

*Life in Bonito*

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**PUEBLO BONITO VANTAGE**  
**SAN MIGUEL DE ALLENDE**  
**THE RESIDENCES**



# PUEBLO BONITO®

GOLF & SPA RESORTS

## OUR HISTORY

For 35 years, Pueblo Bonito Golf & Spa Resorts has positioned itself as one of the leading hotel chains in Mexico. The company, founded by Ernesto Coppel, began its journey in 1987 with a hotel in Mazatlán, and since then, has established itself as a dominant player in Los Cabos, the fastest-growing vacation destination in the hemisphere.

By 2001, the company had consolidated its trajectory by developing four properties: Pueblo Bonito Mazatlán and Pueblo Bonito Emerald Bay Resort & Spa in Nuevo Mazatlán; as well as Pueblo Bonito Los Cabos and Pueblo Bonito Rosé on El Médano beach in Cabo San Lucas.

In 2002, Pueblo Bonito Sunset Beach opened its doors and the company's expansion in Quivira Los Cabos began. Quivira is an exclusive residential development that today faces 4 km of beach along the Pacific Ocean. The Pueblo Bonito Sunset Beach, Pueblo Bonito Pacifica, and The Towers at Pacifica resorts are all located here, as well as the Montecristo Estates Luxury Villas and Novaispania fractional ownership properties. The development is also home to the Mavila, Copala, Coronado and Alvar luxury residential communities. Guests and residents alike enjoy Quivira Los Cabos' many amenities, which include variety of restaurants, a tempting gastronomic lounge, the award-winning Armonia Spa, and the renowned Quivira Golf Club by designer Jack Nicklaus.

Quivira Golf Club has the best location in the destination and *Golf Magazine* recognized it as the "Best International New Golf Course" when it opened in 2014. Since then, this impressive and challenging golf course has received other recognitions and is the cornerstone of the Quivira Los Cabos residential development.

Today, with the introduction of Pueblo Bonito Vantage San Miguel de Allende, we write a new chapter in Grupo Pueblo Bonito's history—one which remains faithful to our original vision: exceed expectations and offer the highest level of quality service.

And the story continues.

LOS CABOS



MAZATLÁN





# PUEBLO BONITO VANTAGE SAN MIGUEL DE ALLENDE *THE RESIDENCES*

Welcome to Pueblo Bonito Vantage San Miguel de Allende: a world-class property designed for the most demanding travelers and experts who seek to reside in a place with cutting-edge design and world-class services. The project bears all the hallmarks of Grupo Pueblo Bonito, including a refined lodging experience and an ultra-luxe lifestyle, this time in the charming city of San Miguel de Allende.

Our concept is an evolution in hospitality, service and exclusivity, one which merges the architectural experience with the magic of this unique destination.

Pueblo Bonito Vantage San Miguel de Allende The Residences feature 19 private villas and 26 condominiums. It is a premium residential project offering improved amenities, one where you and your family—in addition to experiencing the charm and culture of this beautiful colonial city—will be able to enjoy spectacular views, exquisite architecture, a privileged location, and unique experiences with your loved ones. Needless to say, all our spaces have the endorsement, service and experience of Grupo Pueblo Bonito, one of the most internationally recognized Mexican tourism companies.

**Qué Bonito vivir.**  
*So Bonito to live.*

# SAN MIGUEL DE ALLENDE

The beauty of San Miguel de Allende is wherever you look...

Declared a World Heritage Site by UNESCO in 2008, San Miguel de Allende was also named "The Best City in the World" by *Condé Nast Traveler* magazine and twice by the international *Travel + Leisure* magazine.

San Miguel de Allende has remarkable colonial architecture and endless culture. Its pleasant mountain climate, cobbled streets and peaceful, yet cosmopolitan atmosphere are ideal; it has the flavor of a small town, but also the gastronomic, artistic and cultural offerings of a big city.

Its location is privileged due to its proximity to Mexico City and the main cities of El Bajío, the fastest-growing area in the country.

San Miguel de Allende, the heart of Mexico.

**Bonito es contemplar.**  
*So Bonito to contemplate.*



# LOCATION

Pueblo Bonito Vantage The Residences is located within the Corazón District, the new heart of San Miguel de Allende, next to the Ventanas Golf Club and a few yards from La Aurora Factory. The hotel zone of Corazón District surrounds the Zeferino Gutiérrez Park –named in honor of the creator of the iconic Parish of San Miguel Arcángel– which is also located in this area and it has more than 2.5 hectares where there are green areas and a beautiful lake.

Corazón District marks the beginning of the Golden Corridor, the urban corridor which connects San Miguel de Allende with Dolores Hidalgo. Here, you can find restaurants, hot springs, country hotels, real estate developments and another cultural jewel designated Cultural Heritage of Humanity by UNESCO, the Sanctuary of Atotonilco, also known as the Mexican Sistine Chapel.

Corazón District is the area with the highest added value in the city; its beautiful views are unmatched, featuring views of the domes and bell towers of the city’s main churches and the famous Parish of San Miguel Arcángel. In addition, it has the advantage of being only a 12-minute walk to the main garden and the parish. The park, the hotels, an attractive commercial area with a pedestrian corridor, and the residential area come together to form the area with the greatest growth and development in the city.

Pueblo Bonito Vantage adorns the area with its luxury hotel and unique residences that will allow you to enjoy San Miguel de Allende like never before.

**Bonito es estar.**  
*So Bonito to be.*



PUEBLO BONITO VANTAGE  
SAN MIGUEL DE ALLENDE



# MASTER PLAN



# MASTER PLAN







## CONDOS

The Mexican colonial and contemporary hacienda style is the hallmark that characterizes the **Pueblo Bonito Vantage** condominiums. The setting, decoration, and details match with the colors, materials of the region, and picturesque image of **San Miguel de Allende**, combined with a touch of exquisite elegance.

There are 26 condominiums with 2 and 3 bedrooms. Each are spaces that play with wood, high ceilings and amplitude. They feature huge windows which flood the interiors with light and embellish the oyster color of the walls.

The ground floor condominiums have private gardens of up to 925.69 ft<sup>2</sup> and the penthouse condominiums have a private rooftop of up to 1474.66 ft<sup>2</sup>.

**Bonito es compartir.**  
*So Bonito to share.*

Bedrooms	Interiors from	Terraces and balconies from	Roof top from	Total ft <sup>2</sup> from	Units
2R	1,765 ft <sup>2</sup>	226 ft <sup>2</sup>	1,302 ft <sup>2</sup>	2,034 ft <sup>2</sup>	15
3R	2,207 ft <sup>2</sup>	280 ft <sup>2</sup>	1,410 ft <sup>2</sup>	2,519 ft <sup>2</sup>	11

The interior measurements, as well as the balconies, terraces and gardens vary by type of unit.

