

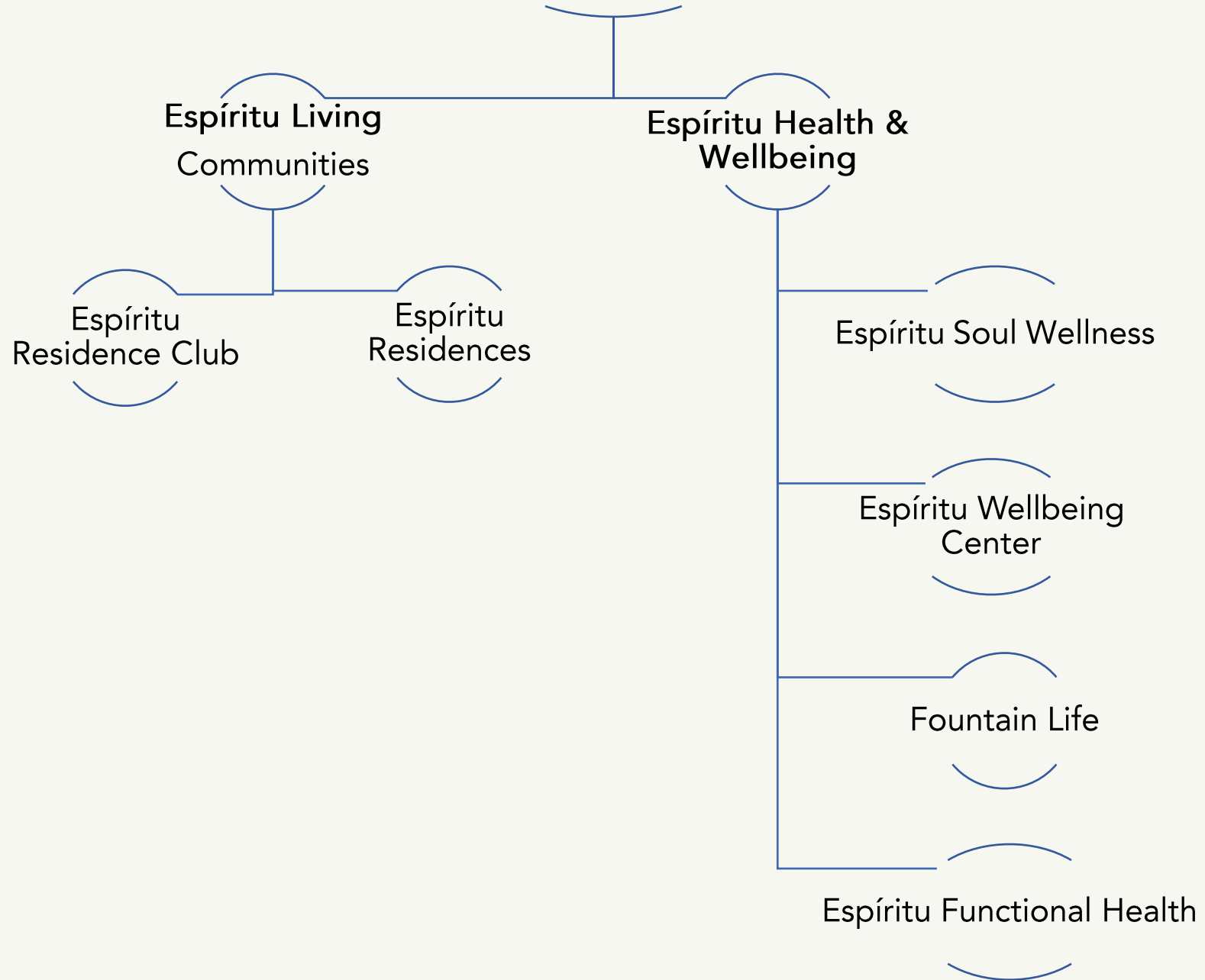


# ESPIRITU

LIVING

VIÑEDO SAN MIGUEL

# Grupo Espiritu







GRUPO ESPIRITU™

*We believe that  
everything has a spirit in  
this world*

We are a group of friends, who are experts in several disciplines, that decided to get together to develop memorable and soulful projects that contribute to the creation of a better world.



[Grupo Espiritu](#)



## What we do?

We inspire Wellbeing through a lifestyle based on unique experiences and exclusive relationships with worldwide leaders in health, wellbeing, and real estate development innovation.



