RESERVA

AT LA MONTAÑA

Villas del Mar, Palmilla

"*A stretch of private luxury.*"

First come, *first served.*

A story that starts back in '56, when the son of a Mexican president
set his sights on a particular stretch of land in San José del Cabo and founded Palmilla.
With the addition of Villas Del Mar in '96 the rest is history that continues to be written.

Having had first dibs back then, Palmilla is the definition of strategical positioning.
No other place in town offers the same level of effortless luxury and contact with nature.
From sunrise to sun down you are immersed in the lightness of the surroundings.

There are two sides to every story.

Within Villas Del Mar and sitting atop La Montaña is Reserva.
A boutique community of only eight two-story buildings composed of
sixteen luxury villas all favored by unbeatable high vistas of the Sea of Cortez.

With eight penthouse villas and eight ground level villas, Reserva provides an
effortless way of experiencing the luxury and comfort of the neighborhood.

Designed to provide a sense of ease with every step, from the moment you get
off the car to standing at the edge of your striking infinity pool you will stay on
a single level environment.

Classic,

While retaining the classic allure of Palmilla's signature colonial style,
this new enclave is in complete sync with the times, each unit is built with a unique and contemporary identity; reflecting those who inhabit them.

A well-thought distribution of space that has taken into account privacy as a top priority. From the insulation space between all eight buildings and its respective two units per building to the design elements of each home so that you are in the presence of yours and nature only.
We did not sacrifice privacy for convenience, that is the beauty of Reserva's design.

with a twist.

The **only** *source for knowledge, is* **experience**.

Brought forth by over thrity years of experience developing properties in Los Cabos, Reserva is a rather studied project that takes full advantage of its topography, the lifestyle of the area as well as climate and its location.
Pristine and immaculately kept private beaches are thriving with marine wildlife as a testament of the care and attention to detail that the community is well known for.

There really is such a thing as a
soaring property value.

Residents of Reserva enjoy access to all Villas Del Mar amenities and services like the community's Private Beach, Club 96, Espíritu Fitness Club, Organic Community Gardens, Cafe Espíritu, Palmilla Shoppes and the world renowned One & Only Palmilla Hotel.

The community's staff is a key element of life at Reserva, they are onsite and available to homeowners 24/7 for any and all needs.
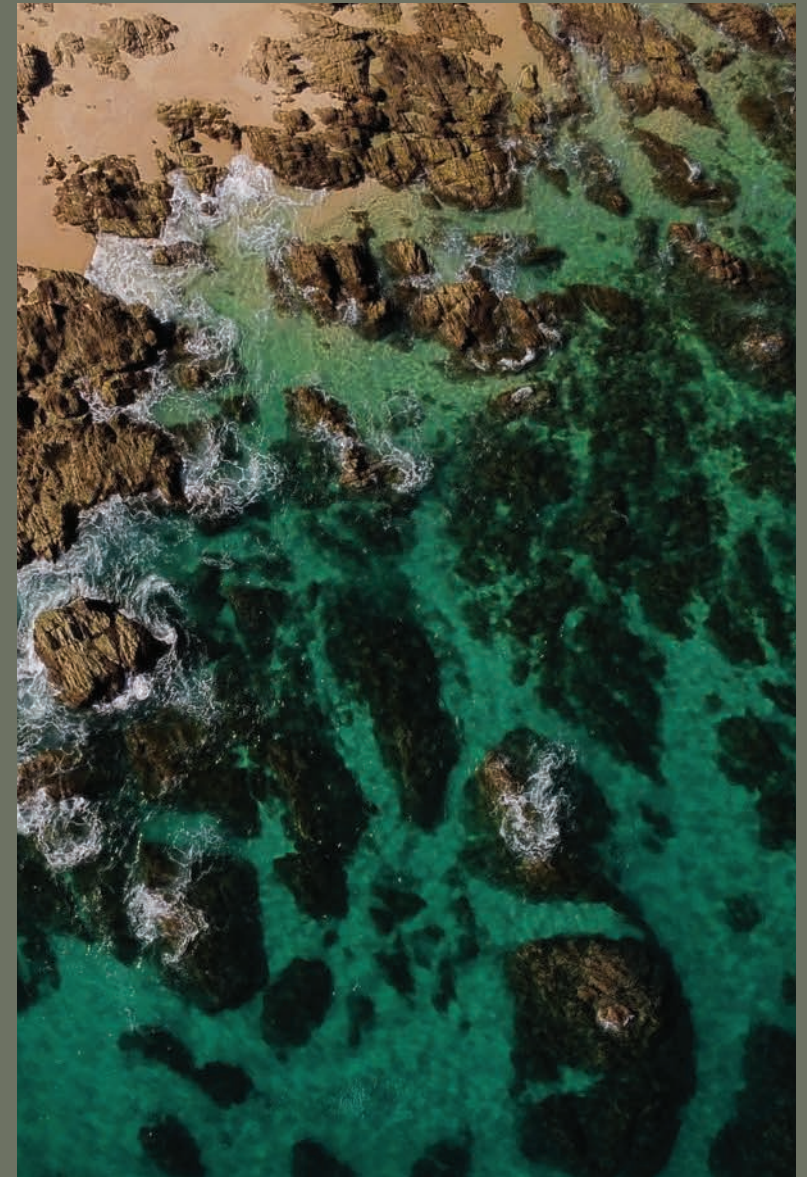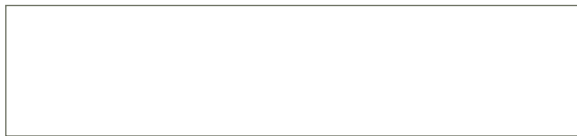
Golf Course