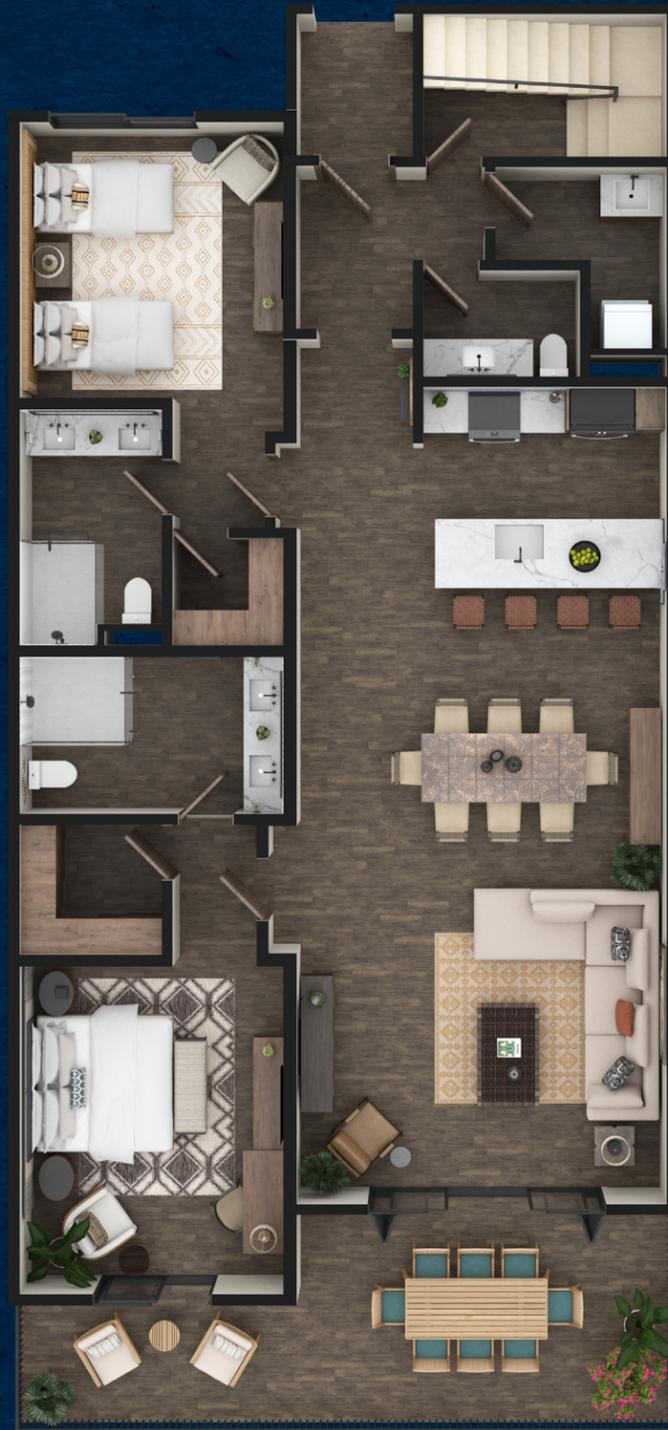
## CONDO 2R

From 2,034 ft<sup>2</sup> total

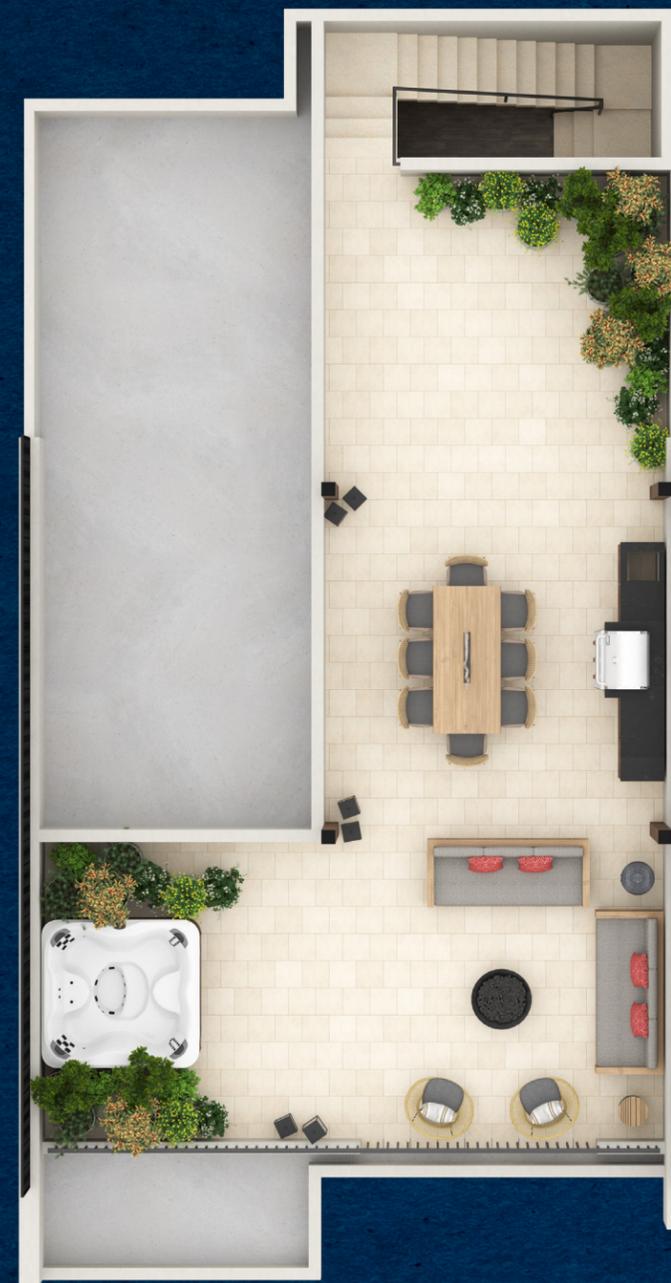
- 2 bedrooms
- 2.5 bathrooms
- Terrace
- Living room
- Dining room
- Kitchen with island
- Laundry room



# CONDO 2R



FLOOR PLAN



ROOF GARDEN\*

The distribution may vary slightly depending on the type of unit.

