



UMBRA

by Deco Pacific

TODOS SANTOS, BAJA CALIFORNIA SUR



DEVELOPMENT · ARCHITECTURE · CONSTRUCTION

For more than 14 years, we have been developing and building homes in Mexico City, grounded in experience, attention to detail and a deep understanding of how spaces are lived.

In 2024, Baja California Sur became home — and the beginning of a new chapter: **Deco Pacific**.

Today, we are a development, architecture and construction firm creating thoughtful homes shaped by their surroundings, from concept to completion.

We bring experience into a different way of building: one shaped by place, purpose and the way spaces are lived.



SAME FOUNDATION. NEW LANDSCAPE.

Building with a sense of place.



OUR EXPERIENCE

SELECTED PROJECTS, MEXICO CITY



LLANO DE LA TORRE



ZAPATA 61



EMPRESA 95



S. JERONIMO, 1000



M44

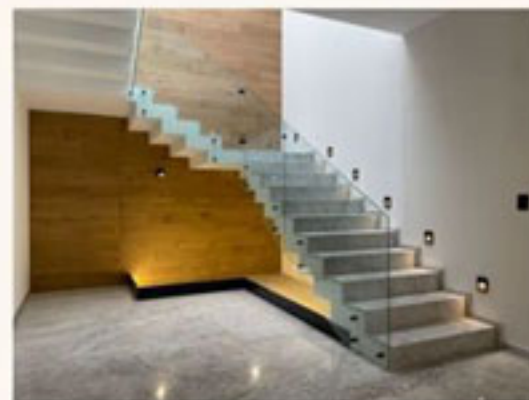
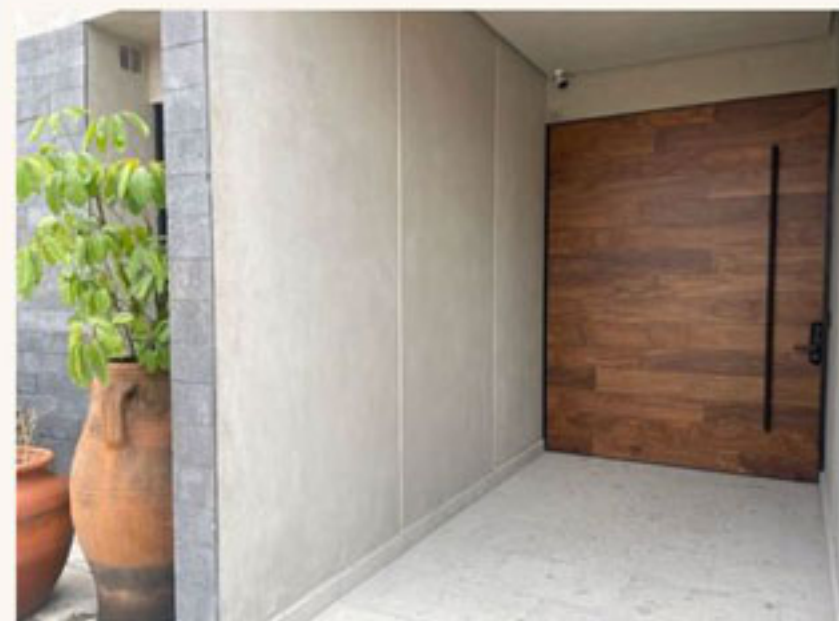
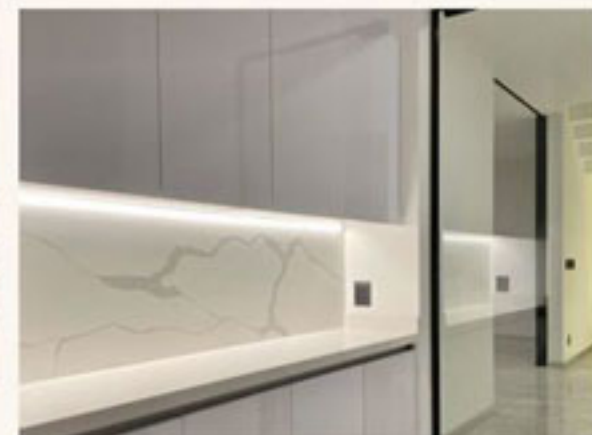
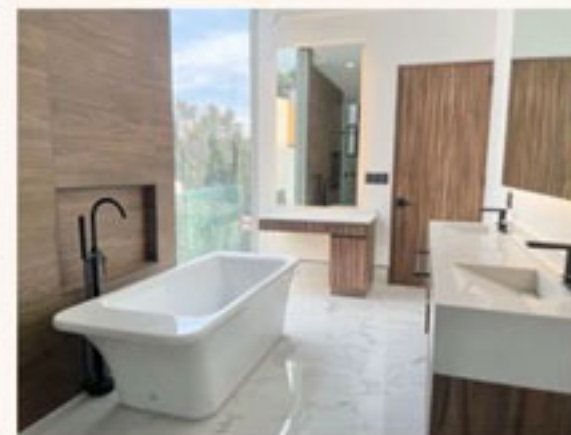


