

*La  
Montaña*



LA MONTAÑA AT VILLAS DEL MAR

HOMESITE III

*Palmilla, Los Cabos, Mexico*

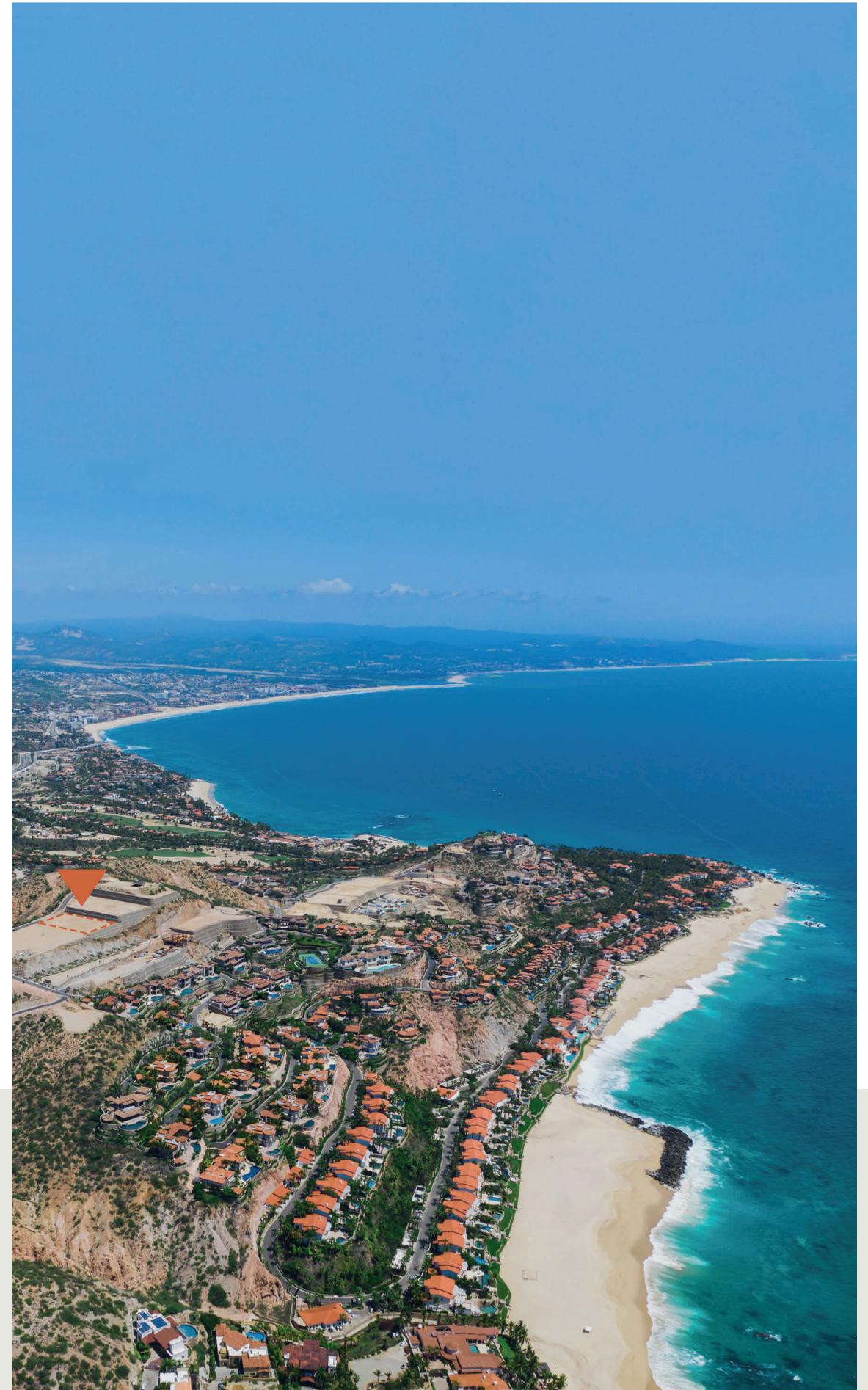
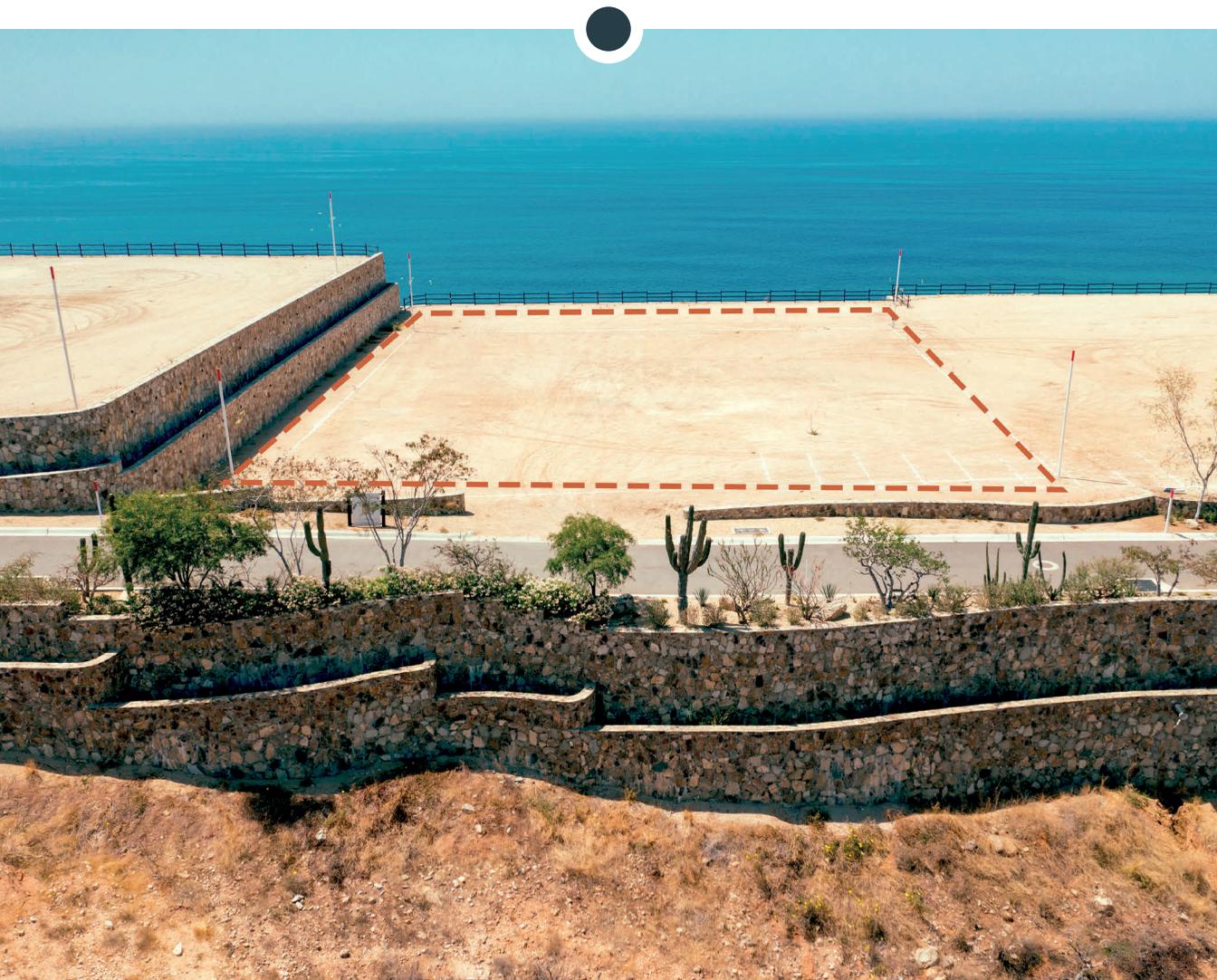
## CUSTOM OCEANVIEW HOMESITE III AT VILLAS DEL MAR