\*Available only in penthouse units



## CONDO 3R

From 2,519 ft<sup>2</sup> total

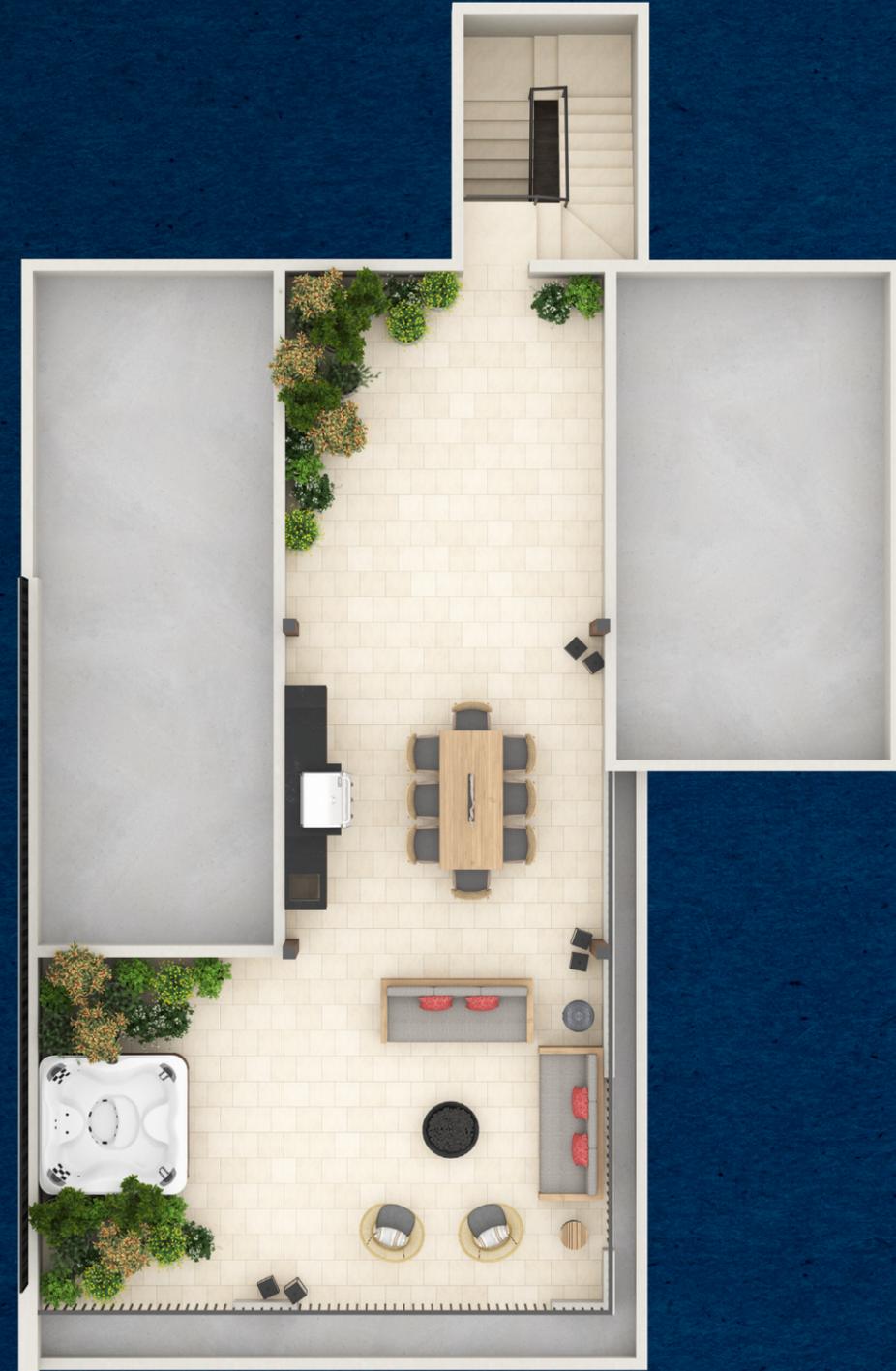
- 3 bedrooms
- 3.5 bathrooms
- Terrace
- Living room
- Dining room
- Kitchen with island
- Laundry room



# CONDO 3R



FLOOR PLAN



ROOF GARDEN\*

The distribution may vary slightly depending on the type of unit.

\*Available only in penthouse units





## VILLAS

Like the condominiums, the villas also feature the bright colors and contemporary Mexican colonial hacienda style of this magical city, which integrate perfectly with its personality and spirit.

The 19 villas are offered in 3- and 4-bedroom sizes. The social area is located at street level, through which the villas are accessed. The bedrooms are located on the ground floor, enjoying private gardens.

The villas wonder is that their spaciousness blends with the atmosphere. All villas feature a garage, terraces, balconies, private gardens and rooftops with incredible views.

**Bonito es amar.**  
*So Bonito to love.*

Bedrooms	Interiors	Total ft <sup>2</sup> from	Units
3R	2,368 ft <sup>2</sup>	4,962 ft <sup>2</sup>	12
4R	2,637 ft <sup>2</sup>	5,694 ft <sup>2</sup>	7

The interior measurements, as well as the balconies, terraces and gardens, vary by type of unit.

## VILLA 3R

From 4,962 ft<sup>2</sup> total

- 3 bedrooms
- 3.5 bathrooms
- Terrace
- Living room
- Dining room
- Kitchen with island
- Laundry room
- Indoor yard
- Private garden
- Private rooftop



