



PARK HYATT LOS CABOS®

RESIDENCES

VILLA 5

USD \$ 11,900,000.00



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VILLA 5 | MASTER PLAN



The master plan at **Cabo del Sol** is advancing, bringing us closer to the enjoyment of this **exceptional new destination**.



VILLA 5

Ground Floor



Development
SOMA

Design
SORDO MADALENO

INDOOR

- Master bedroom (walk-in closet, dual vanity and water closet, full bathroom and outdoor bathtub).
- 2 King bedrooms (walk-in closet and en-suite bathrooms, including bathtub).
- Double queen bedroom with en-suite bathroom.
- Open concept kitchen, living and dining.
- Pantry and powder room.
- Owner's closet.

OUTDOOR

- Living room.
- Dining and kitchen.
- Sunbed area and pool with jacuzzi.

	SQ. FT.	SQ. M.
Living Space	9,294.63	863.50
Outdoor Space	2,540.28	236.00
Owner's Closet	136.70	12.70
Sub-Total	11,971.61	1,112.20
Covered Parking	532.81	49.50
Semi-covered Parking	355.21	33.00
Total	12,859.63	1,194.70

VILLA 5

Lower Floor



Development
SOMA

Design
SORDO MADALENO

INDOOR

- King Bedroom (walk-in closet and en- suite bathroom).
- Living and TV room.
- Maid's quarters.
- Laundry room.
- Independent service entry.



FEATURES

GENERAL

- Designed by Sordo Madaleno.
- Delivered turnkey and fully furnished with custom designed furniture.
- 3 parking spaces in underground parking and 2 outdoor semi-covered parking spaces.
- Bathroom feature Kohler line fixtures and rain shower heads.

INTERIORS

- Ocean white travertine floors, arranged in an elegant herringbone "carpet" pattern with metal inserts along the perimeter
- Walls finished in a textured limewash in a warm off-white hue; select walls feature bleached white oak wood paneling
- Interior recessed lighting, pendant luminaires, and wall sconces
- Ceiling fans in all bedrooms
- Ceiling heights: 2.70 m, with 3.15 m in the master bedroom

EXTERIORS

- Outdoor kitchen equipped with a Wolf gas grill and Kohler sink.
- Ceiling fan in the covered terrace.
- Furnished with Tribù outdoor furniture (Belgium).

KITCHEN

- Wolf burner rangetop, microwave oven, and professional oven.
- COVE dishwasher.
- SubZero refrigerator, freezer, refrigerated drawers, and ice maker.
- Marble countertops.
- Custom cabinetry with soft-close mechanisms.

TECH

- Kleverness smart home system for lighting and temperature control, offering enhanced convenience and energy efficiency (independent A/C control per space).
- SALTO smart door hardware with mobile key and online locking capabilities.

TECHNICAL

- Floor-to-ceiling Saint-Gobain windows with Category 4 hurricane protection.
- Smart door hardware with mobile key and remote locking.
- Automated curtains in the living and dining rooms.

STRUCTURAL

- Reinforced concrete construction composed of concrete walls, columns, beams, and slabs.
- Structural design includes load-bearing walls and a combination of columns and beams for even load distribution.



SERVICES PROVIDED TO RESIDENTS

INCLUDED

24-hour security
Concierge
Bellman
Valet Parking
Hotel Spa & Wellness Center
Events Area and lawn
Hotel Pools
Kid's Area
Beachclub
Restaurants & Bar

A LA CARTE

Private Butler
Child Care
Grocery Shopping
Camp Hyatt
Daily Housekeeping
Dry Cleaning / Laundry
Event & Party Planner
Flower Service
Green Fees
Limousine Service
In-Residence Beauty Service
Pool & Garden Maintenance

HOTEL BENEFITS

VIP preferred reservations in hotel restaurants.
15% discount of food and beverages
15% discount on SPA services





PURCHASE PROCESS & TIMELINE

Complete and submit the **Reservation Form** to the Park Hyatt Sales Team or your agent.

Cove Club Membership Application

Submit the required documents, and our team will take care of the application process. Estimated time for approval is 15 business days.

Closing Package Review

Includes Promise to Purchase Agreement, exhibits, & design details (Furniture, Kitchen and bathroom specs, etc.,) 20 business days.

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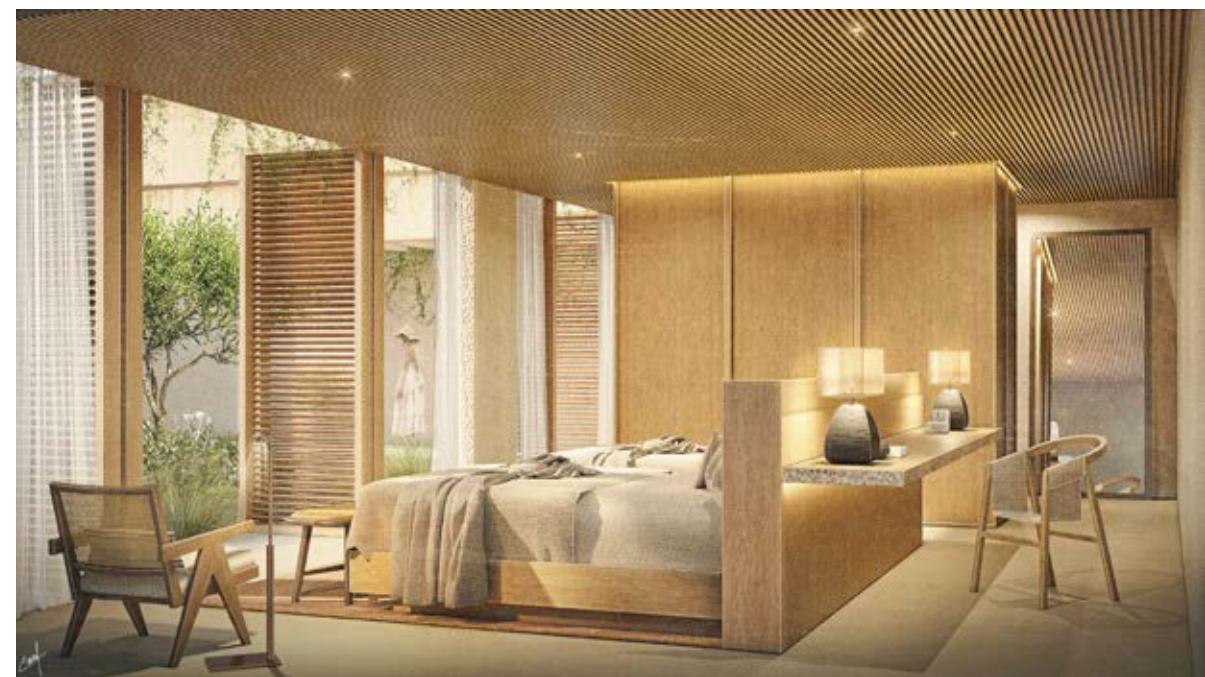
Review and sign the **Reservation Agreement** and make a 5% deposit to Alianz Escrow.

Complete the **Know Your Customer** process: We will provide a checklist of required documents, to be submitted before the Promise to Purchase Agreement is signed.

Sign the **Promise to Purchase Agreement** and make the second deposit to officially become an owner.



Carlo



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