Organic Garden

Private Beach

The neihgborhood

Club Espiritu

Club 96

Palmilla Shoppes

Fitness Center

All *you have to do is get* here.

Del Mar's residential management company is available for homeowners to provide excellence in service.

Each homeowner is assigned a Guest Services Manager, a single-point of contact for personalized services needed.

A Guest Services Manager oversees the care and maintenance of the home, so homeowners experience the luxury and comfort that comes from knowing that your asset is wholly managed, inside and out. Del Mar Management offers a vast menu of personal in-home services including but not limited to:

- Airport transfers, private transportation & chauffeur services
- Grocery shopping
- Butler & chef services
- Housekeeping & babysitting
- Storm preparation & reset
- Mantaining local vehicles
- Even coordination such as beach BBQs and bonfire or cocktail parties.
- Activities coordination

Key features

High ceilings make the already vast space of up to 4,000 square feet feel more spacious. Ready to move in with top of the line appliances from Wolf and Sub Zero are included and along floor to ceiling sliding pocket doors they are but a few of the many luxurious features this property has to offer.
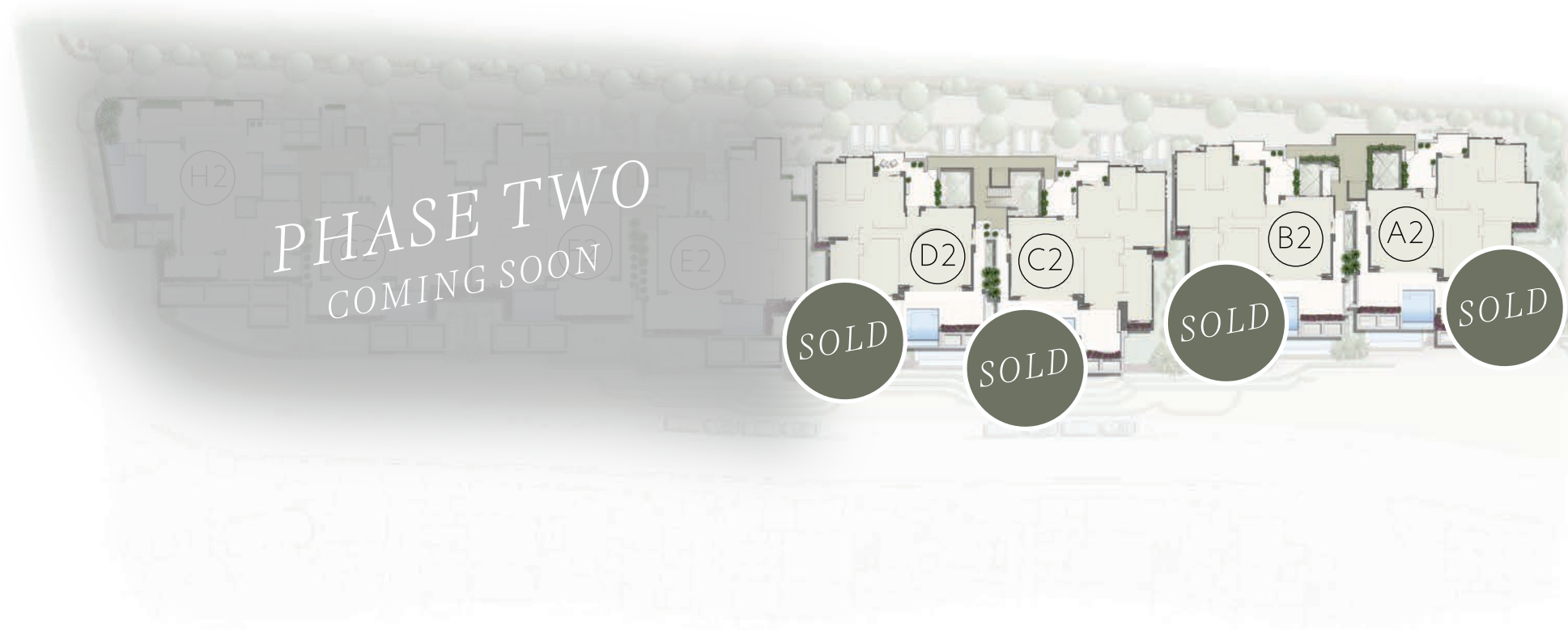
PHASE TWO
COMING SOON