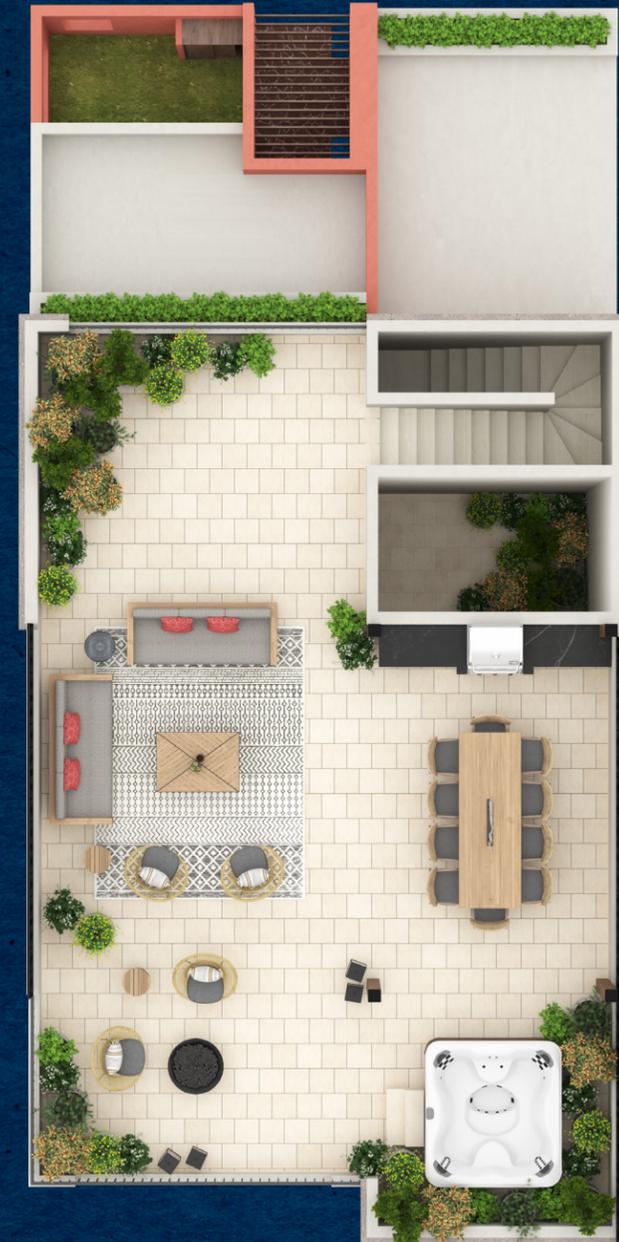
# VILLA 3R



GROUND FLOOR



SECOND FLOOR



ROOF GARDEN

The distribution may vary slightly depending on the type of unit.

Access to the villa is through the second floor (street level)



## VILLA 4R

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From 5,694 ft<sup>2</sup> total

- 4 bedrooms
  - 4.5 bathrooms
  - Terrace
  - Living room
  - Dining room
  - Kitchen with island
  - Laundry room
  - Indoor yard
  - Private garden
  - Private rooftop
- 



# VILLA 4R



GROUND FLOOR



SECOND FLOOR



ROOF GARDEN

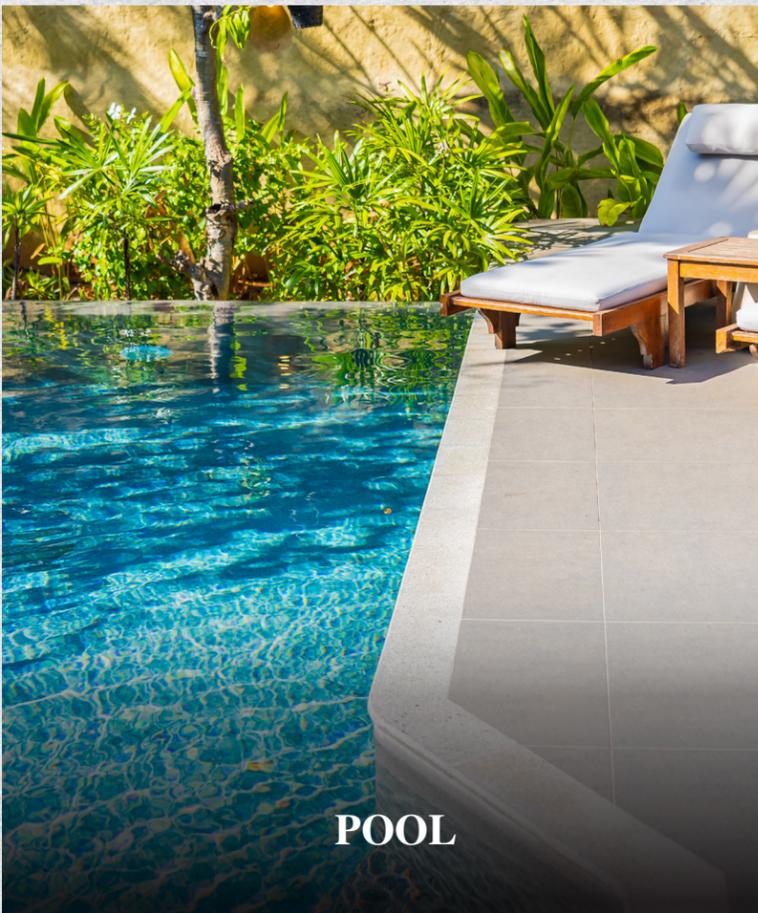
The distribution may vary slightly depending on the type of unit.

Access to the villa is through the second floor (street level)

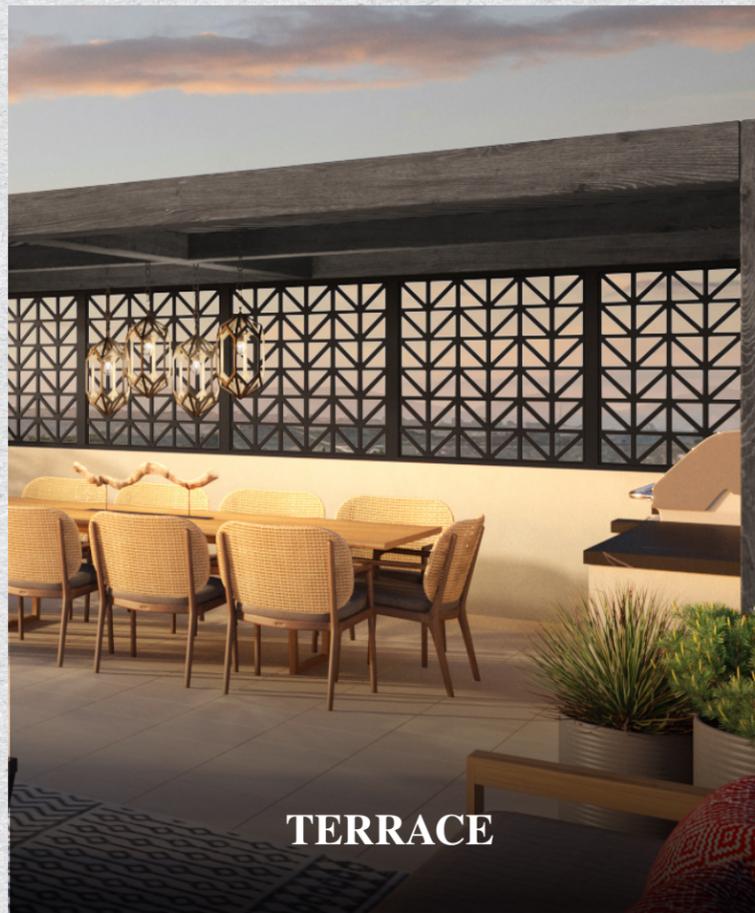








**POOL**



**TERRACE**



**STEAKHOUSES**



**CENTRAL BAR**

# EXCLUSIVE AMENITIES FOR RESIDENTS

**The residences will have exclusive amenities for their owners.**

**In the pleasant cozy lobby, you will find:**

- Equipped meeting room**
- Living room with fireplace**
- TV room**
- Pool table**
- Central Bar**

**To enjoy the climate of San Miguel de Allende and a pleasant day outside with family and friends, you will find:**

- Swimming pool**
- Jacuzzi**
- Terrace with pergola**
- BBQ area and grills**
- Children's play area**