SAN BERNABE, 370



OUR EXPERIENCE

FINISHES & DETAILS





OUR APPROACH

EVERY PROJECT BEGINS WITH ITS PLACE.



Rooted in place



Design with purpose



From vision to reality

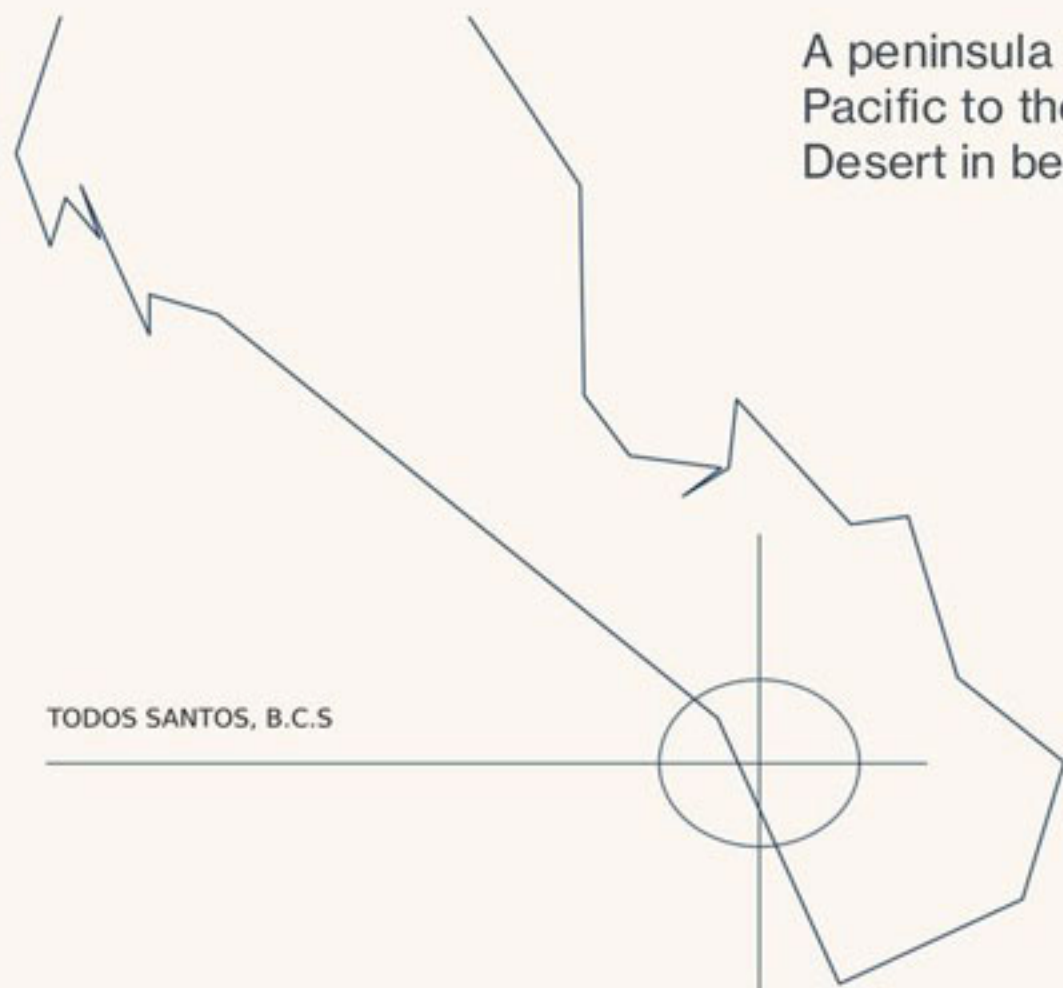


Made to endure



THE PLACE

MEXICO. BAJA CALIFORNIA SUR. TODOS SANTOS.