## Luxury Real Estate México

- ✓ We develop concepts and programs that touch the heart.
- ✓ 2 projects completed, 4 in progress.
- ✓ We build communities in inspiring world-class destinations.
- ✓ We offer quality and peace of mind.
- ✓ Backed by strong wellness partnerships.



# Longevity & Wellbeing Living

“Welcome home to Wellbeing”

“*Espiritu Living*” at Viñedo San Miguel is a Longevity and Wellbeing residential development. Established inside the most prestigious vineyard estate, in the region of the world-famous city of San Miguel De Allende.

Grounded in the principles of Longevity, *Espiritu Living* focuses on creating communities that support a longer healthier life for residents and guests. We achieve this through preventive health advanced diagnostics technology, Artificial Intelligence, and an immersive wellbeing program that aims at improving health, behavior and habits.







Our residents and guests can access cutting-age diagnostics and the latest functional medicine therapies and protocols through one of our centers located within *Espiritu Living at Viñedo San Miguel* community.

Our Wellbeing Residences and Villas are designed with construction materials, finishes and cutting-edge technology to support our residents in their health driven lifestyles.





# Destination

## San Miguel de Allende



- ✓ UNESCO World Heritage Site since 2008.
- ✓ Awarded "Best Small City in the World" and "Best Small City outside the U.S." for the fifth time in 2021, the highest award in the Condé Nast Traveler Reader's Choice Awards (2013, 2017, 2018, 2020 and 2021).
- ✓ Number 1 on the list for the third time as the Best City by Travel + Leisure World's Best Awards 2021.



# San Miguel de Allende Awards





# *San Miguel de Allende Clubhouse*

Our city center club house will make you feel at home while you enjoy the charm of San Miguel de Allende, one of the most recognized cities in the world.

Make your day visit to San Miguel de Allende one of discovery and relaxation by enjoying our conveniently located club house in the heart of town.





## *Wine World*

We are located in the heart of the state of Guanajuato, with more than 120 acres of carefully tended vineyards with 13 varieties including Cabernet Sauvignon, Merlot, Chardonnay, among others.







VIÑEDO  
SAN MIGUEL



Our cellar holds 400 French oak and 100 American oak barrels, all of which nurture our beautiful wines. We lovingly take care of every detail of the wine making process which has led us to win world-class awards such as the Grand Gold Medal Concours Mondial Bruxelles, among others.



**T R A S I E G O**

**COCINA DE AUTOR**

The Trasiego restaurant is located inside our winery, it will transport you to a unique atmosphere where you can delight your palate with dishes inspired by Mexican culture using ingredients and culinary techniques typical of the Guanajuato region.







# ESPIRITU

LIVING  
VIÑEDO SAN MIGUEL



**12 Minutes**  
away from  
San Miguel de Allende



**ESPIRITU**

**WELLBEING**

VIÑEDO SAN MIGUEL

## “Welcome home to Wellbeing”

A space where you will find the best in the world in treatments and unique experiences with the objective of creating an opportunity to renew and re-energize the body, soul and spirit.

A place where you can connect with people, including the most important one, **You.**



# MASTER PLAN



SYMBOLS	
	Access <i>Espiritu Residences Club</i>
	Access Viñedos San Miguel Condominio
	Watch Tower
	Elevated Tank

MANSION WELLBEING	
	Mansion 01
	Mansion 02
	Mansion 03
	Mansion 04
	Mansion 05
	Mansion 06
	Mansion 07

MANSION LEISURE	
	Mansion 05
	Mansion 06
	Mansion 07

WELLBEING	
	Lobby-Restaurant
	Contemplation area
	Market
	Family Amenities
	Adult Pool
	Fitness Area
	Wellness Center
	Yoga Center
	Soul Wellness
	Gazebo
	Reflexology Path
	Labyrinth
	Temazcal
	Sports Courts Zone
	Pool
	Spin
	Auditorium
	Orchard
	Service Area
	Clinic
	Parking

*Espiritu Residences Club*  
By Viñedos San Miguel





## Weekly Program

A week at *Espiritu Wellbeing* affords you the opportunity to explore your mind and body's potential in a supporting and caring setting. Your individual plan will be designed based on your current needs and goals, with our team of experts guiding you every step of the way.



At ***Espiritu Wellbeing Viñedo San Miguel*** our focus is to incorporate the fundamental pillars of wellbeing into your week. We work with you to plan a full immersion into your wellness experience that includes morning hikes, fitness classes, nourishing meals, lectures, and one on one soul searching journeys.



