

# VICEROY

RESIDENCES  
LOS CABOS



**DEEDED FRACTIONAL OWNERSHIP**

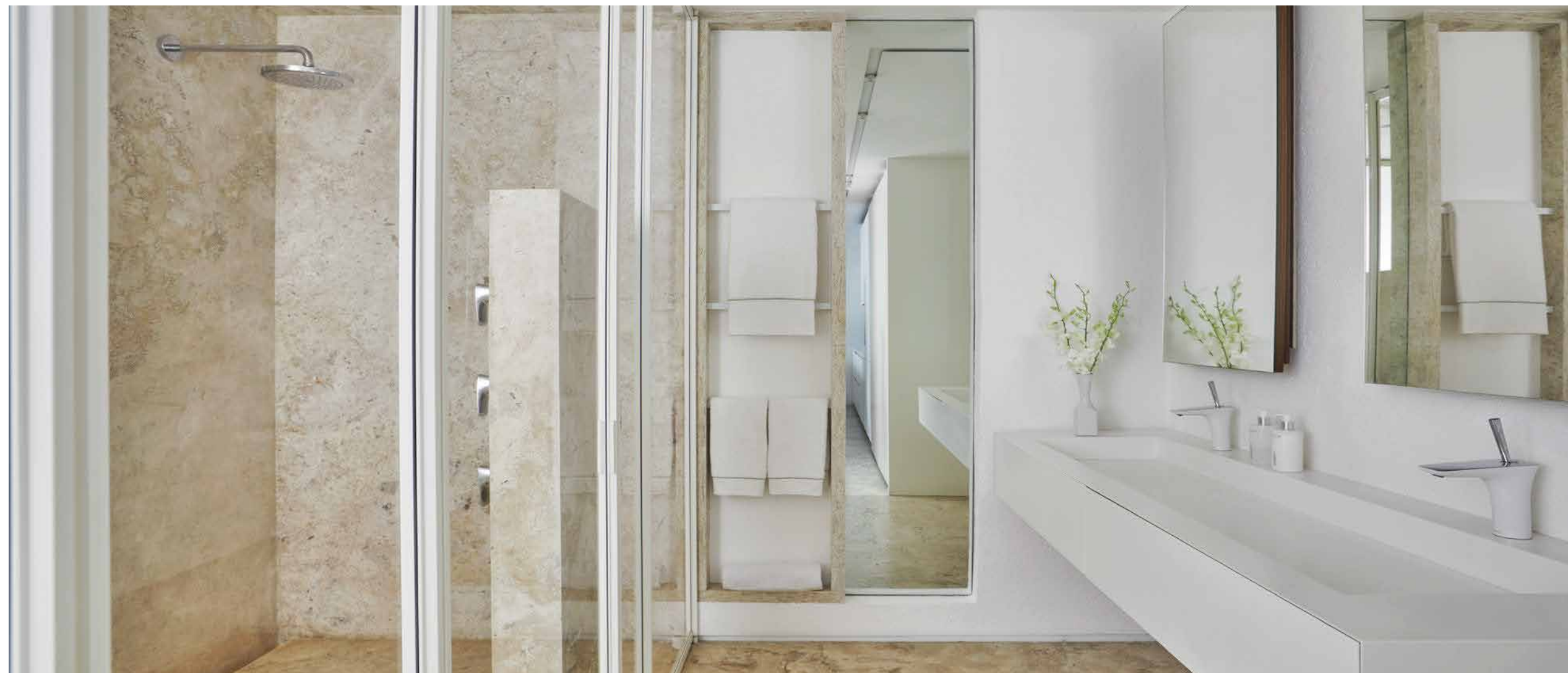


*PARADISE - OWN YOUR SLICE NOW*





# 198 GUEST ROOMS





# 24 CONDOS AND VILLAS





# 5 RESTAURANTS





# STATE OF THE ART GYM AND SPA





# PRIVATE MOVIE THEATER

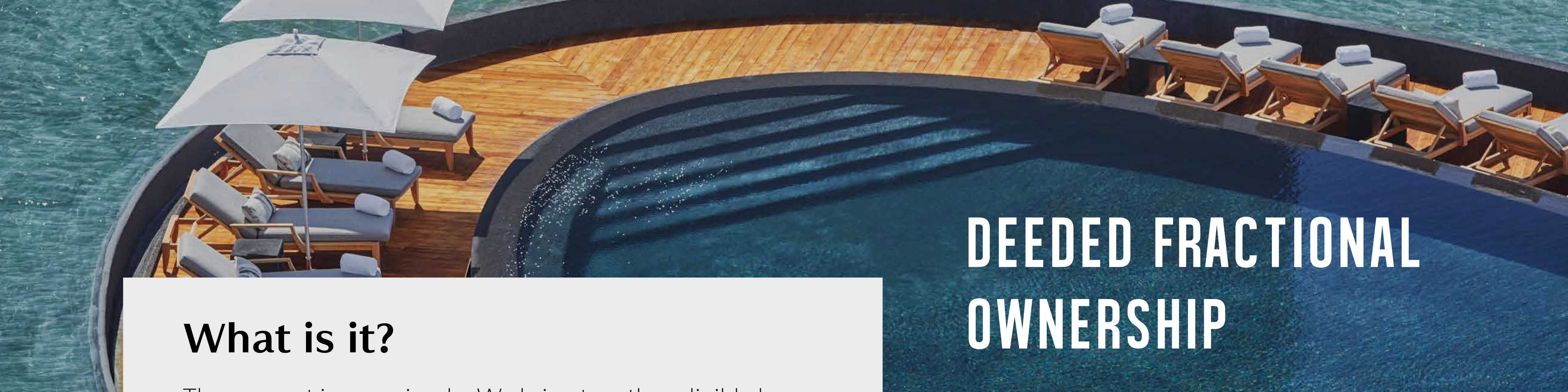




# AMAZING KIDS CLUB







## What is it?

The concept is very simple. We bring together eligible luxury property seekers to co-own a second home just as people have done for decades with other high end products like private jets and yachts.

Fractional ownership at Viceroy Residences Los Cabos is the shared ownership of a villa with "partner" owners who stay at their home at different times of the year.

# DEEDED FRACTIONAL OWNERSHIP

*Your own residence in paradise*

**Starting at only**  
**\$75,000**

- ◆ Only luxury resort offering this in Cabo.
- ◆ 1 and 2 bedroom condos.
- ◆ 3, 4 and 5 bedroom villas.
- ◆ 5 bedroom PH.



# HOW IT WORKS

## An equitable reservation program

Viceroy offers an incredible opportunity for those who can only enjoy Cabo on special occasions. Be it holidays, vacations, birthdays or just that special getaway, the Shared Ownership Program offers ownership at affordable prices and availability for when you need it.

*Only buy what you need.  
We take luxury to a new level  
of exclusivity.*

- ◆ Minimum share gives you 4 weeks of ownership per year.
- ◆ Unlimited use throughout the year.
- ◆ Flexibility to use different sized residences.
- ◆ Flexibility to use any time of the year.
- ◆ Flexibility to use in over 12,000 luxury properties.



# OWNER BENEFITS

*This is an exclusive opportunity with limited availability.*

You are cordially invited to experience the unique ownership offerings at Viceroy Los Cabos.

- ◆ Hassle free ownership of a private luxury vacation home.
- ◆ All the hotel services at your disposal.
- ◆ 20% discount in all food and beverage outlets.
- ◆ Pre arrival grocery shopping.
- ◆ Owners lounge with dedicated staff to attend all your vacation needs.
- ◆ Private year round storage for non perishable items.
- ◆ Private chefs to cook in your villa.
- ◆ Rent your unused time through the Viceroy Hotel.