A peninsula shaped by two seas.
Pacific to the west. Sea of Cortés to the east.
Desert in between.

At its southern edge, Todos Santos emerges between desert, mountains
and ocean – a place shaped by artists, surfers and the rhythm of Baja.



UMBRA

A three bedroom single-family residence by Deco Pacific.



Umbral – Threshold

Where Baja begins to feel like home

Named after the Spanish word for threshold.
Umbral represents the space between where you have been and
where life begins to unfold differently.

Perched above the Pacific, it is where contemporary
architecture, handcrafted materials and the beauty of Baja
California Sur come together.



Living dining and sunset – held in one ocean view.



Kitchen, table and terrace as one continuous room.



THE UMBRAL DIFFERENCE

ENERGY-EFFICIENT BY DESIGN.

Thoughtful construction and efficient systems designed to reduce energy consumption.



**Insulated Roof
Construction**



**Inverter Air
Conditioning**



**Variable-Speed Pool
System**



**Variable-Speed
Water Pressure**



**LED Lighting
Throughout**

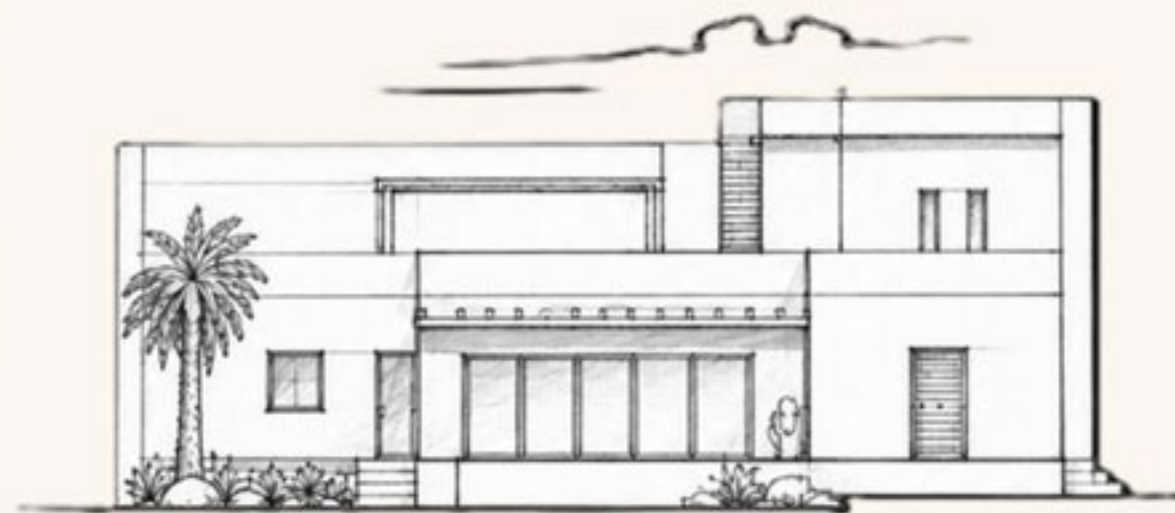
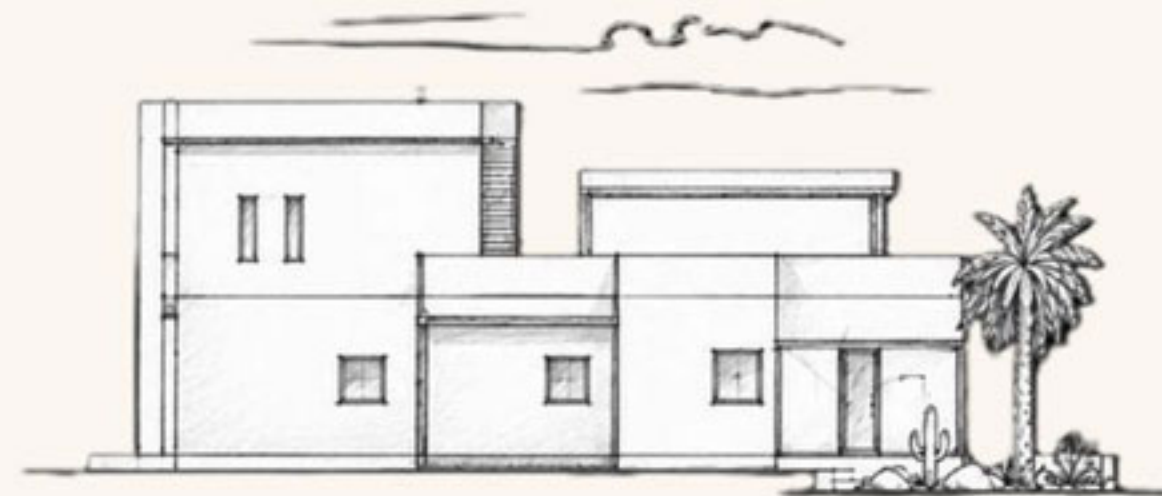
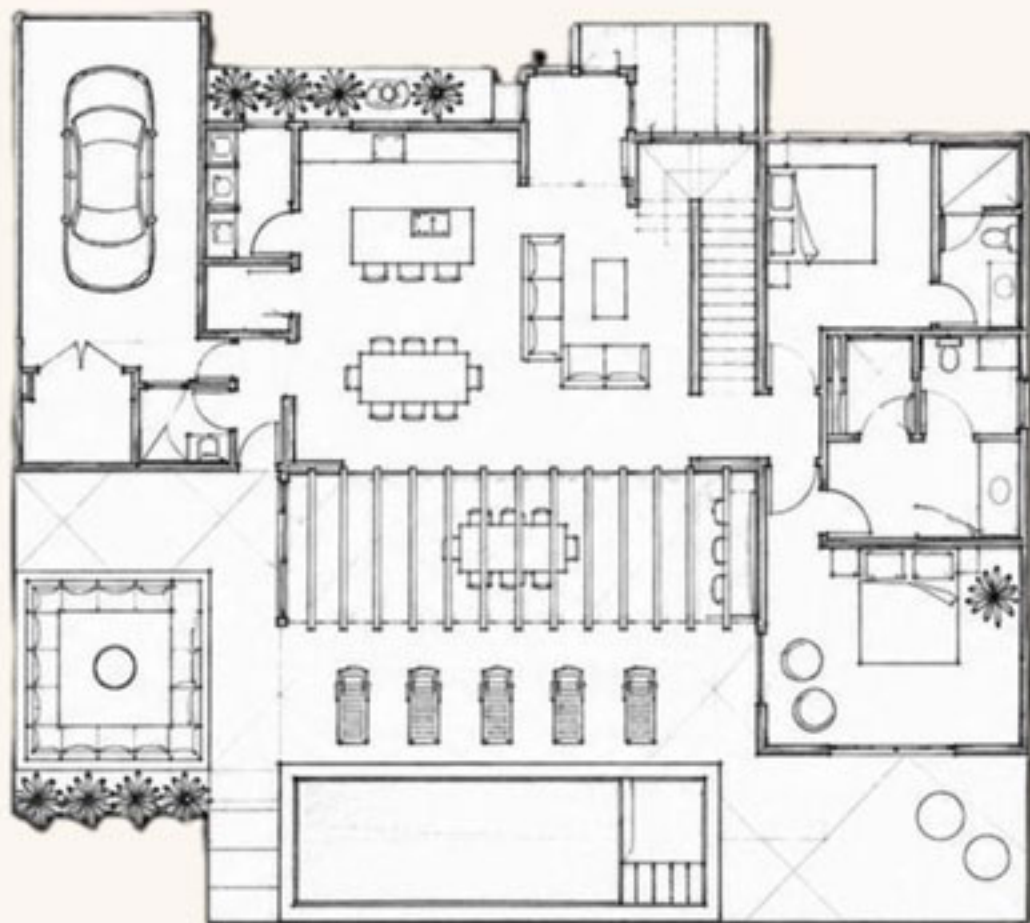
LOWER UTILITY COSTS. GREATER COMFORT..



