

Villa La Estancia  
Cabo San Lucas,  
Mexico



## Your Home by the Sea

Villa La Estancia is the only residential real property offered "for sale" along the safe swimming area of the famous Medano Beach, a short walk to downtown Cabo San Lucas. That's why its slogan is "The First Time, The Last Time...Only Once in Lifetime."

This prestigious real estate opportunity provides five-star resort services in a quiet residential setting — from 24-hour concierge service, two restaurants, tropical landscaping, medal-winning swimming pools with 17 water falls and two swim-up bars, to a state-of-the-art workout room. Men and women enjoy the privacy of separate spas within this self-contained oasis.

Those who question the need for five-star services in a residential setting should know that Villa La Estancia owners demand it for themselves and their family. They also know these amenities serve as a true enhancement towards the investment return on their rentals.

Villa La Estancia has only two- and three-bedroom "villas" ranging from 1,900 to 5,500-square feet of pure luxury, inside and out. Features like travertine marble floors, maple wood and marble countertops and USA brand name appliances, coupled with designer furniture, provide a "turn key" product to purchase.

The purchase experience is a hassle-free, fully-insured process called the "USA" method which provides developer financing and full coverage title insurance through Stewart Title of Houston, Texas.

Purchase price is dependant upon your ownership requirements. For example, you can purchase a fractional interest that begins with a deeded one-eighth interest (six weeks per year of use for \$107,900) to a deeded one-quarter interest (three months per year at \$158,000 to \$275,000).

The fractional ownership program at Villa La Estancia has been recognized by the fractional developers industry as state-of-the-art in combining equity investments with resort ownership.

Full ownership runs from \$600,000 for a two bedroom to \$2.5 million for a penthouse.

To complete the ownership program, both full and fractional owners receive memberships to the invitation-only The World's Finest Resorts. This world-class lifestyle exchange provides each owner the ability to trade the use of their villa into the TWFR, which in turn gives the owners use in world-class resorts from Aspen to London or towards exotic vacation experiences that include bicycling the Great Wall of China, floating in a hot air balloon over the Kenya Game Preserve or chasing penguins in Antarctica.

For more information, visit [villalaestancia.com](http://villalaestancia.com) or call John Vering, Director of Sales, at (619) 683-7883.