Our program caters to individuals, groups and executives.



## Amenities

- Culinary Center
- Soul Wellness Center
- Spa and Health Center
- Temazcal
- Reflexology Path
- Labyrinth
- Fitness Gyms
- Hiking Trails
- Junior Olympic Pool
- Tennis and Pickleball courts

## Programs

- Emotional Wellness Workshops for Individuals, Families and Executives
- Creative Classes (drawing, painting, sculpture, ceramic and jewelry).
- Nutrition and Cooking Classes
- Spiritual Programs (meditation, labyrinth, sound healing)
- Fitness Classes
- Guided Hikes





**FOUNTAIN  
LIFE**

## Memberships

- Precision Diagnostics
- Apex Membership
- Edge Membership







FOUNTAIN  
LIFE



FOUNTAIN LIFE

Welcome to the Life-Saving World of  
**Precision Diagnostics**

Annual Precision Diagnostics Testing  
is the Secret Ingredient to:

**LIVING LONGER. LIVING BETTER. LIVING HEALTHIER.**

**Precision Diagnostics** utilizes the best **early detection technology** to find illness earlier than ever before possible. By finding cancer, heart disease and dementia in their earliest stages, we can provide effective and minimally invasive healthcare plans to treat illnesses before they can ever cause harm.



## Apex Membership

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We promise to provide preventative, predictive and personalized health care that puts you at the center of your lifelong wellness journey. Fountain Life provides the tools and resources needed to extend your lifespan and healthspan, ensuring that you look and feel your best at every stage of life.



FOUNTAIN LIFE



## Edge Membership

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Join this elite group of health experimentalists who are looking to stay on the cutting edge of longevity and anti-aging science.



FOUNTAIN LIFE





**FOUNTAIN  
LIFE**



# Longevity Membership



When you buy your property in Espiritu Living Viñedo San Miguel, you get a membership that will benefit you in the different destinations of the project, such as the Functional Medicine Clinic , Restaurant, Wellbeing Center, Winery, and more.







# ESPIRITU

## FUNCTIONAL MEDICINE

SAN MIGUEL DE ALLENDE

The functional medicine model as described by “The Institute of Functional Medicine” is an individualized, patient-centered, science-based approach that empowers patients and practitioners to work together to address the underlying causes of disease and promote optimal wellness.

Functional Medicine experts state that the root of chronic health problems is often the result of an interaction of three factors:

- Genetics
- Environment
- Lifestyle choices

As a result, the Pillars of Functional Medicine are:

- Nutrition
- Sleep Habits
- Stress Management
- Supplementation
- Physical Exercise





# ELITE ALLIANCE®

Your property will be serviced and managed by the industry leader, Elite Alliance®. They have created and designed more co-ownership residence clubs than any other company and are recognized for pampering their owners with exceptional service at the world's finest Residence Clubs.





**ESPIRITU**  
RESIDENCE CLUB  
VIÑEDO SAN MIGUEL



**ELITE ALLIANCE®**

### **“Planned Vacations”**

These are the days previously reserved for the use of the residence and that the owners may use according to the fraction or fractions acquired as long as they are within the acquired category; likewise, if you as owner wish to bring a guest, even if they are not accompanied by you, they may use the Residence at no extra charge, except for the published maintenance fees and incidental charges. Owners have the opportunity to reserve three Planned Vacation periods of up to seven (7) days each (28 days total) per "Club Year".

### **“Short-Notice Vacations”**

In addition to Planned Vacations and Space Available Vacations (described below), Owners may book and enjoy Short-Notice Vacations within their Wellbeing Residence category at any time 15 days prior to the scheduled arrival date. Owners may occupy a "short-notice" Wellbeing Residence for periods of up to seven (7) days per reservation, this is in addition to periods of confirmed Planned Vacations and Space Available Vacations. Each owner is entitled to have one "short-notice" vacation period per year reflected on the books.

