



CLUB NINETY SIX

mexico's finest private beach club



an exclusive sanctuary & private beach club



# pampered to the fullest extent of your desires

What will Club Ninety Six members do today? It all begins with a short walk or drive from their luxurious home within one of Del Mar Development's exclusive communities. Here awaits Club Ninety Six...Mexico's finest private, members only, beach club exclusively for Del Mar Development homeowners.

When we say "it all happens here" we mean everything...at Club Ninety Six you will find the best of everything all in one place. Off the beaten path, on a private beach in the most pristine setting imaginable, we have created exactly the place you want to be. Whether you are challenging yourself in our state-of-the-art fitness center or sipping your own selection of fine wine from our private wine cellar, a conscientious staff awaits to serve you within a casual setting of unrivaled beauty.





it all happens here...

Mingle with friends or enjoy a good book, exercise in the gym or take a kayak paddle across Palmilla Bay. Swim in the fresh water lap pool or dive into the sea, have the club take you to your fishing boat or private yacht and bring us back your catch so we can prepare a delicious meal for you. Whether you choose to indulge in your favorite water sport activity or watch the sunset by the warmth of a beachfront fire pit, you'll be pampered to the fullest extent of your desires at Club Ninety Six.

*Within the gates of Club Ninety Six, the finest private beach club in Mexico,  
a realm of recreational activities and a sanctuary of peace and relaxation awaits.  
Here are just a few of the services and amenities Club Ninety Six members will enjoy...*

- ✦ Exclusive to Del Mar Development homeowners
- ✦ Located in Palmilla Cove, Los Cabos' best swimming beach
- ✦ Gourmet dining and casual outdoor palapa bar and grill dining areas
- ✦ Climate controlled member wine cellar
- ✦ Poolside bar and grill
- ✦ Athletic Club featuring state-of-the-art fitness equipment
- ✦ 22-meter lap pool
- ✦ Two free form oceanside swimming pools
- ✦ Shallow children's pool
- ✦ Extensive deck area for sunning
- ✦ Heated spa
- ✦ Oceanside fire pit with seating area
- ✦ Beach and poolside shower facilities
- ✦ Water sports palapa featuring ocean kayaks, snorkeling gear and body boards
- ✦ Pool attendants
- ✦ Signing privileges for all charges
- ✦ Valet parking



