

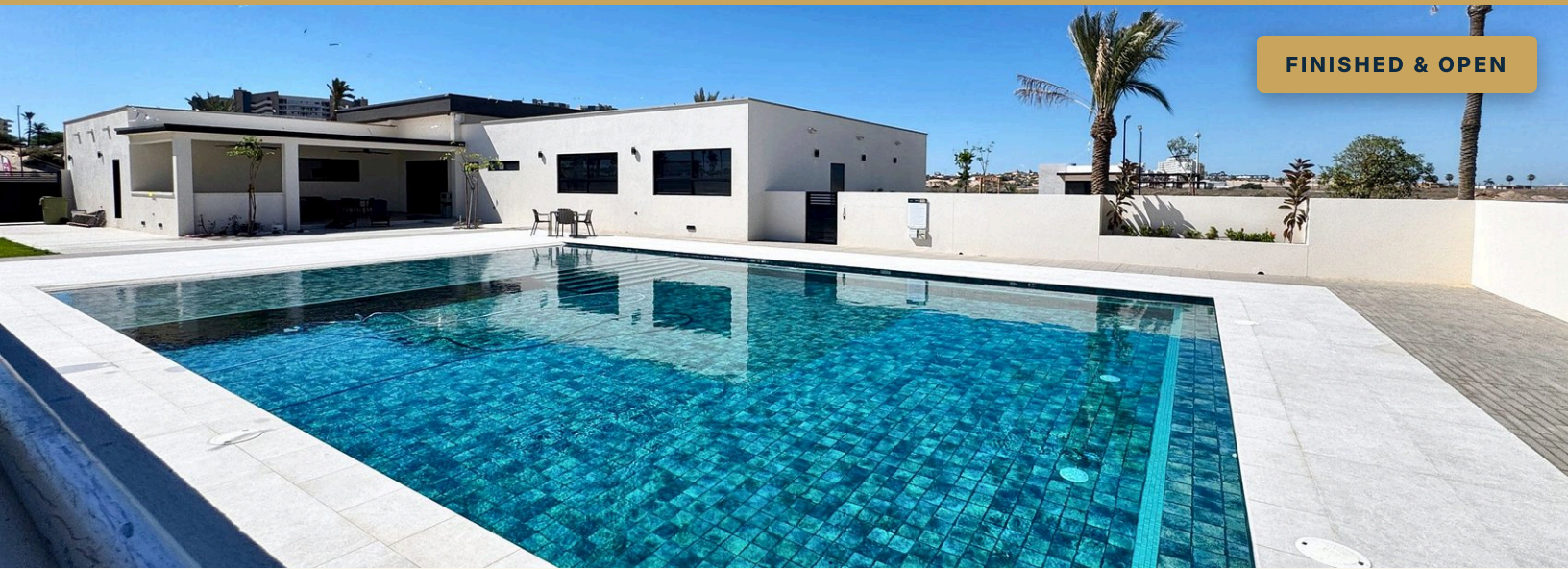


VIVIENTE AT SANDY BEACH · PUERTO PEÑASCO

Clubhouse & Amenities

Finished, open, and inside the gates

FINISHED & OPEN



5,300 ft²

CLUBHOUSE

24/7

GATED SECURITY

\$165

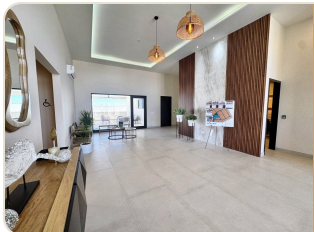
HOA PER MONTH

109

HOMES · GATED

At Viviente, the amenities aren't a promise on a site plan. They're built, open, and in use. The **5,300-square-foot clubhouse** anchors the community with a bright lobby and lounge, a furnished family room, and a fully equipped fitness center. Step outside to the pool, the covered terrace, and the courts. It's a resort-style day without leaving the gates, a few minutes from the Sea of Cortez.

Inside the clubhouse



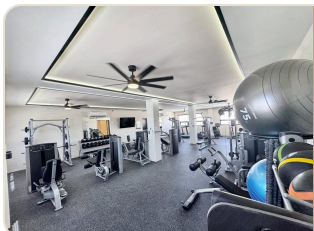
Lobby & lounge

Cove-lit ceilings, a stone and wood feature wall, and room to gather.



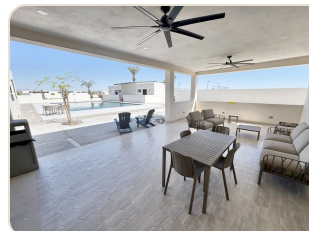
Family room

Sofas, dining and bar-height tables, and a big-screen TV for game nights.



Fitness center

Air-conditioned, with Life Fitness strength machines, free weights and cardio.



Covered terrace

Shaded lounge and dining right on the pool, cooled by ceiling fans.

Come see it in person.

Tour the clubhouse, the amenities and our model homes.
Scan to book a time, or call Joe directly.

Joseph "Joe" Sanchez
Developer / Sales Director
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VIVIENTE AT SANDY BEACH · AMENITIES

Outdoors & Active

Courts, paths and open air, all inside the gates



Pickleball courts with the padel court beyond



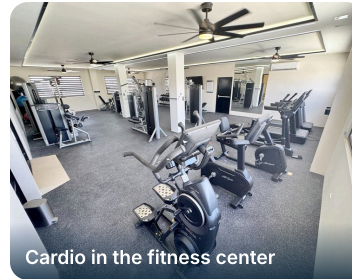
Glass-walled padel court



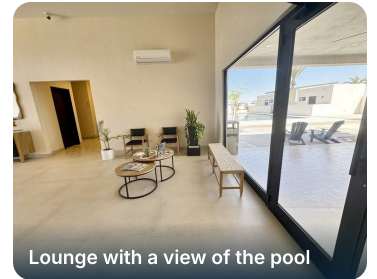
Shaded pavilion by the courts



Palm-lined walking paths



Cardio in the fitness center



Lounge with a view of the pool

Everything at Viviente

- ✓ Resort-style community pool
- ✓ 5,300 ft² clubhouse — lobby, lounge & family room
- ✓ Fitness center with strength & cardio
- ✓ Covered poolside terrace
- ✓ Pickleball courts
- ✓ Glass-walled padel court
- ✓ Basketball hoop & shaded pavilion
- ✓ Palm-lined walking paths
- ✓ Dog park
- ✓ Community-wide Starlink internet
- ✓ 24/7 gated security
- ✓ Moments from the beach & golf

Low HOA: \$165 / month

Owners and their registered guests enjoy the clubhouse, pool, fitness center and courts, with 24/7 gated security watching over the community.

CURRENT AMENITY HOURS

Clubhouse	9 AM – 10 PM
Fitness center	8 AM – 9 PM
Pool	10 AM – 9 PM
Sport courts	8 AM – 9 PM

Hours are set by the HOA and may change. Private clubhouse events can be reserved through the HOA.



The clubhouse

Picture your days here.

Scan to book a tour. Design your own home at build.viviente.mx

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