



FOUR SEASONS
RESORT AND RESIDENCES
CABO SAN LUCAS AT CABO DEL SOL
AN OAKMONT CORPORATION DEVELOPMENT



CASA 9 - FOUR SEASONS PRIVATE RESIDENCE 1
THREE-BEDROOM





FOUR SEASONS
EVENT CLUBHOUSE

COVE COURSE

DRIVING RANGE

PRIVATE ESTATES

AGAVE PARK

SALES
CASA

E1

E2

E3

E4

E5

E6

E7

E8

E9

E10

E11

E12

E13

E14

E15

9

CASA 9 - FOUR SEASONS
PRIVATE RESIDENCE 1

COVE CLUB
HOMESITES

C11

C12

C13

C14

C15

HOTEL
ENTRY

ORCHARD

PRIVATE
VILLAS

TREATMENT
ROOMS

SPA

SPA WELLNESS
POOL

MERCADO &
GARDEN

PRIVATE
VILLAS

C16

C17

C18

C19

C20

C1

C2

C3

C4

C5

C6

C7

C8

C9

CASITAS

KIDS FOR
ALL SEASONS

ADVENTURE
CENTER

MOVIE THEATER

LOBBY

CASA GRANDE

CASITAS

PRESIDENTIAL
SUITE

CABANAS

TERRACES

BEACH
ACCESS

ADULT POOL

RESTAURANT

BAR & GRILL

BEACH
BAR

FAMILY
POOL

PRIVATE
RESIDENCES

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

C29

C30

BEACH
VILLAS

C10





Casa 9 - Four Seasons Private Residence 1

THE PERFECT BEACH HOME

Located just steps from the beach, this three-bedroom Private Residence presents an elegant blend of modern sensibilities and traditional elements that create an ideal harmony between shade and sun, shelter and terrain. A two-story home, with the main floor flowing effortlessly from indoor to outdoor spaces, which is ideal for fun gatherings of close friends or sharing special moments with your family. The second story offers all three bedrooms, with two ocean-facing bedrooms, each with a private terrace.



Casa 9 - Four Seasons Private Residence 1 Great Room



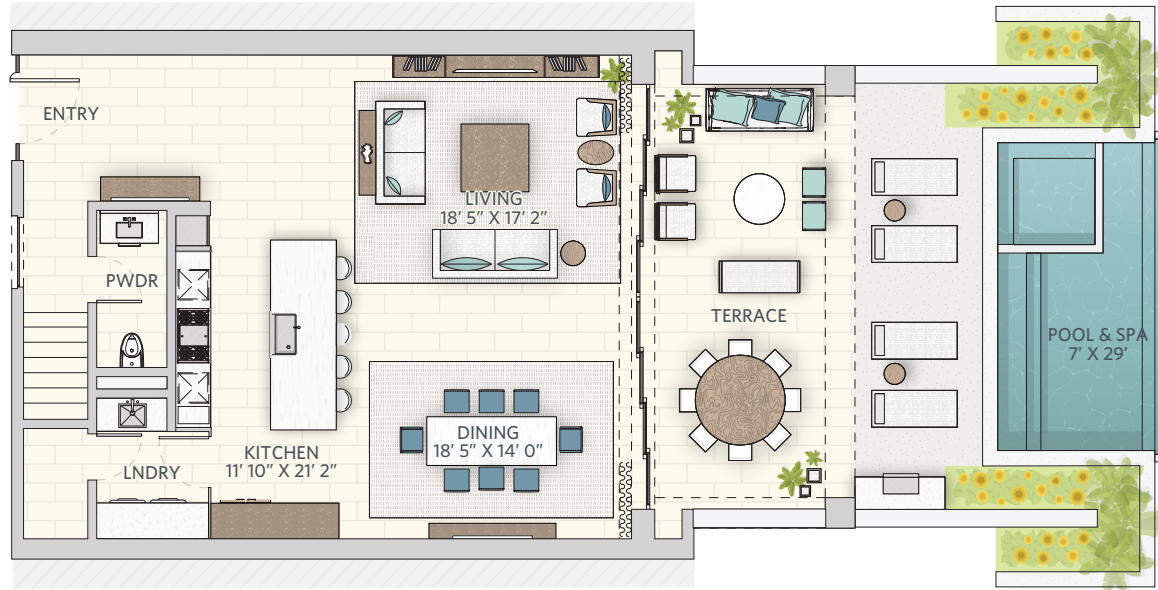
Casa 9 - Four Seasons Private Residence 1 Bedroom