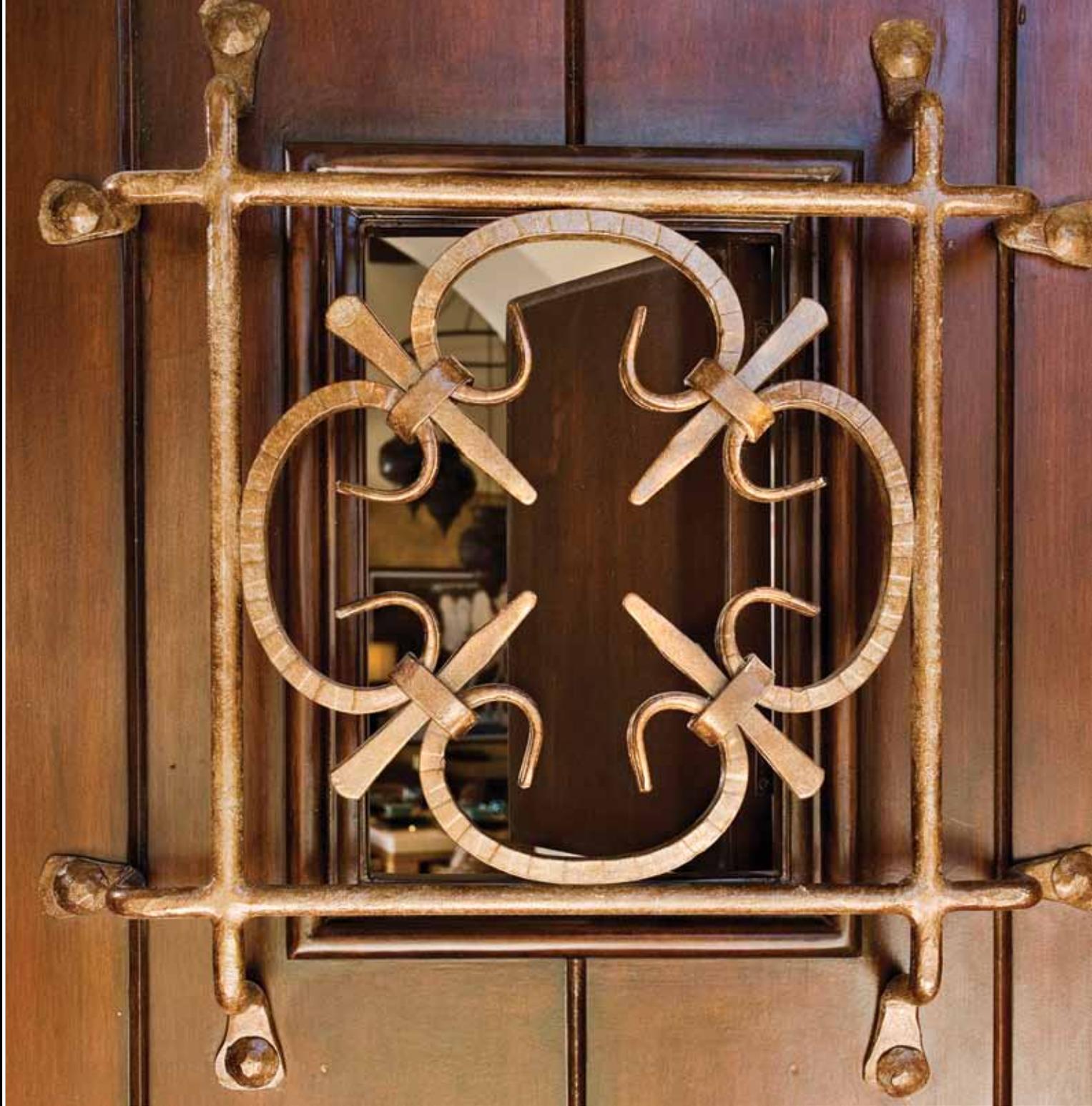


*Del Mar*  
DEVELOPMENT  
*Bringing luxury to life* ■ ■ ■ ■ ■

*Club Ninety Six is an exclusive amenity  
offered by Del Mar Development  
Toll-free from the U.S. 1-877-847-1662*