H1
G1
F1
E1

D1
C1
B1
A1

SOLD
SOLD
SOLD
SOLD

Lower-Level Distribution

PHASE TWO
COMING SOON

H2

E2

D2

C2

B2

A2

SOLD

SOLD

SOLD

SOLD

Ground Level Layout

BATH #2

BATH #3

BEDROOM #3

TERRACE

ENTRY

OPEN

ENTRY

ELEVATOR

BEDROOM #2

OPEN

LAUNDRY

KITCHEN

OPEN

BATH

LIVING

OPEN

MASTER BATH

BATH #4

DINNING

BBQ

BEDROOM #4

MASTER BEDROOM

TERRACE

POOL

SPA

TERRACE

FIREPIT
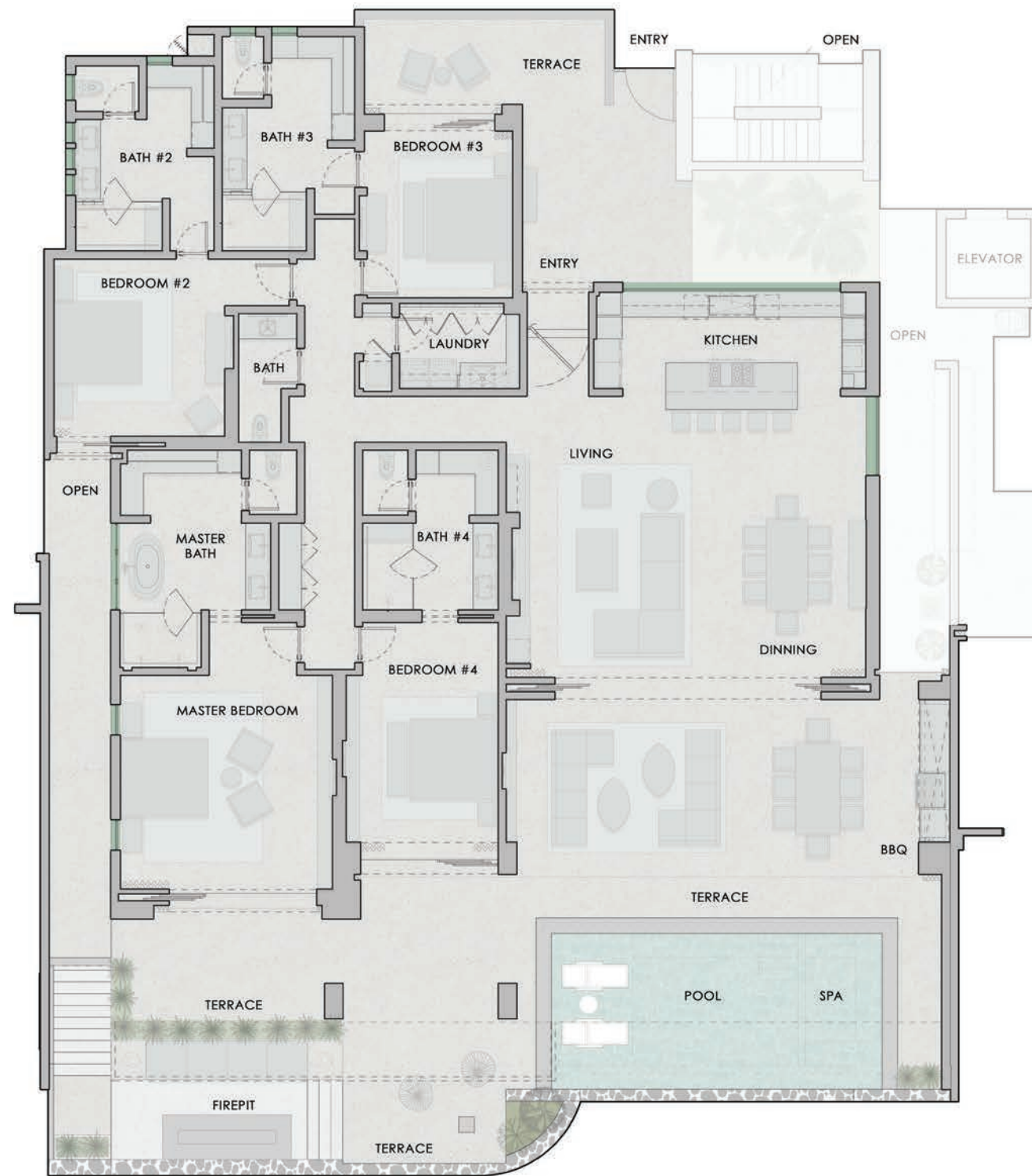
TERRACE

INTERIOR AREA	3,600 SQ FT
TERRACES	2,350 SQ FT
GARAGE	550 SQ FT
POOL	350 SQ FT
TOTAL	6,850SQ FT

* Areas are approximate and can vary depending on unit.

