

VICEROY

R E S I D E N C E S
LOS CABOS

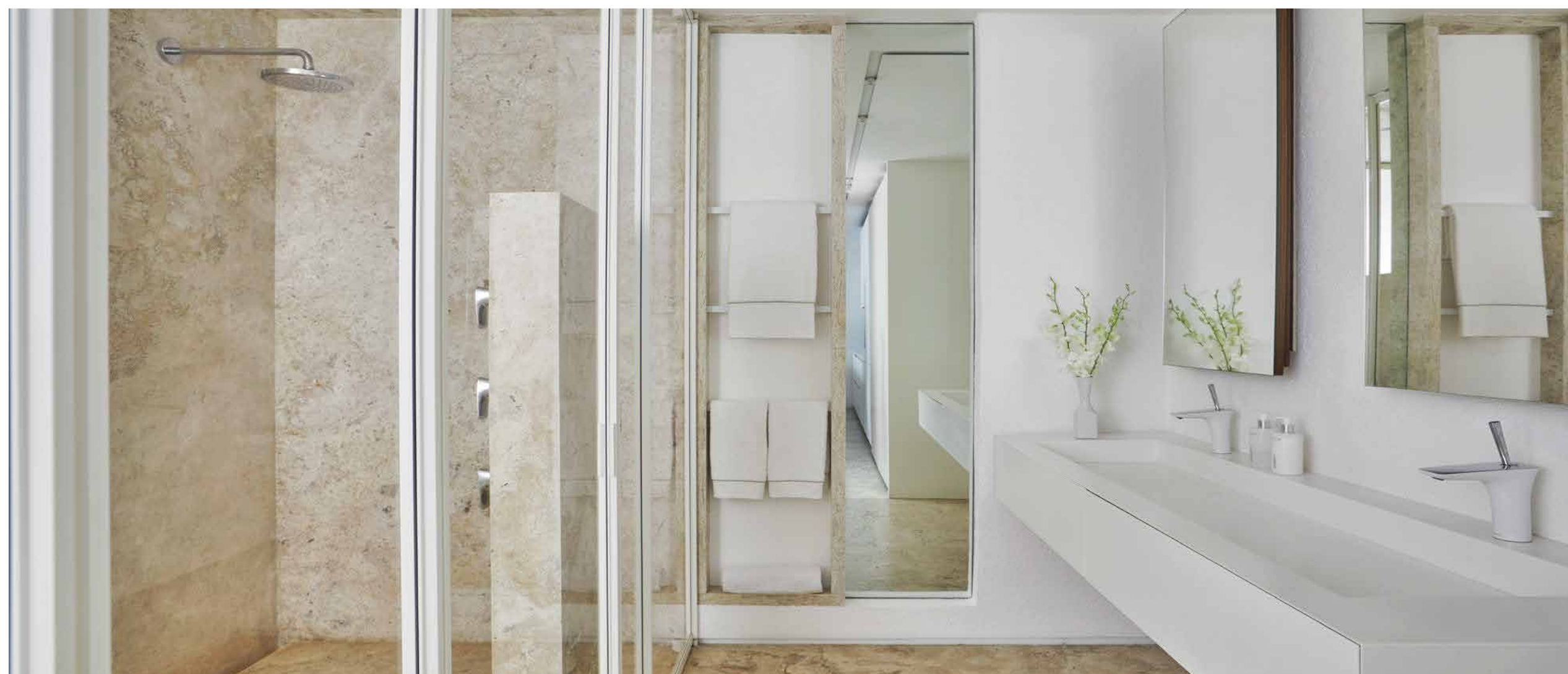


DEEDED FRACTIONAL OWNERSHIP

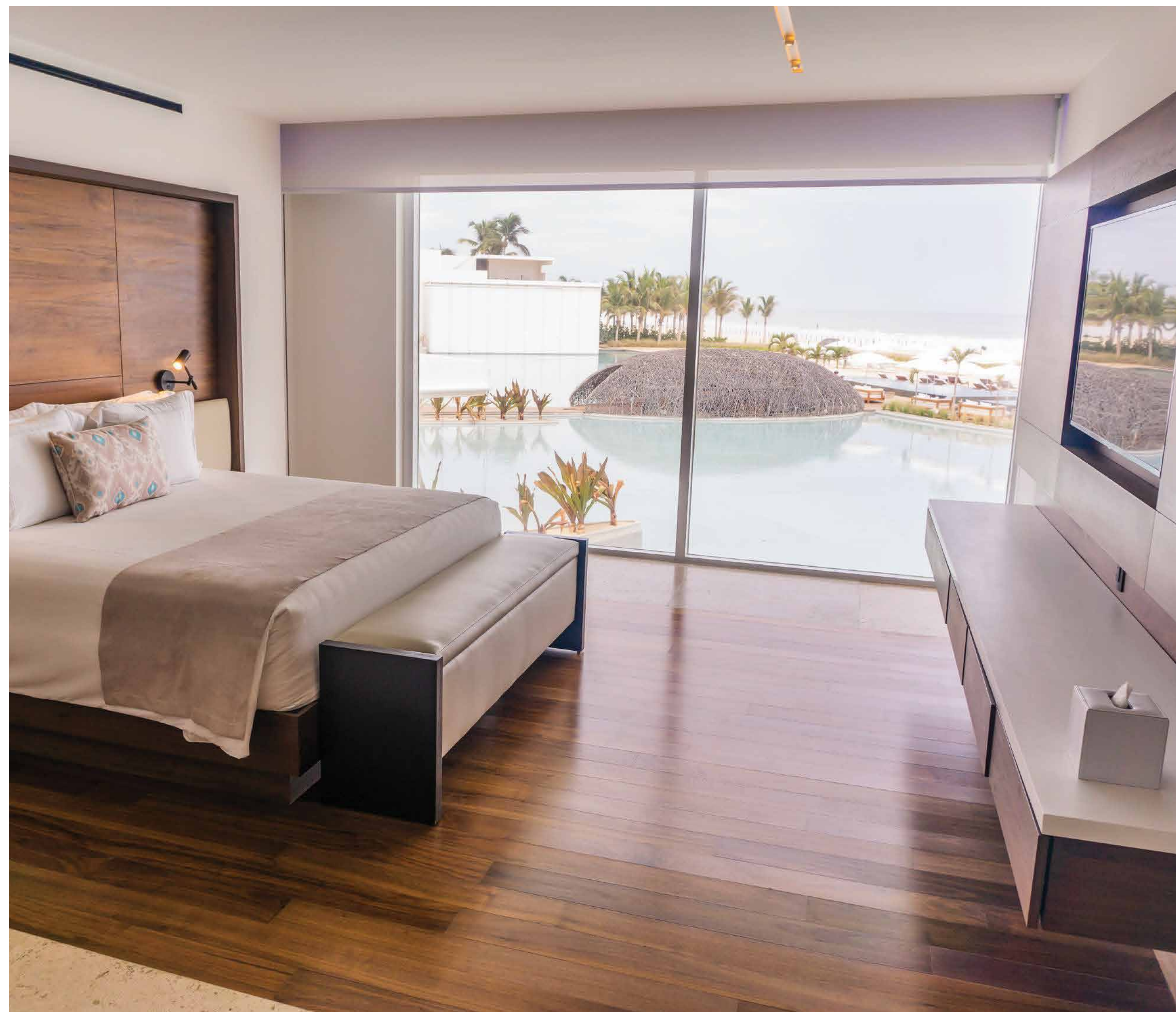
PARADISE - OWN YOUR SLICE NOW



198 GUEST ROOMS



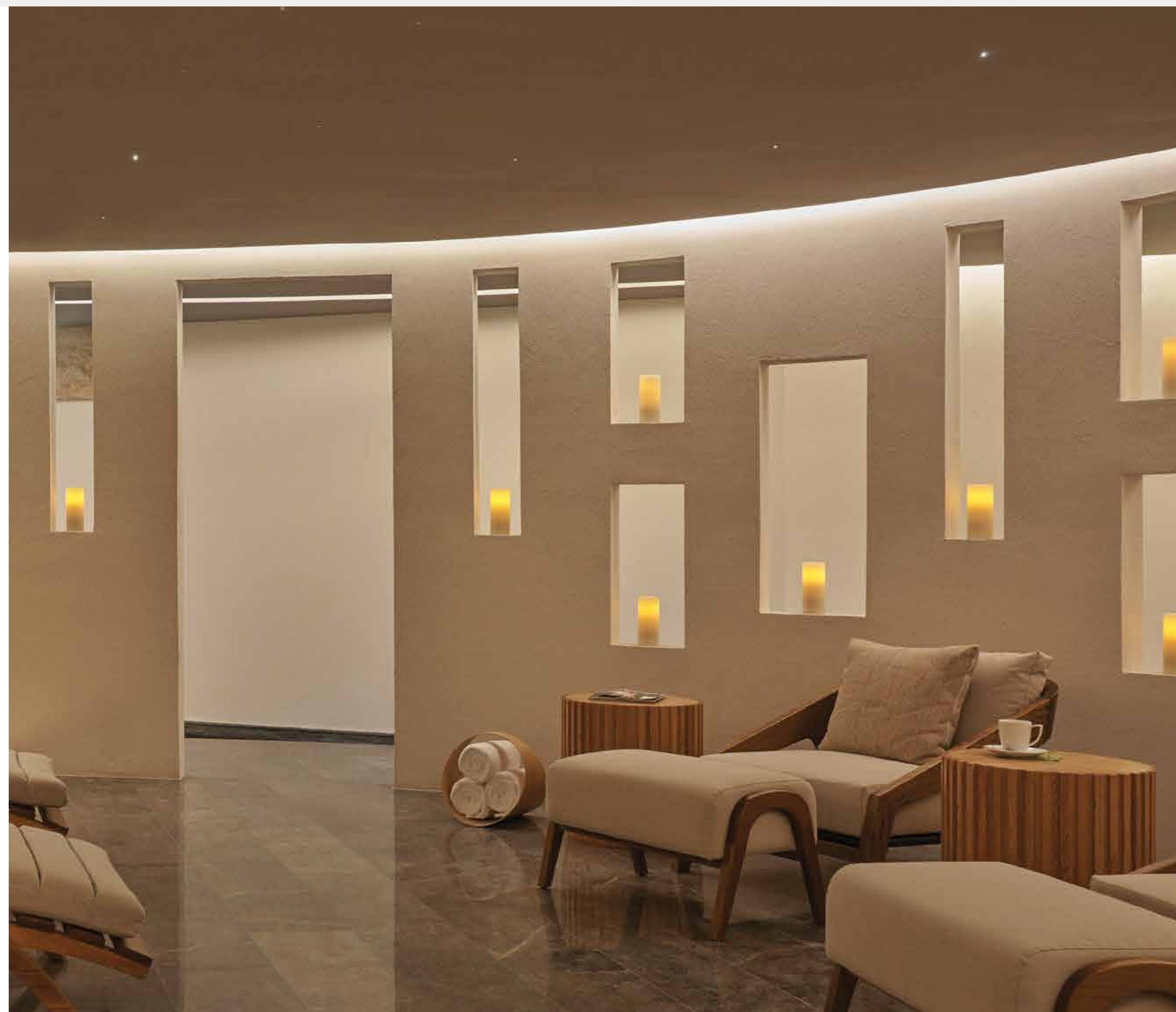
24 CONDOS AND VILLAS



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.

VICEROY
RESIDENCES
LOS CABOS

