



FOUR SEASONS
RESORT
CABO DEL SOL



COVE  CLUB

CASA 17 - FOUR SEASONS PRIVATE VILLA
UPPER LEVEL



DRIVING RANGE

FOUR SEASONS
EVENT CLUBHOUSE

COVE COURSE

PRIVATE ESTATES

E1 E2 E3 E4 E5 E6 E7 E8 E9 E10 E11 E12 E13 E14 E15

AGAVE PARK

SALES
CASA

CASA 17 - FOUR SEASONS
PRIVATE VILLA

9

COVE CLUB
HOMESITES

HOTEL
ENTRY

ORCHARD

PRIVATE
VILLAS

TREATMENT
ROOMS

SPA

SPA
WELLNESS
POOL

MERCADO &
GARDEN

KIDS FOR
ALL
SEASONS

PRIVATE
VILLAS

ADVENTURE
CENTER

MOVIE THEATER

LOBBY

CASA GRANDE

PRESIDENTIAL
SUITE

CABANAS

BEACH
ACCESS

ADULT POOL

RESTAURANT

BAR & GRILL

BEACH
BAR

FAMILY
POOL

CASITAS

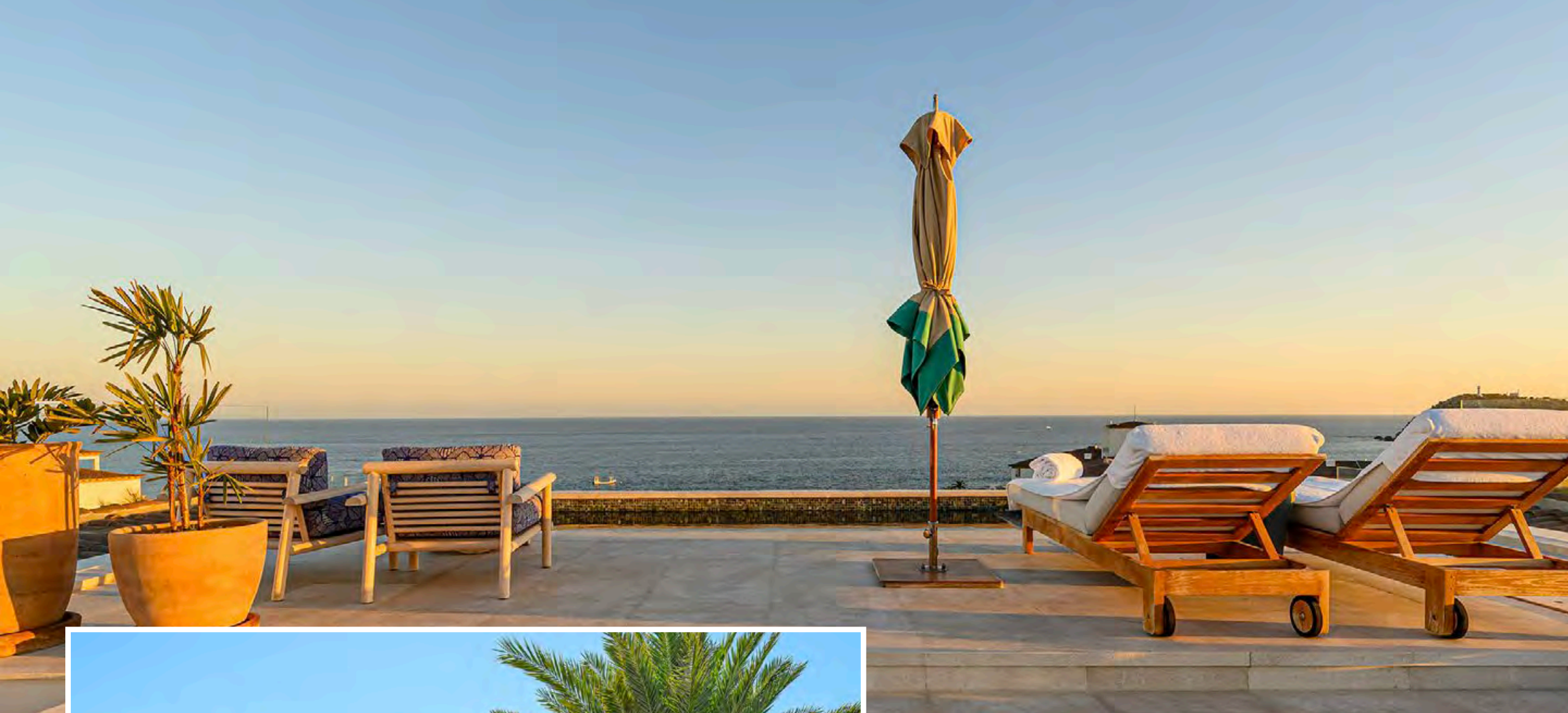
PRIVATE
RESIDENCES

BEACH
VILLAS

C10



SEA OF CORTEZ



Casa 17 - Four Seasons Private Villa Upper Level

THE PERFECT BEACH HOME

This beautiful Private Villa is nestled in the heart of Four Seasons at Cabo Del Sol. From its lush neighborhood terracing down the hillside with sweeping blue-water views, you will have easy access