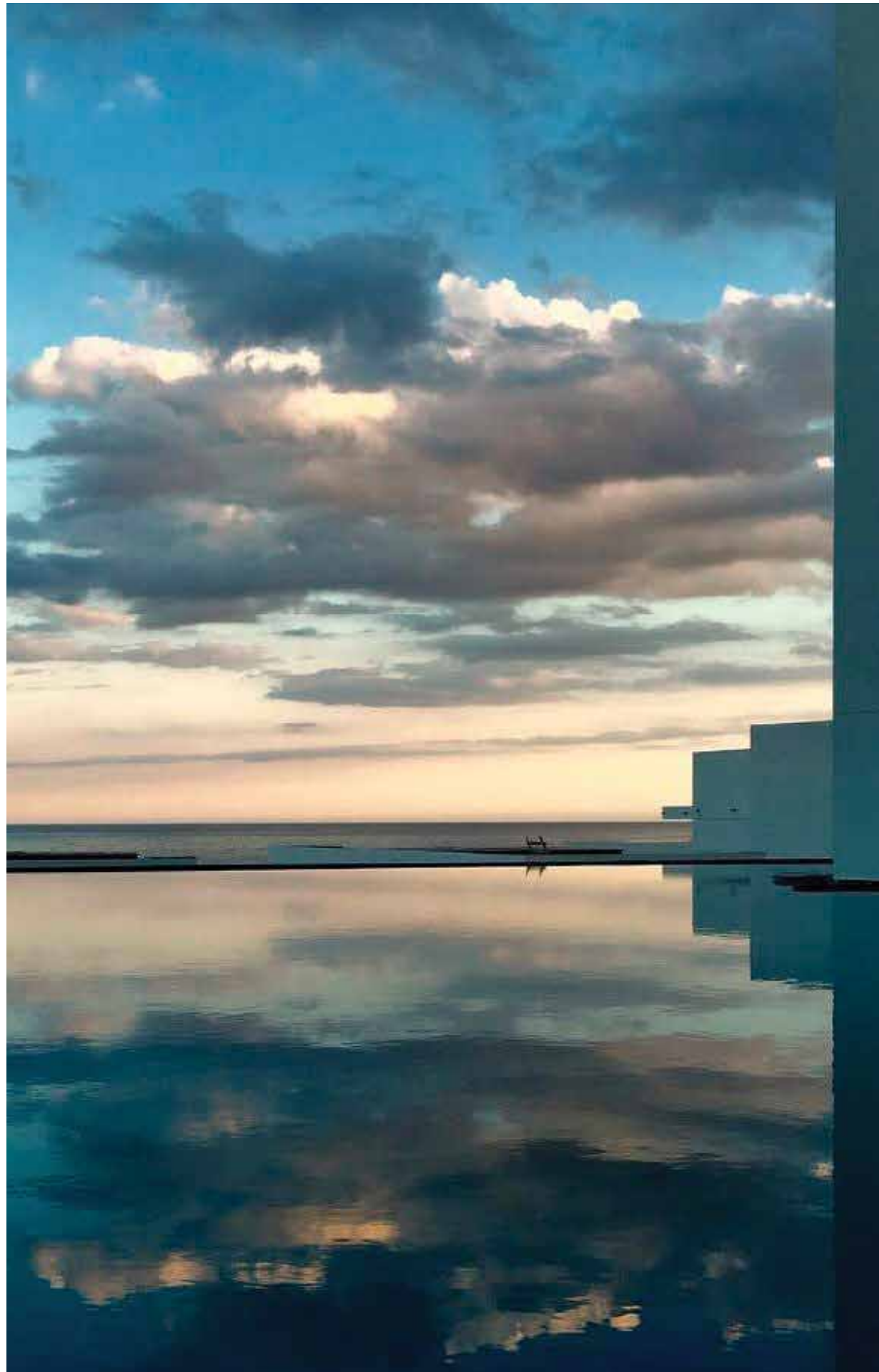
# WHY NOW

- ◆ Founder owner prices available.
- ◆ Limited inventory. No phase 2.
- ◆ 2020 has taught us the importance of quality family time.
- ◆ First visit incentives.



“Now in Viceroy Los Cabos, top sophistication and glamorous intimacy define our spectacular new residences”





# THIRDHOME

## LUXURY TRAVEL AWAITS

Thirdhome is the premiere travel club for secondhome owners those who share a mindset for luxury and exploration. By taking advantage of unused time in their seond home , they are able to open the doors to countless other homes within The Club, experiencing a whole new way of travel.

### EXCLUSIVELY FOR YOU

*Enjoy a complimentary membership to THIRDHOME, a savings of \$2,500.*

Your initiation fee will be waived and you also receive 5 bonus keys (travel credits) upon depositing 2 weeks in your residence into the club. A total travel value of \$10,000.

1

Activate your membership

Your luxury residence is prequalified. Contact THIRDHOME to access your account.

2

Deposit & Earn

Deposit time into The Club and earn travel credits (keys), the currency of THIRDHOME Exchange.

3

Reserve your trip

Pay the nominal exchange fee along with required keys and you're on your way.





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# RENDERINGS & FLOOR PLANS



# 2 BEDROOM PH





# VILLA 1 & 2





# VILLA 3,4,5 & 6



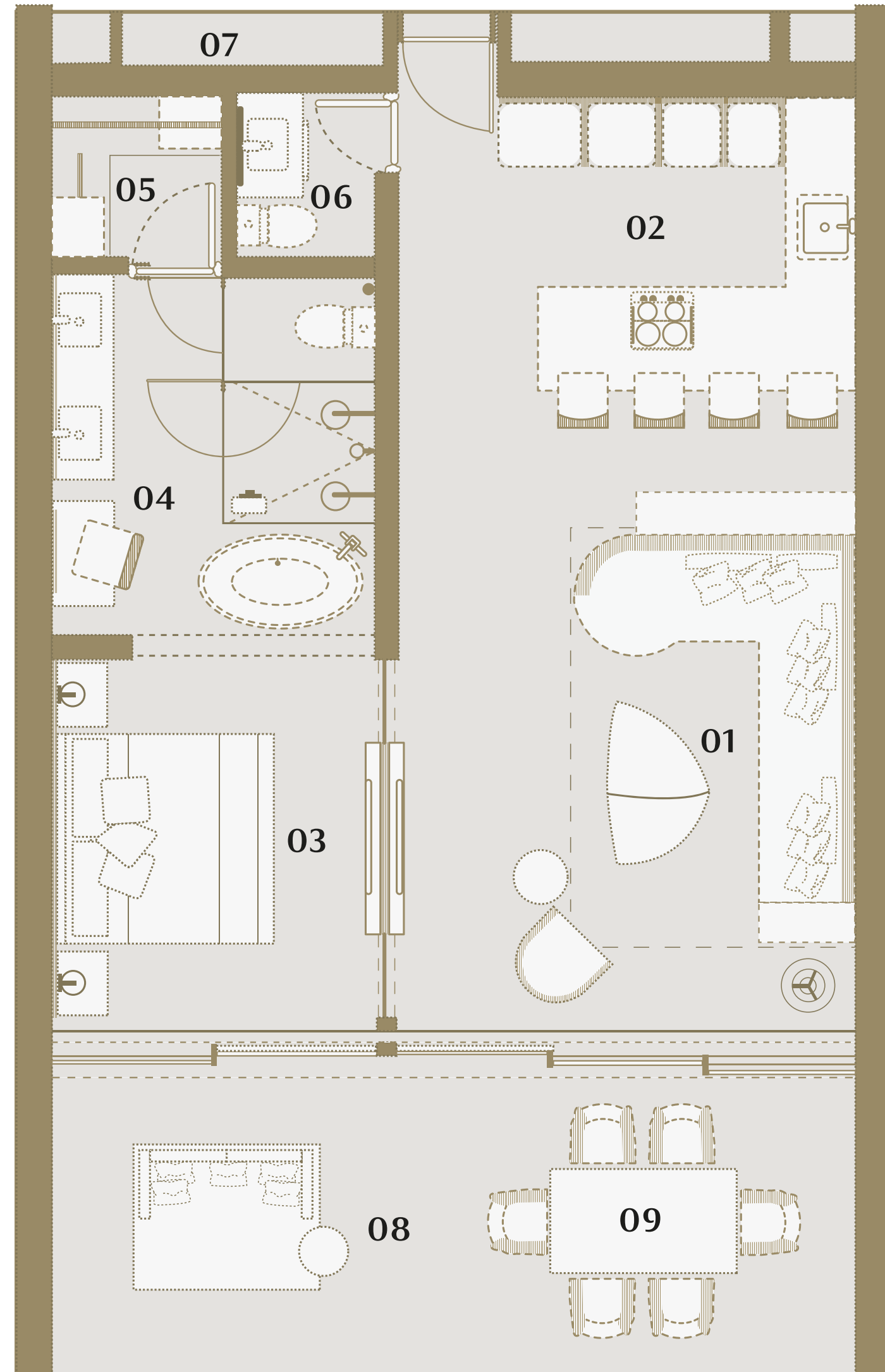




# FLOOR PLANS



# 1 BDRM CONDOMINIUM



**1**  
BEDROOMS

**1.5**  
BATHS

**81.36 M<sup>2</sup>**  
INDOOR AREA

**22.67 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

**104.03 M<sup>2</sup>**  
TOTAL  
LIVING AREA

## SPACES

- 01 | Living Room
- 02 | Kitchen
- 03 | Bedroom
- 04 | Bathroom
- 05 | Dressing Room
- 06 | Half Bathroom
- 07 | MEP
- 08 | Terrace
- 09 | Dinning Room