*Welcome Home to La Montaña*

La Montaña is an enclave of spectacular estate homesites situated within the gates of Villas Del Mar, the premier residential community neighboring the renowned One&Only Palmilla hotel. Homesite III captures sweeping, unobstructed ocean and mountain views in an ultra-private location amidst the highest points of coastal land between San Jose del Cabo and Cabo San Lucas. La Montaña offers the opportunity to design and build an exceptional oceanside retreat, which uniquely blends with the landscape of its extraordinary mountainside perch.

As part of both the Villas Del Mar and Palmilla communities, La Montaña offers an unparalleled lifestyle experience in a highly coveted location.

Residents enjoy an incredible array of amenities and services, including private beach and fitness clubs, pristine swimmable beaches, championship golf, world-class spas and renowned chef-driven restaurants—all within a short golf cart ride from home.



## THE HOMESITE

The homesites of La Montaña are the best that Villas Del Mar has to offer. Homesite III is situated just below the summit of La Montaña, oriented for absolute privacy and to maximize dynamic view lines. The property captures some of the finest, panoramic vistas in the region, encompassing sunrise over the Sea of Cortez and sunset over the mountains.

## HOMESITE III

33,975 Sq. Ft. of Land  
150 Feet of Oceanview Frontage  
Up to 12,000 Sq. Ft. of Interior Living Space



## ARCHITECTURE & DESIGN

Homeowners of Homesite III have the opportunity to custom design a home from the ground up. The homesite was envisioned for a two-story estate villa, which seamlessly blends indoor and outdoor spaces and accommodates multi-generational living, large-scale entertaining and intimate gatherings. La Montaña community guidelines ensure custom homes harmonize with one another while showcasing distinct, individually inspired designs.

## CONCEPTUAL VILLA FEATURES

Voluminous Great Room  
& Expansive Covered Terrace  
Chef's Kitchen & Separate Prep Kitchen  
Outdoor Bar, Kitchen & Shaded Pavilion  
Infinity-Edged Pool, Dual Spas  
& Sundeck