**[www.delmardevelopment.net](http://www.delmardevelopment.net)**

*Las Entradas*



L A S   E N T R A D A S

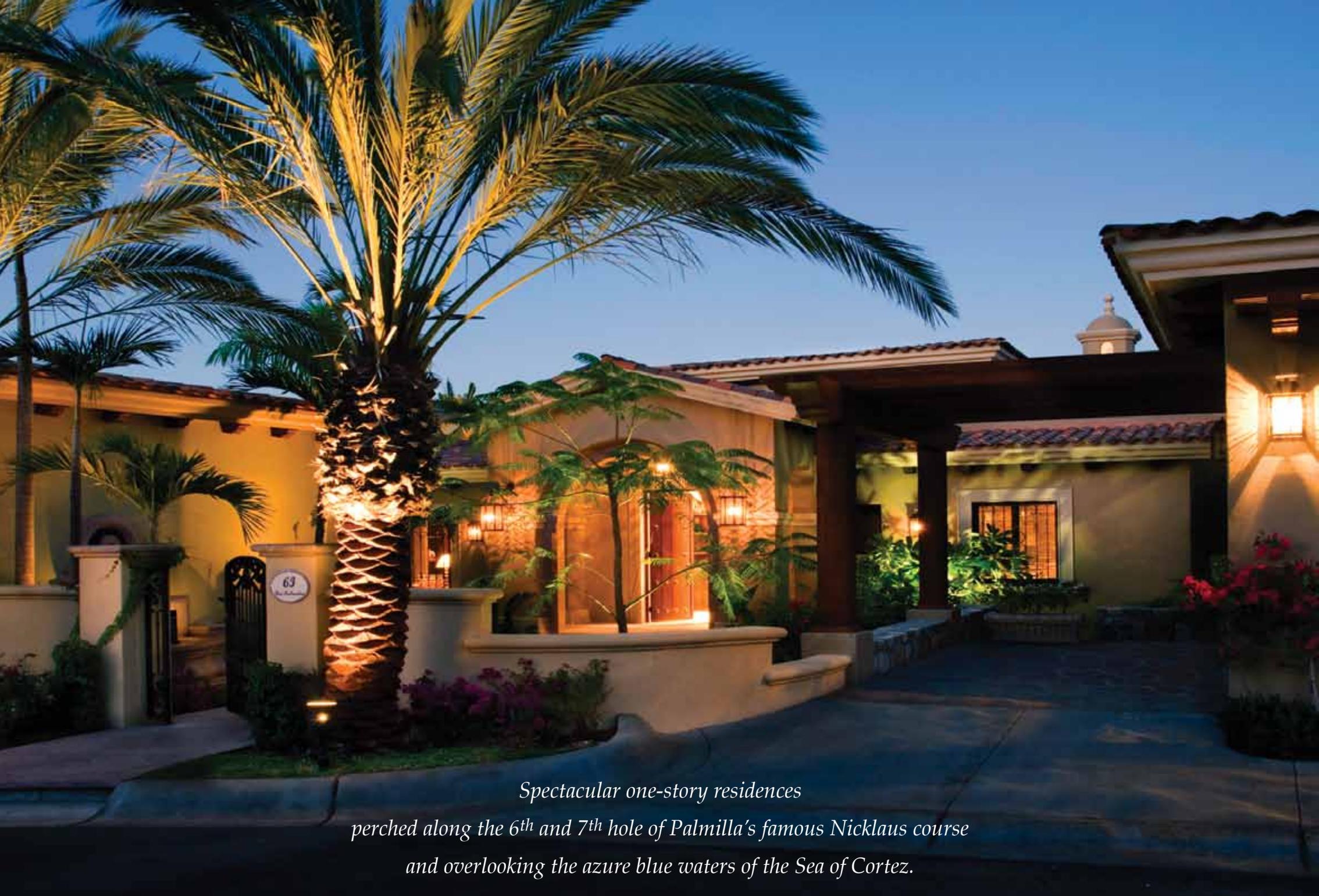
*Spectacular one-story residences in an incomparable setting*