# 2 BDRM + DEN PENTHOUSE

**2**  
BEDROOMS

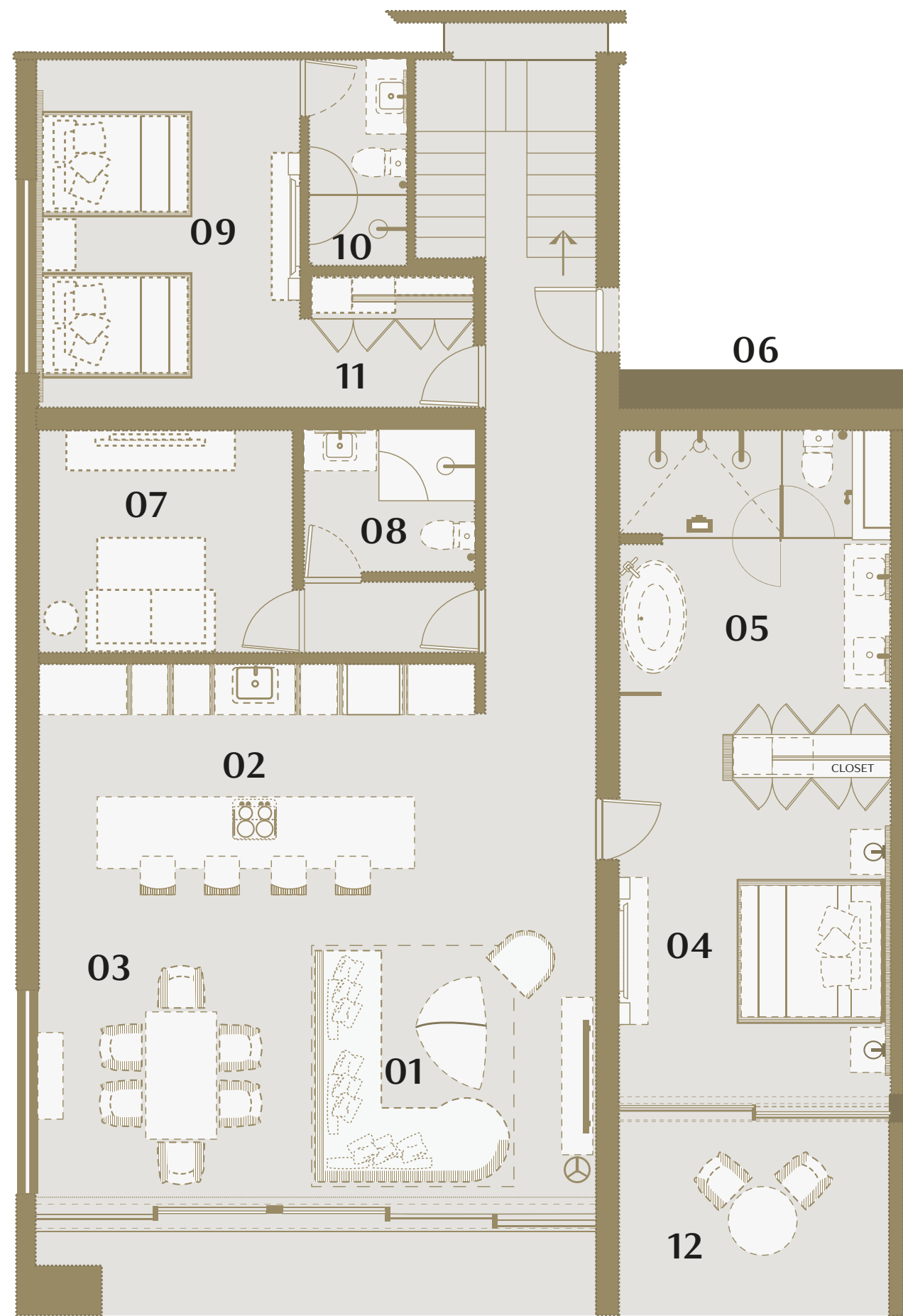
**4**  
BATHS

**207.01 M<sup>2</sup>**  
INDOOR AREA

**72.13 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

**124.36 M<sup>2</sup>**  
UNCOVERED  
OUTDOOR AREA

**403.50 M<sup>2</sup>**  
TOTAL  
LIVING AREA



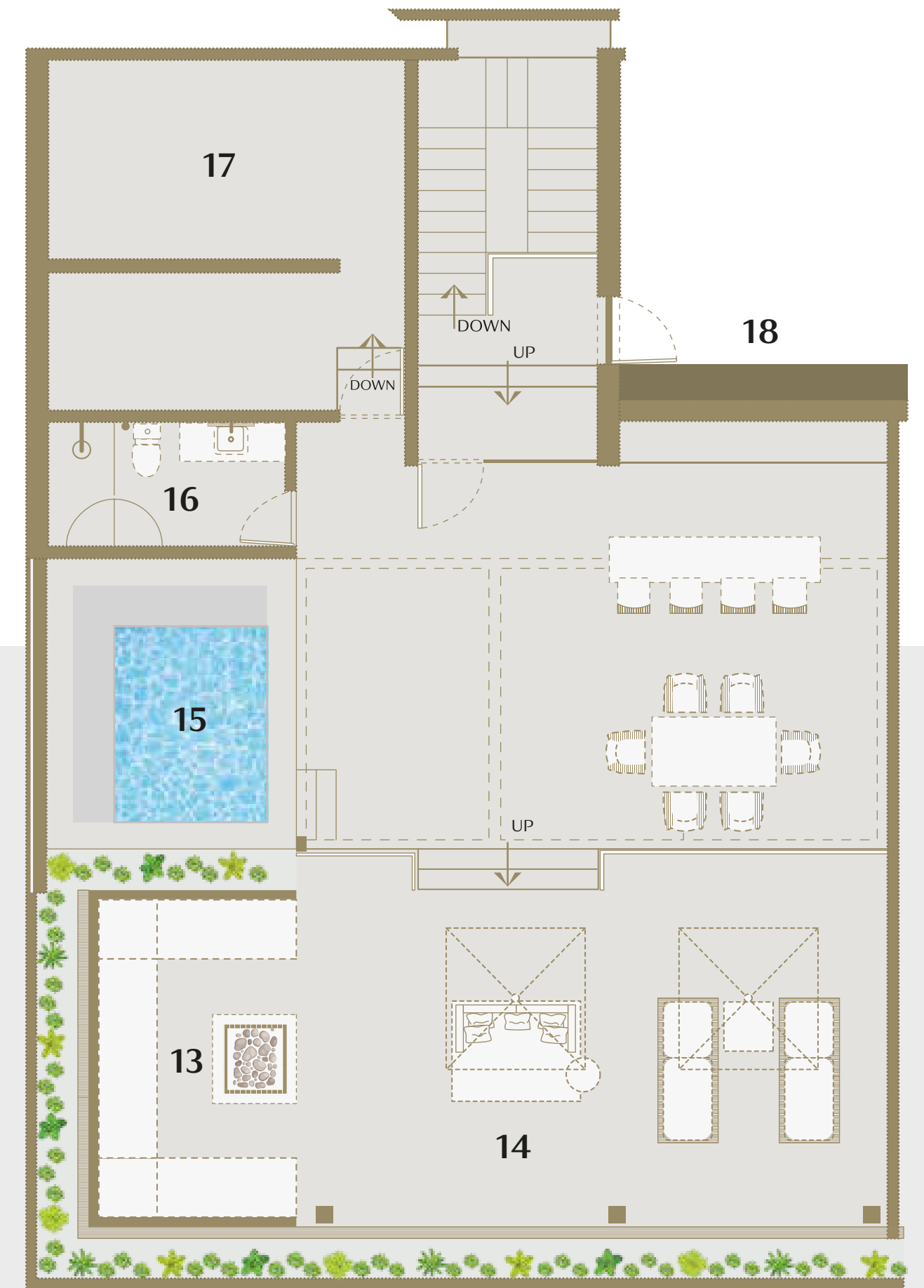
**LEVEL 1**

- 01 | Living Room
- 02 | Kitchen
- 03 | Dining Room
- 04 | Bedroom 01
- 05 | Bathroom
- 06 | MEP
- 07 | DEN
- 08 | Bathroom
- 09 | Bedroom 02
- 10 | Bathroom
- 11 | Dressing Room
- 12 | Terrace



**LEVEL 2**

- 13 | Fire Pit
- 14 | Terrace
- 15 | Swimming Pool
- 16 | Bathroom
- 17 | Equipment area
- 18 | MEP





