











COMMUNITY

Simply put, Palmilla is the Grand Dame of Los Cabos. Located just four miles from San José del Cabo and overlooking the most spectacular bay in the area, Palmilla provides its residents with elegance, privacy, amenities and luxury that no other community offers.

From the 27-hole Jack Nicklaus Signature golf course to the exquisite One&Only Palmilla and miles of pristine swimmable beaches; Palmilla is in a league of its own. In 1953, the famed fighter-pilot and aviator, Rod Rodriguez purchased 400 acres and built the first luxury resort in Los Cabos, The Palmilla Hotel. Inaugurated in 1957, Palmilla quickly became the place to be for Hollywood adventurers such as Dezi Arnaz, John Wayne, Bing Crosby and Phil Harris. In 1991, Don Koll headed the Palmilla Resort and set the standard for upmarket luxury resort living in the Baja.

In 2016 Cufac Group led the Palmilla community to push the luxury development envelope by designing Palmilla Dunes; a collection of the utmost in luxury real estate in Los Cabos. Palmilla Dunes is the foremost luxury residential community of Los Cabos nestled in the world-famous Palmilla community. It offers a limited collection of exclusive homes comprised of two-, three- and four-bedroom residences, with modern lofts and penthouses which feature the Palmilla Dunes signature open concept plan. Sophisticated interiors seamlessly connect to commodious outdoor living areas and penthouse rooftop terraces with a bar, lounge and dining areas and unparalleled ocean and mystical mountain views.

Palmilla Dunes has an envious location in the heart of Palmilla, one of the first full-scale master-planned luxury developments to break ground in Los Cabos, just a short stroll from the Palmilla golf course. Carved into the mountainside with spectacular views of the Sea of Cortez, Palmilla Dunes is a unique 29-acre elite residential development in Los Cabos that changes the face of luxury real estate in Mexico and redefines the Los Cabos lifestyle.

Each of the luxury homes at Palmilla Dunes has been designed to embrace carefree, vacation-style living and the best of the Los Cabos lifestyle. Expansive open floor plans balance indoor and outdoor living in unified harmony. Vanishing pocket sliders open up to extensive private terraces and sweeping views of the Sea of Cortez. The exclusive Palmilla Dunes luxury residential community features incredible resort-style amenities allowing perfected pampered living in Los Cabos.





A/C Area SqFt 1,587 Terrace SqFt 320 Courtyard SqFt 239 Total SqFt 2,146

THE DUNES GARDEN RESIDENCE

Entering the extensive private courtyard of the Dunes Garden Residence enhances the sense of coming home. The spacious open concept design of the unstinting dining, living and accommodating great rooms flawlessly unites the indoors with the expansive outdoor terrace through invisible pocket sliders, to the bar and lounge area, ideally situated for a hot tub and gas barbeque while blending with the serenity of the enchanting secluded garden. The elegantly-appointed gourmet kitchen, created with the finest accoutrements and exquisite detailing invites unparalleled contentment.

Dunes Garden residences provide a generous master bedroom with a lavish walk-in closet and luxuriously-appointed en suite bath with double washbasins, and private garden terrace, as well as an additional bedroom with separate bath and a multiple-use room that could be utilized as an additional bedroom, den, office, studio or nursery. Dunes Garden residences also provide an oversized covered garage with extra space for storage or a golf cart. The private oasis of The Dunes Garden Residence features the finest of exclusive living in the heart of Palmilla.



THE DUNES PENTHOUSE RESIDENCE

The private staircase entrance introduces the Dunes Penthouse residences top-of-the-world penthouse ambiance. The expansive, spacious open concept design with its unstinting dining, living and accommodating great rooms flawlessly unites the indoors with the ample outdoor terrace through pocket sliders and also to the spectacular rooftop terrace by way of the divinely-designed spiral staircase. Moon and star-gazing highlight this serene bar and lounge area which can be optimized with a personal fire pit, barbeque and hot tub. The elegantly-appointed gourmet kitchen, created with the finest accoutrements and exquisite detailing

Dunes Penthouse residences provide a generous master bedroom with a lavish walk-in closet and luxuriously appointed en suite bath with double washbasins and private balcony. The Dunes Penthouse includes a second bedroom with separate bath and a multiple-use room that could be utilized as an additional bedroom, den, office, studio or nursery. Dunes Penthouse residences also provide an oversized covered garage with extra space for storage or a golf cart. The private star-kissed oasis of The Dunes Penthouse Residence features the finest of exclusive living in the heart of Palmilla.

invites unparalleled contentment.