*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.

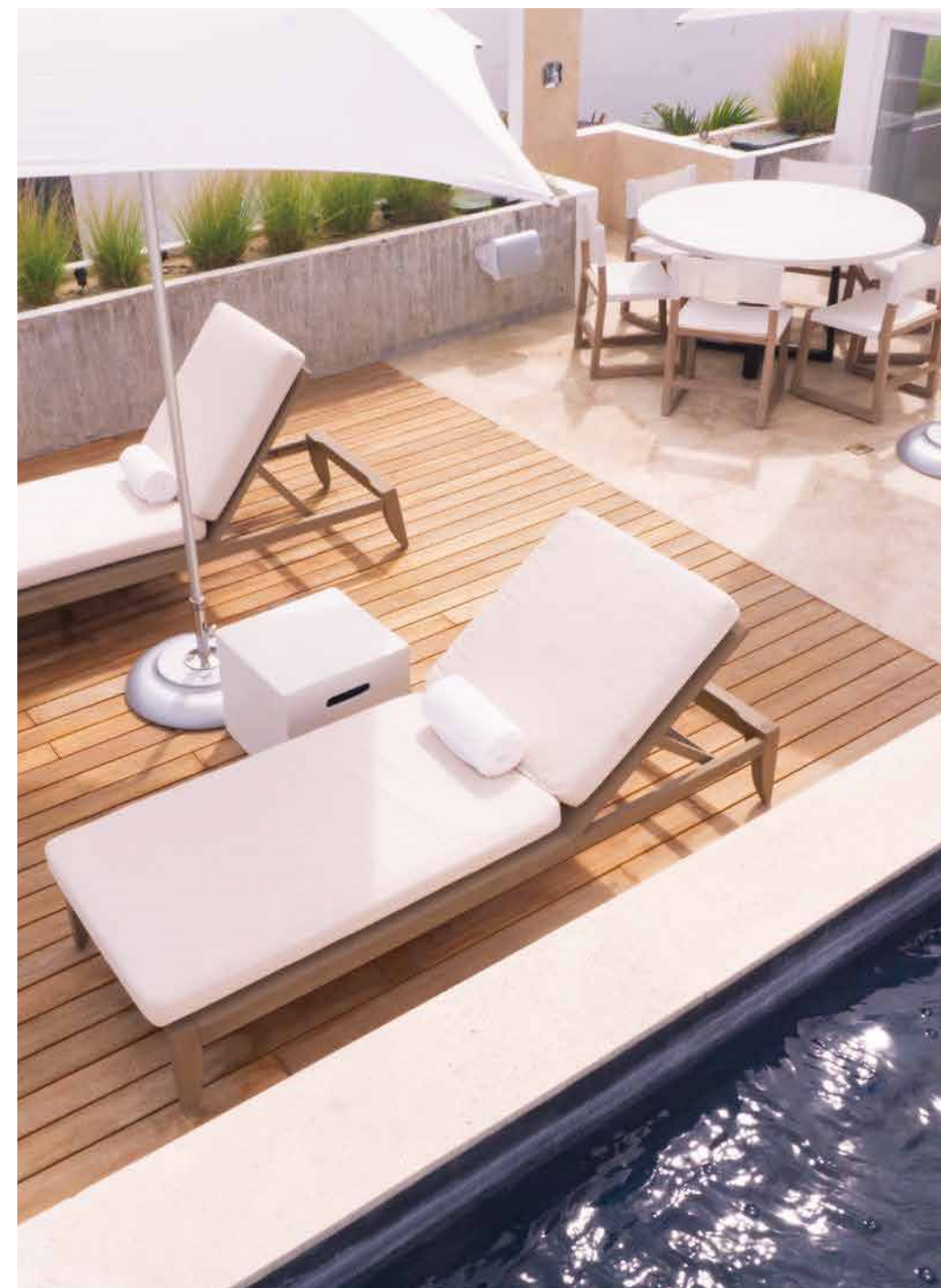
You are cordially invited to experience the unique ownership offerings at Viceroy Los Cabos.

- ♦ 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.

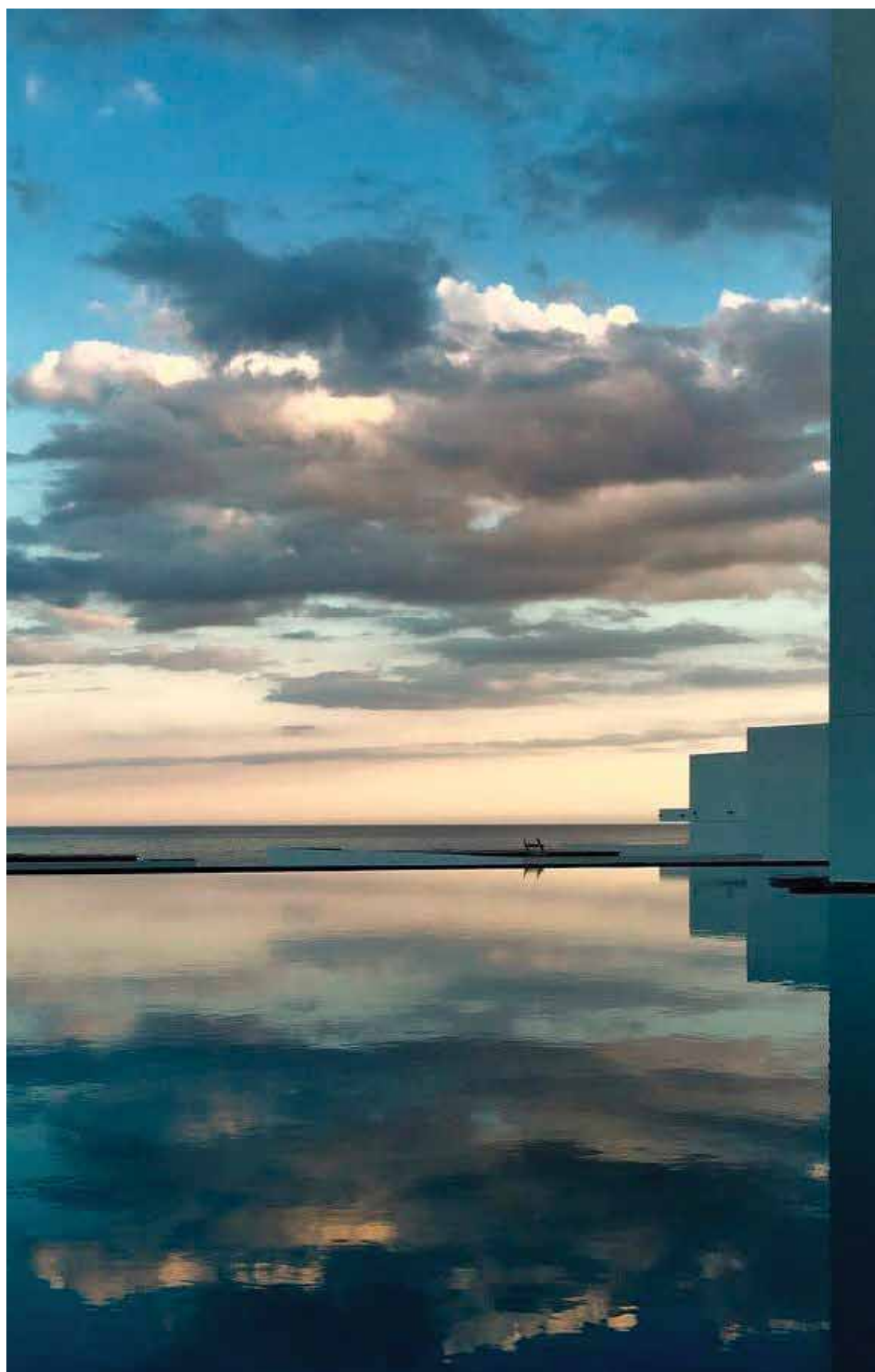


WHY NOW

- ♦ 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.