# VILLA 1,2 & 9

**3**  
BEDROOMS

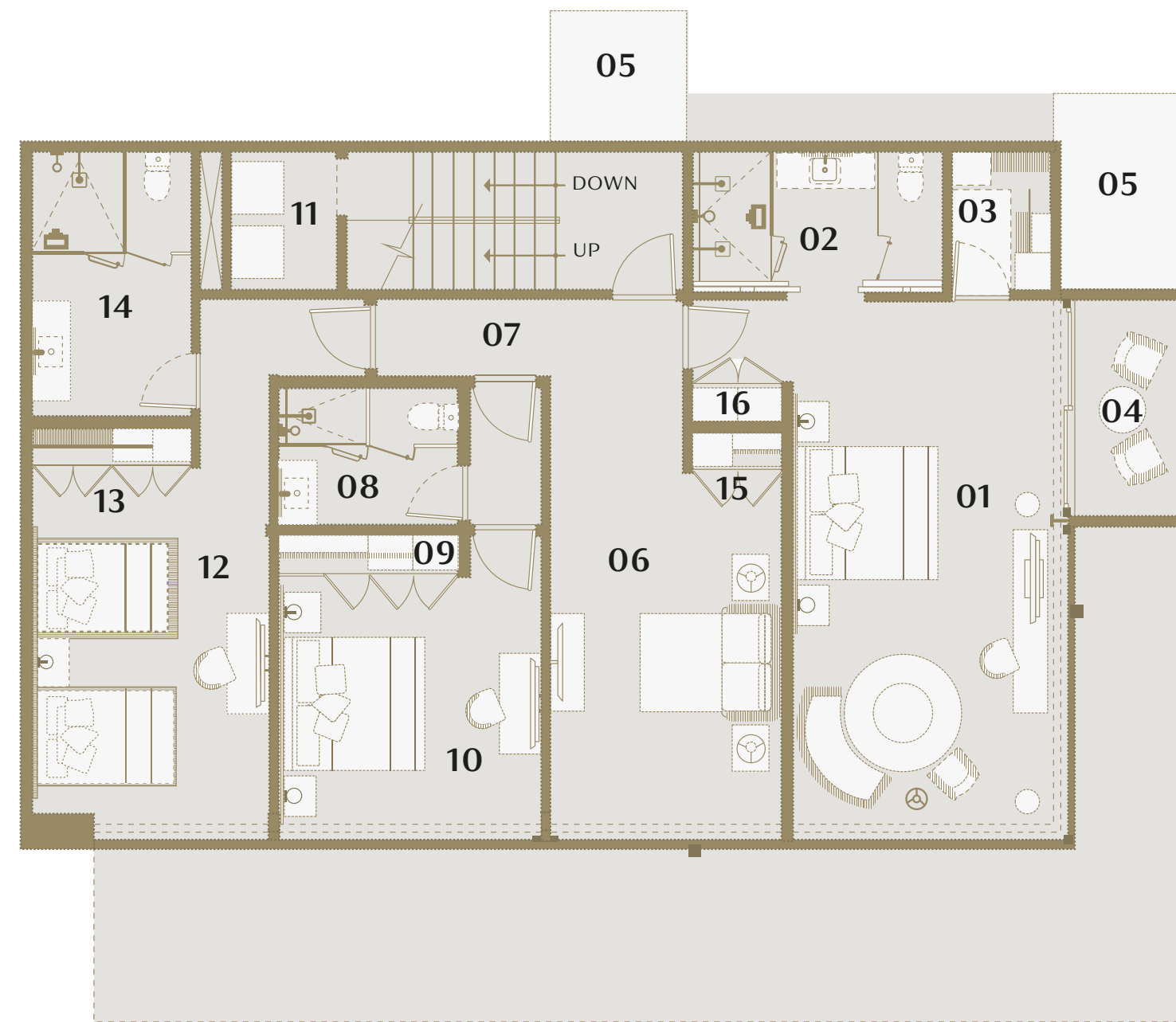
**3.5**  
BATHS

**282.44 M<sup>2</sup>**  
INDOOR AREA

**27.34 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

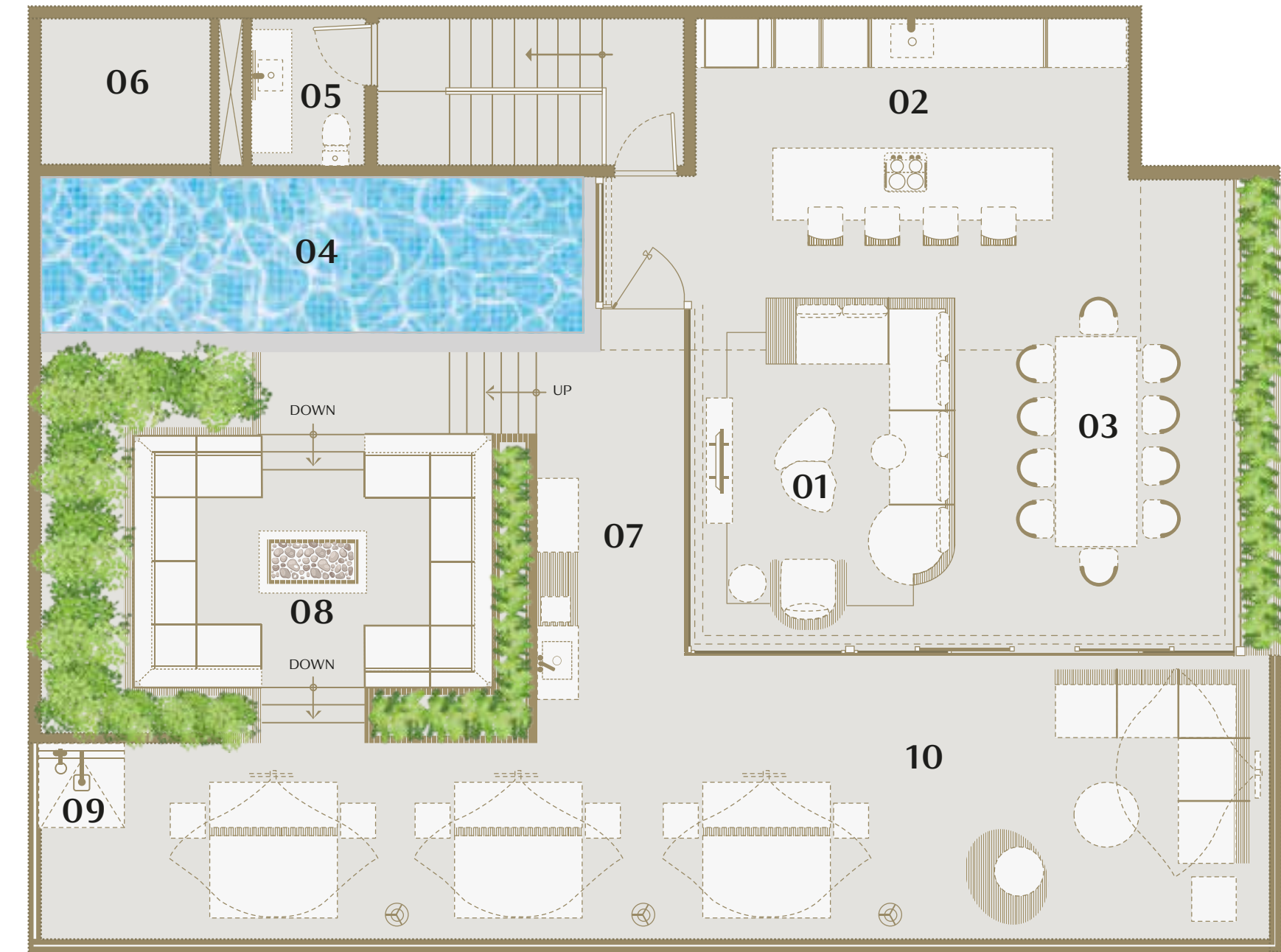
**129.06 M<sup>2</sup>**  
UNCOVERED  
OUTDOOR AREA

**438.84 M<sup>2</sup>**  
TOTAL  
LIVING AREA



## TOP FLOOR

- |                 |                   |               |
|-----------------|-------------------|---------------|
| 01   Bedroom 01 | 07   Hall         | 13   Closet   |
| 02   Bathroom   | 08   Bathroom     | 14   Bathroom |
| 03   Closet     | 09   Closet       | 15   Closet   |
| 04   Terrace    | 10   Bedroom 02   | 16   Closet   |
| 05   Rooftop    | 11   Laundry Room |               |
| 06   Den        | 12   Bedroom 03   |               |



## TERRACE

- |                    |               |
|--------------------|---------------|
| 01   Living Room   | 07   Grill    |
| 02   Kitchen       | 08   Fire Pit |
| 03   Dining Room   | 09   Shower   |
| 04   Swimming Pool | 10   Terrace  |
| 05   Half Bathroom |               |
| 06   Mech Room     |               |