### **Space Available Vacations**

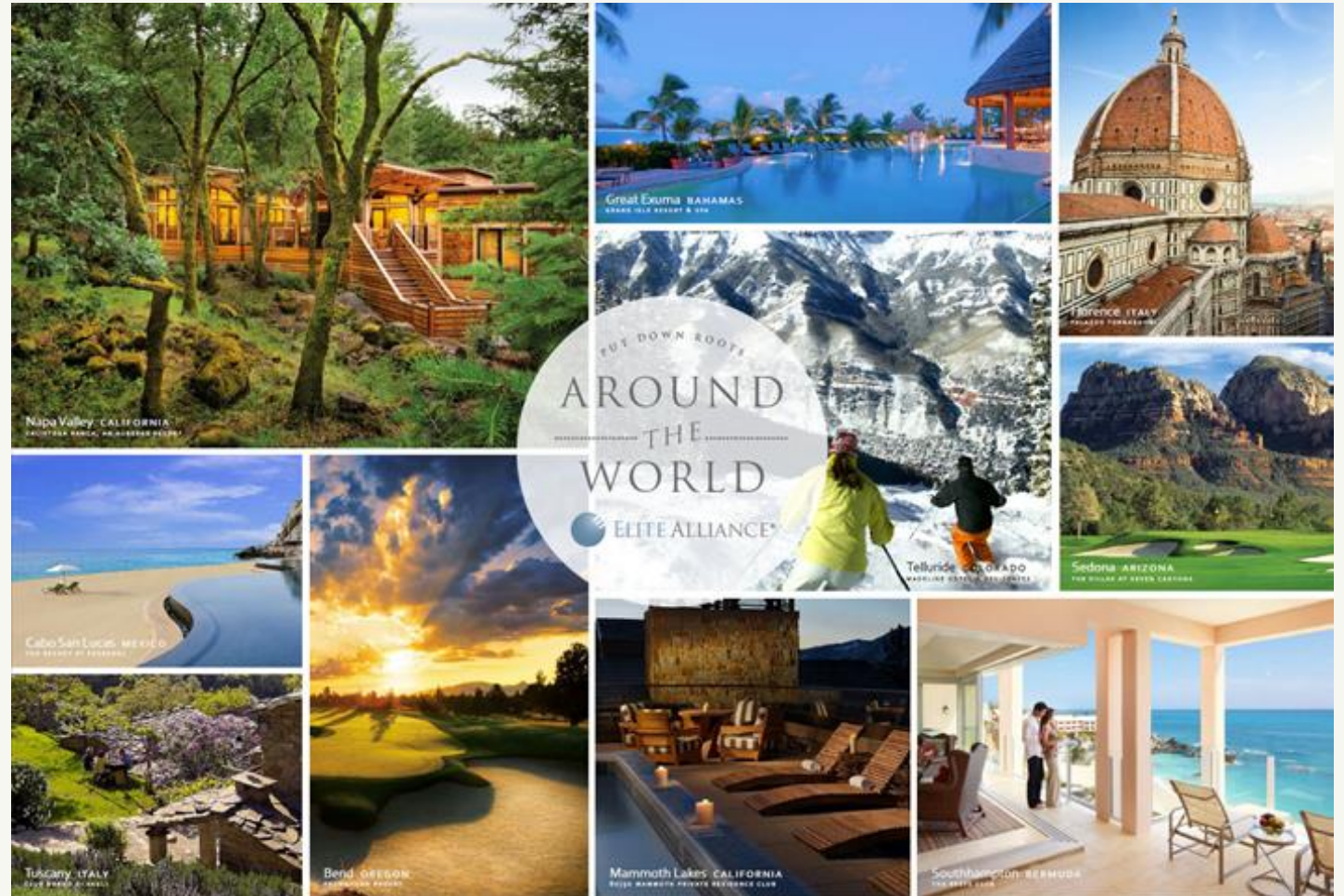
Owners have unlimited access to the use of the Residences within their own category and on a space available basis. Owners may occupy a Residence during Space Available Vacations for periods of up to seven days per reservation. In addition to confirmed Planned Vacations and Short-Notice Vacations, each Owner may have one Space Available Vacation reservation at a time.

# Elite Alliance® Exchange Program

Thirty years ago, Elite Alliance founding partner Steve Dering created the world's first Residence Club. Since then, Elite Alliance has worked with experienced developers around the world to generate more than \$1 billion in real estate sales. Our innovative alternative to luxury vacation home ownership increases market size and profitability for developers and reduces acquisition costs for buyers. As a result, Residence Clubs have become the fastest growing segment of the vacation ownership market.