along private footpaths and trails to the beach, Resort Village, Cove Club and Mercado. In fact, all the Resort amenities are just steps away including Spa, Fitness Center, Tennis Club with rooftop bar and exceptional dining.



Casa 17 - Four Seasons Private Villa Upper Level Great Room



FOUR SEASONS PRIVATE VILLAS

These villas offer unique designs and blend elements of traditional Mexican architecture with contemporary touches and luxuries. The four-bedroom floor plan includes inviting outdoor showers and a lock-off unit for maximum privacy and flexibility. The airy and open rooms connect to a private terrace with an expansive pool deck leading to an infinity edge swimming pool and spa, providing the focal point for this refined outdoor living.



Casa 17 - Four Seasons Private Villa Upper Level Bathroom



Casa 17 - Four Seasons Private Villa Upper Level Terrace



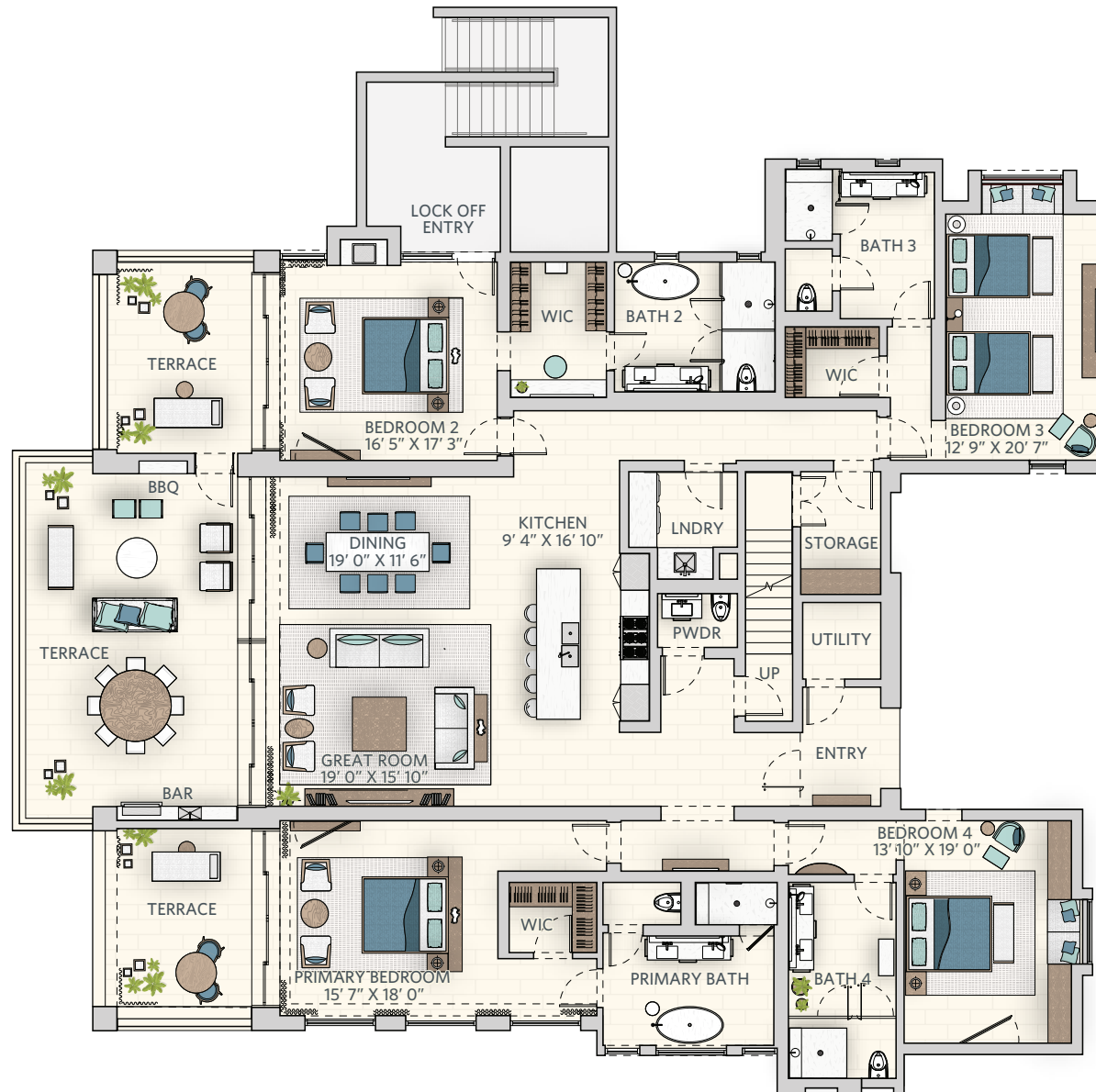
Casa 17 - Four Seasons Private Villa Upper Level Dining