# Las Entradas

AN INTIMATE ENCLAVE OF 12 HOMES  
JUST INSIDE THE GATES OF VILLAS DEL MAR,  
LOS CABOS, MEXICO'S FINEST RESIDENTIAL COMMUNITY





*Spectacular one-story residences  
perched along the 6<sup>th</sup> and 7<sup>th</sup> hole of Palmilla's famous Nicklaus course  
and overlooking the azure blue waters of the Sea of Cortez.*



*Comfortable, roomy interior living spaces  
open directly onto expansive pool-scapes  
which embrace the panoramic  
view of the ocean beyond.*



## LAS ENTRADAS FEATURE:

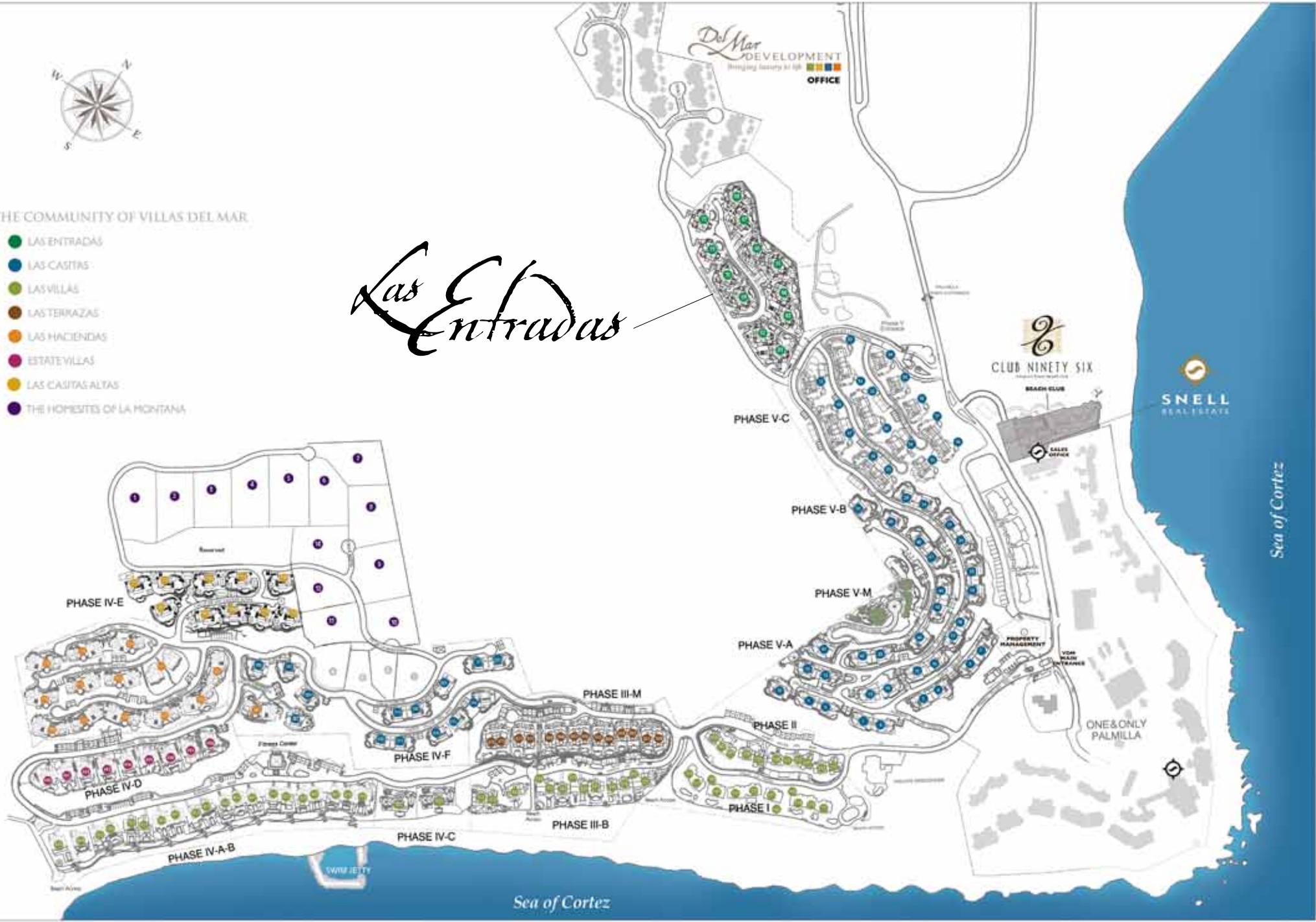
- ✦ *4 bedroom 4 ½ bath floor plans*
- ✦ *Golf views, overlooking the Sea of Cortez*
- ✦ *Gourmet kitchen with hardwood cabinetry*
- ✦ *14' beamed ceiling in great room*
- ✦ *Outdoor wet bar with cooking area*
- ✦ *Spacious terrace with outdoor fire-pit*