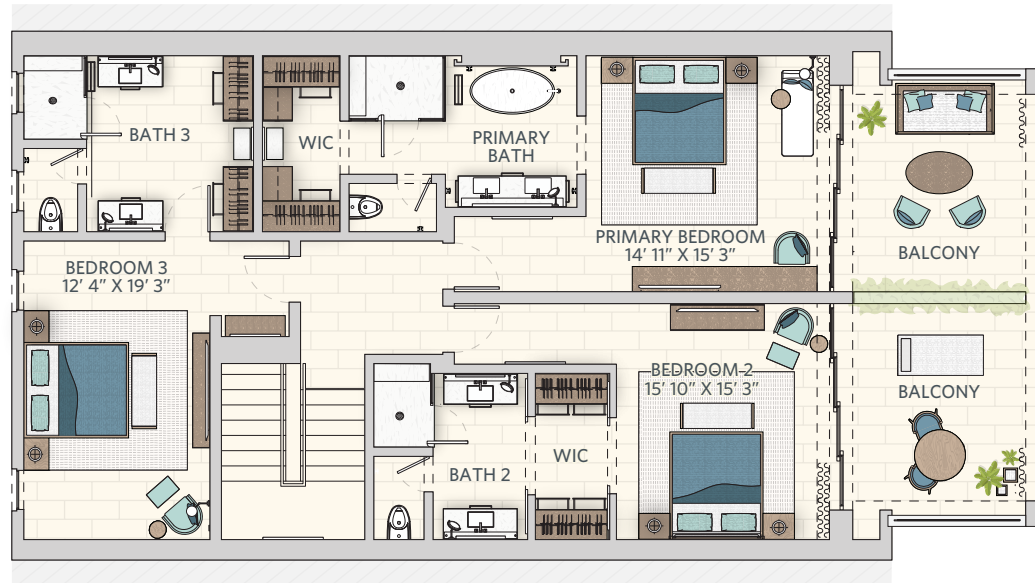
Casa 9 - Four Seasons Private Residence 1 Pool

