



PARK HYATT LOS CABOS®

RESIDENCES

VILLA 2

USD \$ 10,500,000.00

corcoran

THE BAJA
REAL ESTATE CO.



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VILLA 2 | MASTER PLAN

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





VILLA 2

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	7,825.35	727.00
Outdoor Space	2,497.22	232.00
Owner's Closet	136.70	12.70
Sub-Total	10,459.28	971.70
Covered Parking	532.81	49.50
Semi-covered Parking	355.21	33.00
Total	11,347.30	1,054.20

VILLA 2
Lower Floor



SERVICE ENTRANCE

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.

1

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

2

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.

3

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.

4

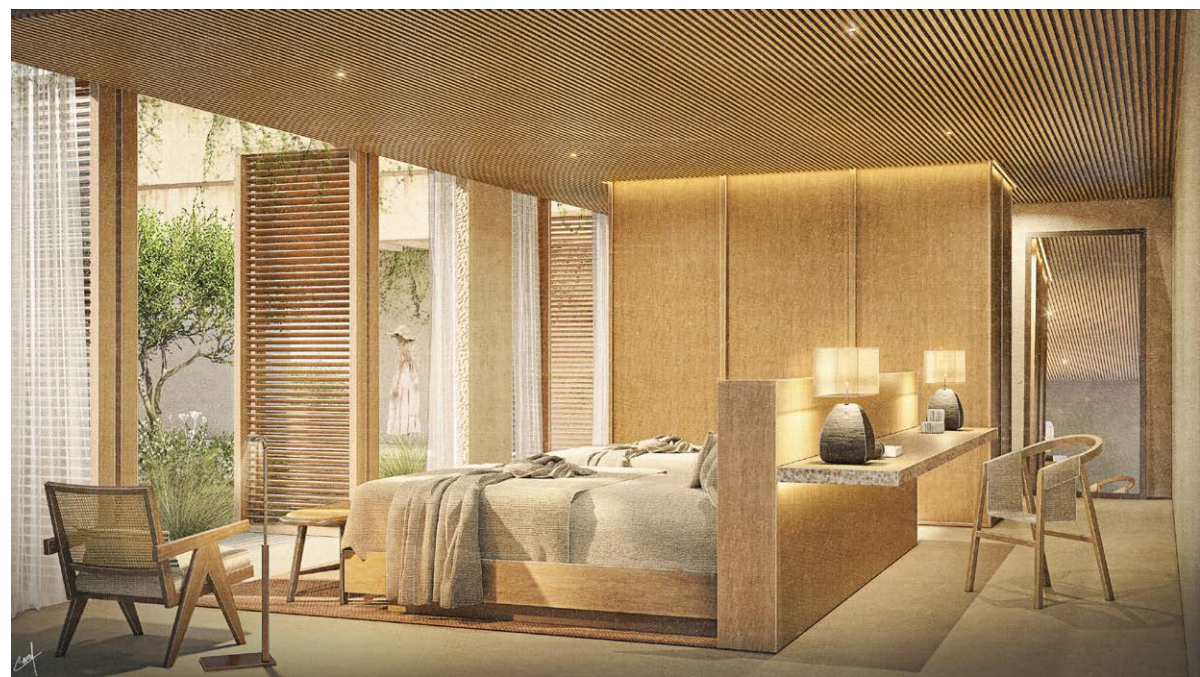
Closing Package Review
Includes Promise to Purchase Agreement, exhibits, & design details (Furniture, Kitchen and bathroom specs, etc.,) 20 business days.

5

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

6





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