RENDERINGS & FLOOR PLANS

2 BEDROOM PH



VILLA 1 & 2



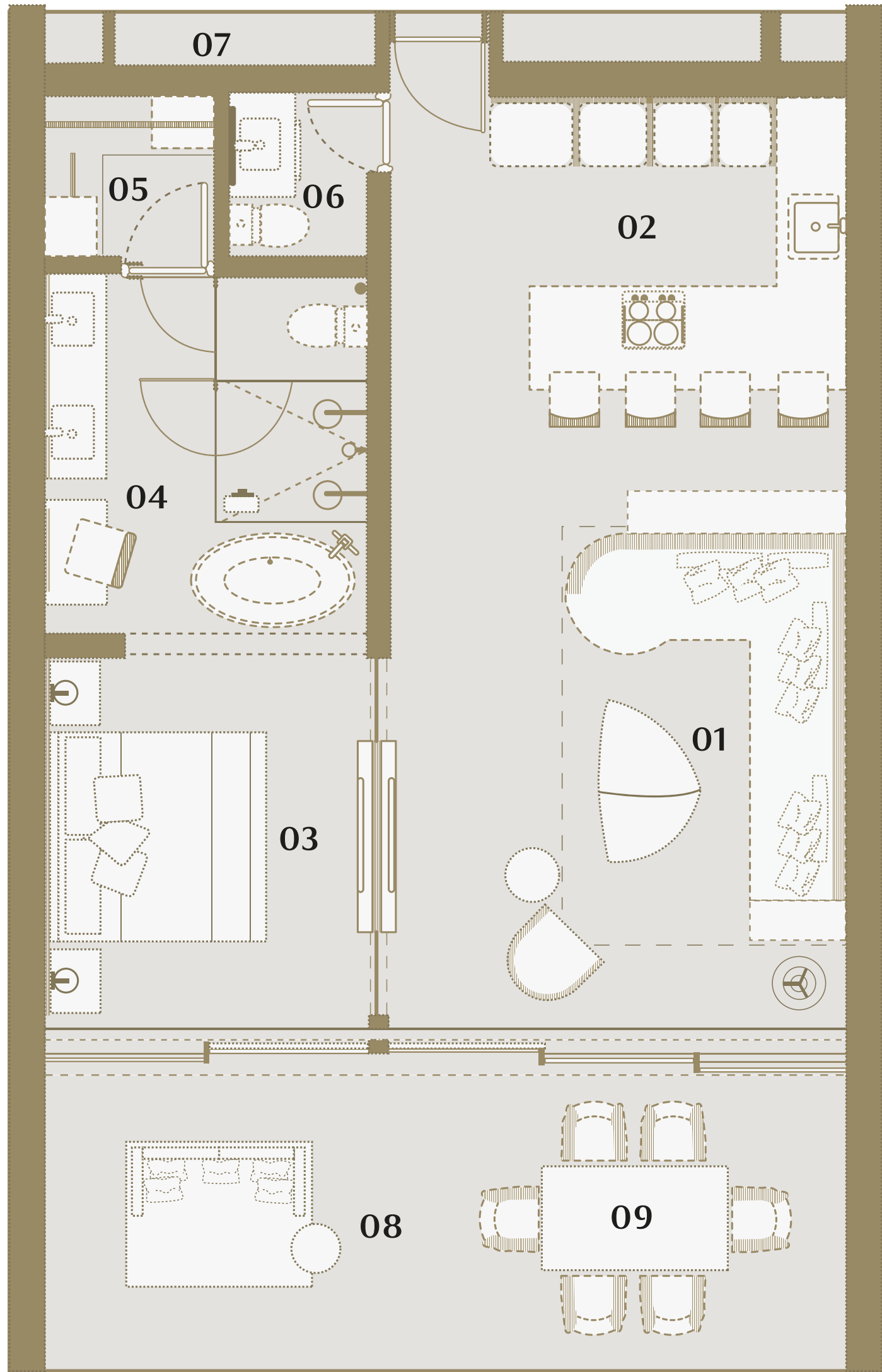
VILLA 3,4,5 & 6





FLOOR PLANS

1 BDRM CONDOMINIUM



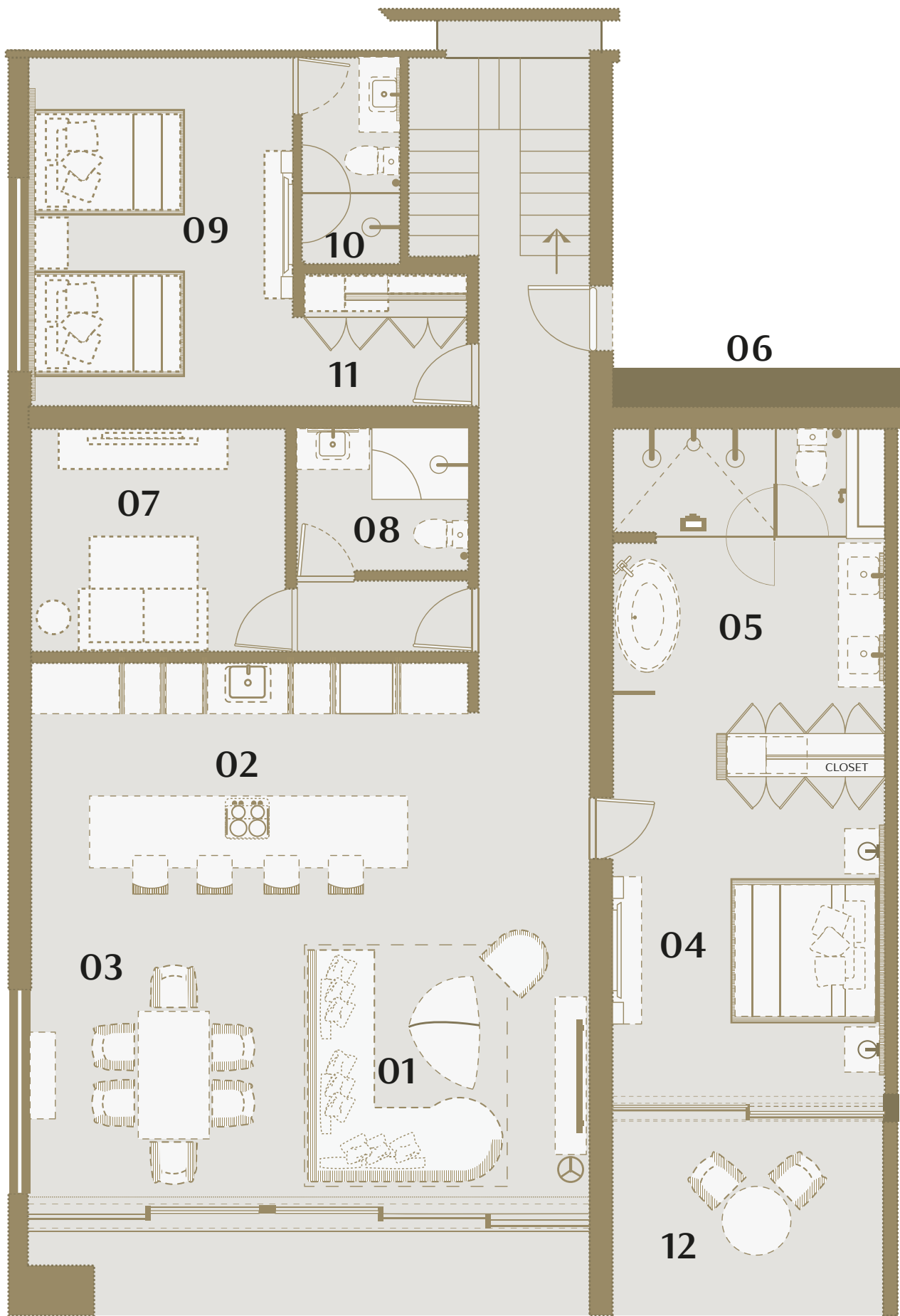
1	1.5	81.36 M ²	22.67 M ²	104.03 M ²
BEDROOMS	BATHS	INDOOR AREA	COVERED OUTDOOR AREA	TOTAL LIVING AREA