**Give yourself the gift of belonging to the exclusivity and comfort of life in Bonito.**



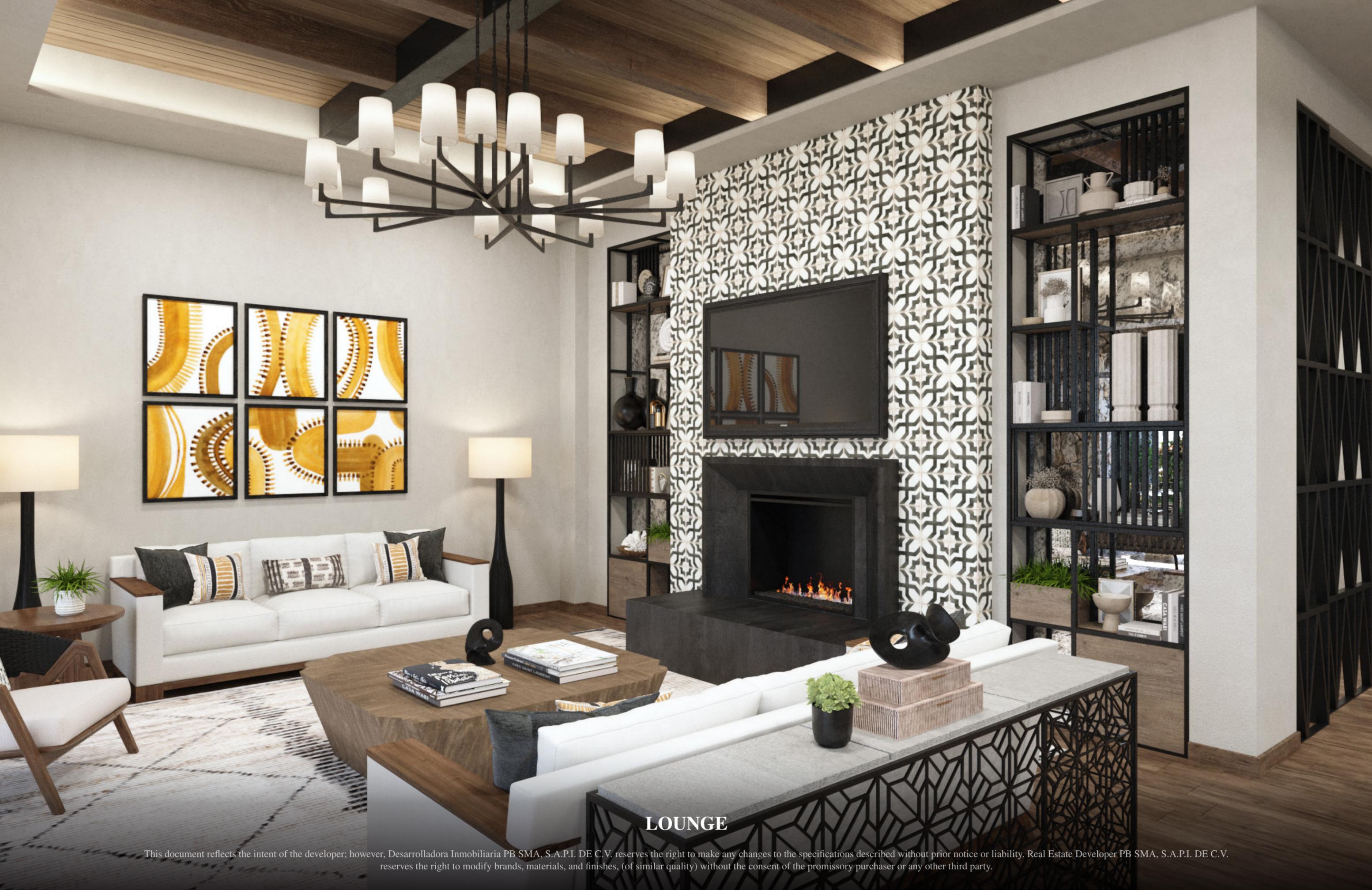
## OUTDOOR BAR

This document reflects the intent of the developer; however, Desarrolladora Inmobiliaria PB SMA, S.A.P.I. DE C.V. reserves the right to make any changes to the specifications described without prior notice or liability. Real Estate Developer PB SMA, S.A.P.I. DE C.V. reserves the right to modify brands, materials, and finishes, (of similar quality) without the consent of the promissory purchaser or any other third party.



## THEATER

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## LOUNGE

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## BAR

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# HOTEL AMENITIES

You can also enjoy the amenities that Pueblo Bonito Vantage hotel will offer.



## SWIMMING POOL

A true delight to relax and enjoy the hot weather in every sense.



## SPA

Our spa offers an extensive treatment menu with relaxing massages, soothing body scrubs, detoxifying body wraps and facials. Everything you need to enjoy yourself and relax.



## ROOFTOP BAR

Sunsets here are famous for their beauty, so you can't miss the opportunity to toast with your loved ones under the colorful sky.



## LOBBY BAR

Enjoy the perfect place to delight yourself with a cocktail, appetizer or your drink of choice among the hundreds of options that we have on our menu while listening to live music.



## BUSINESS CENTER

The perfect place to focus on affairs and projects to meet your goals, as if you were doing it from your office!



## **GYM**

Maintain a physical and mental balance through classes and personal training that our team of professionals has for you.



## **DELI & CAFE**

The region's coffee is exquisite, and our baristas create different drinks with essences, various types of milk, and even liqueurs to satisfy the most discerning tastes.



## **RESTAURANT**

A wide gastronomic offering for all tastes: from Mediterranean and Mexican cuisine to fusion and signature cuisine.



## **EVENT ROOM**

The ideal space to give privacy to events in an exceptional setting for you and your guests.

# EXCLUSIVE BENEFITS

The owners of a residence in **Pueblo Bonito Vantage The Residences** are not only privileged to live in one of the most exclusive areas of **San Miguel de Allende**, but also to enjoy the added value of the location, the architectural design and the convenience of having everything in one place. As if that was not enough, they are also entitled to the following exclusive benefits:

To enjoy exclusively is to live *in Bonito*.

  
**40% discount**  
on SPA services.

  
**20% discount**  
at all restaurants  
of the **Pueblo  
Bonito Group**.

  
Two weeks in **Pueblo  
Bonito Los Cabos  
or Mazatlán** during  
the construction of  
your unit, paying only  
maintenance fee.

  
**20%  
discount**  
on our online  
published rates  
[www.pueblobonito.com.mx](http://www.pueblobonito.com.mx)

  
Access  
to hotel  
concierge  
services.