THE COMMUNITY OF VILLAS DEL MAR

- LAS ENTRADAS
- LAS CASTRAS
- LAS VILLAS
- LAS TERRAZAS
- LAS HACIENDAS
- ESTATE VILLAS
- LAS CASITAS ALTAS
- THE HOMESITES OF LA MONTANA

*Las Entradas*



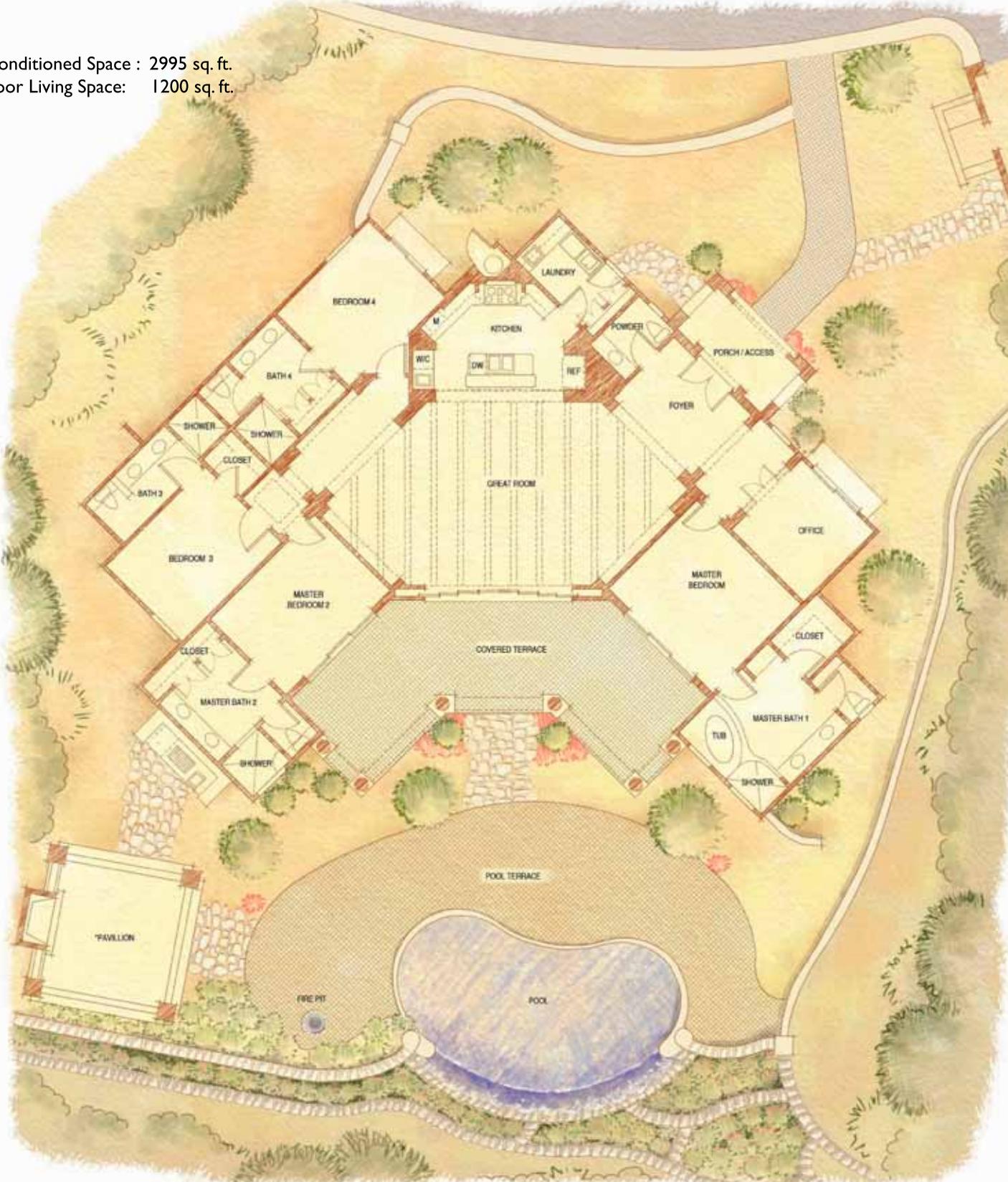
COMMUNITY MAP



NEIGHBORHOOD MAP

Air Conditioned Space : 2995 sq. ft.  
Outdoor Living Space: 1200 sq. ft.

# FLOOR PLAN



\* PAVILION SHOWN IN FLOOR PLAN IS OPTIONAL AND AVAILABLE AS AN UPGRADE.



## COMMUNITY LIFESTYLE FEATURES INCLUDE:

- *A private, exclusive community with 24-hour gated security*
- *Quality construction, the finest building materials, unique architecture and builder's warranty program*
- *Private beach club and private 24-hour fitness center*
- *Superlative property management and concierge service*
- *Private 50' catamaran*
- *Access to Palmilla Tennis Club*
- *Private chef and butler*
- *In-residence spa program*
- *Just steps away from the 5-star amenities of the One&Only Palmilla Hotel*
- *24-hour emergency medical service*
- *Fiber optic wired for high speed internet, IPTV and VoIP*



### RESORT STYLE CONCIERGE SERVICES

*Relaxation and entertainment simplified*

- *Transportation reservations*
- *Restaurant reservations*
- *Destination activities/excursion reservations*
- *Baby sitting services*
- *Car rental and chauffeur services*

### SUPERLATIVE CONSTRUCTION

*Quality construction that meets the highest U.S. standards*

- *12 years of experience in the highest quality construction*
- *American engineering and the finest building materials*
- *One year builder's warranty on all new construction*
- *Fully staffed warranty department*
- *Remodeling services*

### DEL MAR CONNECT

*Baja's only fiber optic home system*

- *Complete satellite TV service*
- *High speed internet access (wireless access requires additional hardware)*
- *On demand movie selections*

### PRIVATE JET SERVICE

*Your vacation starts now*

- *Partnership with Sentient Jet*
- *Discounted membership fee*
- *Incentive program offering a gift of private jet service for a homeowner referral*

### ONE&ONLY PALMILLA

*Enjoy proximity to the five-star One&Only Palmilla Hotel*

- *Access to spa services and restaurants*
- *Social memberships available*

### IN HOME SPA SERVICES

*The ultimate indulgence*

- *Facial treatments*
- *Body treatments*
- *Manicure and pedicure*

### CLUB NINETY SIX

*The finest private beach club in Mexico*

- *Activities and Adventure Program*
- *For the exclusive use of Del Mar Development homeowners and guests*
- *Lap pool, children's pool and a free-form ocean side swimming pool*
- *Restaurant and Bar with indoor and outdoor dining*
- *State-of-the-art Fitness Center*
- *On site personal trainer*
- *Beach and pool attendants*
- *Men's and women's shower and changing facilities*
- *50' Catamaran (available for charter)*
- *Fishing excursion reservations*
- *Member's only wine cellar*
- *Catering services*
- *Take-out service*

### RESIDENTIAL FURNISHING SERVICES

*Superlative turnkey furniture, bedding and houseware packages*

- *Services by Ladco (Washington Park in Houston, TX)*
- *Personal furniture design consultation in your home*
- *You choose your level of involvement*
- *Access to 80,000 sq. ft. Washington Park furniture design center*
- *The finest furniture, bedding and houseware packages in the world*

## COMMUNITY ASSOCIATION AND MANAGEMENT

*Del Mar Development's Community Association Management offers an expansive range of services—significantly more than is provided by most homeowner's associations. Many expenses, that are typically the responsibility of the individual homeowner, are included in the services provided by our Community Association—as well as customized and trademark offerings enjoyed only by homeowners within the Del Mar Development family. The following services are provided by Community Association Management:*