# VILLA 1, 2 & 9 2BDRM MIRROR

**2**  
BEDROOMS

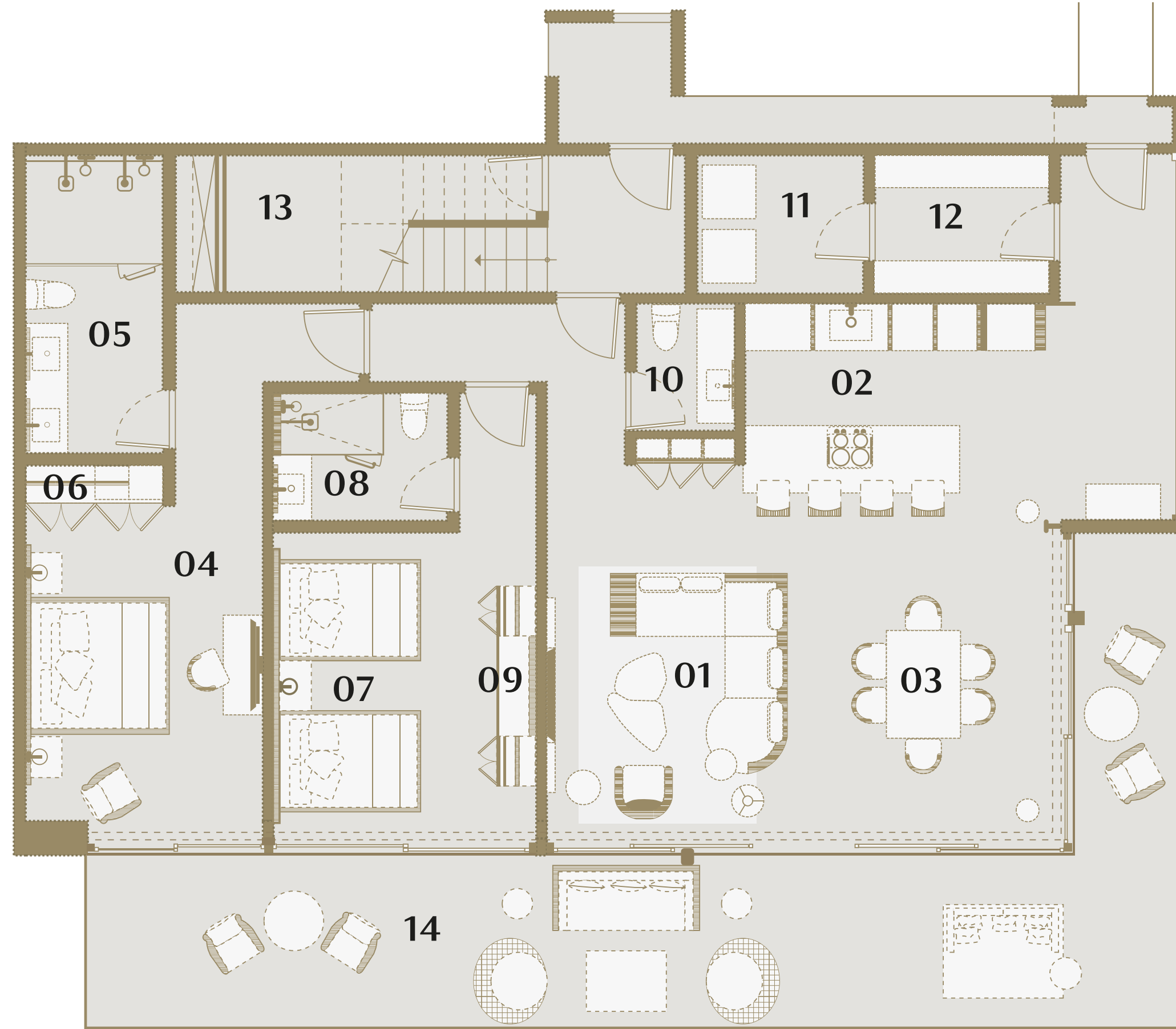
**2.5**  
BATHS

**180.15 M<sup>2</sup>**  
INDOOR AREA

**0.00 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

**53.16 M<sup>2</sup>**  
UNCOVERED  
OUTDOOR AREA

**233.31 M<sup>2</sup>**  
TOTAL  
LIVING AREA



## LOW LEVEL

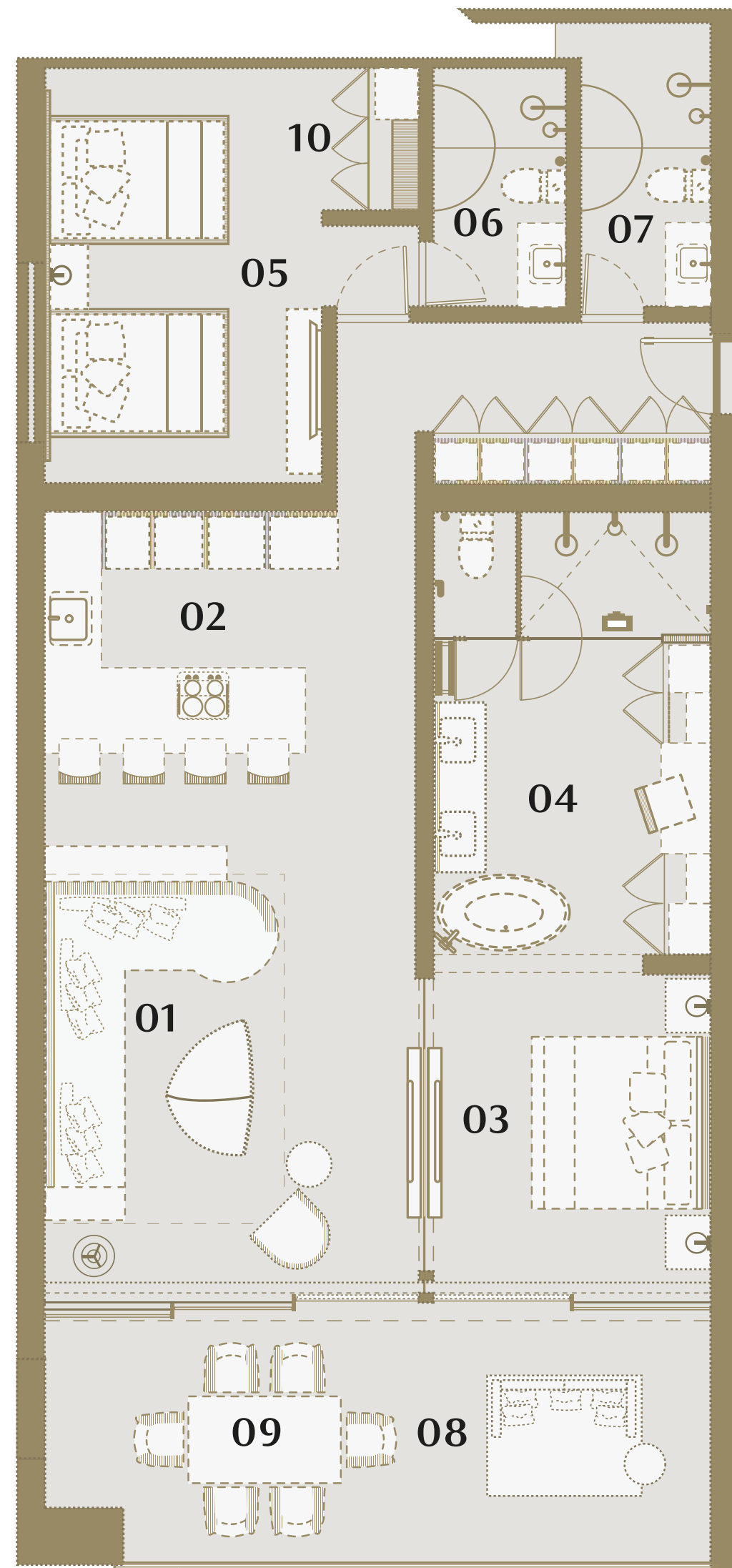
- 01 | Living Room
- 02 | Kitchen
- 03 | Dining Room
- 04 | Bedroom 01
- 05 | Bathroom

- 06 | Dressing Room
- 07 | Bedroom 02
- 08 | Bathroom
- 09 | Closet
- 10 | Half Bathroom

- 11 | Laundry Room
- 12 | Pantry
- 13 | Storage Room
- 14 | Terrace



# 2 BDRM CONDOMINIUM



**2**  
BEDROOMS

**2.5**  
BATHS

**125.84 M<sup>2</sup>**  
INDOOR AREA

**24.20 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

**150.04 M<sup>2</sup>**  
TOTAL  
LIVING AREA

## SPACES

- 01 | Living Room
- 02 | Kitchen
- 03 | Bedroom 01
- 04 | Bathroom
- 05 | Bedroom 02
- 06 | Bathroom
- 07 | Half Bathroom
- 08 | Terrace
- 09 | Dining Room
- 10 | Dressing Room