Casa 17 - Four Seasons Private Villa Upper Level Rooftop

FOUR SEASONS PRIVATE VILLA

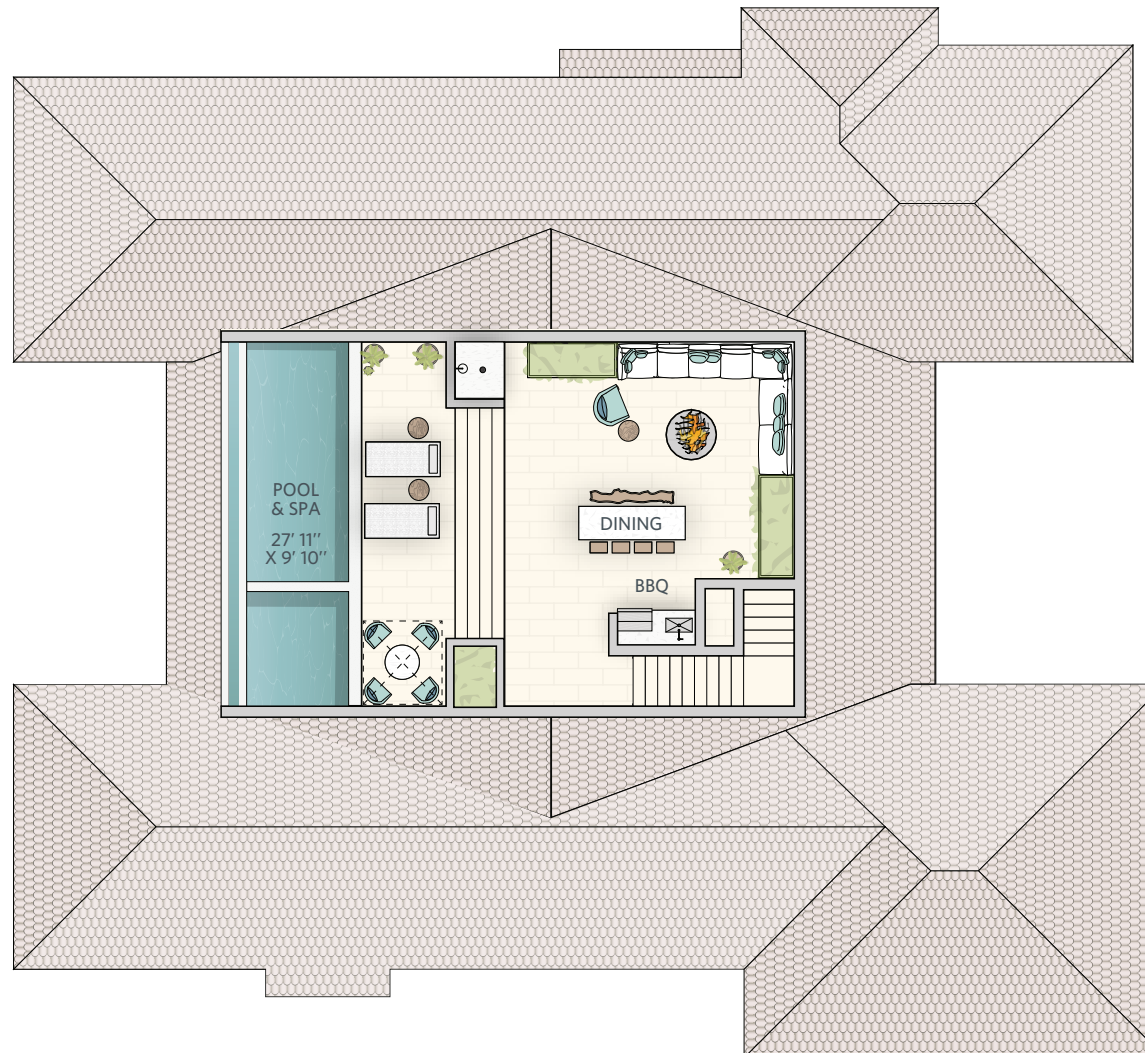
Four Bedroom Upper Level with Rooftop Pool