  
Invitations  
to events and  
discounts at  
the **Pueblo  
Bonito Vantage  
Hotel**.





### SPANISH CLASSES

San Miguel de Allende is your home, therefore, if you have not yet mastered Spanish, learn in a practical and fun way with the best local teachers.



### TEQUILA TASTING

Become a complete connoisseur of the mythical drink of excellence: tequila. Here you will learn about its history, tradition, and the different ways to enjoy it.



### COOKING LESSONS

Learn from the experts and discover your culinary skills. You can also prepare one of the dishes from our acclaimed menu of Mexican traditions.



### CHEESE, BREAD AND WINE TASTING

In these lands, cheese and wine have international fame; enjoy them through pairings with our sommelier, an expert on the subject of wine houses and vineyards.



Life is full of experiences. The same that makes us who we are and who we want to be. V Life is just the experience of knowing and feeling alive through the art of living well. The art of being in the world as we want to be.

V Life is made up of 6 pillars that offer a range of experiences related to you and which are in harmony with the stillness and magic of San Miguel de Allende: Healthy Life, Flavors, Experiences in Nature, Family and Friends, Cultural Experiences and Community Care.

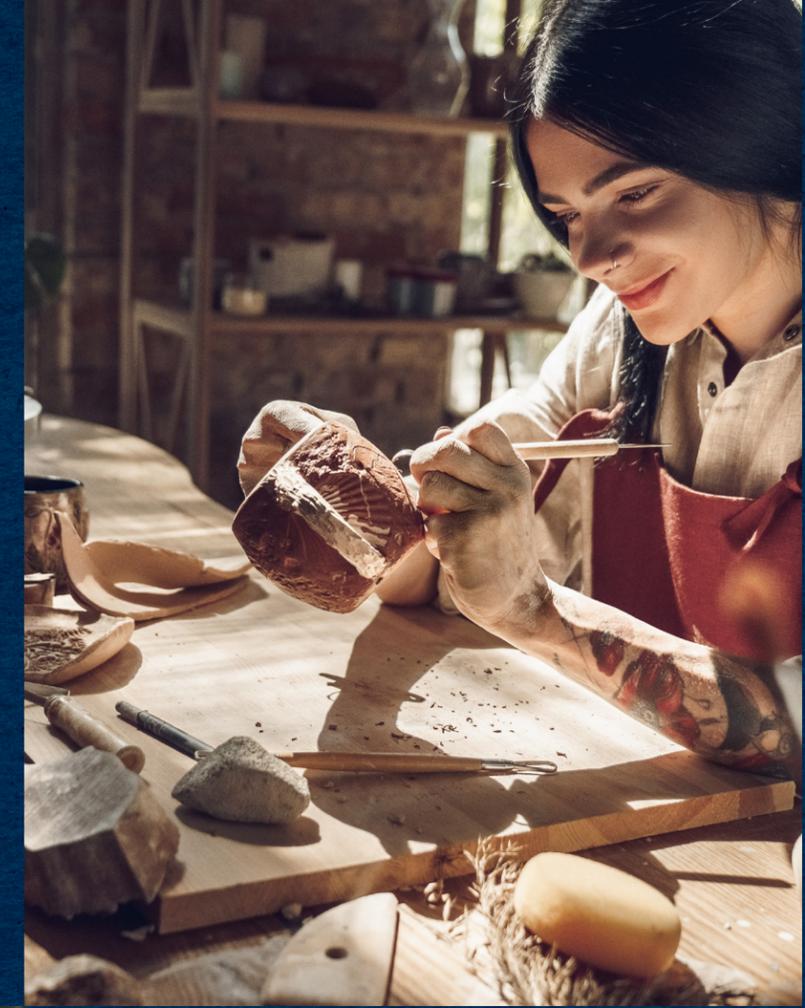
### **FITNESS CLASSES**

Exercise and discover your potential while increasing your strength with our professionals in physical counseling.



### **ART CLASSES**

Discover your artistic skills or continue developing them with the help of experts. Learn macramé, embossing, painting, art history and much more.



### **CHEF ON FIRE**

Enjoy an incomparable dinner accompanied by wines of the best variety, music and friends, while you enjoy the unique and picturesque scenery of San Miguel de Allende.



### **BABYSITTING SERVICE**

Feel calm while you enjoy the innumerable activities of San Miguel de Allende and your children play and have fun under the strictest security and professionalism.

**So Bonito to be.**

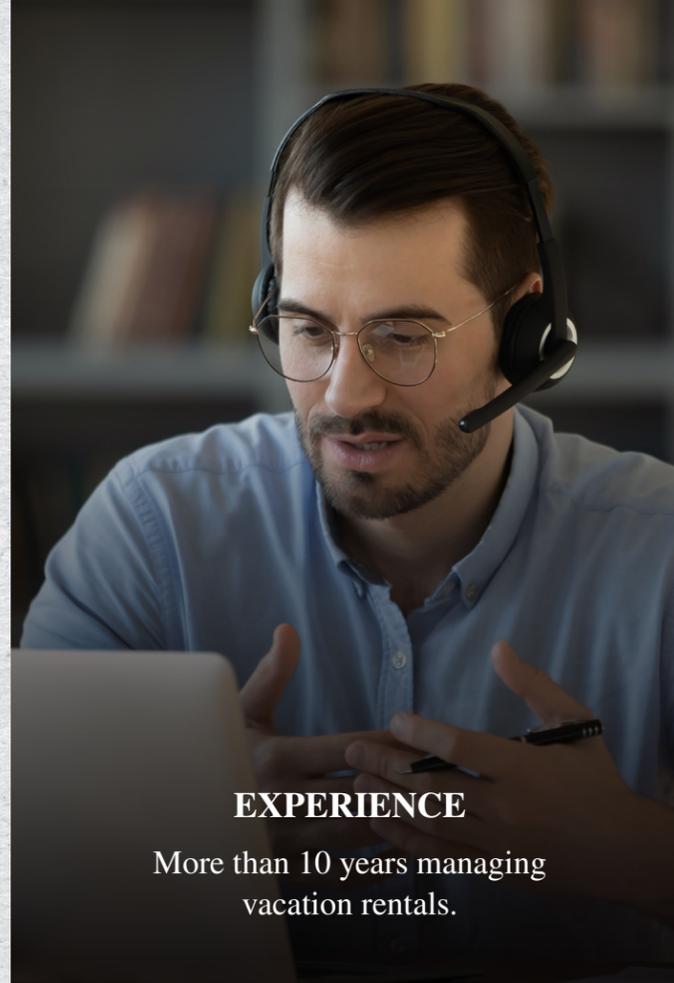
## RESIDENTIAL SERVICES: RENTAL PROGRAM

By being enrolled in this program, our members have the opportunity to rent their properties when they are not in use, through the Rental Program by Pueblo Bonito Vantage The Residences, which generates greater profitability for their owners.