SPACES

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

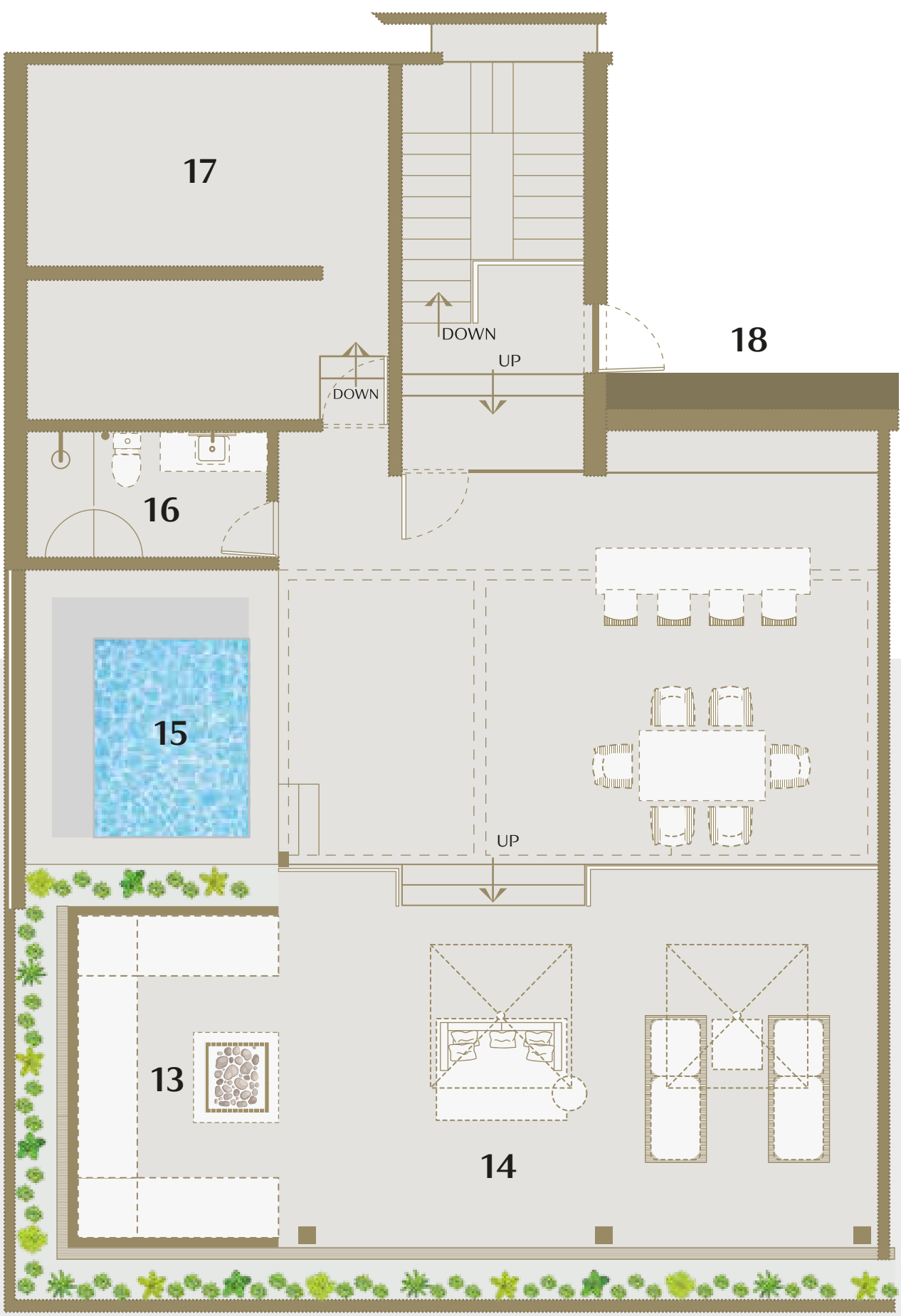
2 BDRM + DEN PENTHOUSE

2	4	207.01 M ²	72.13 M ²	124.36 M ²	403.50 M ²
BEDROOMS	BATHS	INDOOR AREA	COVERED OUTDOOR AREA	UNCOVERED OUTDOOR AREA	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