LIVING SPACE	SQ. FT.
Interior	4,002
Covered Terrace	897

FOUR SEASONS PRIVATE VILLA

Four Bedroom Upper Level with Rooftop Pool



LIVING SPACE	SQ. FT.
Rooftop Deck	950

VIEW FROM CASA 17 - FOUR SEASONS PRIVATE VILLA UPPER LEVEL



Casa 17 - Four Seasons Private Villa Upper Level Rooftop Pool

CASA 17 - FOUR SEASONS PRIVATE VILLA UPPER LEVEL SITE



Four Seasons at Cabo Del Sol

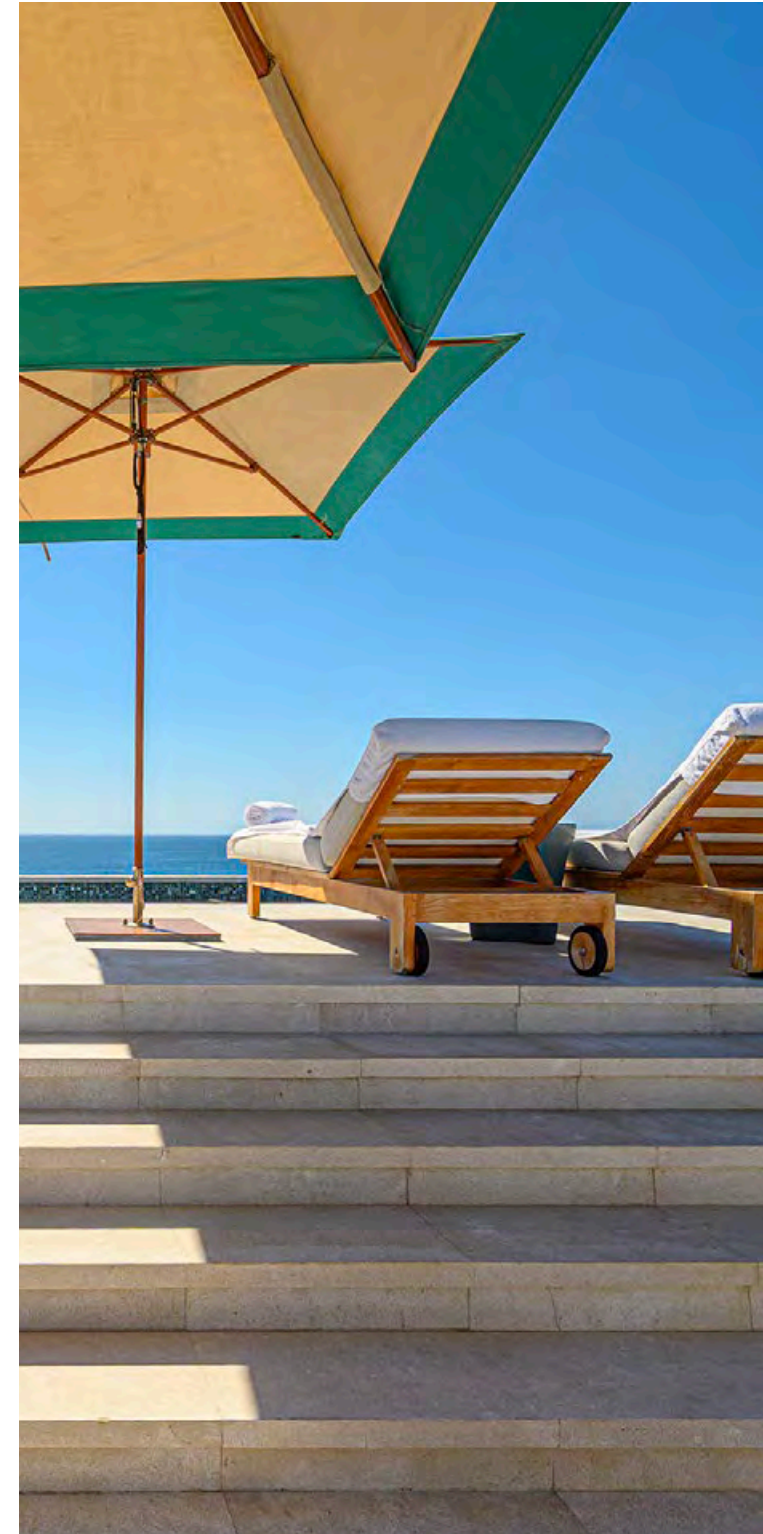
FEATURES

INTERIOR

- Four-bedroom floorplan features 4,002 indoor living space with four bathrooms en suite plus powder room
- Floorplan also includes a lock off unit for maximum security and privacy
- Kitchen includes limestone counters and custom wood cabinetry with Sub-Zero and Wolf appliances, and Kallista luxury line plumbing fixtures.
- Bathrooms feature 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 with mobile key and online door locking
- Lutron Palladiom room temperature control and lighting control systems
- Ceiling Height: 9' 8"
- Interior recessed lighting and sconces throughout with rough-in outlets provided for owner supplied hanging lighting