For more than 10 years, our team of experts and professionals has been in charge of managing vacation rentals or long-term rentals, offering security and excellence.

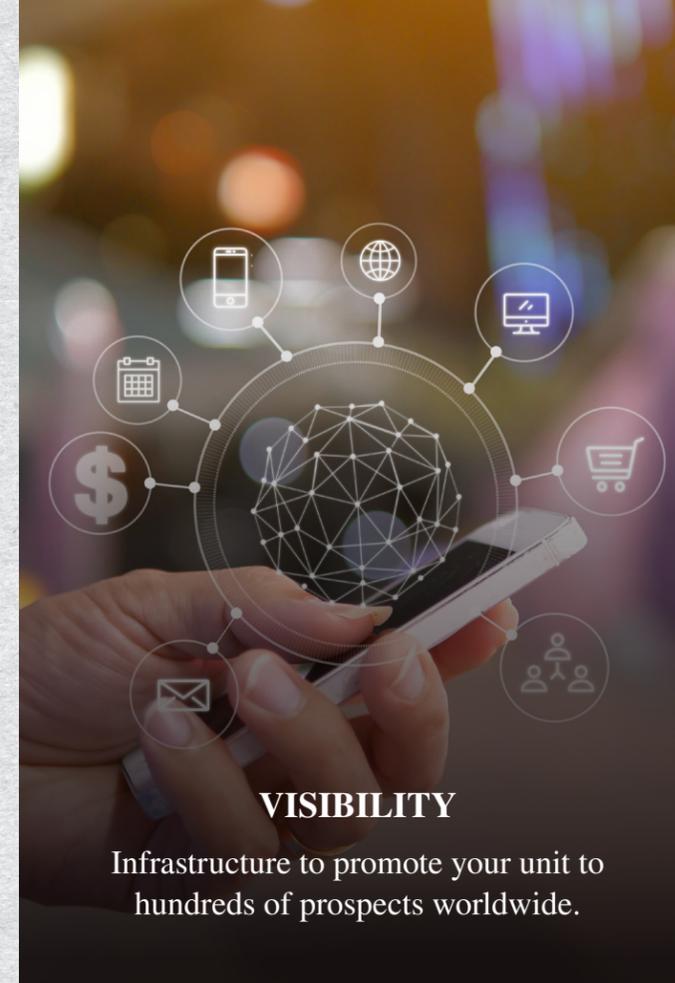
With this program, you will be able to take advantage of your property without having to lift a finger.

**Bonito es ser.**  
*So Bonito to be.*



### EXPERIENCE

More than 10 years managing vacation rentals.



### VISIBILITY

Infrastructure to promote your unit to hundreds of prospects worldwide.



### ALLIANCESS

Agreements with the best travel wholesalers in the world



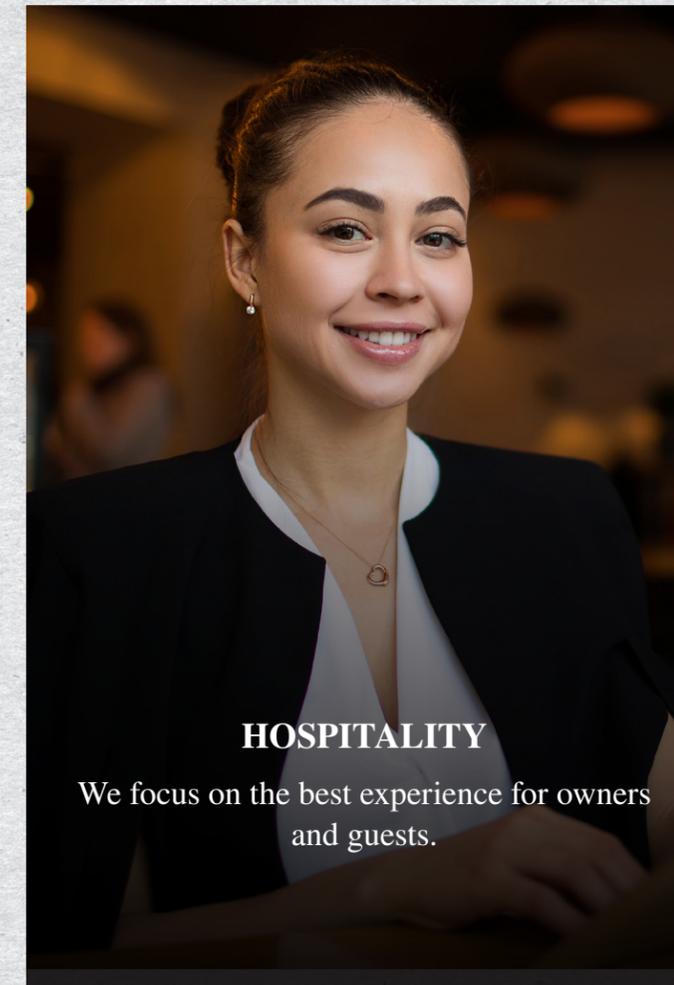
### EFFECTIVENESS

Our group is the occupancy leader in the destinations where it participates, and our vision is to exceed the expectations of even the most demanding clients.



### MARKETING

Meticulous marketing and revenue management strategies increasing occupancy of the unit.



### HOSPITALITY

We focus on the best experience for owners and guests.

# THE CREATORS

Each person is different, and each has their own personality. The same happens with our projects, which are characterized by not being like any other; by being unique. And this is only possible with skilled architects and an internationally famous developers.



## PUEBLO BONITO GROUP

Over the years, we have succeeded in consolidating into an architectural spearhead and a trusted guarantee for our clients.

## GVI ARCHITECTS

With offices in Madrid, Austin, Miami, Panama and Mexico City, this group of architects has dedicated itself to transform spaces to change lives. Among the group's masterpieces are hotels and resorts, public squares, stadiums and shopping centers located in Mexico and throughout the world.