CASA 9 - FOUR SEASONS

PRIVATE RESIDENCE 1 THREE-BEDROOM



LOWER LEVEL



UPPER LEVEL

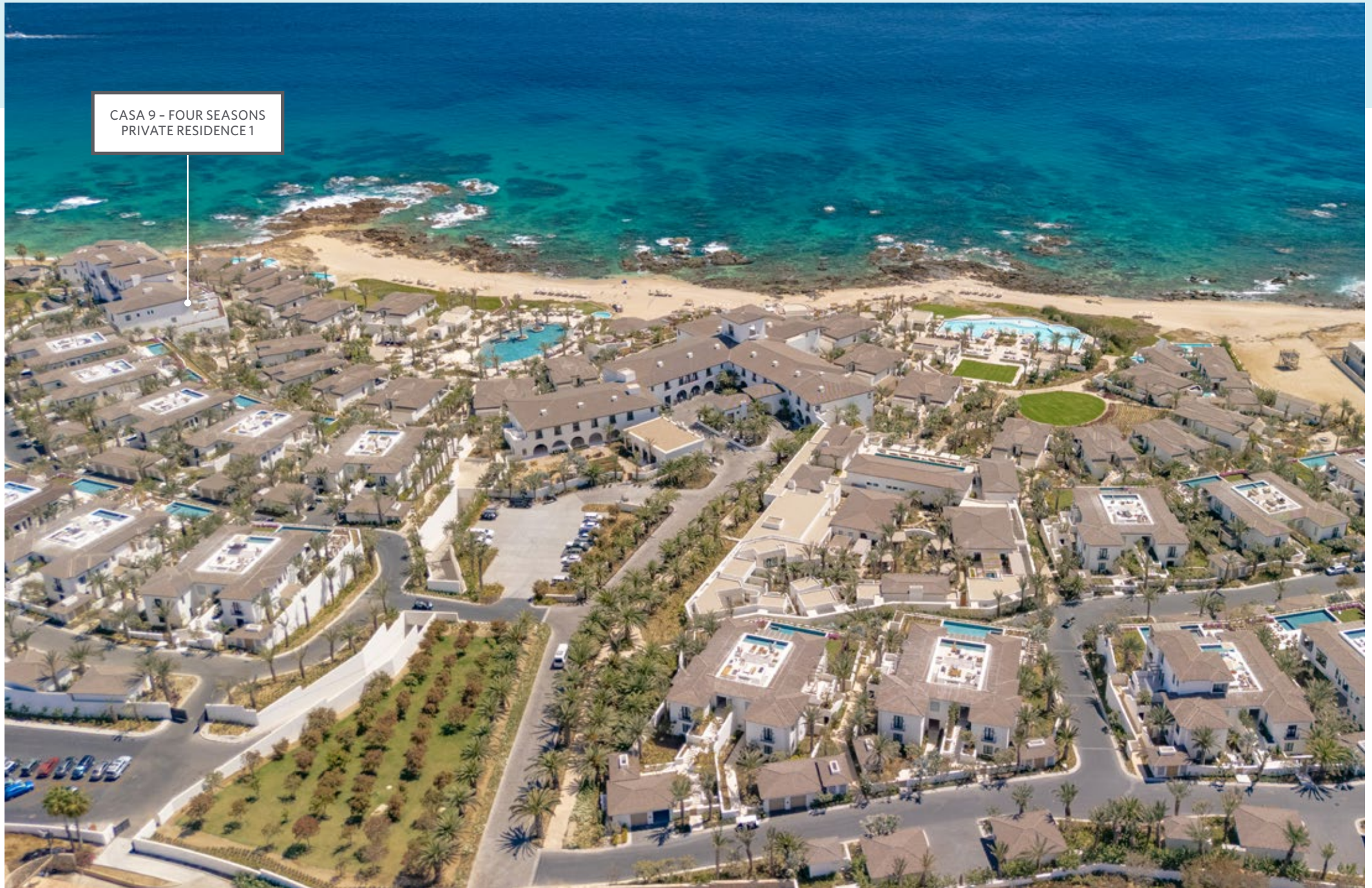
RESIDENCE 1

LIVING SPACE	SQ FT
Interior	3,434
Covered Terrace	1,012

VIEW FROM CASA 9 - FOUR SEASONS PRIVATE RESIDENCE 1



CASA 9 - FOUR SEASONS PRIVATE RESIDENCE 1 SITE



Four Seasons Cabo San Lucas at Cabo Del Sol

FEATURES

INTERIOR

- The three-bedroom floorplan features 3,434 square feet of indoor living space, with three en-suite bathrooms plus a powder room.
- Kitchen includes limestone counters and custom wood cabinetry with Sub-Zero and Wolf appliances, and Kallista luxury line plumbing fixtures.
- Bathrooms feature beautiful outdoor showers as well as Kallista luxury line fixtures, rain shower heads, freestanding Claybrook bathtubs, His and Hers vanity with limestone countertop, and abundant natural lighting.
- Window system features sunglass dual glazed aluminum windows resistant to hurricane Category 2.
- VingCard Essence Door Hardware.
- Lutron Palladiom room temperature control and lighting control systems.
- Ceiling Height: 9' 8".
- Interior recessed lighting and sconces throughout.
- Feature electronic window coverings with blackout shade in bedrooms, shades hidden when not in use with a recessed pocket in ceiling.
- Ceiling fans in great room and bedrooms.
- Fiber optic internet, television, and A/V throughout the home.
- Independent AC controls in great room/dining/kitchen and each bedroom.

EXTERIOR

- The home's 1,012 square feet of Outdoor main floor terrace features covered dining and a walk out ground level pool deck with a pool and spa.
- Exterior finishes include weather-resistant materials at doors, ceilings and beams to match interior wood material.
- Windows are protected by Hurricane Shutters.
- Home includes propane tank, shared water-storage tank, pressure tank, pump and whole-house UV sterilization/filtration system.





COVE CLUB



COVE CLUB

Located within Cabo Del Sol, this private residential resort is in the heart of the Los Cabos Corridor, tucked along one of the region's most pristine swimmable beaches. It features one of the world's finest golf courses, as well as a members-only private beach club. The authentically inspired residences include the Four Seasons Resort and Private Residences Cabo San Lucas at Cabo Del Sol, our signature member services program and an abundance of luxury services and amenities. Cove Club is the ultimate private retreat to enjoy all Los Cabos has to offer and create lasting memories with your family.

THE HEART OF THE COVE

Located adjacent to the famed Jack Nicklaus Cove Course on perhaps the best swimmable beach in the Los Cabos Corridor, the Cove's beach club is where your family will play all day long. It is also where you will share the stories of your adventures, get in the best shape of your life and come to know each other and yourself much better.