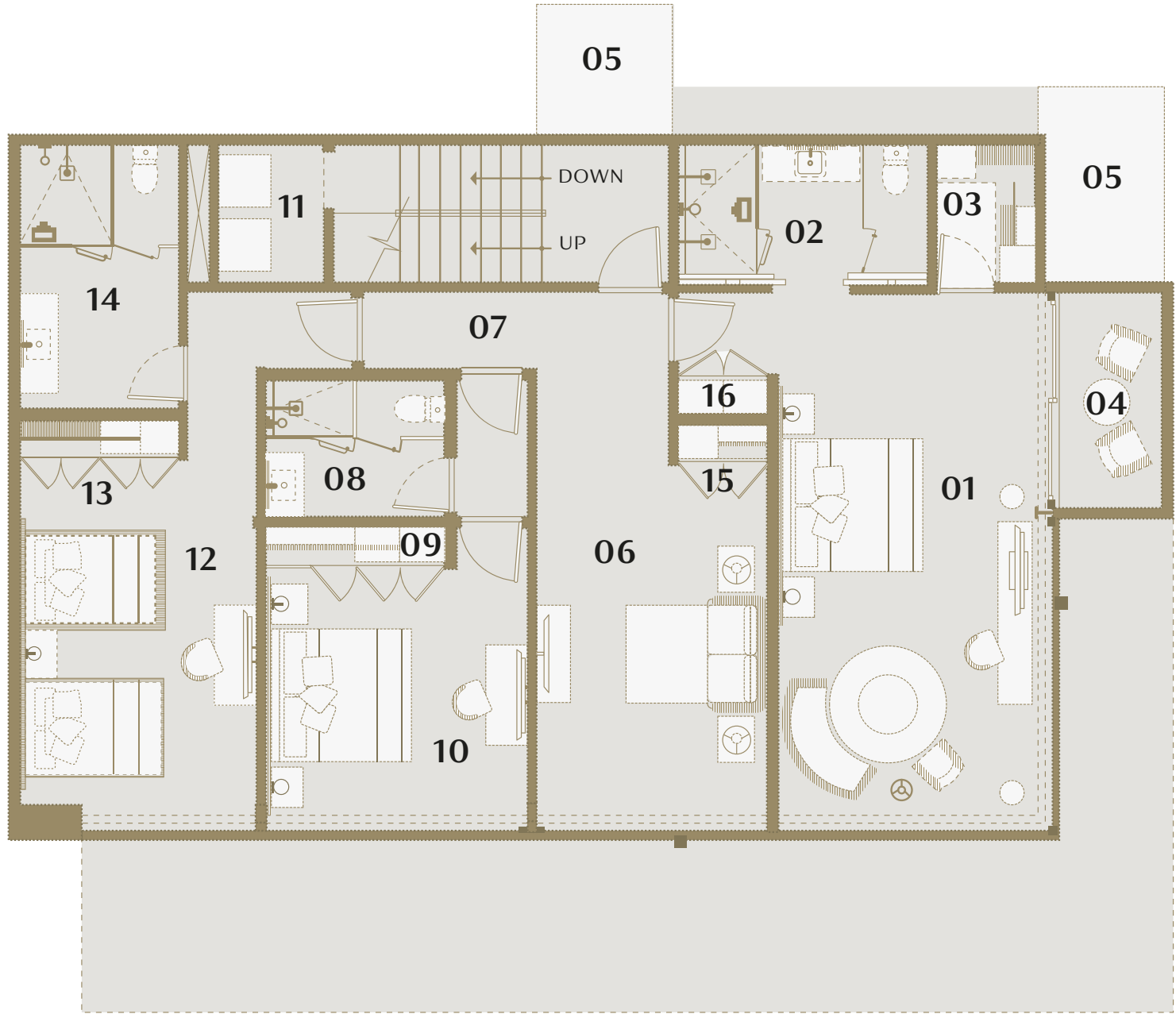
3.5
BATHS

282.44 M²
INDOOR AREA

27.34 M²
COVERED
OUTDOOR AREA

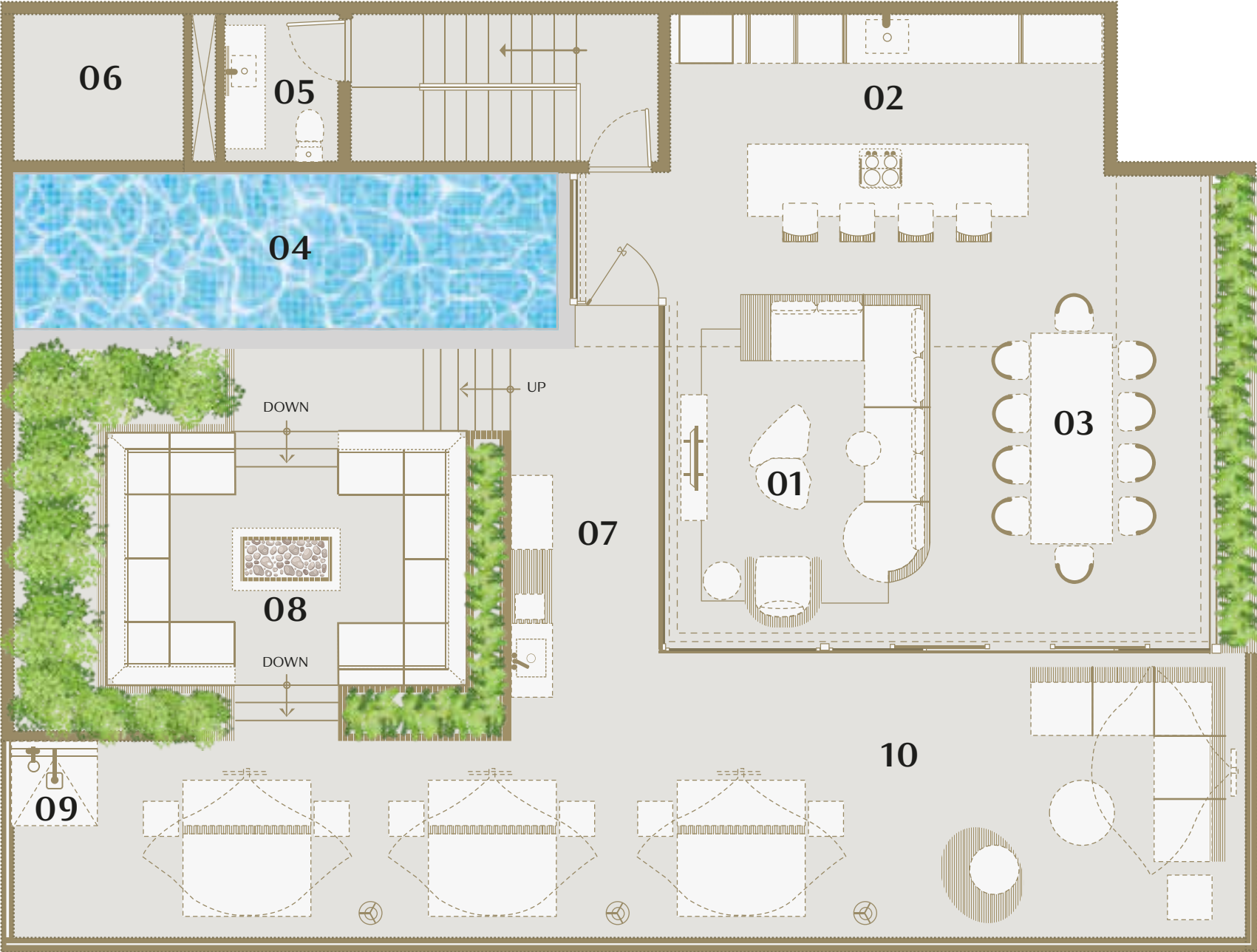
129.06 M²
UNCOVERED
OUTDOOR AREA

438.84 M²
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 | |

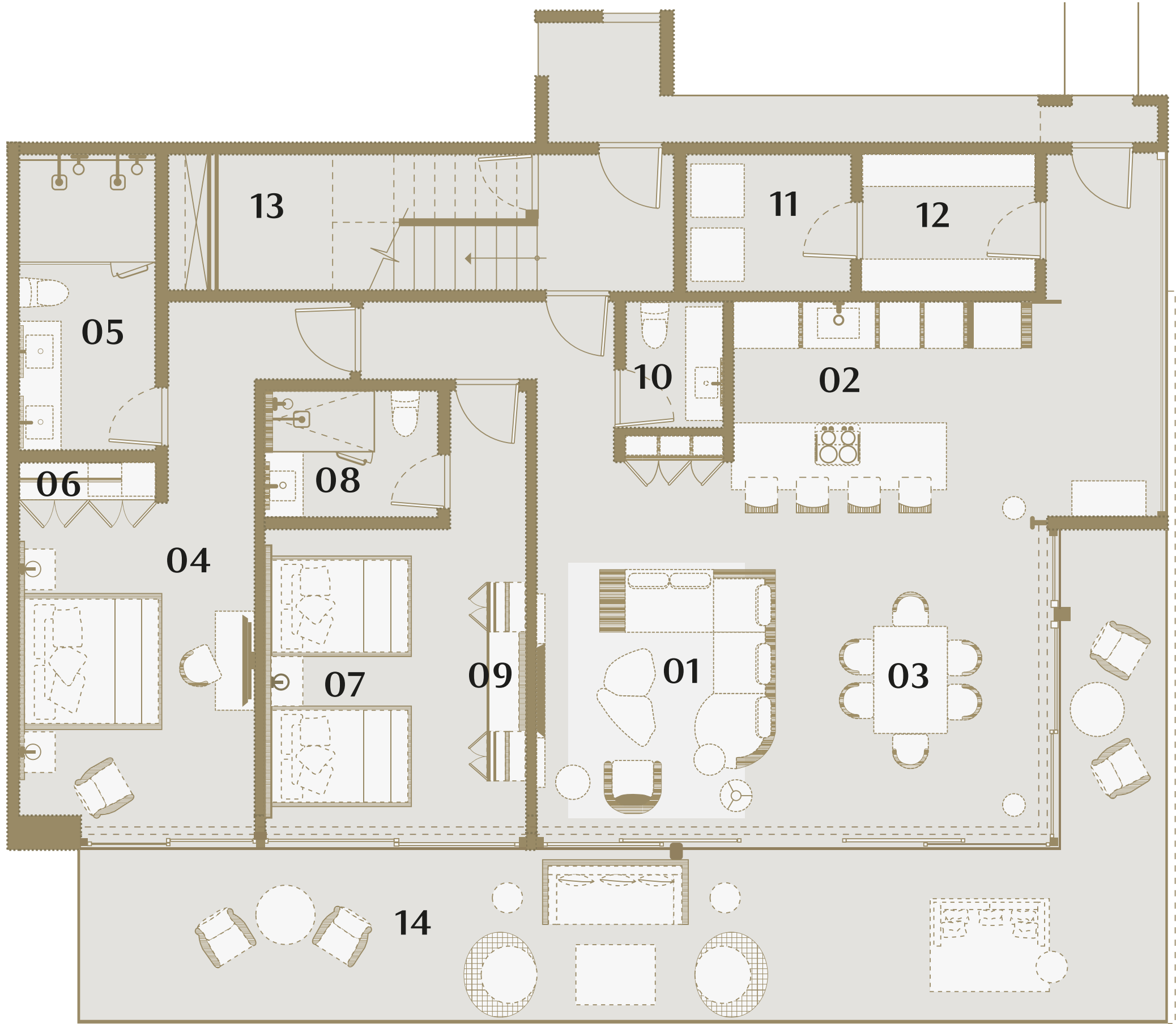


TERRACE

- | | |
|--------------------|---------------|
| 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	2.5	180.15 M ²	0.00 M ²	53.16 M ²	233.31 M ²
BEDROOMS	BATHS	INDOOR AREA	COVERED OUTDOOR AREA	UNCOVERED OUTDOOR AREA	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