- 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 1,847 square feet of Outdoor Living Space includes Rooftop, Covered Main Floor and Private Bedroom Terraces
- The Main Floor Terrace features a Great Room with Wet Bar and Dining Area and an Outdoor Kitchen with Barbecue Grill
- Rooftop Terrace features a Wet Bar and Dining Area and an Outdoor Kitchen with Barbecue Grill, Fire Pit with area for lounge seating.
- 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, 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 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.

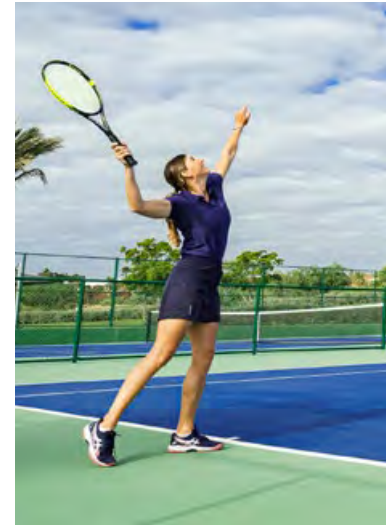




COVE COURSE

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 17 - FOUR SEASONS FOUR-BEDROOM PRIVATE VILLA

INITIAL COSTS	
Casa 17 Upper Price	\$10,200,000
Closing Costs Estimate	\$459,000
Total Initial Costs	\$10,659,000
ESTIMATED ANNUAL COSTS	
Four Seasons HOA Fees ¹ (Included is \$24,000 in Property Insurance ²)	\$125,000
Property Maintenance ³	\$12,000
Annual Property Tax ⁴	\$11,900
Total Estimated Annual Costs⁵	\$148,900
CLUB COSTS	
Cove Club Membership Deposit	\$375,000
Cove Club Membership Dues ¹	\$58,000
Total Estimated Club Costs	\$433,000

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.

