



CAPELLA
RESIDENCES & CASONAS

Pedregal

Capella Pedregal Cabo San Lucas

Facts at a Glance

- OPENING:** Spring 2008. The first Capella Casona will be delivered in Fall of 2007. The Capella Residences (shared ownership) are slated for completion in late spring of 2008 along with the opening of the Capella Resort & Spa.
- ADDRESS:** Camino De La Plaza #145
Cabo San Lucas, BCS, Mexico
- WEBSITE:** www.capellacabo.com
- DESCRIPTION:** The Diaz Rivera family, one of Mexico's foremost developers, has reserved its most coveted parcel of land – an extraordinary, 24-acre site at the southernmost tip of Mexico's Baja California Peninsula – for a resort of unprecedented luxury. Called **Capella Pedregal**, the resort will encompass 24 spectacular mountainside and oceanfront acres at the very point where the Pacific Ocean meets the Sea of Cortez, near the legendary rock formations known as Land's End. The development is reached via the only privately-owned tunnel in Mexico. Carved through the heart of the mountain site, it is a 300-meter long engineering feat that separates the town of Cabo from the Pacific Ocean. This incredibly dramatic entrance to Capella deposits visitors at what will be the Capella Resort and Spa's entrance courtyard overlooking a long expanse of beach and the

ocean. It leaves no question but that they have entered a world apart.

The 66-room Capella Resort and Spa will serve as the flagship beach resort of the newly unveiled Capella brand, and will be complemented by 31 shared-ownership Capella Residences and 20 private, full-ownership Capella Casonas. Capella will be the only luxury hotel and residence resort with immediate proximity to the world-class Cabo Marina. Guests and residents who want to experience true “Cabo culture” will find the vibrant shops, dining and entertainment of Cabo San Lucas village all within easy reach by foot, bike, personal auto or resort valet.

ABOUT PEDREGAL:

The resort will be the crown jewel of Pedregal de Cabo San Lucas, an exclusive, 360-acre gated community that has been meticulously developed over 30-years by the Diaz Rivera family into the most prestigious neighborhood in Cabo. Several generations of the family continue to develop and reside there today.

ABOUT CAPELLA:

Capella is a new, elite concept in hotel and resort accommodations, and service is designed to exceed the highest expectations as defined by today’s most discerning business and leisure guests. The Capella brand was launched in October 2005 by The West Paces Hotel Group LLC, which was founded in 2002 by Horst Schulze. Mr. Schulze is the celebrated founder of the modern-day incarnation of the Ritz-Carlton Hotel Company, and served as its president and chief operating officer until three years ago. His top management team at Ritz-Carlton has joined him at Capella, insuring the new brand’s stewardship by one of the most seasoned and visionary groups of hoteliers in the industry’s history.

ABOUT CABO:

Cabo San Lucas is one of the world’s most spectacular and sought-after resort destinations. Its impressive natural attributes –

from sandy beaches to rugged mountains to desert – set the stage for some of the finest sport fishing, golf and eco-sports available anywhere, and its array of luxury accommodations, spas and restaurants enjoy international caché.

CAPELLA RESORT AND SPA: In a setting reminiscent of a quaint, Mediterranean mountainside village, the 66-room Capella Resort and Spa will be the architectural and social centerpiece of the development. Its design will celebrate Mexican culture with a sophisticated blend of modern and traditional design elements.

Accommodations: From spacious guest rooms to private beach casitas, the hotel's exceptional accommodations will include:

- 42 guest rooms at 890-square feet
- 12 standard suites at 1,100-square feet
- 6 one-bedroom suites at 1,300-square feet
- 3 two-bedroom suites at 2,600-square feet
- 3 beach casitas at 3,000-square feet

Dining: Guests will have a choice of four distinct dining environments. These include a main restaurant located in the heart of the resort; a mountain-top terrace for special events with spectacular 180-degree views of the Pacific Ocean, the Sea of Cortez, the Cabo Marina and village; a dramatic cliffside grill suspended over the ocean, serving fresh seafood and poolside dining at the Beach Club. Bars will be located adjacent to the main restaurant and poolside. Guests can also choose to dine in the privacy of their own room through the resort's 24-hour room service.

Spa: There will be a signature Auriga wellness, spa and fitness facility with 10,000-square feet of interior space where guests will enjoy the ultimate in pampering and rejuvenating spa services, plus outside treatment environments

that make the most of the resort's ideal year-round climate. Luxurious mountaintop spa suites for Curanderismo treatments, complete with a private relaxation area, will overlook the Pacific Ocean and horizon.

Meetings: Two luxuriously appointed boardrooms will accommodate high level executive meetings, while a fully equipped Business Center will provide all the services of an office-away-from-the-office.

