7 m  | <a href="#">Available</a> |
| 17  | Back row      | 1,164               | 12,532               | 20.50 m  | 55.4 m  | <a href="#">Available</a> |
| 2A1 | Corner parcel | 4,831               | 51,999               | 50.44 m  | 83.3 m  | <a href="#">Reserved</a>  |

## 03 – THE LAND

|                                                                                                                                                                                                                        |                                                                                                                                                                                                                        |                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BEACH</b><br><b>Under five minutes on foot</b><br>The southern row of lots ends at the federal zone of the Pacific; open sand and surf lie directly beyond it.                                                      | <b>SERVICES</b><br><b>Power, water, graded road</b><br>Electricity and water from a well reach the parcel, and Calle Las Olas and Calle Océano Pacífico connect every lot to Boulevard El Capire on the east boundary. | <b>TENURE</b><br><b>Ejidal land</b><br>Tenure is ejidal. Buyers should review the transfer process with their own notary or attorney before committing.                                      |
| <b>LOCATION</b><br><b>45 minutes from Zihuatanejo &amp; Ixtapa</b><br>Playa El Capire sits in La Unión de Isidoro Montes de Oca, Guerrero, east along the coast from Zihuatanejo–Ixtapa and its international airport. | <b>SURVEY</b><br><b>Subdivision proposal on file</b><br>Predio Rústico 2 was surveyed and divided into seventeen lots plus the corner parcel 2A1; areas and frontages shown here come from that plan.                  | <b>USE</b><br><b>Houses, rentals, small lodging</b><br>Lot sizes suit a single house with room to spare; the 4,831 m <sup>2</sup> corner parcel 2A1 on the boulevard suits a larger project. |

ENQUIRIES

Ask for prices and a site visit

Prices are quoted per lot on request. Visits can be arranged on the parcel, and the full survey drawing is available to serious buyers.

CONTACT

Ocean Dream — sales

WhatsApp on request

email on request