NO SHOES, NO PROBLEM

Cove Club's Chiringuita is the ideal beach bar and grill. Adjacent to the 18th hole of the Cove Course, its casual open-air setting lets you dig your toes into the beach sand as you enjoy the day. There's even a specially designed "Drinkin' Pool" where you can belly up to the bar without leaving the water. Chiringuita serves authentic local foods and handcrafted beverages until late into the evening; this is where you'll start your morning adventures or meet up with friends to share your exploits.

THE ULTIMATE POOL PARTY

The beachside family pool is a great place to both relax and play. The beautifully designed infinity-edge pool offers panoramic views of the coastline as well as a host of play areas and water toys for kids of all ages. Home base for the fun are the collection of comfortable, family sized cabanas where parents can lounge, nap or enjoy a relaxing, casual lunch. Nearby, the secluded Spa in the Rocks is the ideal place for adults to relax and enjoy the views. And, the Rock Bar is a great spot to share a meal or cocktails with friends while soaking up the ambiance. Well-appointed family locker facilities and attentive service make it easy to spend the day in complete comfort.

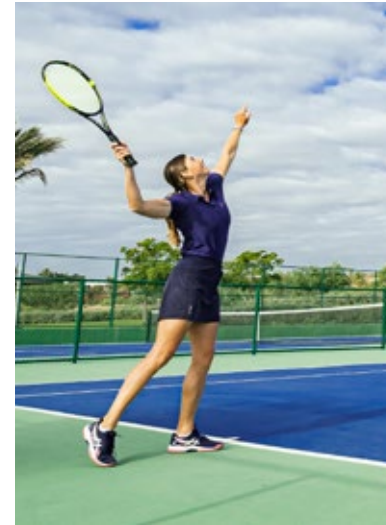




COVE COURSE

Cabo Del Sol's famed Cove Course, a Jack Nicklaus masterpiece, is ranked among the Top-10 courses in Mexico and one of the World's 100 Greatest Golf Courses by Golf Digest. Playing the course is a pleasure reserved solely for members of the Cove Club and their guests. We have enhanced and broadened the experience through careful updates and renovations and will continue to do so. Not only are we elevating the Cove Course's strategy and playing conditions, a host of fun, new amenities, events and features have been added as well to ensure the Cove Course continues to provide members and guests with Los Cabos' ultimate golf experience for generations to come.





FAMILY PARKS

Cove Club offers two family oriented parks. Agave Park features a wide range of amenities to promote wellness, play, and community. Highlights include courts for tennis, Argentine padel, pickleball, and sand volleyball. The park also includes an event lawn and plaza, a spacious open play area, and a family comfort station offering casual refreshments and homemade snacks for everyone to enjoy.

Cove Club Park is geared towards sports and outdoor fun. It will include a punch bowl putting green, a water feature pool with water slides and rope swings, a kids' club and playground, fields for baseball, softball, soccer, and courts for pickleball, tennis, padel and basketball. Additional amenities include a members-only Golf House and a welcoming Bar & Grill—perfect for relaxing and socializing after a day of play.



PURCHASE SCENARIO

CASA 9 - FOUR SEASONS PRIVATE RESIDENCE 1

INITIAL COSTS	
Casa 9 - Four Seasons Private Residence 1 Price	\$7,900,000
Closing Costs Estimate	\$355,500
Total Initial Costs	\$8,255,500
ESTIMATED ANNUAL COSTS	
Four Seasons HOA Fees ¹ (Included is \$25,000 in Property Insurance ²)	\$125,000
Property Maintenance ³	\$12,000
Annual Property Tax ⁴	\$10,300
Total Estimated Annual Costs⁵	\$147,300

All costs are subject to change.

Four Seasons Residence owners will be provided an opportunity to apply for membership in Cove Club at an additional cost. Membership applications must be approved by Cove Club management.