# VILLA 3,4 & 6

**3**  
BEDROOMS

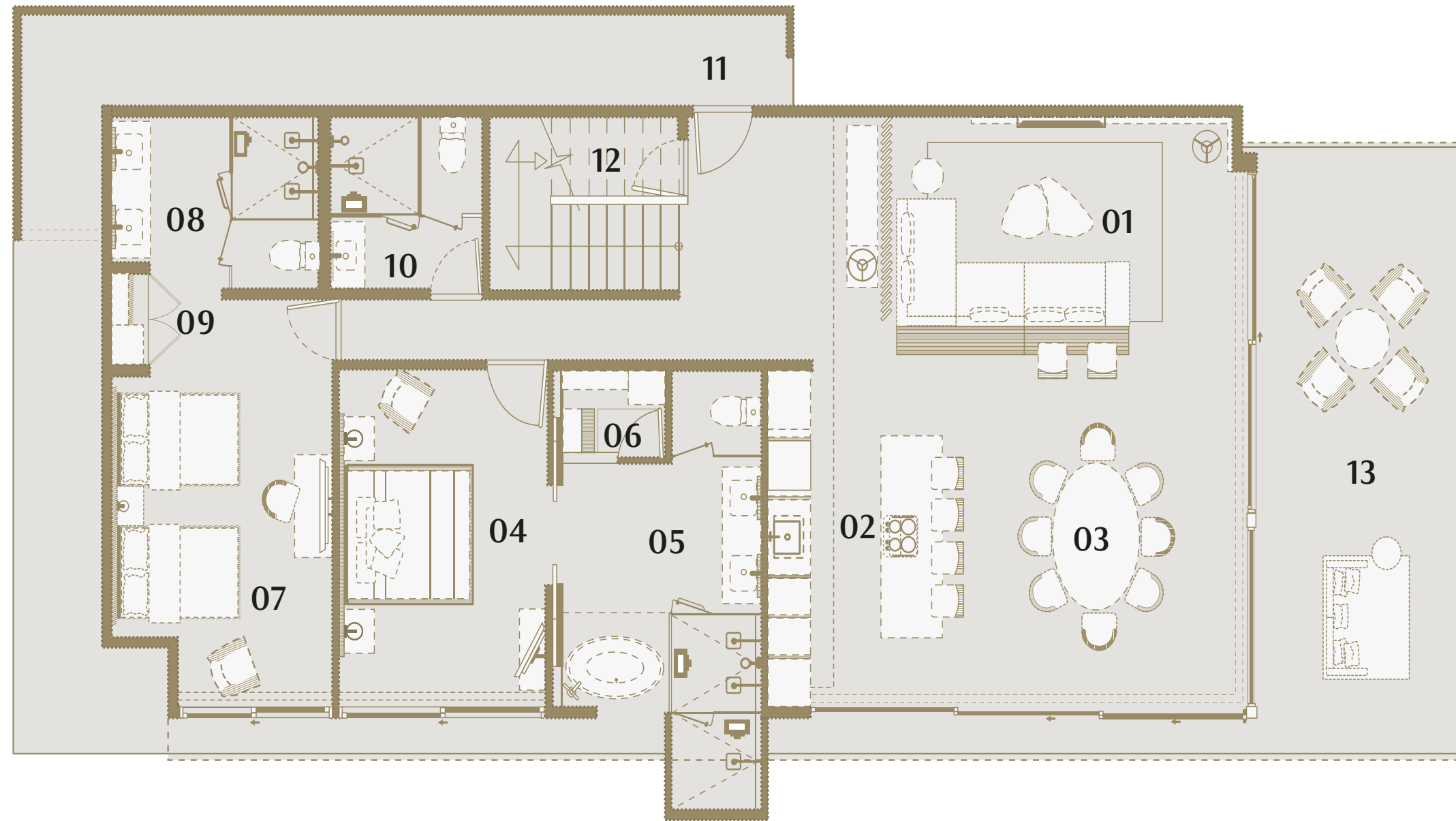
**4.5**  
BATHS

**235.13 M<sup>2</sup>**  
INDOOR AREA

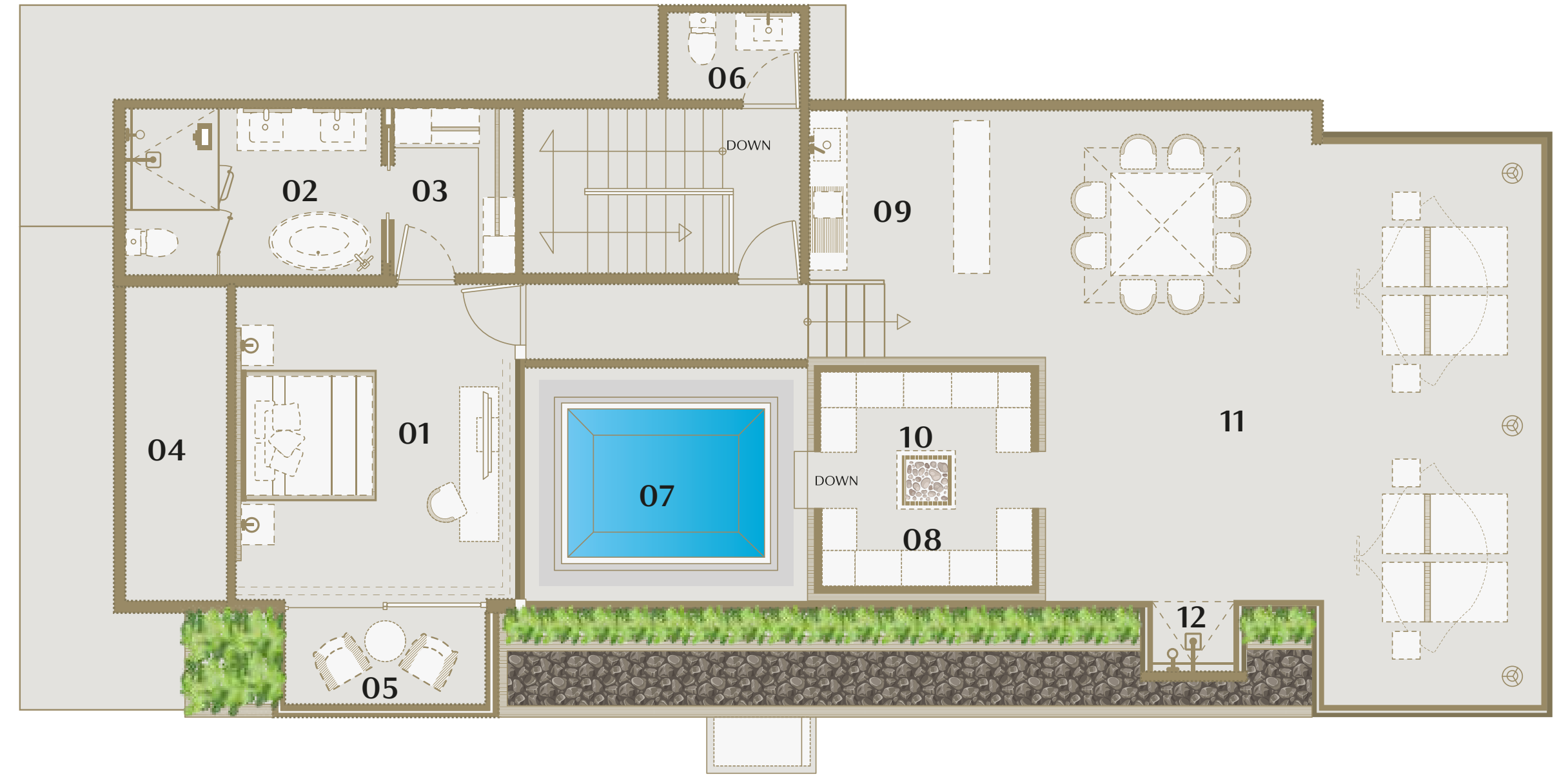
**74.98 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

**162.44 M<sup>2</sup>**  
UNCOVERED  
OUTDOOR AREA

**472.55 M<sup>2</sup>**  
TOTAL  
LIVING AREA



- |                    |                    |
|--------------------|--------------------|
| <b>LEVEL 1</b>     | 07   Bedroom 02    |
| 01   Living Room   | 08   Bathroom      |
| 02   Kitchen       | 09   Dressing Room |
| 03   Dining Room   | 10   Bathroom      |
| 04   Bedroom 01    | 11   Access Hall   |
| 05   Bathroom      | 12   Storage Room  |
| 06   Dressing Room | 13   Terrace       |



- |                    |               |
|--------------------|---------------|
| <b>LEVEL 2</b>     | 07   Jacuzzi  |
| 01   Bedroom 03    | 08   Fire Pit |
| 02   Bathroom      | 09   Grill    |
| 03   Dressing Room | 10   Lounge   |
| 04   Mech Room     | 11   Terrace  |
| 05   Balcony       | 12   Shower   |
| 06   Half Bathroom |               |