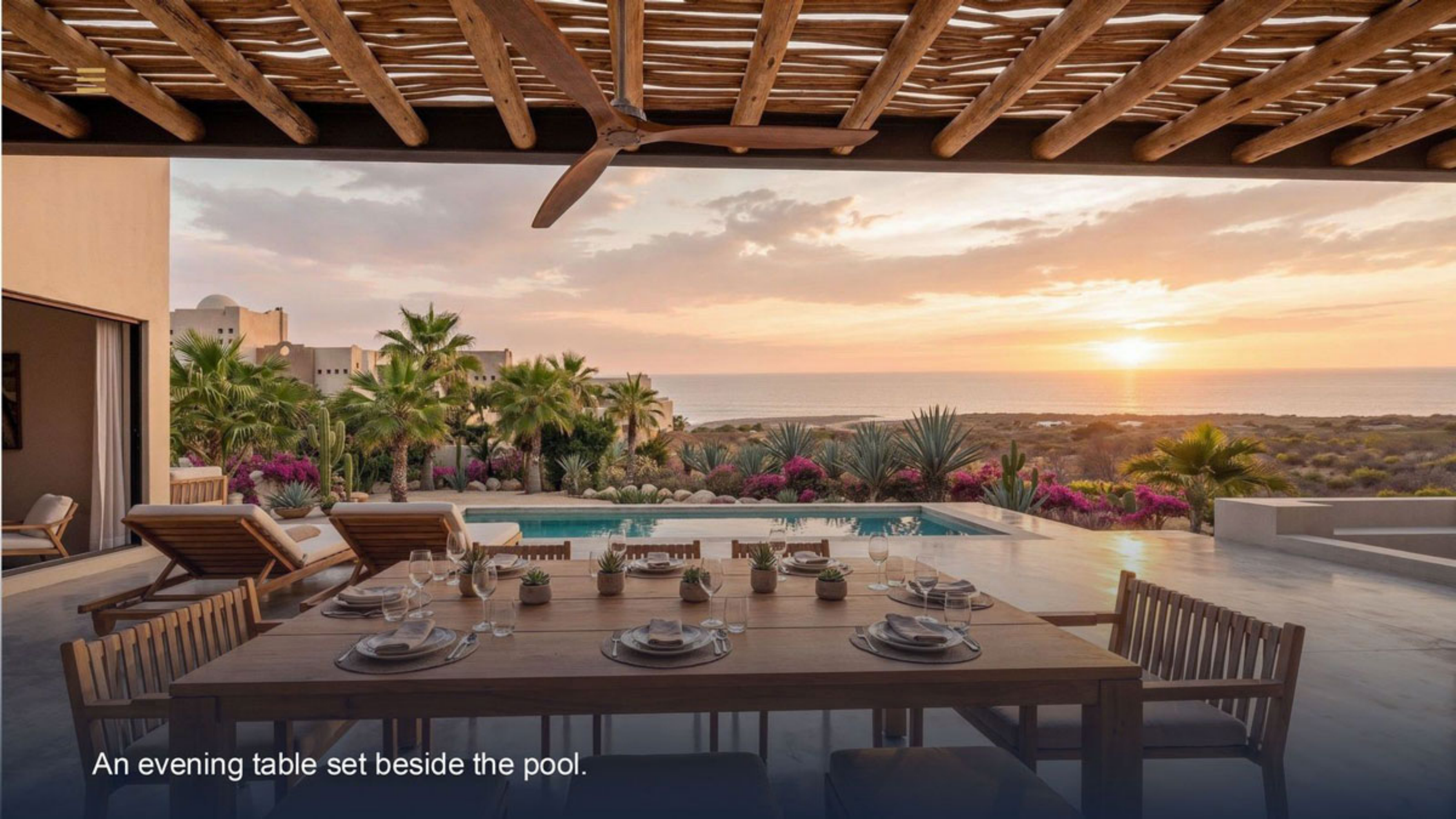
A saltwater pool, fire pit and outdoor kitchen among the golden hour.



THE DESIGN







An evening table set beside the pool.



THE UMBRAL DIFFERENCE

Outdoor & Lifestyle.



Saltwater pool
30 x 10 ft.



Fire pit lounge
& outdoor kitchen



Automatic entry gate
Secure main access



Covered garage
Automatic garage door



\$40K USD allowance
Furnishing led by Deco Pacific



Where the day cools into an evening around the fire.



desert clay

sand dune

sierra granite

concrete

sea mist

desert cardón



Where the day ends in the same light it began.





THE UMBRAL DIFFERENCE

Comfort & Systems.