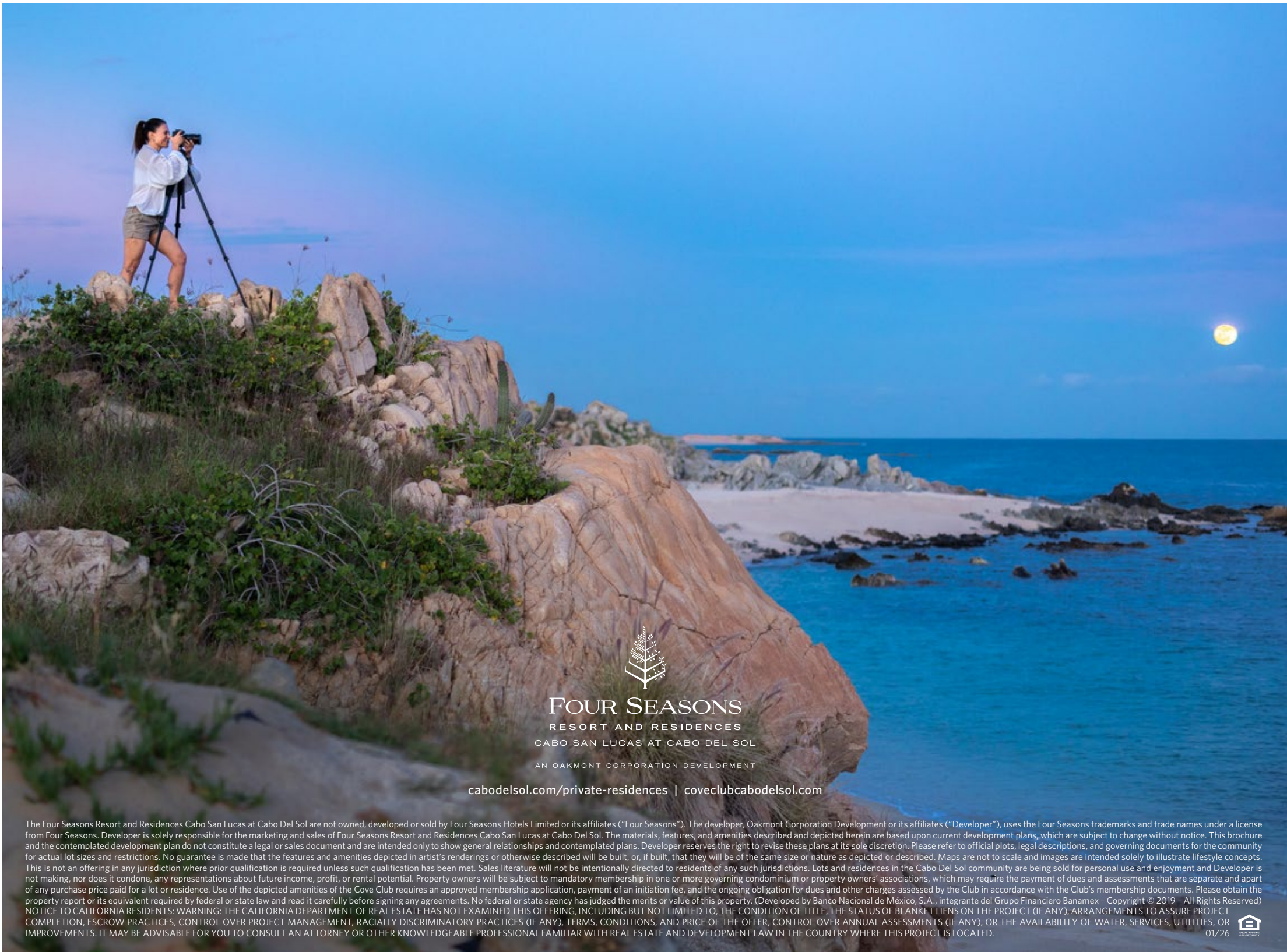
¹ Four Seasons HOA Fees include Cabo Del Sol Master Association dues, property management, resort services, trash collection, common area maintenance, landscaping and pest control, security, hotel amenity use, beach concession fees, reserve fund and HOA administration.

² Property insurance is part of the Four Seasons HOA fee but presented separately for reference. The property insurance amount is based on the current information available. The amount may vary depending on additional details or changes in coverage requirements. Liability and Contents Insurance are not included.

³ In-unit maintenance for Four Seasons homeowners in the rental program is not included and is outlined in a Property Services Agreement, which also defines rental standards. Fees are billed annually and may be adjusted based on estimated costs, with non-recurring services charged separately.

⁴ The amount of annual property taxes on owner-occupied residential properties is based on location, property type, and local regulations and is provided for general reference only.

⁵ Utilities are not included and will vary based on individual usage. Fees and property taxes are calculated in Mexican pesos. This means they may fluctuate in the future if the peso depreciates or appreciates over the coming years.



FOUR SEASONS

RESORT AND RESIDENCES

CABO SAN LUCAS AT CABO DEL SOL

AN OAKMONT CORPORATION DEVELOPMENT

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