## AI INTERIORS

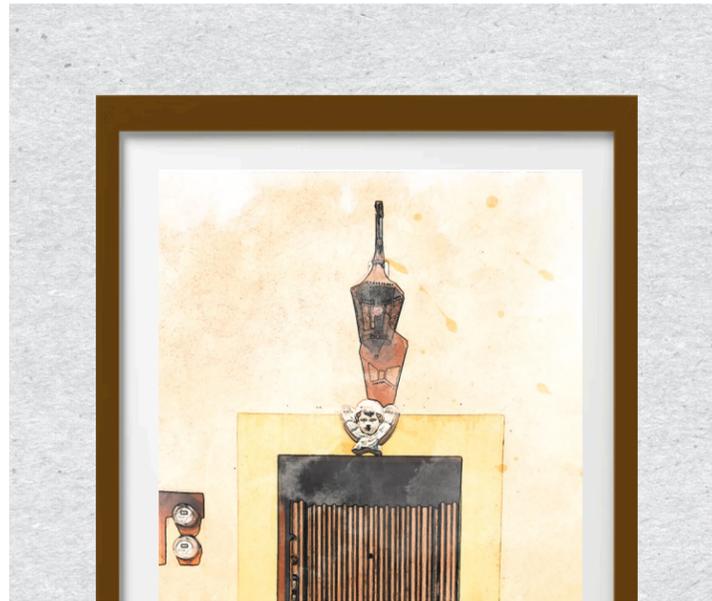
A firm specializing in architecture, interior design, and art consulting, AI Interiors has carried out more than 450 projects. They have more than 40 years of experience and their projects include hotels such as the Hyatt, Ritz Carlton, St. Regis, Four Seasons, Marriott, Pueblo Bonito, among many others.

## EK DESIGN LANDSCAPE

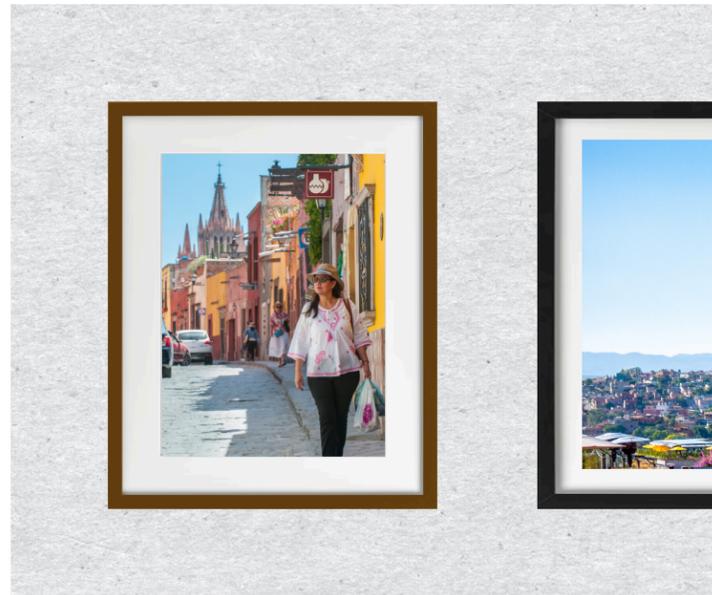
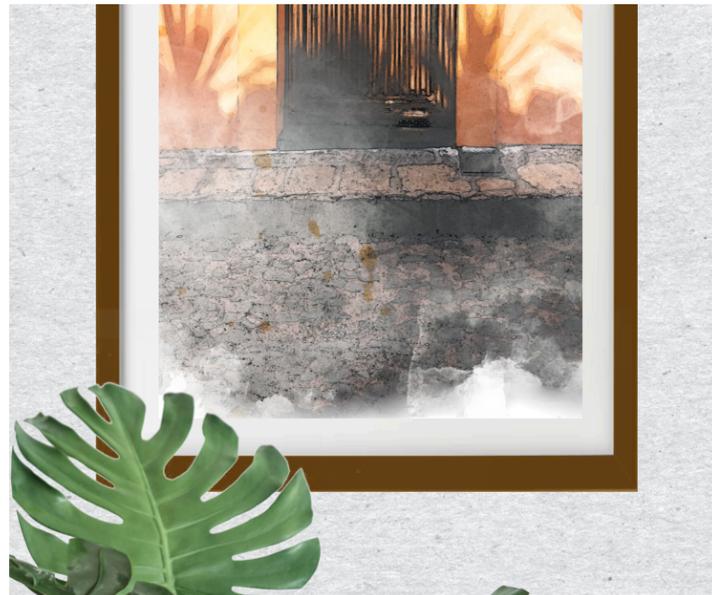
This company is dedicated to building and remodeling spaces, integrating architectural design to create sensations and harmony with materials exposed to perception.

## DIANA MESTRE SPA DESIGN

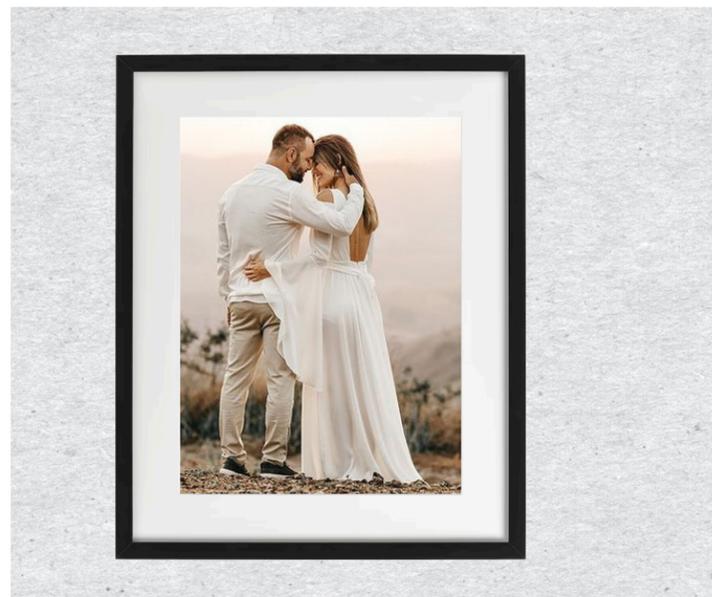
A leader and visionary in the wellness industry, Diana has over 35 years of experience in spa development, including design and programs through her company, Mestre & Mestre Spa Wellness Consulting. She has designed spaces dedicated to wellness around the world.



  
**“The eternal search of the dream”**  
They got it all wrong, the eternal is not the dream, nor the search. The dream is now. The dream is what happens next to you, while you search. The dream passes, whether you realize it or not. You daydream listening to music, and musicalizing moments with laughs.



A life with laughter is already a dream, perhaps the most beautiful of all. Life can be dreamed or lived. The difference is in keeping your eyes closed or open to enjoy life beautifully. Discover Pueblo Bonito Vantage, the space we dreamt for you to live life in Bonito.  
**Pueblo Bonito Vantage,  
life in Bonito.**



**Bonito is to live. Bonito is to dream.  
Bonito is to feel. Bonito is to play.  
Bonito is to love. Bonito is to share.  
Bonito is to behold. Bonito is to be.**

*Life in Bonito*



**PUEBLO BONITO VANTAGE**  
**SAN MIGUEL DE ALLENDE**  
**THE RESIDENCES**



Vantage Residences



vantageresidences