- *Comprehensive maintenance for community buildings and utilities*
- *Landscape maintenance of common areas*
- *Fully equipped workout facility*
- *Water for common areas*
- *Casualty insurance for common areas*
- *Beach maintenance*
- *Street cleaning*
- *Trash pick up*
- *Water used in private residence*
- *Comprehensive casualty insurance program for homeowner residences*
- *24-hour security and emergency maintenance service*
- *Water treatment and purification for residence*
- *Medical assistance program, which provides 24-hour bilingual medical assistance and emergency response*
- *Funding of a comprehensive reserve account that provides for future capital replacement and maintenance of buildings and common areas*

## SUPERLATIVE SERVICES

*For seamless perfection*

- *Butler and private chef services*
- *Grocery shopping*
- *Daily housekeeping service and a deep-cleaning service*
- *Laundry and ironing services*
- *Comprehensive bill payment*
- *Complete maintenance of home and home equipment*
- *Weekly house checks or inspections*
- *Home arrival preparation and post-departure reset*
- *Personal welcome service for guests of an absent homeowner (upon request)*
- *Hurricane preparation*
- *Automobile management*
- *Airport transfers*
- *Computer repair and configuration services*
- *Business and secretarial services*
- *Fax, e-mail and package receipt*
- *International and local courier service*



*Los Cabos Mexico's Finest Residential Community*

*To reserve your address within Las Entradas at Villas Del Mar  
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or while in Los Cabos 144-5470*



PREMIER LUXURY COMMUNITIES BY DEL MAR DEVELOPMENT

*Villas Del Mar • Oasis Palmilla • Espiritu Del Mar*

[www.villasdelmar.com](http://www.villasdelmar.com)  
[www.snellrealestate.com](http://www.snellrealestate.com)

# Las Casitas



L A S C A S I T A S

*Every home offers sweeping views of the Sea of Cortez*





# Las Casitas

*Within the gates of the exclusive community  
of Villas Del Mar in Los Cabos, Mexico,  
the magnificent residences of  
Las Casitas are built into the mountainside  
above the Sea of Cortez.*



*Designed for intimate entertaining and relaxation*



*Featuring two to five bedroom floor plans, gourmet kitchens and private infinity edge pools, Las Casitas provide the ultimate in luxury living, encompassing the highest standards of quality, craftsmanship and style.*





## LAS CASITAS RESIDENCES FEATURE:

- *Two to five bedroom floor plans*
- *Spacious terraces upstairs and down*
- *Outdoor cooking and dining area*
- *Ocean view fire pit*
- *Gourmet kitchens with solid hardwood cabinetry and granite countertops*
- *Stone flooring*
- *Fiber optic wiring for high speed internet, VoIP phone and IPTV*





COMMUNITY MAP



SAMPLE FLOOR PLAN - LOWER



SAMPLE FLOOR PLAN - UPPER



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## ADDITIONAL SERVICES AND AMENITIES

### RESORT STYLE CONCIERGE SERVICES

*Relaxation and entertainment simplified*

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- *Fully staffed warranty department*
- *Remodeling services*

### DEL MAR CONNECT

*Baja's only fiber optic home system*

- *Complete satellite TV service*
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- *On demand movie selections*

### PRIVATE JET SERVICE

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# Las Haciendas

A PRIVATE ENCLAVE  
OF 14 SPECTACULAR  
MOUNTAINSIDE HOMES...



Villas Del Mar

Los Cabos Mexico's Finest Residential Community



WITHIN THE EXCLUSIVE COMMUNITY OF VILLAS DEL MAR



INSPIRED BY THE MASTERFUL CRAFTSMANSHIP AND TIMELESS ARCHITECTURE OF OLD WORLD MEXICO.

THIS IS

*Las  
Haciendas.*





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*Del Mar Development has teamed with award-winning architect Barry Berkus, named one of the world's top 100 architects, to create beautiful homes that engage the senses and resonate with the elegance of Old Mexico.*

*Destined to become a haven for family and friends, these homes are designed to embrace outdoor living through open air dining, poolside siestas and evening gatherings on expansive terraces.*

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*These spectacular mountainside residences feature...*

- ❖ Floor plans feature 5 bedrooms, 5 baths and 2 powder rooms
- ❖ Incredible views overlooking the Sea of Cortez
- ❖ Direct beach access
- ❖ 6,500 square feet of spacious outdoor living area including private courtyard
- ❖ Oversized decorative hardwood doors and wrought iron detailing
- ❖ Canterra gas fireplace and wine bar in living room
- ❖ Full gourmet kitchen with butler's prep kitchen
- ❖ Covered spacious private bedroom terraces

- ❖ Exterior breakfast balcony with wrought iron handrail
- ❖ Private heated infinity pool and cascading spa
- ❖ Poolside fire pit
- ❖ Outdoor dining area with serving bar fireplace
- ❖ Outdoor warming kitchen with gas BBQ grill
- ❖ Outdoor pavilion with fireplace
- ❖ Oversized garage for a car and a golf cart