Penthouse Layout

TERRACE

ENTRY

OPEN

BATH #2

BATH #3

BEDROOM #3

ENTRY

ELEVATOR

LAUNDRY

KITCHEN

OPEN

BATH

BEDROOM #2

LIVING

MASTER BATH

BATH #4

DINNING

BEDROOM #4

MASTER BEDROOM

TERRACE
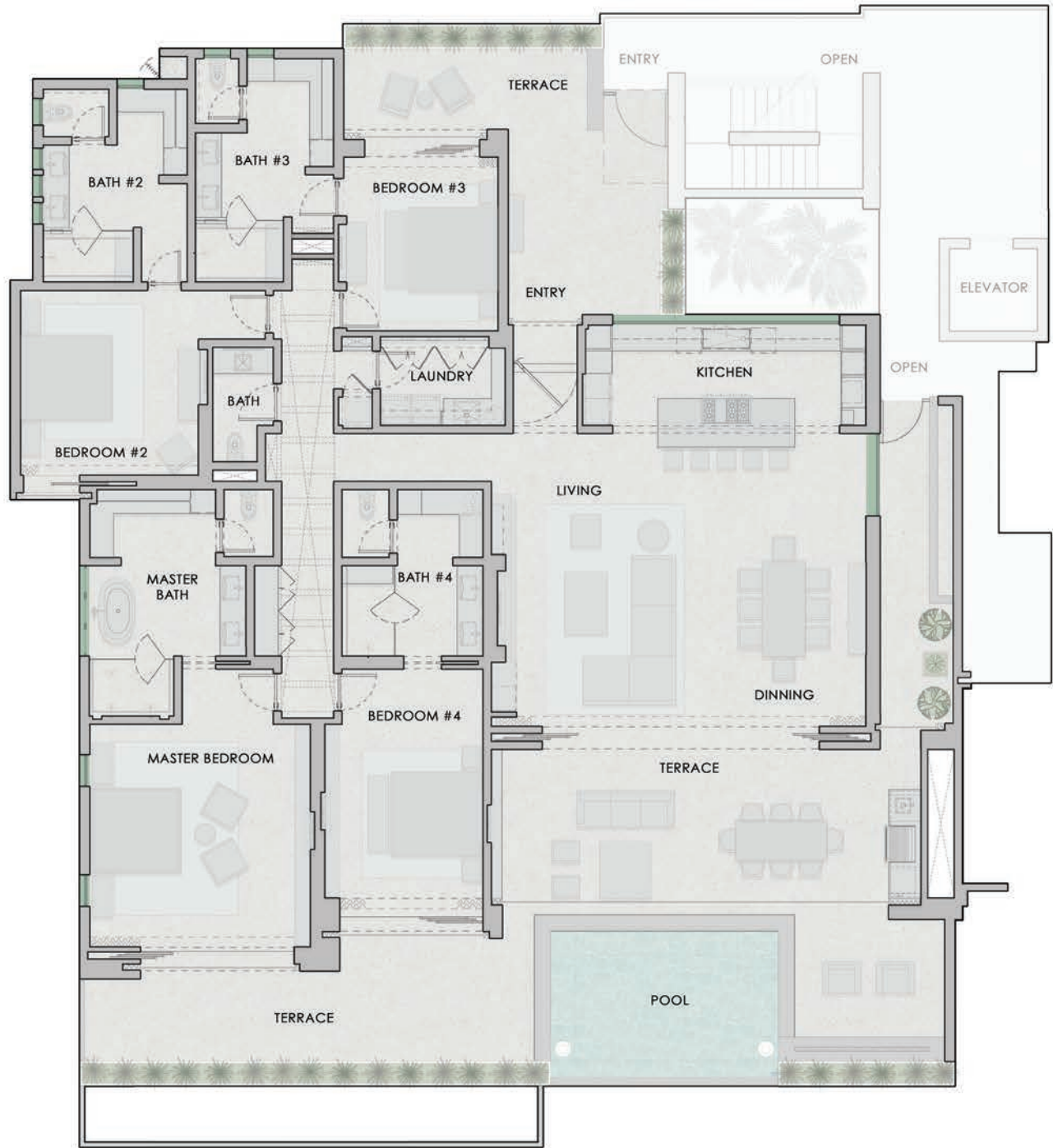
POOL

TERRACE

INTERIOR AREA	3,600 SQ FT
TERRACES	1,650 SQ FT
GARAGE	550 SQ FT
POOL	220 SQ FT
TOTAL	6,020 SQ FT

* Areas are approximate and can vary depending on unit.

COMMUNITY MAP

OASIS PALMILLA
PALMILLA DUNES

THE SHOPPES
AT PALMILLA

SAN JOSE DEL CABO
10 MIN DRIVE >

MAIN AIRPORT
20 MIN DRIVE >

HIGHWAY 1

H+
HOSPITAL

ESPÍRITU

JACK NICKLAUS
SIGNATURE
27-HOLE
GOLF COURSE

PLAZA
EL FARO

ENTRY
GATE

< CABO SAN LUCAS
20 MIN DRIVE

ENTRY
GATE

PALMILLA BAY

LA MONTAÑA

THE
LEDGES

RESERVA
AT LA MONTAÑA

SUNSET
PAVILION

ENTRY
GATE

THE ESTATES OF
LA MONTAÑA

ESPÍRITU
TOWN CENTER
CLUB ESPÍRITU
ORGANIC GARDEN
LA PLAZA

ENTRY
GATE

PALMILLA
COVE

LEGADO
AT LA MONTAÑA

| H2 | G2 | F2 | E2 | D2 | C2 | B2 | A2 |
| H1 | G1 | F1 | E1 | D1 | C1 | B1 | A1 |

CLUB 96

REMANSO

PRIVATE
BEACH
TRAM

MIRADOR
DE LA CRUZ

ENTRY
GATE

FITNESS
CENTER

One & Only
PALMILLA HOTEL

BEACH
ACCESS

BEACH
ACCESS

BEACH
ACCESS

BEACH
ACCESS

VILLAS DEL MAR

SEA OF CORTEZ

Do you see it?

RESERVA

AT LA MONTAÑA