A/C Area SqFt 1,587 Terrace SqFt 284 Private Access Stairs 165 Rooftop Terrace 681 Total SqFt 2,717



The Dunes Penthouse Residence





A/C Area SqFt 1,897 Terrace SqFt 444 Court Yard SqFt 181 Total SqFt 2,522

THE PALM GARDEN RESIDENCE

The extensive private courtyard, two terraces, and surrounding gardens envelope the down-to-earth ambiance of the Palm Garden Residence. The spacious open concept design of the unstinting dining, living and accommodating great rooms flawlessly unites the indoors through pocket sliders with the expansive outdoor terraces, blending with the serenity of enchanting secluded gardens ideally situated for a hot tub and gas barbeque. The elegantly-appointed gourmet kitchen, created with the finest accoutrements and exquisite detailing invites unparalleled contentment.

The Palm Garden residences provide a generous master bedroom, with private outdoor terrace, a lavish walk-incloset and beautifully designed complete bath with double washbasins, as well as two bedrooms with en suite baths and an additional separate powder room off the living room. The Palm Garden residences also provide an oversized covered garage with extra space for storage or a golf cart. The private oasis of the Palm Garden Residence features the finest of exclusive living in the heart of Palmilla.



The Palm Garden Residence









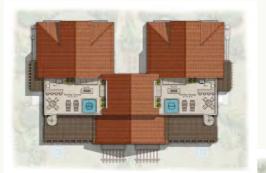
THE PALM PENTHOUSE RESIDENCE

Terrace SqFt 437 Private Access Stairs 160 Rooftop Terrace 588 Total SqFt 3,077

A/C Area SqFt 1,892

The private staircase entrance introduces the Palm Penthouse residence top-of-the-world penthouse ambiance. The spacious open concept design with its unstinting dining, living and accommodating great rooms, flawlessly unites the indoors with the expansive outdoor terrace through pocket sliders and also to the stunning rooftop terrace by way of the divinely-designed spiral staircase. Moon and star-gazing highlight this vast terrace which can be optimized with a personal fire pit, barbeque and hot tub. The elegantly-appointed gourmet kitchen, created with the finest accoutrements and exquisite detailing invites unparalleled contentment.

The Palm Penthouse residences provide a generous master bedroom with a lavish walk-in closet and luxuriously appointed en suite bath with double washbasins, as well as two bedrooms with en suite baths and an additional separate powder room off the living room. The Palm Penthouse residences also provide an oversized covered garage with extra space for storage or a golf cart. The private star-kissed oasis of The Palm Penthouse Residence features the finest of exclusive living in the heart of Palmilla.





*For illustrative purposes only. Plans and measures may change. Rendering represents an artist conception and may differ from the finished product.

A/C Area SqFt 1,309 Terrace SqFt 360 Court Yard SqFt 345 Total SqFt 2,014

THE NEST

Entrance to this cozy private residence through the spacious secluded courtyard envelopes the calm ambiance of this ground floor home designed with privacy in mind. The Nest's expansive open concept design with its unstinting dining, living and accommodating great rooms flawlessly unites the indoors with the spacious outdoor terrace through pocket sliders combining indoor and outdoor dining and lounge areas and blending with the charmingly manicured private gardens with plenty of room for a barbecue and hot tub. The elegantlyappointed gourmet kitchen, created with the finest accoutrements and exquisite detailing invites unparalleled contentment.

The Nest provides a generous master bedroom with a lavish walk-in closet and luxuriously appointed en suite bath with double washbasins and access to the garden terrace. The second bedroom, with separate bath, adds additional discretion with its own private courtyard entrance. The Nest residences also provide an oversized covered garage with extra space for storage or a golf cart. The Nest is a private secluded oasis, exemplifying the finest of exclusive living in the heart of Palmilla.



2 Bedrooms 2 Bathrooms

THE LOFT

A/C Area SqFt 1,492 Terrace SqFt 542 Private Access Stairs 95 Total SqFt 2,112

The private entrance sets the stage of the Loft. Its distinctive, state-ofthe-art, airy, double-height living and great rooms merge flawlessly with the expansive bar lounge area on the terrace through vanishing pocket sliders, ideally situated for a fire pit and barbecue. The elegantlyappointed gourmet kitchen, created with the finest accoutrements and exquisite detailing invites unparalleled contentment. A powder room and second bedroom with en suite bath round out the primary level.