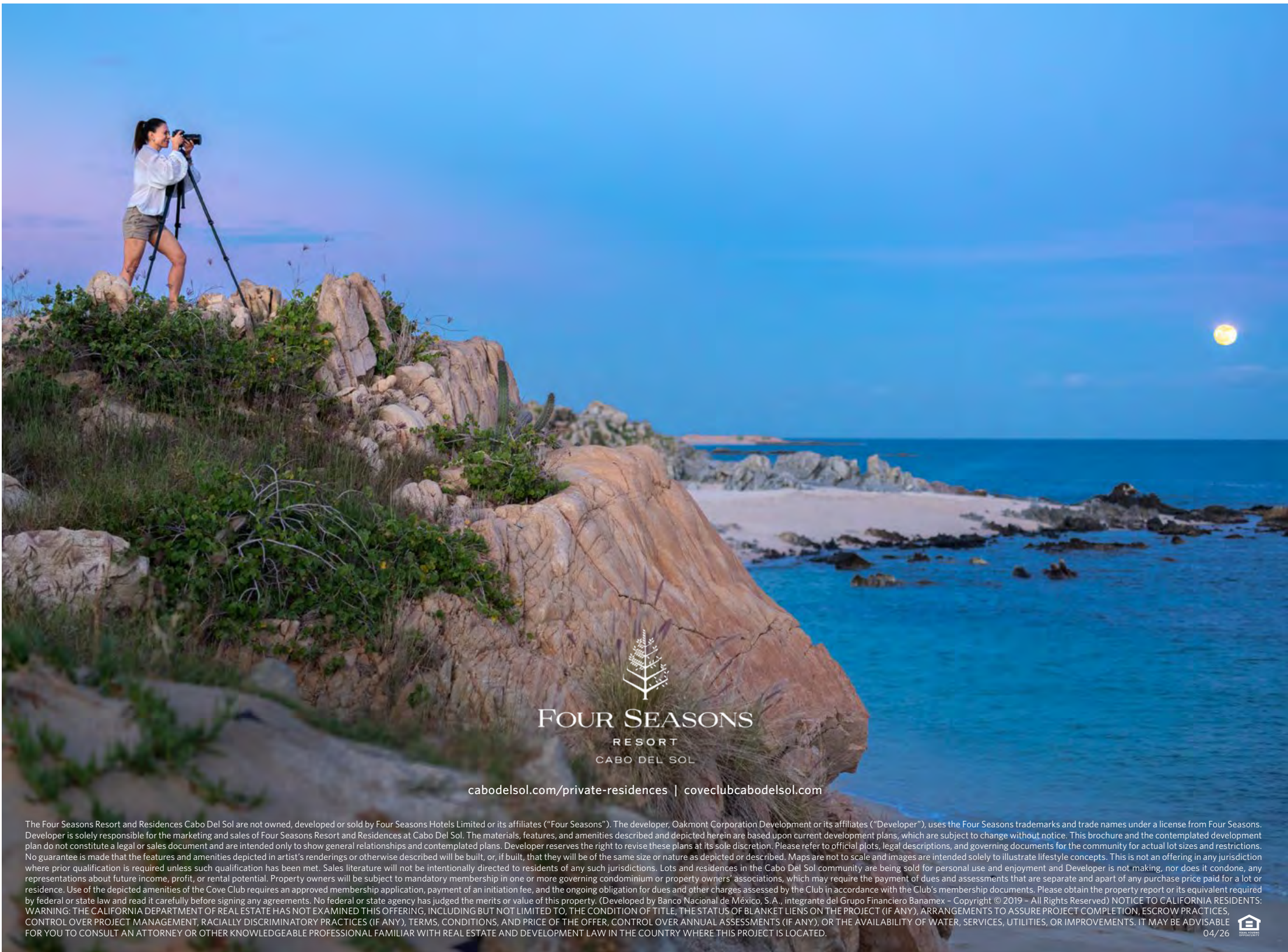
¹ Four Seasons HOA Fees include Cabo Del Sol Master Association dues, property management, resort services, trash collection, common area maintenance, landscaping and pest control, security, hotel amenity use, beach concession fees, reserve fund and HOA administration.

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
CABO DEL SOL

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