Recreation: Between the resort and the myriad attractions of Cabo San Lucas, guests will find endless opportunities for diversion, including:

- Expansive swimming and tranquility pools
- Private beach access
- Access to 61-foot luxury Viking sport fishers for charter at the Capella Yacht Club
- Easy access and preferred pricing for snorkeling, scuba diving, desert hiking, mountain biking, four-wheeling, horseback riding, and other eco-sports
- Access to Cabo San Lucas' four world-class, 18-hole championship golf courses through a golf concierge
- Shopping the boutiques of Cabo San Lucas village

Services and Amenities: From the moment they arrive, guests will feel immediately enveloped in luxury and care, as if they have been warmly welcomed to the estate of a close friend. The Capella experience will transcend that of the most luxurious hotel available today, with an array of well-thought-out amenities and intuitive services that include:

- Airport concierge and lounge to facilitate check-in and check-out and ease the wait prior to boarding

- Airport greeting, luggage retrieval and transfer to and from hotel by a resort driver
- Maid service
- In-room dining and beverage service
- Private chef
- Capella Concierge service
- Driving services via resort valet
- Preferred pricing for regional ecotourism travel and adventure sports travel

CAPELLA RESIDENCES:

Capella Residences will offer an exceptional opportunity for discerning travelers to own a 1/8 deeded interest in one of 31 luxurious vacation homes. These will offer preferred access to all the amenities of the hotel as well as an array of services exclusive to Capella Residence and Casona owners.

Clustered near the hotel, the Capella Residences are reached by elevators that open directly into living space, which occupies one full floor. Each has a spectacular view and reflects the Capella Resort and Spa's interiors in design. Every residence offers two plunge pools plus a terrace that provides expansive outdoor living space, day beds, Viking barbecue grills, fireplace or fire pit, and lounging and dining areas.

The full complement of Capella Residences will include:

- 14 three-bedroom Residences. The one-story Flats are 3,900-square feet and the two-story Single Standing Residences boast 4,300-square feet of livable space.
- 17 four-bedroom Residences. One-story Flats are 4,100-square feet and two-story Single Standing Residences have 4,500-square feet of livable space.

The interior design of the Residences will be cutting edge and, yet, completely Mexican. The Residences, as well as guest rooms, will

have custom interiors from top to bottom evoking a true sense of the destination with murals from local artisans, unique cactus plaster walls and color palettes that mimic the arid beauty of the Cabo San Lucas setting. From handpicked wrought iron finishes to locally quarried stone and tiles, all materials for residences have been created exclusively for this property.

The residences will be fully outfitted for occupancy with kitchen wares, towels, linens and beddings, allowing owners to travel light, bringing only their personal effects. By choosing to store personal items between visits and taking advantage of the resort's shopping services, owners can arrive to find their clothes hanging in the closets, family photos displayed, and refrigerators stocked with all of their preferred foods and beverages.

Ownership Structure: Owners purchase a 1/8th deeded interest in a specific Capella Residence. Occupancy is not limited, however, to that Residence, giving owners maximum flexibility and access to four types of layouts. Preferences in location or view will be accommodated whenever possible.

Planned Vacation: Five to ten weeks per year in full-week reservation blocks. These will be reserved at the beginning of each reservation period (one per year).

Short Notice Vacation: Reservations made with less than 15-days notice.

Space Available: An additional planned week reserved 15 days or more in the future based on availability.

Services and Amenities: In addition to having access to all of the services and amenities afforded hotel guests, Capella Residence and Casona owners enjoy the following:

- Private Beach Club
- Member's Lounge/Library
- Fleet of 61-foot luxury Viking sport fishing and sport cruising yachts at the Capella Yacht Club (owners cover only usage-related expenses)
- Preferred access to the Yacht Club for club events and private leisure and fishing charters
- A personal major domo to clean, babysit, squeeze fresh orange juice in the morning or prepare homemade salsa and tortillas in the afternoon, and provide other such services
- Invitations to members-only events, including charity fundraisers, scheduled seasonally throughout the year
- Storage facilities for maintaining personal belongings between visits
- Shopping (including pre-arrival) and shipping services
- Mexican and coastal cuisine cooking classes
- Access to the exclusive mountain top terrace for special events
- Capella's uncompromising and highly specialized brand of service

CAPELLA CASONAS:

The third component of the development will be a community of 20 private, full-ownership Capella Casonas in an extraordinary mountainside setting that affords panoramic views of the water, Cabo Marina and the village of Cabo San Lucas. Owners of these exclusive Capella Casonas will enjoy a secluded, residential environment combined with all the world-class hospitality services and amenities afforded to Capella Resort and Spa guests and Residence owners.

The Capella Casonas will include three- and four-bedroom homes that, like the Residences, feature 5,300-7,000-square feet of living space. Expansive outdoor living areas will include a terrace with plunge pool, hot tub, outdoor fireplace and/or fire pit, and areas for outdoor

food preparation and dining. Each Capella Casona will also offer garage parking for one personal auto.

Design Services: The Capella Casonas will be constructed to the stage of interior finishes, allowing buyers two options: purchase of a “Designer’s Choice” package of furnishings, or the opportunity to work with a pre-selected group of interior designers to customize the home.

Projected Pricing: The Capella Casonas are projected to start at \$2.9 million for a three-bedroom home and \$3.2 million for a four-bedroom home.

ACCESSIBILITY: Capella Pedregal is approximately 1,000 miles due south of San Diego, CA and within a 25-minute drive of Los Cabos International Airport, which is served by direct flights from many major North American cities.

CLIMATE: Cabo San Lucas boasts an ideal desert/ocean climate with an average of 300 days of sunshine annually. Temperatures range from the 70s in the winter to the 90s in the summer.

MANAGEMENT: Richard Holland & Diaz Rivera Family,
Co-developers

Juan Diaz Rivera, Director of Marketing

Horst Schulze, President & Chief Executive Officer, The West Paces Hotel Group (parent company of Capella Hotels and Resorts)

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