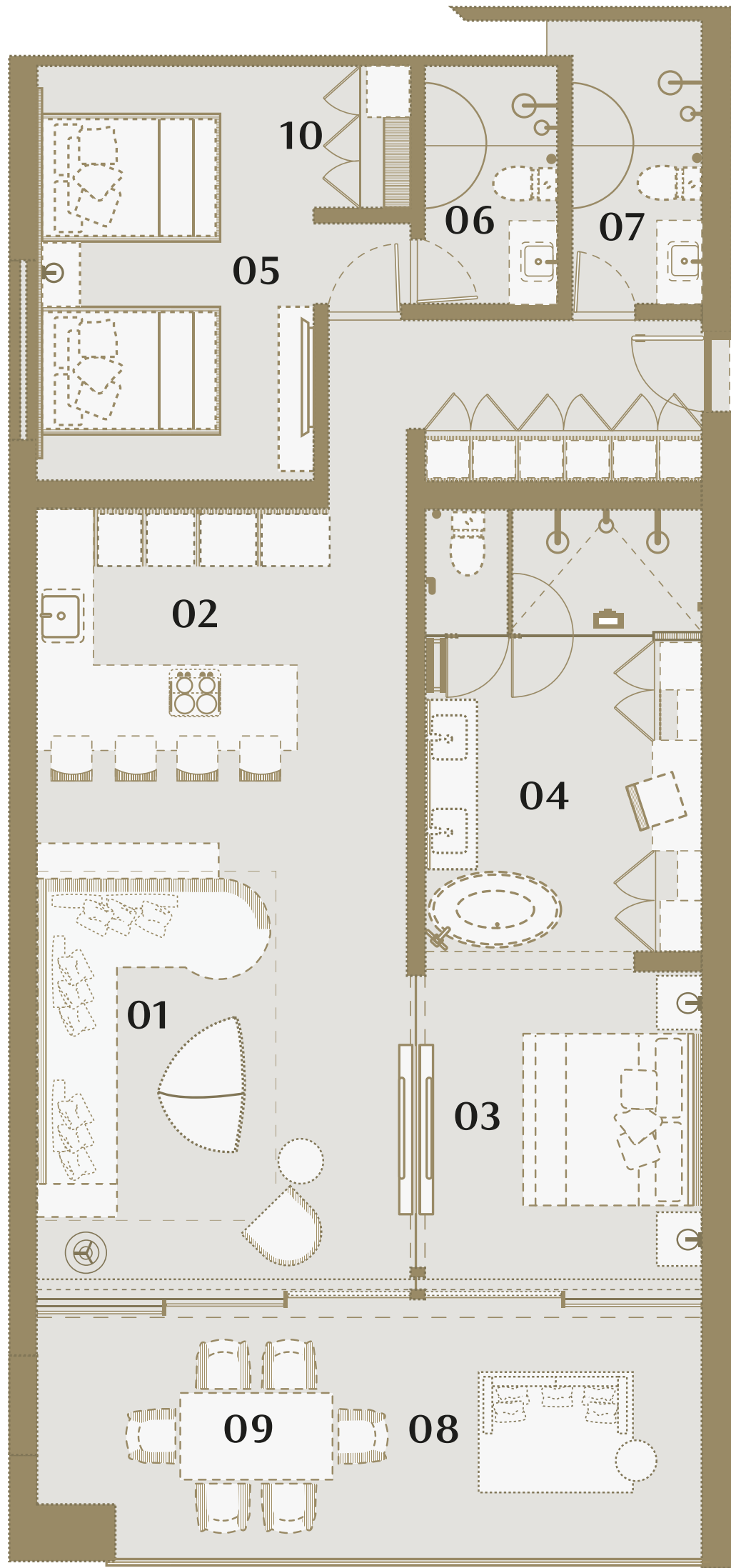
10 | Half Bathroom
- 11 | Laundry Room

12 | Pantry

13 | Storage Room

14 | Terrace

2 BDRM CONDOMINIUM



2	2.5	125.84 M ²	24.20 M ²	150.04 M ²
BEDROOMS	BATHS	INDOOR AREA	COVERED OUTDOOR AREA	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 | Dinning Room
- 10 | Dressing Room