# VILLA 5

**3**  
BEDROOMS

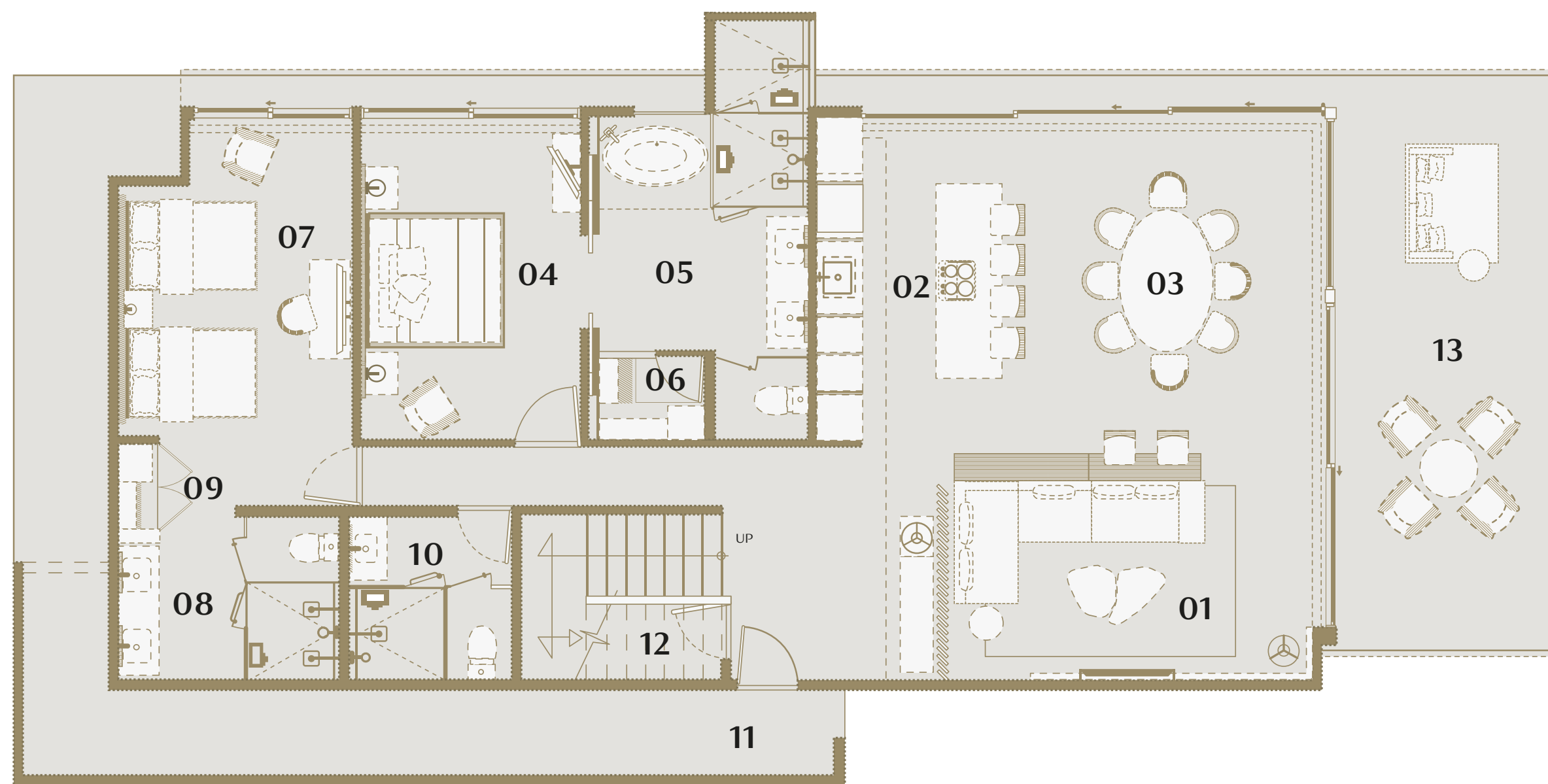
**4.5**  
BATHS

**235.13 M<sup>2</sup>**  
INDOOR AREA

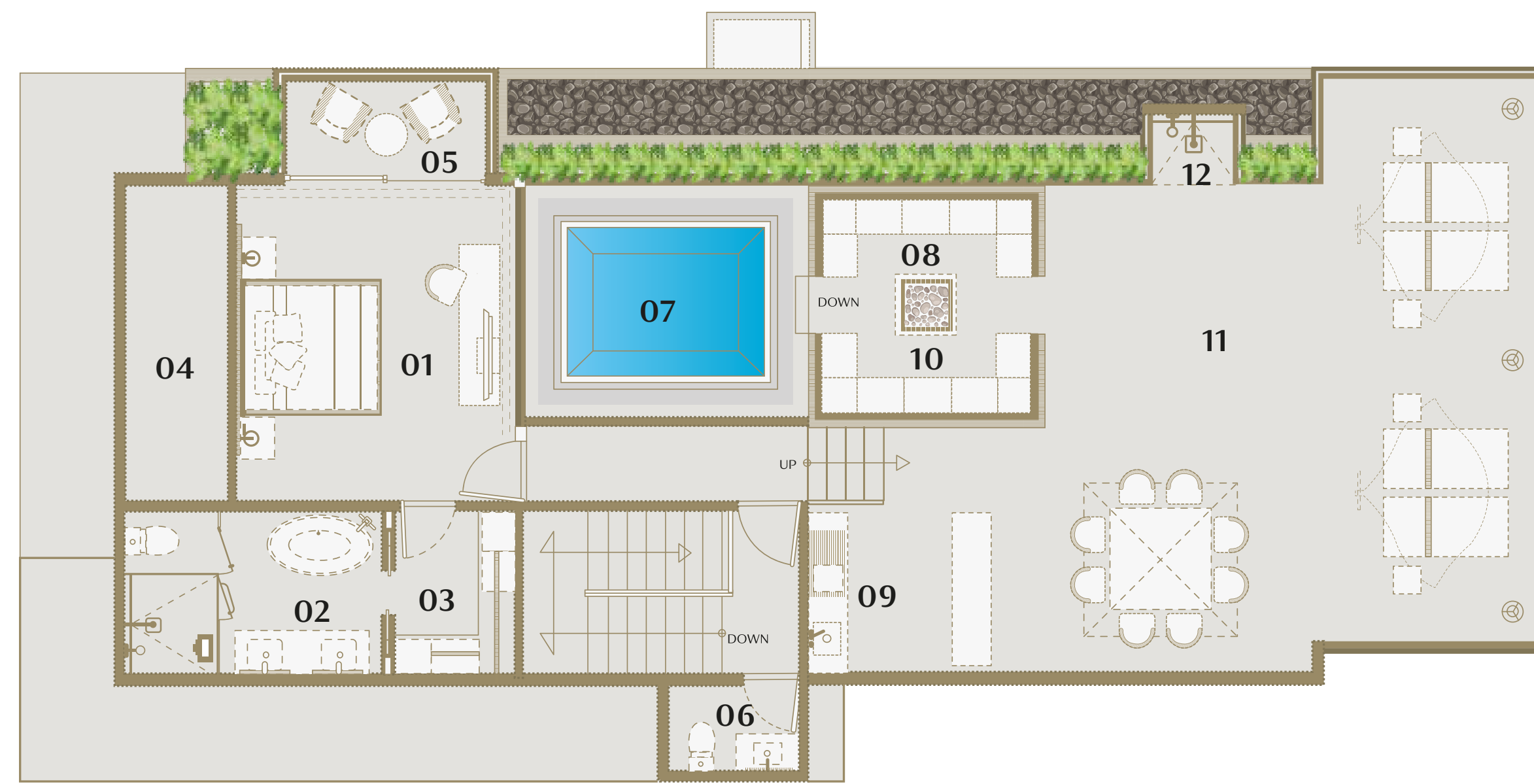
**74.98 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