TO THE AIRPORT AND  
SAN JOSE DEL CABO



SEA OF  
CORTEZ



CLUB NINETY SIX  
mexico's finest private beach club

*Private Beach Club Exclusive for  
Del Mar Development Homeowners*

*Del Mar Development's fine  
portfolio of luxury communities  
include; Villas Del Mar, Oasis  
Palmilla, Espiritu Del Mar,  
Las Casitas Altas and  
La Montana.*

ONE&ONLY  
PALMILLA  
HOTEL

PUNTA  
PALMILLA

-  VILLAS DEL MAR
-  OASIS PALMILLA
-  ESPIRITU DEL MAR
-  LAS CASITAS ALTAS
-  LA MONTANA

*Cas  
Haciendas  
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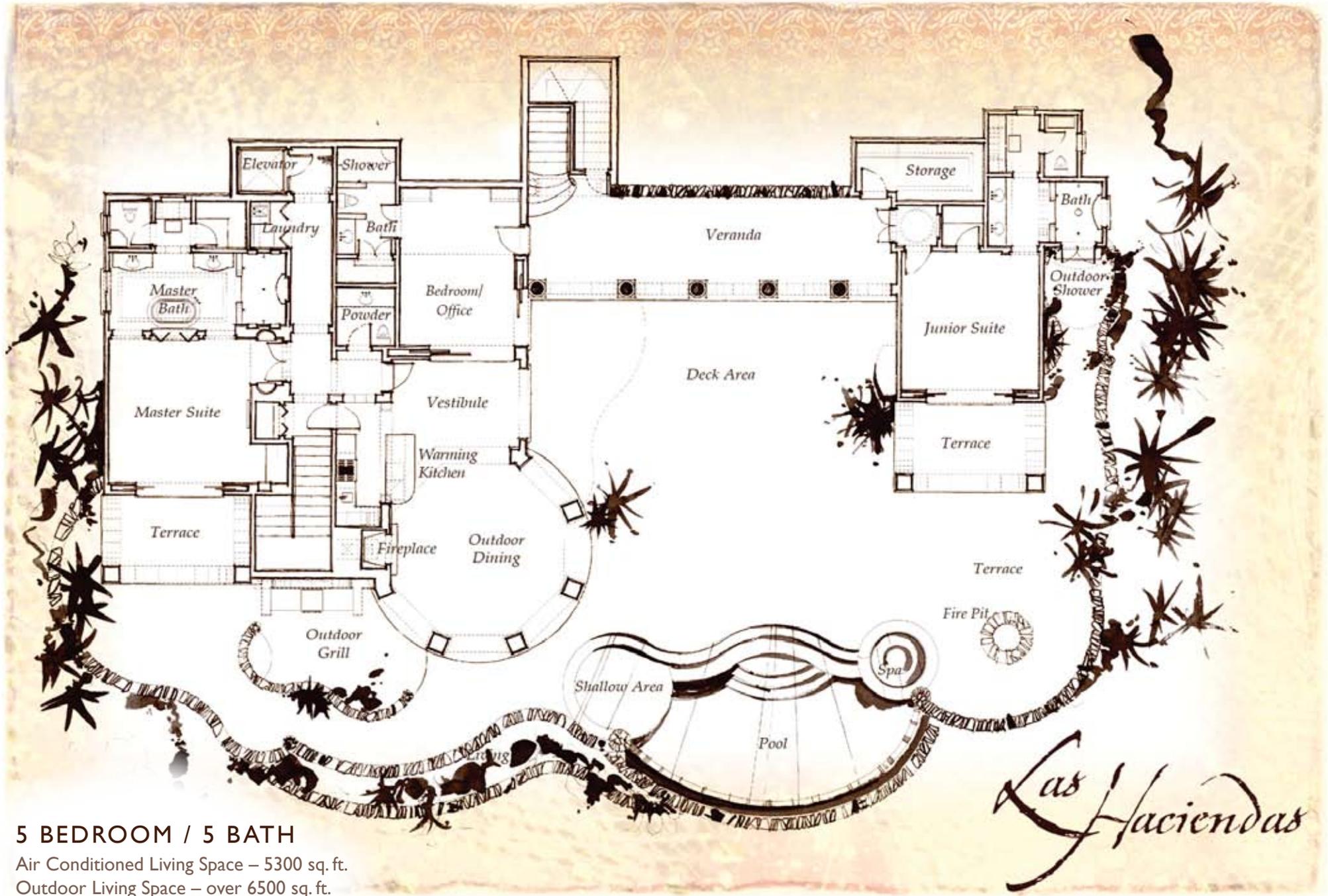
*Villas Del Mar*