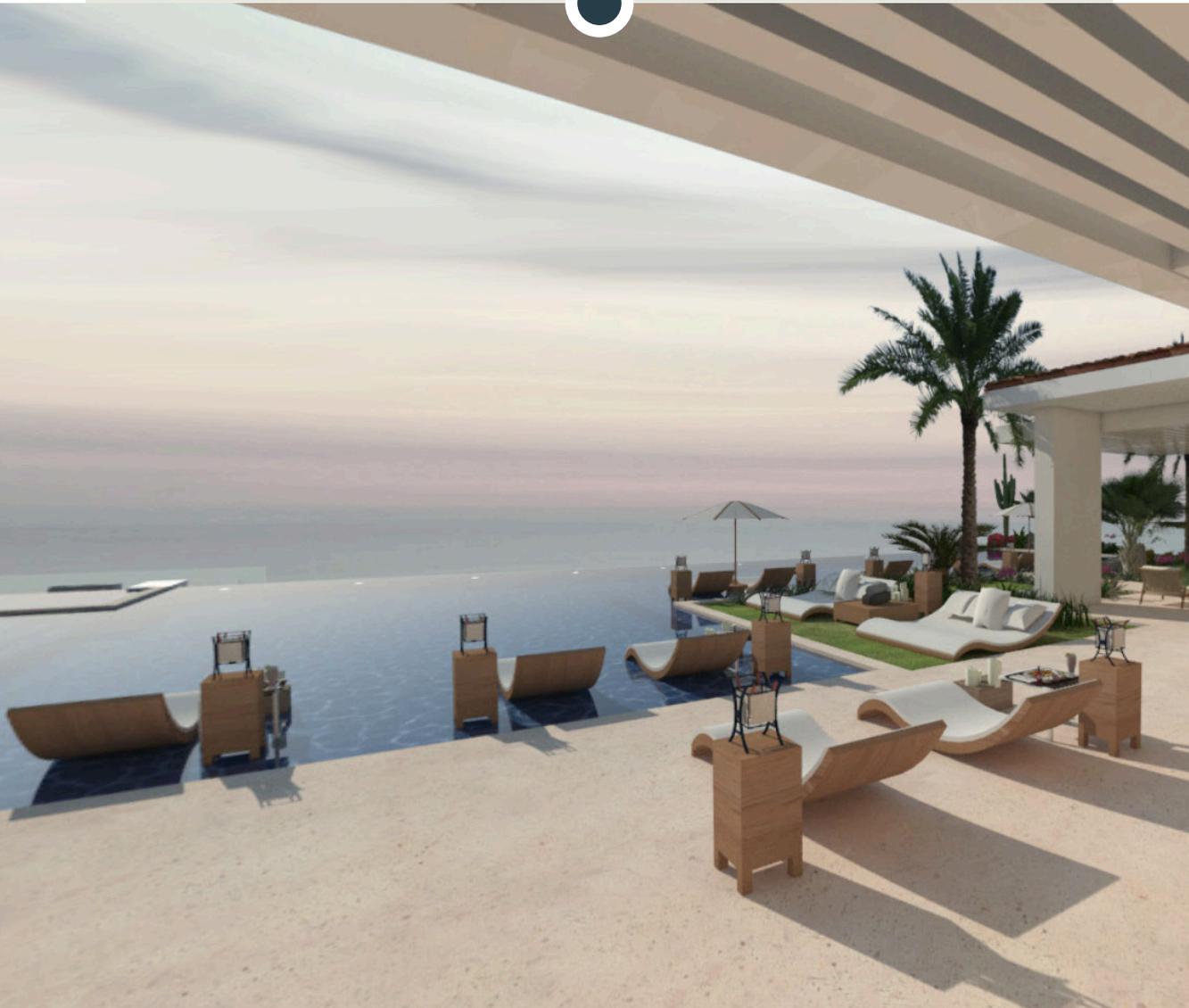


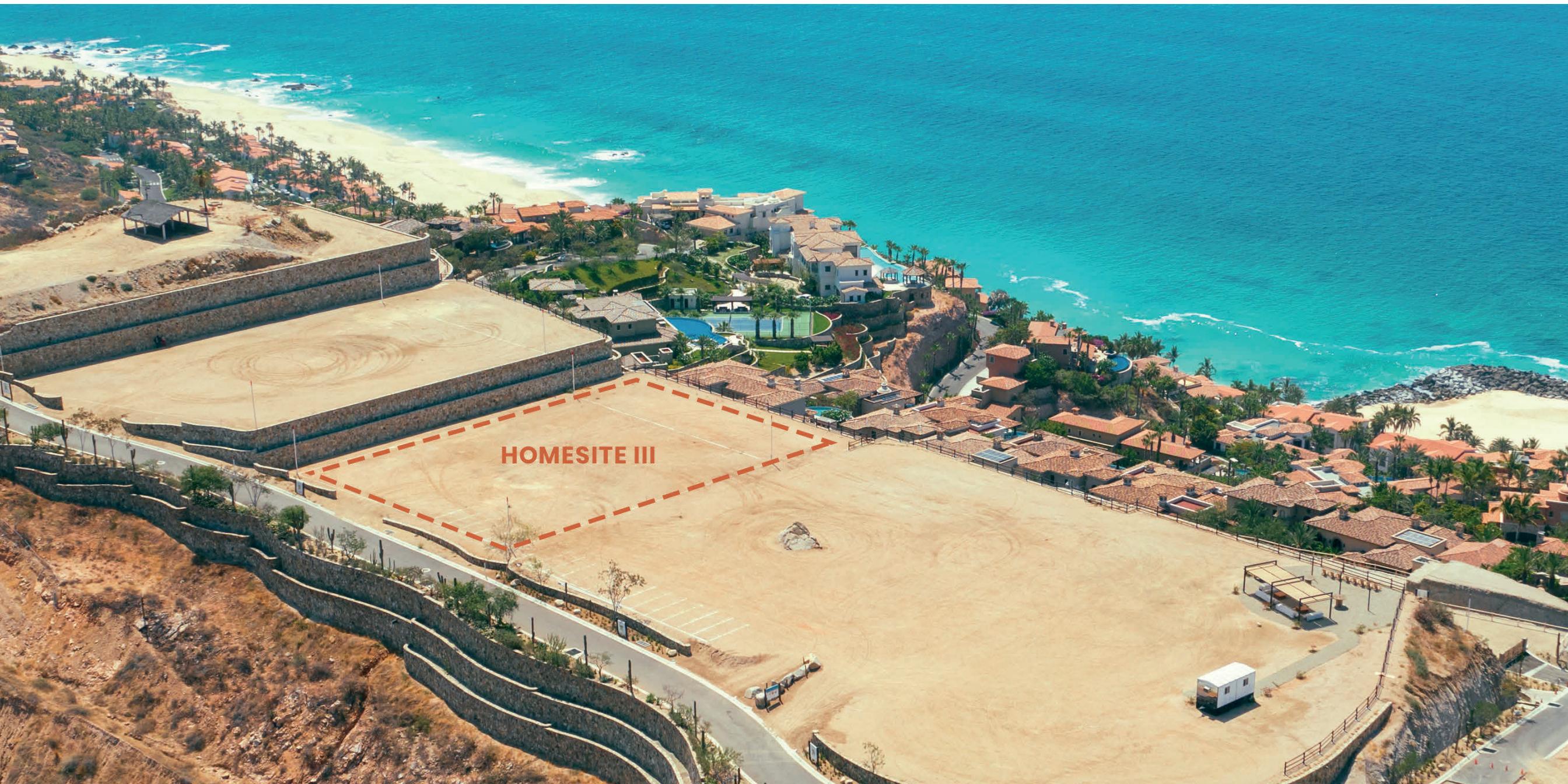
Master Bedroom Wing with Spa-Style Bath, Dual Dressing Rooms & Terrace with Unobstructed Ocean Views