VILLA 3,4 & 6

3
BEDROOMS

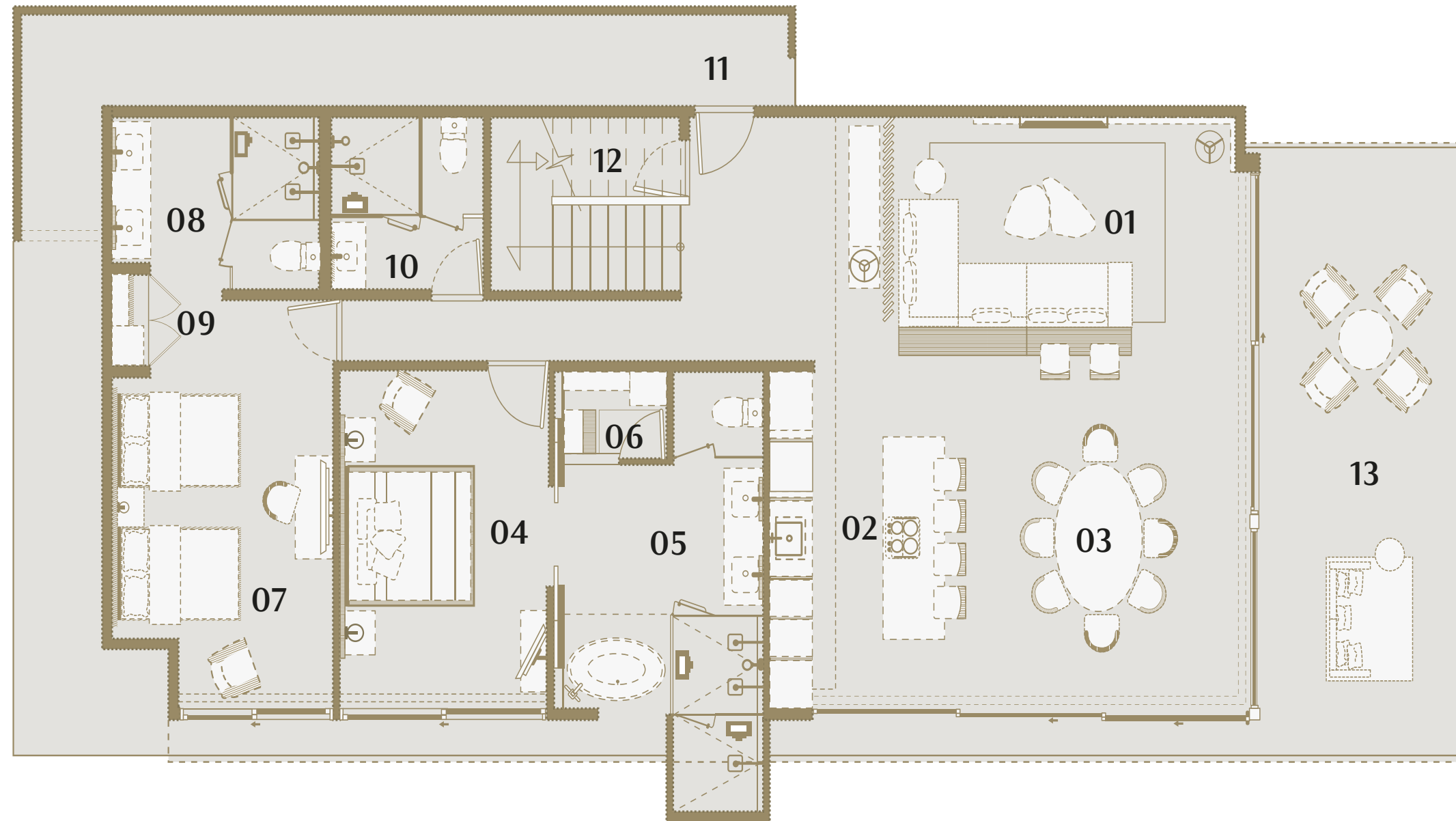
4.5
BATHS

235.13 M²
INDOOR AREA

74.98 M²
COVERED
OUTDOOR AREA

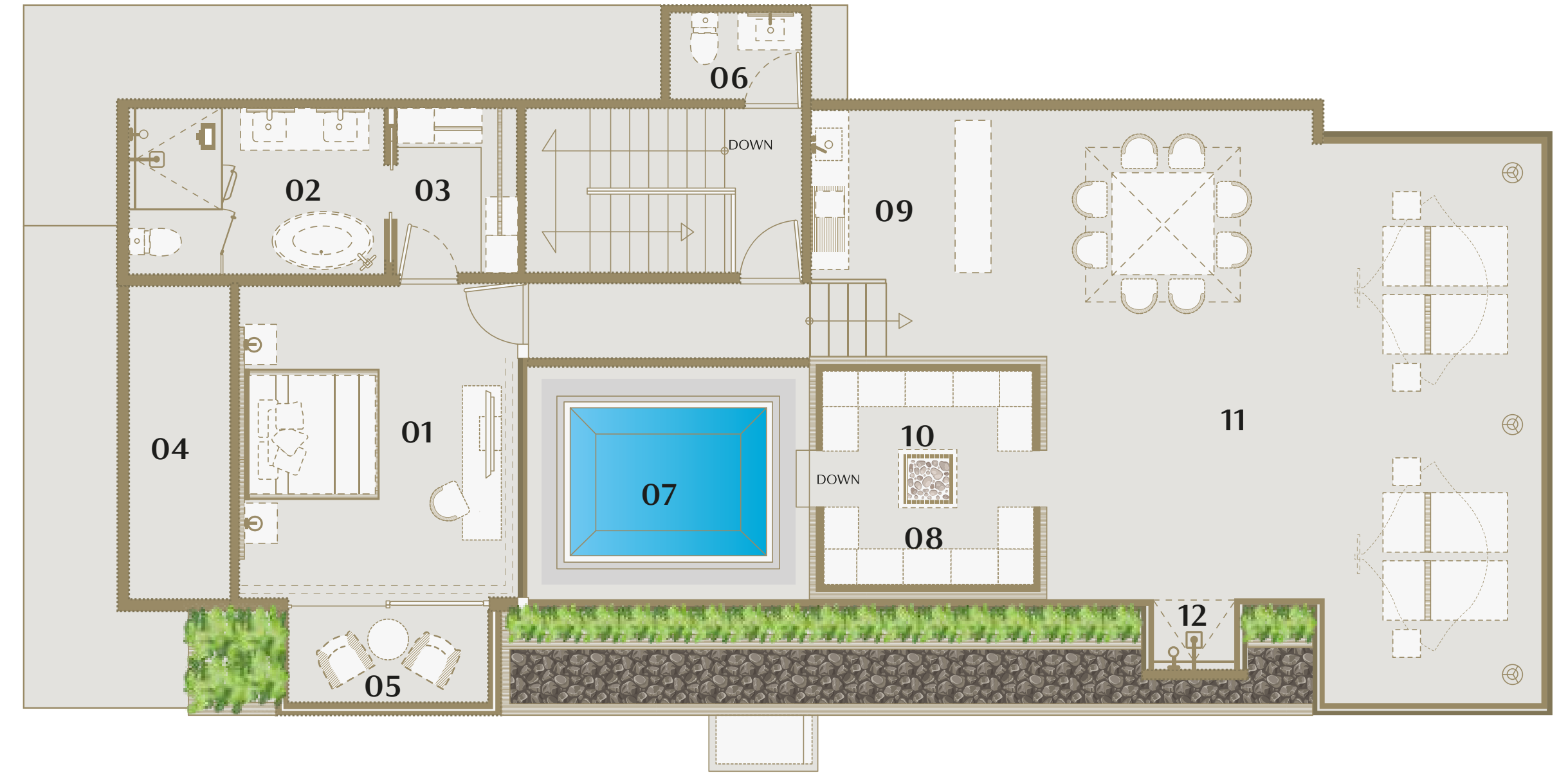
162.44 M²
UNCOVERED
OUTDOOR AREA

472.55 M²
TOTAL
LIVING AREA



LEVEL 1

- 01 | Living Room
- 02 | Kitchen
- 03 | Dinning 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 5