**162.44 M<sup>2</sup>**  
UNCOVERED  
OUTDOOR AREA

**472.55 M<sup>2</sup>**  
TOTAL  
LIVING AREA



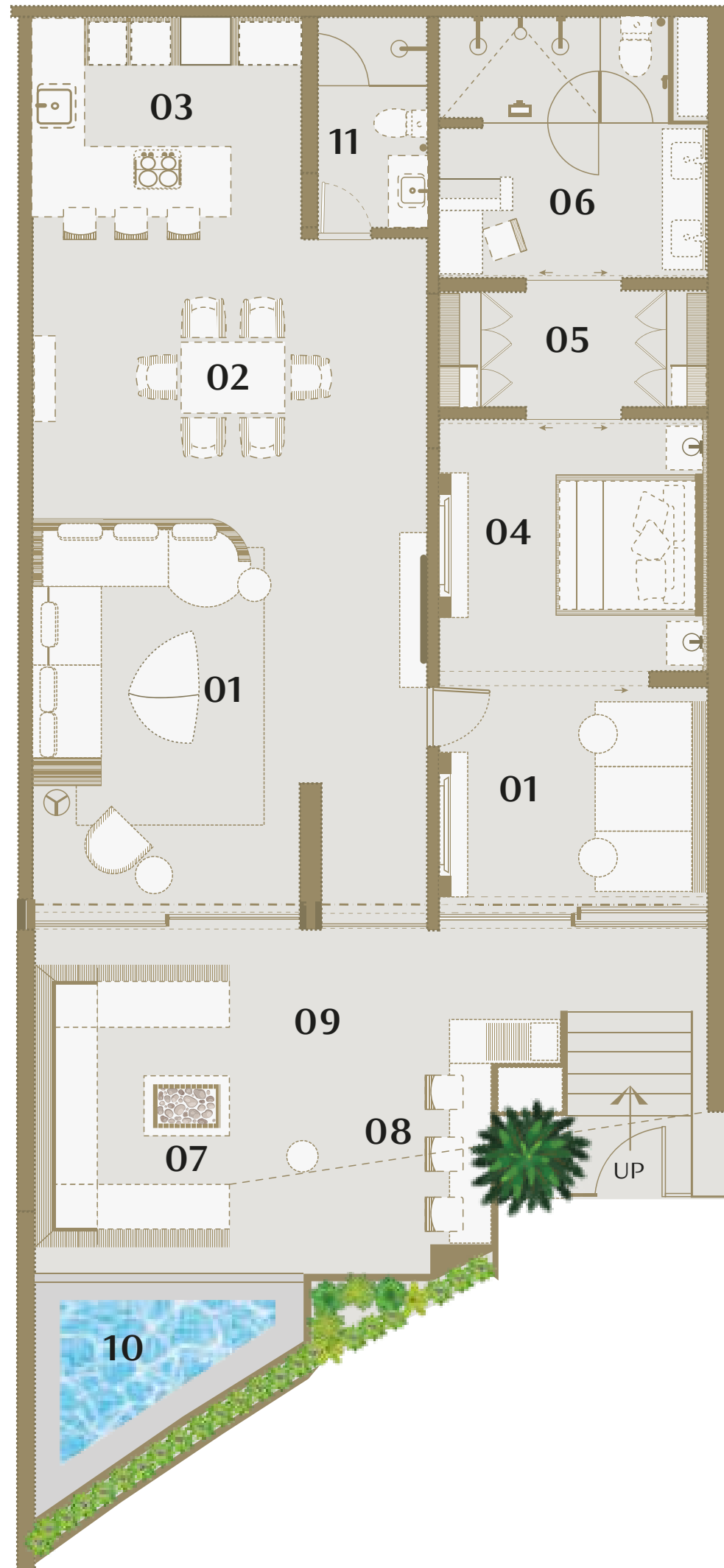
- LEVEL 1**
- 01 | Living Room
  - 02 | Kitchen
  - 03 | Dining Room
  - 04 | Bedroom 01
  - 05 | Bathroom
  - 06 | Dressing Room
  - 07 | Bedroom 02
  - 08 | Bathroom
  - 09 | Dressing Room
  - 10 | Bathroom
  - 11 | Access Hall
  - 12 | Storage Room
  - 13 | Terrace



- LEVEL 2**
- 01 | Bedroom 03
  - 02 | Bathroom
  - 03 | Dressing Room
  - 04 | Mech Room
  - 05 | Balcony
  - 06 | Half Bathroom
  - 07 | Jacuzzi
  - 08 | Fire Pit
  - 09 | Grill
  - 10 | Lounge
  - 11 | Terrace
  - 12 | Shower



# VILLA GARDEN 1 BDRM



**1**  
BEDROOMS

**2**  
BATHS

**133.86 M<sup>2</sup>**  
INDOOR AREA

**35.39 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

**27.77 M<sup>2</sup>**  
UNCOVERED  
OUTDOOR AREA

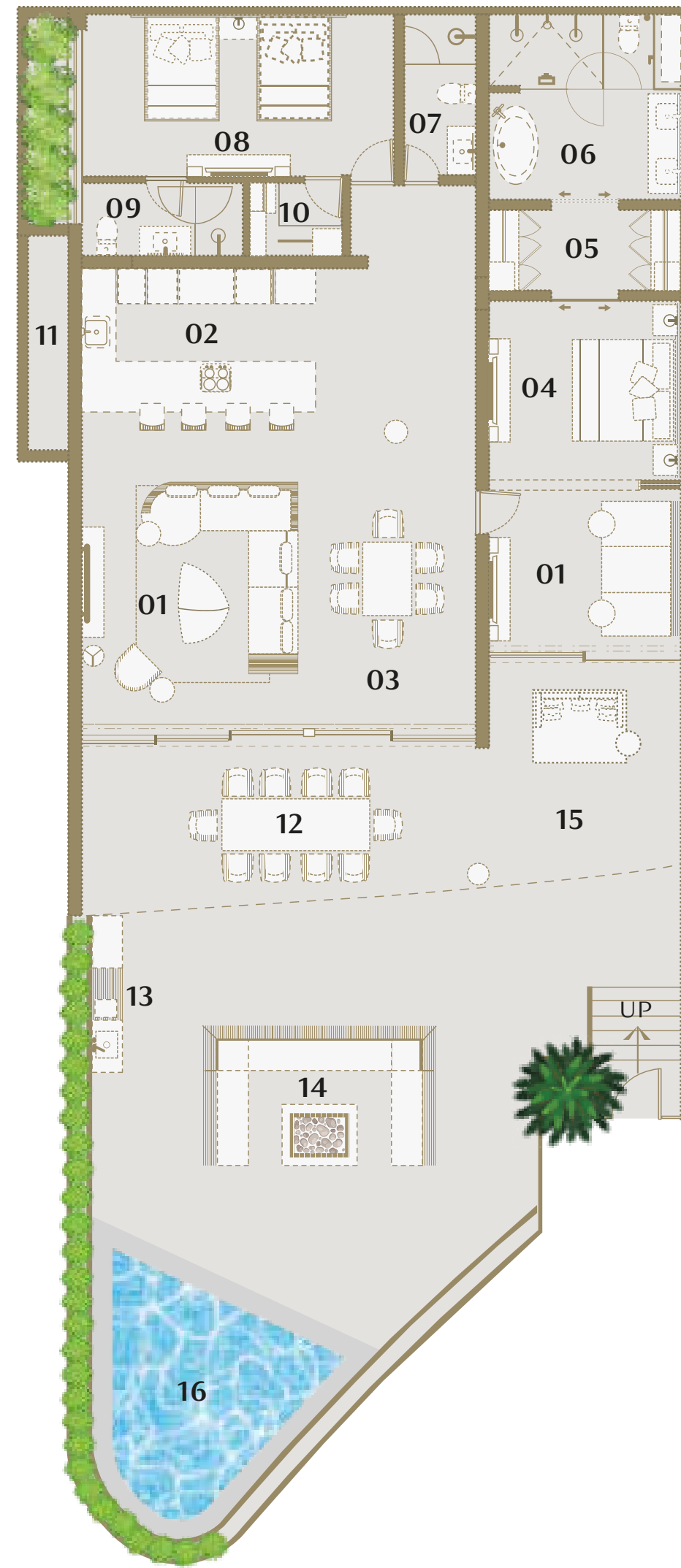
**197.02 M<sup>2</sup>**  
TOTAL  
LIVING AREA

## SPACES

- 01 | Living Room
- 02 | Dining Room
- 03 | Kitchen
- 04 | Bedroom
- 05 | Dressing Room
- 06 | Bathroom
- 07 | Fire Pit
- 08 | Grill
- 09 | Terrace
- 10 | Swimming Pool
- 11 | Bathroom



# VILLA GARDEN 2 BDRM



**2**  
BEDROOMS

**3**  
BATHS

**180.58 M<sup>2</sup>**  
INDOOR AREA

**44.75 M<sup>2</sup>**  
COVERED  
OUTDOOR AREA

**122.53 M<sup>2</sup>**  
UNCOVERED  
OUTDOOR AREA

**347.86 M<sup>2</sup>**  
TOTAL  
LIVING AREA

## SPACES

- 01 | Living Room
- 02 | Kitchen
- 03 | Game Table
- 04 | Bedroom 01
- 05 | Dressing Room
- 06 | Bathroom
- 07 | Bathroom
- 08 | Bedroom 02
- 09 | Bathroom
- 10 | Closet
- 11 | Mech Room
- 12 | Dining Room
- 13 | Grill
- 14 | Fire Pit
- 15 | Terrace
- 16 | Swimming Pool



An architectural rendering of a modern residential complex at night. The scene is dominated by large, rectangular buildings with a glowing blue light emanating from their facades. In the foreground, a curved walkway is lined with small, warm-toned lights. To the right, a large, dome-shaped structure with a complex, woven or lattice-like exterior is illuminated from within, casting a warm glow. In the background, a circular pool or courtyard area is visible, also surrounded by lights. The overall atmosphere is sophisticated and contemporary.

VICEROY  
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