Home Theater  
Fitness Studio  
Oceanview Fire Pit Lounge



Private Office  
Temperature-Controlled Tequila or Wine Cellar Built into the Mountains of La Montaña  
Private Motor Court & Courtyard Entry  
4 Car Garage & Covered Golf Cart Parking







## LIFESTYLE AMENITIES

*Villas Del Mar & Palmilla*

Homeowners at La Montaña enjoy the exceptional amenities of Villas Del Mar and the 1,000-acre, master-planned Palmilla community. Within a short golf cart ride from home is world-class cuisine, wellness, beaches and adventure for all ages.



### CLUB NINETY SIX BEACH CLUB

Oceanfront pools, restaurants and activities center on the calm, swimmable waters of Palmilla Bay

### CLUB ESPIRITU FITNESS CLUB & SPA

A masterfully designed, 10,000 Sq. Ft. hillside health and wellness retreat with start-of-the-art equipment and movement studios

### ESPIRITU PARK & GARDENS

A desert oasis with pickleball court, children's play area, splash garden, tennis court and half basketball court

### KIDS' CLUB

Endless activities for children and teens at Club Ninety Six and Espiritu Park

### 50' SAILING CATAMARAN

Private, half and full-day charters set sail from Club Ninety Six

### PARKS & TRAILS

Explore miles of walking trails, golf cart paths and scenic open spaces

### ONE&ONLY PALMILLA

Featuring a world-class resort and spa with restaurants and boutique shop

### PALMILLA GOLF COURSE

27 Holes of Jack Nicklaus Signature Golf

### THE SHOPPES AT PALMILLA

Specialty boutiques, galleries, restaurants and organic grocery store

## RESIDENTIAL SERVICES

### *Exceptional Property Management*

As part of the Villas Del Mar residential community, homeowners at La Montaña enjoy meticulous residential and resort services, carefully refined over more than 20 years, to make homeownership completely carefree. Villas Del Mar offers impeccable home management, personalized service, and pre-arrival preparations, such as pre-stocking groceries and activity coordination for unforgettable vacation experiences each and every visit.



#### PROPERTY MANAGEMENT

Home maintenance, account management, bill pay, vehicle care and more

#### CONCIERGE

A la carte services include private in-villa chefs, butlers, spa treatments, chauffeurs and babysitting

#### ACTIVITY CONCIERGE

On and offsite activity coordination for surf trips, ATV tours, tee times and dining reservations

#### DEL MAR CONNECT

Unmatched technological services, including high-speed internet and U.S. TV

#### MEDICAL SERVICES

Bilingual emergency response team in place, including on-call doctor and chief medical officer

#### HOMEOWNERS' ASSOCIATION

Oversees carefree ownership, including security personnel as well as exterior and common area maintenance to a world-class standard



## LOCATION

*An Ultra-Private Setting in the Heart of Los Cabos*

La Montaña is nestled along the oceanfront mountain peaks of Villas Del Mar in Palmilla, the historic, world-renowned destination within Los Cabos. Situated between San Jose del Cabo and Cabo San Lucas, La Montaña offers residents two incredible beaches to enjoy—the tranquil, swimmable and award-winning Palmilla Beach and the secluded stretch of pristine beach of the Villas Del Mar community.

Just beyond the gates of Villas Del Mar is the world-class dining, boutique shopping and vibrant art galleries of the culturally rich San Jose del Cabo, while the lively nightlife, entertainment and luxury shopping of Cabo San Lucas is mere minutes away.

## DESTINATION AT A GLANCE

- 25 Minutes to Los Cabos International Airport
- 10 Minutes to San Jose del Cabo Historic District & Art Walk
- 15 Minutes to Puerto Los Cabos Marina
- 20 Minutes to Flora Farms Field Kitchen & Acre Farm-to-Table Dining
- 20 Minutes to Cabo San Lucas Marina & Nightlife





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