3
BEDROOMS

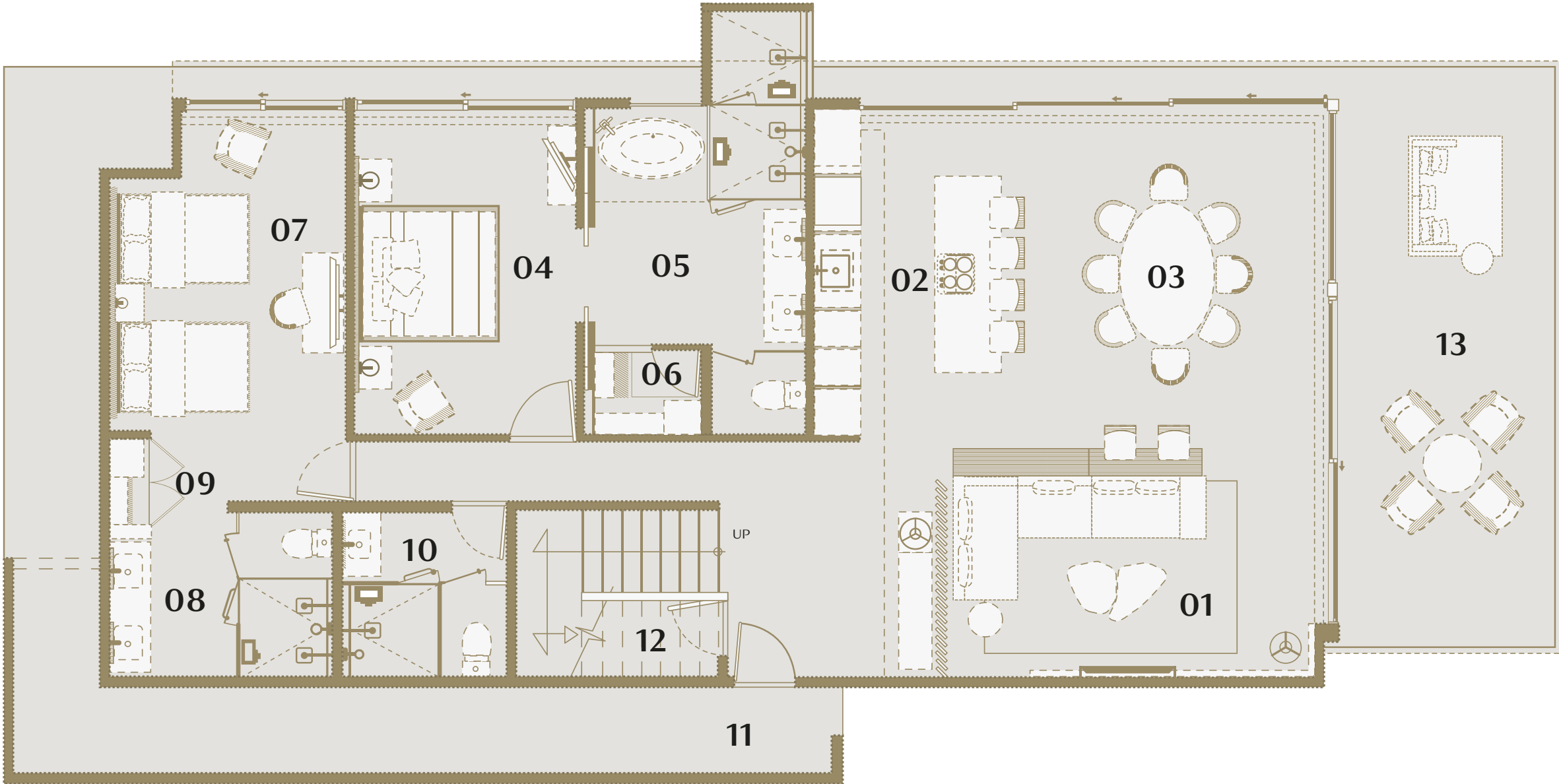
4.5
BATHS

235.13 M²
INDOOR AREA

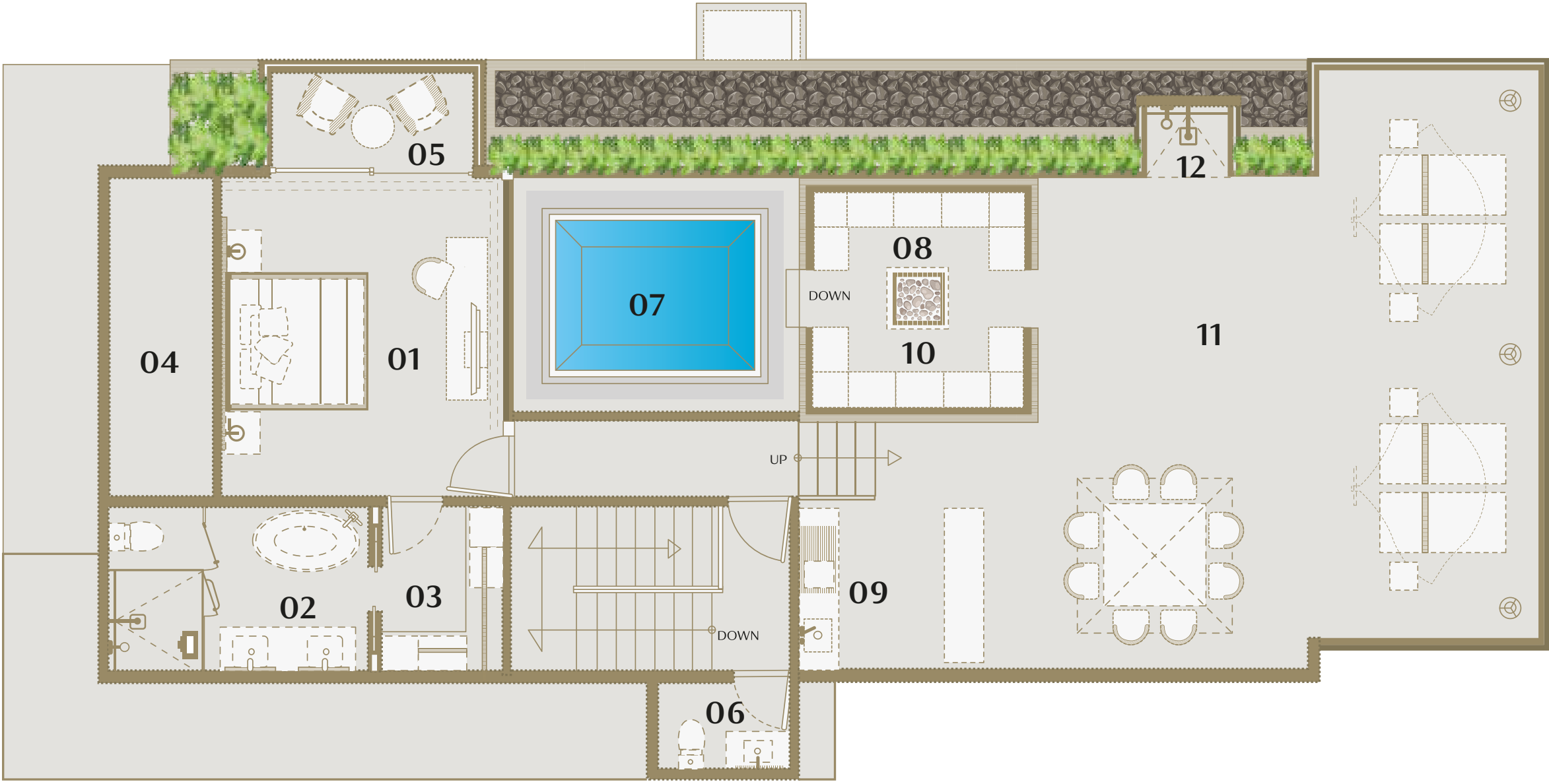
74.98 M²
COVERED
OUTDOOR AREA

162.44 M²
UNCOVERED
OUTDOOR AREA

472.55 M²
TOTAL
LIVING AREA

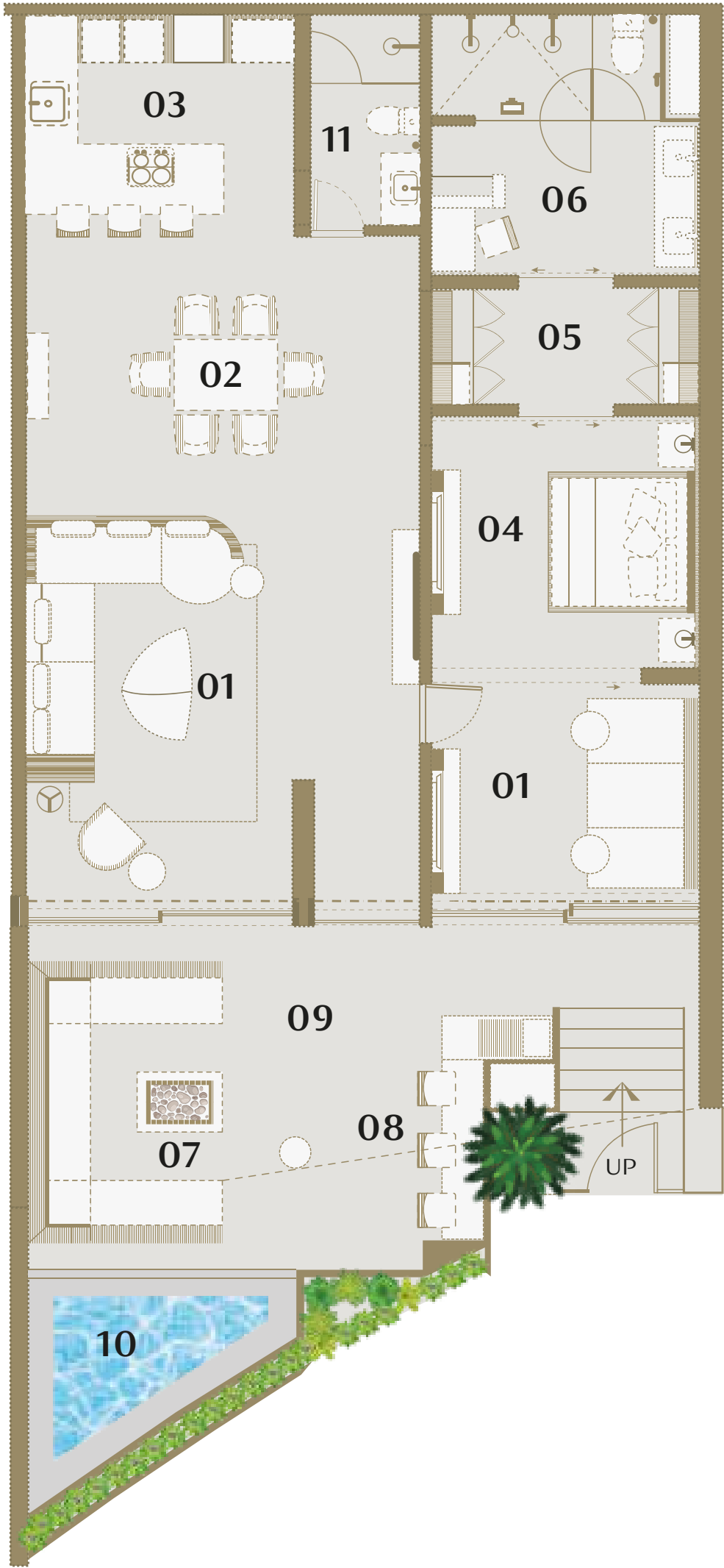


- LEVEL 1**
- 01 | Living Room
 - 02 | Kitchen
 - 03 | Dining Room
 - 04 | Bedroom 01
 - 05 | Bathroom
 - 06 | Dressing Room
 - 07 | Bedroom 02
 - 08 | Bathroom
 - 09 | Dressing Room
 - 10 | Bathroom
 - 11 | Access Hall
 - 12 | Storage Room
 - 13 | Terrace



- 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

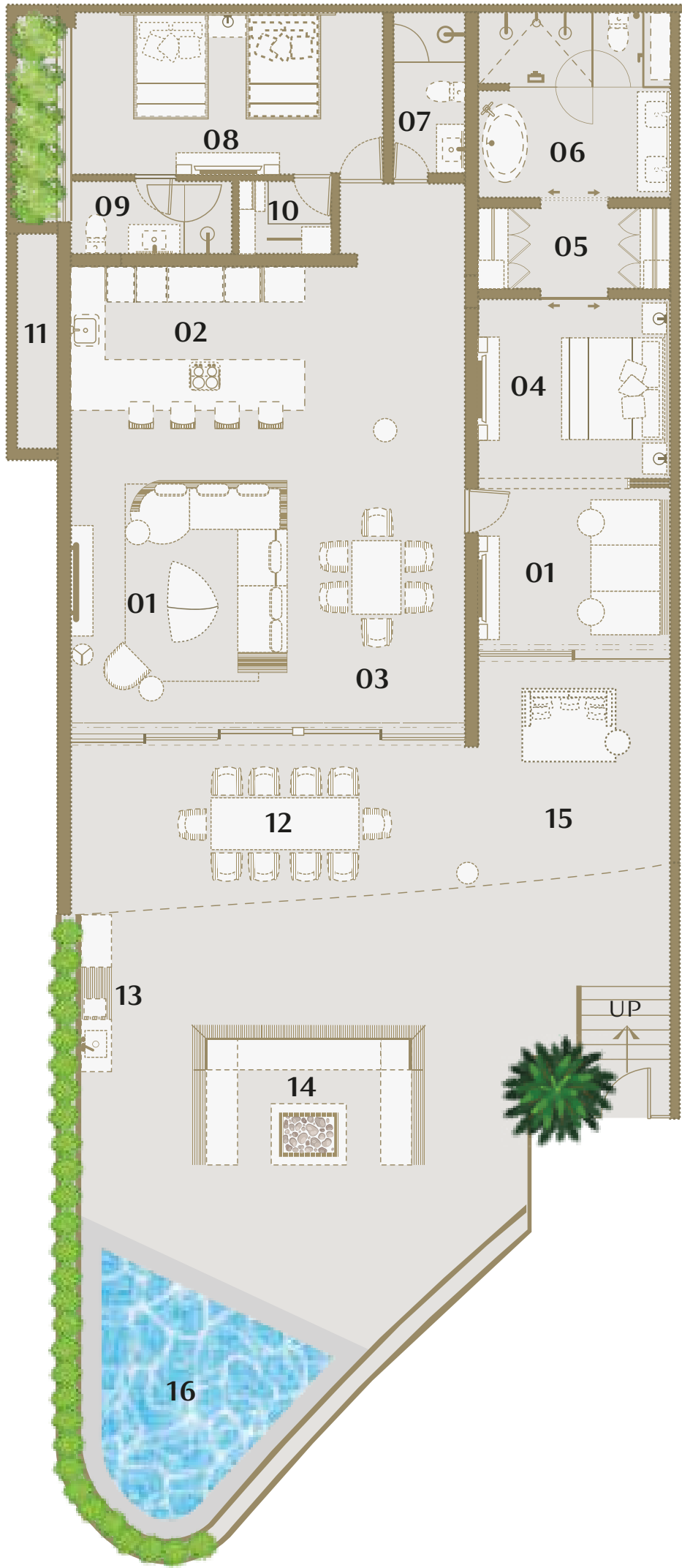


1	2	133.86 M ²	35.39 M ²	27.77 M ²	197.02 M ²
BEDROOMS	BATHS	INDOOR AREA	COVERED OUTDOOR AREA	UNCOVERED OUTDOOR AREA	TOTAL LIVING AREA

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 M²
INDOOR AREA

44.75 M²
COVERED
OUTDOOR AREA

122.53 M²
UNCOVERED
OUTDOOR AREA

347.86 M²
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



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CONTACT ME

A nighttime architectural rendering of the Viceroy Residences in Los Cabos. The scene features two large, modern buildings with stepped, terraced facades illuminated with a vibrant blue light. A curved walkway with a series of small, warm-toned lights leads from the foreground towards a central courtyard. In the courtyard, there is a circular pool area with a small, illuminated structure in the center. To the right, a large, dome-shaped structure with a woven, basket-like exterior is illuminated from within, showing a warm, golden light. The sky is dark blue with a few stars visible.

VICEROY

RESIDENCES
LOS CABOS