ELITE ALLIANCE®





# Elite Alliance Rental Program

- **Rental Marketing** virtual tours and walk throughs, photography, and narrative to market your residence.
- **Cleaning & Staging** of your residence before and after every guest whether it be a renter, yourself, or your personal guests. This also includes a thorough inspection and inventory of the items within your residence.
- Create and maintain a **Preventative Maintenance Program**
- Complete accounting for rental guests and **Owner Rental Distributions**
- Provide comprehensive **On-site Guest Management** check-in, check-out, concierge and valet service, pre-arrival planning and transportation.
- **Our Reservation Department** is open 7 days a week for rental reservations as well as owner/guest reservations





**ESPIRITU**

**RESIDENCE CLUB**

VIÑEDO SAN MIGUEL

*Hospitality  
Management Program*



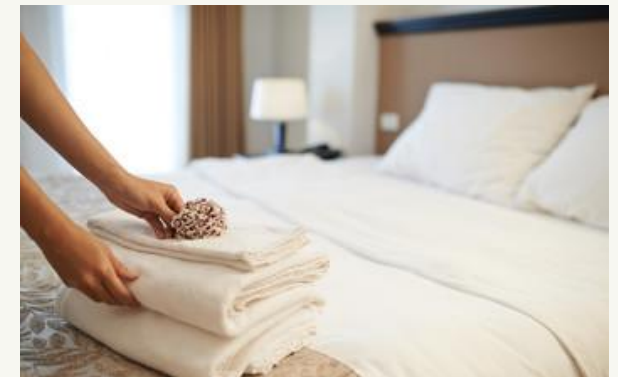


# Hospitality Management Program

The Hospitality Management Program was created to provide exceptional value to buyers of our Espiritu Wellbeing Villas.

These carefully selected Villas are attached to our Wellbeing Resort and wellness programs affording buyers interested in attractive returns the opportunity to profit from the bookings of their units for the resort's guests program.

The program is an all-inclusive wellbeing vacation that generates higher than normal occupancy and rates and number of room nights per reservation.







  
**ESPIRITU**  
LIVING  
SAN MIGUEL DE ALLENDE

*Real Estate Product*



# *The Trifecta in Wellness Real Estate*

## Investment – Return – Enjoyment

Our Real Estate Project at **Espiritu Living Viñedo San Miguel** offers you an opportunity that few projects can, with its unique concept and its desirable location.



**INVESTMENT:** You acquire Real Estate that increases its value based on the limited number of units sold and one-of-a-kind project.

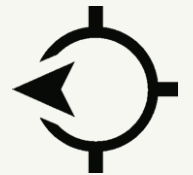


**RETURN:** Receive profits by participating in one of our attractive rental programs.



**ENJOYMENT:** Be part of the unique wellbeing lifestyle and share with your loved ones.

# Master Plan





# Residential Amenities

- ✔ Swimming pool with Jacuzzi
- ✔ Terrace
- ✔ Lookout tower
- ✔ Paddle tennis court
- ✔ Tennis court
- ✔ Multipurpose court
- ✔ Lake
- ✔ Riding stables



# *Residence Club Viñedo San Miguel Amenities*

- ✔ Swimming pool with Hot Tub
- ✔ Sun Deck
- ✔ Changing rooms and restrooms
- ✔ Adults-only pool
- ✔ GYM

## **Fee-based Access**

- ✔ Clubhouse
- ✔ Market
- ✔ Wellbeing with Daypass
- ✔ SPA
- ✔ Functional Medicine
- ✔ Restaurant-Bar
- ✔ Shuttle








*Wellbeing*  
Casa Residence

  
**ESPIRITU**  
RESIDENCE CLUB  
VIÑEDO SAN MIGUEL





## Spaces

Capacity of 8-10 

- Main balcony with vineyard views
- Pool with jacuzzi
- Wine cellar
- Kitchen
- Indoor and outdoor fireplaces
- Indoor patio
- 4 luxury bedrooms + bonus room
- Top floor master suite with jacuzzi tub, private balcony, and vineyard views
  - Two additional top floor guest bedrooms with private baths and panoramic vineyard views
  - Guest bedroom on ground floor opening to pool and vineyard views
- Additional ground floor bonus room with private bath for guests or service staff
- Roof garden
- Parking space for 4 cars, 2 covered.