Air Conditioning
Throughout the residence



Whole-House Filtration
Water filtration system



20KL Water Storage
On-site capacity

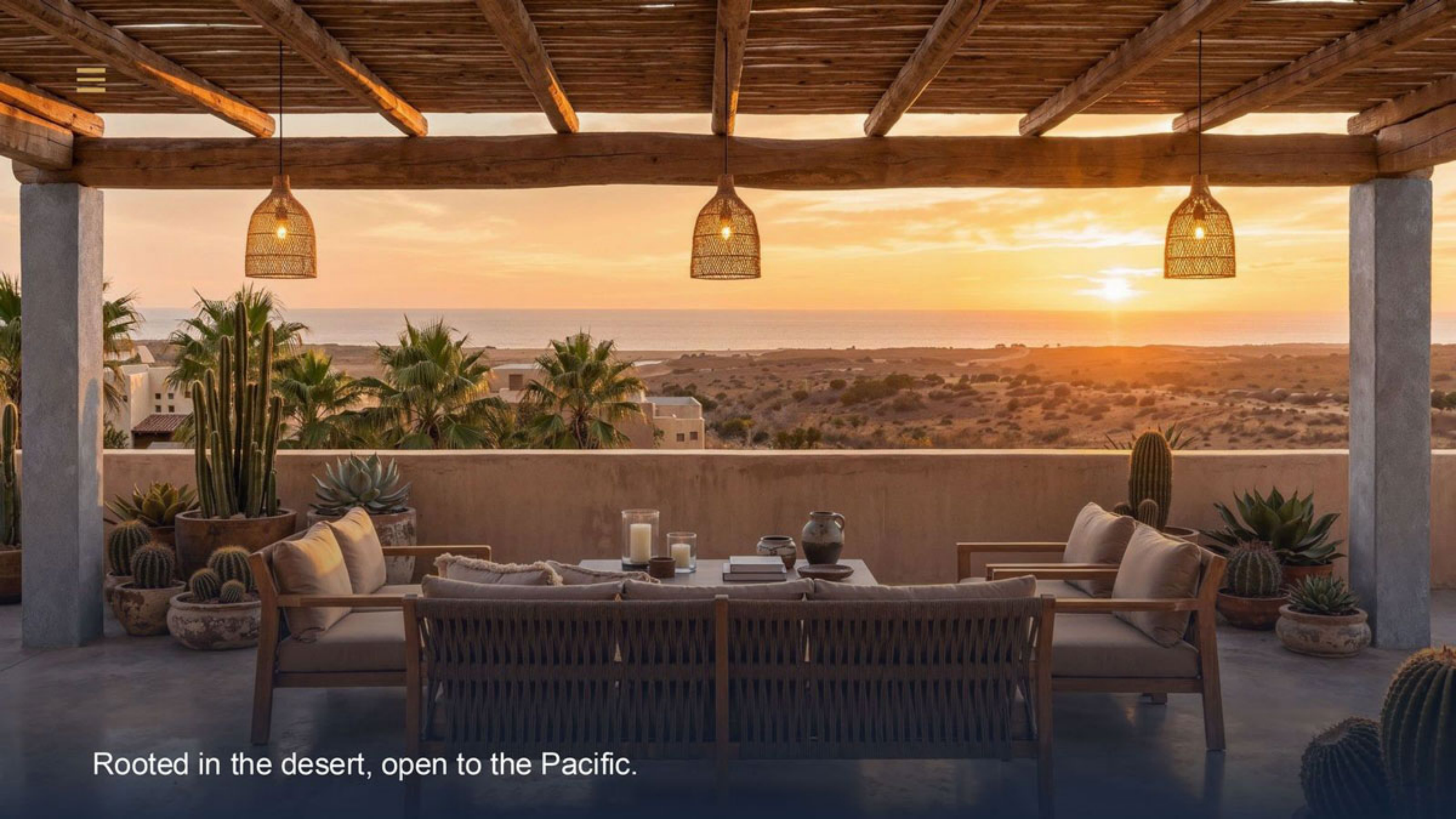


Premium Windows
High Performance
Engineered



Full appliances
Including laundry &
dishwasher





Rooted in the desert, open to the Pacific.





UMBRAL

by Deco Pacific

Every project begins at a threshold.
Umbral is where that idea takes shape
and where the next one begins.