The master bedroom, with a lavish walk-in closet luxuriously appointed en suite bath with double washbasins located on the upper loft level is complete with an intimate terrace and bar area, as well as the perfect location for a personal hot tub. The Loft residences also provide an oversized covered garage with extra space for storage or a golf cart. The private, star-kissed oasis of The Loft features the finest of exclusive vacation-style living in the heart of Palmilla.



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A/C Area SqFt 1,987
Terrace SqFt 671
Court Yard SqFt 544
Total SqFt 3,202

THE CLUB PENTHOUSE LOFT

The discreet entrance sets the mood of homecoming and arrival as one enters the expansive multi-level Club Penthouse Loft atrium. The grand living, dining and great rooms merge flawlessly with vanishing pocket sliders to the expansive outdoor dining area on the garden terrace. The elegantly-appointed gourmet kitchen, created with the finest accoutrements and exquisite detailing invites unparalleled contentment. A main floor bedroom with en suite bath has courtyard accessibility through sliding doors. A second multiple-use room, perfect for office, studio or bedroom, and full main floor bath round out this capacious level.

The generous master bedroom with an ample walk-in closet and beautifully designed complete bath with double washbasins and private terrace dominates the second level where the divinely-designed spiral staircase connects to the spacious rooftop terrace. A potential fourth celestial bedroom, studio or games room with en suite bath sits at this lofty level, connected to a lounge and dining area where moon and star-gazing can be optimized with a personal fire pit, barbecue, and hot tub. The Club Penthouse Loft residences also provide an oversized covered garage with extra space for storage or a golf cart. The private, star-kissed heavenly oasis of the distinctive, state-of-the-art Club Penthouse Loft features the finest of sophisticated living in the heart of Palmilla.



THE ROYAL PENTHOUSE LOFT

A/C Area SqFt 2,459
Terrace SqFt 1078
Rooftop Terrace 544
Total SqFt 4,081

The Royal Penthouse Loft is a fabulous, multi-level royal abode offering sophistication and unsurpassed luxury. The private courtyard entrance provides a discreet entrance to magnificence.

The first level encompasses two tastefully-placed bedrooms with en suite baths and main floor powder room, a wide three-step staircase leads to the chic elegantly-appointed gourmet kitchen, created with the finest accoutrements and exquisite detailing that invites unparalleled contentment. The expansive double-height dining, living and great rooms merge flawlessly through vast vanishing pocket sliders to the expansive terrace and outdoor dining area situated by the exquisitely manicured garden.

Terraces are the royal theme of this sprawling Royal Penthouse Loft. The generous master suite is accentuated with a private den and home entertainment centre area. The stately master's chamber is fit for nobility with its ample walk-in closet and beautifully designed complete bath with double washbasins. Additionally the master suite boasts a private upper level terrace where the divinely-designed spiral staircase connects to the rooftop terrace. Perfect for catching sea breezes while moon and star-gazing, the fourth bedroom with en suite bath is also proudly situated rooftop, along with bar and lounge areas that may be optimized with a personal fire pit, barbecue, and hot tub. The Royal Penthouse Loft residences provide an oversized covered garage with extra space for storage or a golf cart. The private, star-kissed oasis of The Royal Penthouse Loft majesty takes luxury of living in the heart of Palmilla to its most regal level.



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THE CLUB

THE CLUB

The Palmilla Dunes Club is a family-oriented social and recreational Private Club, for those accustomed to the pampering of the most luxurious resorts, you will marvel as Palmilla Dunes – The Club exceeds your expectations.

*Palmilla Dunes Development Original Homeowners Benefit

*Palmilla Dunes offers 50% Discount on All Right-To-Use Lifetime Memberships to the most contemporary, exclusive and exciting private social club and sports and recreation centre in Los Cabos.

*Limited Offer. Subject to change without notice.

*All memberships are individual with spouse and dependent children entitled to Club Privileges.

CLUB FACILITIES

2 Semi-Olympic Lap Swimming

Lanes

Lounge Pool

Pool Cabañas

Pool Bar and Lounge

Outdoor Hot Tub

Restaurant

Sports Bar

Children's Pool

Indoor and Outdoor Playground

Private Movie Theatre

Locker Rooms

Steam Room

Hot Tub

Sauna

Spa

2 Plexicushion Tennis Courts

2 Paddle Tennis Court

4 Pickle Ball Courts

State-of-the-art Gym and Fitness Centre









PALMILLA

D U N E S

