# Floor Plan

## Ground Floor

1. Terrace
2. Outdoor Kitchen
3. Wine Cellar
4. Bathroom
5. Guest Bedroom #3
6. Hallway
7. Living Room
8. Dining Room
9. Kitchen
10. Bathroom
11. Bonus room
12. Hallway
13. Laundry room
14. Half Bathroom
15. Foyer
16. Patio
17. Garage
18. Storage





# Floor Plan

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## First Floor

- 19.Master Bedroom Terrace
  - 20.Terrace
  - 21.Guest Bedroom #1
  - 22.Bathroom
  - 23.Bathroom
  - 24.Guest Bedroom #2
  - 25.Master Room
  - 26.Master Bathroom
  - 27.Hallway
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# Architectural Features

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- Contemporary Mexican Style.
- Access hall with visual finishing touches (mirror water-vineyard) and interior patio.
- Fireplace in living room and terrace.
- Stone walls and apparent red partition.
- Underground cellar.
- Heated pool.
- Laundry and wardrobe area.
- Solid pine beam ceiling and exterior annealed clay tiles.
- Bedroom windows with wood-colored PVC.
- Marble floors and engineer grade wood flooring.
- Bathroom accessories.





# Interior Design

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- Multisensory design with natural materials and textures.
- Premium solid woods of ash, oak, teak, poplar and pine.
- Solid wood furniture with a polyurethane finish.
- Upholstery in fire retardant fabrics.
- Fire retardant curtains.
- Assembly of tenon, tongue and groove.
- Handcrafted luminaries made by Mexican hands.
- LED Smart TV screens.
- Hypoallergenic anti-mite mattresses.
- 100% cotton satin finished sheets with 500 thread count.
- Outdoor fabric 100% acrylic with UV protection.







*Espiritu*  
*Flex Own*™



# ESPIRITU FLEX-OWN™

VALUE COMPARISON	ESPIRITU FLEX-OWN™	TIME-SHARE / OTHERS
OWNERSHIP	<ul style="list-style-type: none"> <li>• YOU OWN REAL PROPERTY (1/10 OR 1/5)</li> </ul>	<ul style="list-style-type: none"> <li>• NO PROPERTY OWNERSHIP / RIGHT-TO-USE TIME</li> </ul>
FLEXIBLE USE	<ul style="list-style-type: none"> <li>• GUARANTEED USE / UNLIMITED IF AVAILABLE</li> <li>• MULTIPLE BOOKING OPTION</li> <li>• DEDICATED CONCIERGE</li> <li>• ELITE ALLIANCE PRIVATE EXCHANGE PROGRAM</li> </ul>	<ul style="list-style-type: none"> <li>• FIXED WEEK(S) SYSTEM</li> <li>• SHARED EXCHANGE PROGRAM</li> </ul>
BUSINESS ROI OPTION	<ul style="list-style-type: none"> <li>• BUSINESS INVESTMENT OPTION (1/5)</li> <li>• DRIVEN BY DESTINATION HOTEL / RENTAL BOOKINGS</li> <li>• PROFESSIONALLY MANAGED BY ELITE ALLIANCE</li> <li>• ADDED VALUE FOR VANGUARD CONCEPTS (WELLBEING AND WINE COUNTRY)</li> </ul>	<ul style="list-style-type: none"> <li>• NO OPTION</li> </ul>
INCLUDED INTERNATIONAL FISCAL STRATEGY	<ul style="list-style-type: none"> <li>• INTERNATIONAL PURCHASE SUPPORT</li> <li>• RESIDENTIAL TRUST</li> <li>• FISCAL STRATEGY FOR CANADIAN AND US TAX CREDITS</li> </ul>	<ul style="list-style-type: none"> <li>• NO OPTION</li> </ul>
SUPPORTED EXIT / RESALE	<ul style="list-style-type: none"> <li>• SUPPORTED BY EXPERTS</li> <li>• GE'S WAIT LIST</li> <li>• MARKET VALUE</li> <li>• LOW COMMISSIONS</li> <li>• EXCLUSIVE WEBSITE FOR RESALE</li> <li>• SPECIALIZED MARKETING STRATEGIES</li> </ul>	<ul style="list-style-type: none"> <li>• DIFFICULT RESALE / SET PRICING OR UNDERPRICING</li> </ul>
WELLBEING ACCESS INCLUDED	<ul style="list-style-type: none"> <li>• ENHANCED WELLBEING REAL ESTATE OFFERINGS</li> <li>• AWARD-WINNING PARTNERSHIPS</li> <li>• ADDED VALUE</li> <li>• ESPIRITU WELLBEING MEMBERSHIP (DISCOUNTS ON PROGRAMS, SERVICES AND PRODUCTS OF THE DESTINATION)</li> </ul>	<ul style="list-style-type: none"> <li>• NOT AVAILABLE</li> </ul>





**GRUPOESPIRITU™**

[www.grupoespirtu.com](http://www.grupoespirtu.com)

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