TO CABO SAN LUCAS





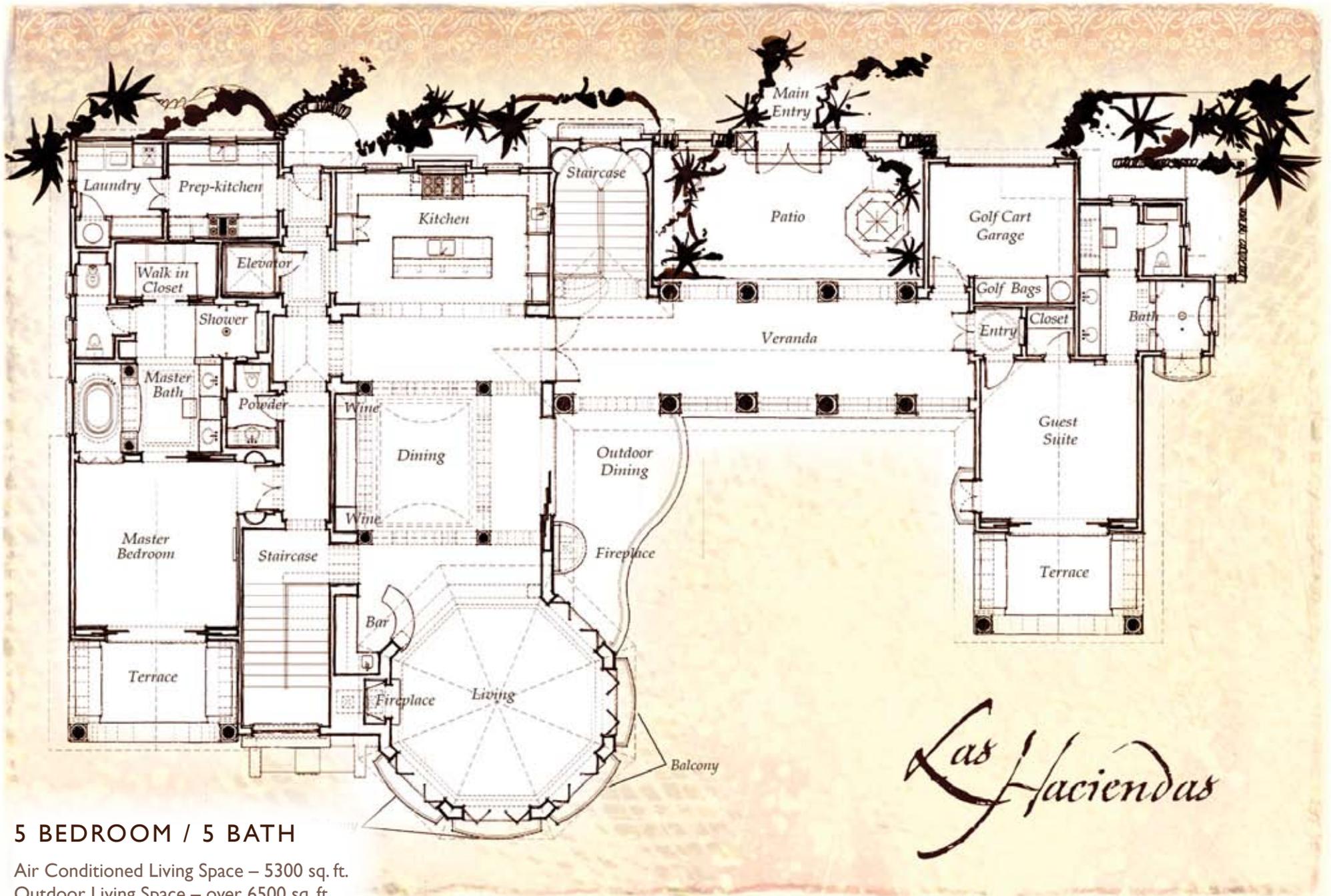
NEIGHBORHOOD MAP



**POOL LEVEL FLOOR PLAN**

**OVER 11,000 SQUARE FEET OF LIVING SPACE**

*Square footage varies by location. Prices, plans and architectural renderings represented in this plan are subject to change without notice.*



**5 BEDROOM / 5 BATH**

Air Conditioned Living Space – 5300 sq. ft.  
 Outdoor Living Space – over 6500 sq. ft.

*Las Haciendas*

**STREET LEVEL FLOOR PLAN**

**OVER 11,000 SQUARE FEET OF LIVING SPACE**

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*The community of Villas Del Mar is home to some of the most coveted real estate in the world...*

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**SNELL**  
REAL ESTATE