



ESPIRITU
RESIDENCE CLUB
VIÑEDO SAN MIGUEL

Residence 1

Master Plan

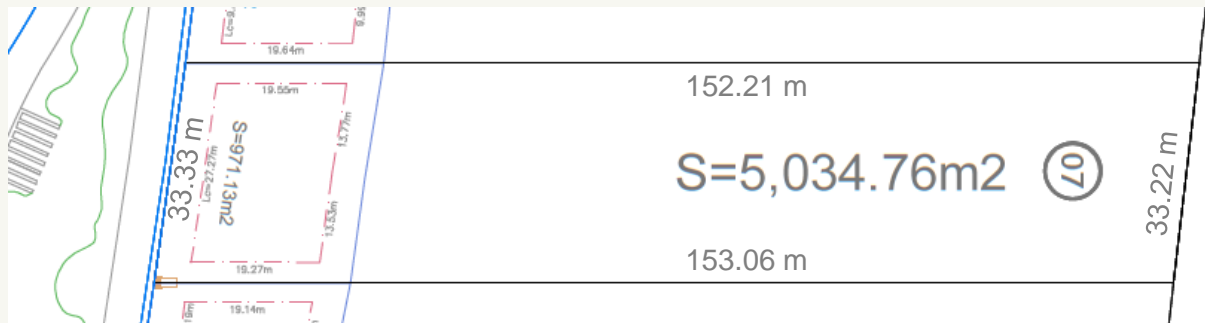


Master Plan

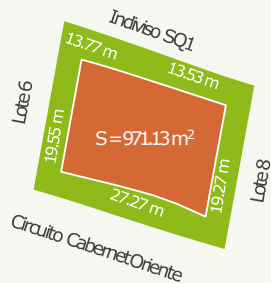


Master Plan Location

TECHNICAL DATA OF THE LAND



AREA



AREA:	5,034.75 sq mt - 54,193.60 sq ft
PRIVATIVE AREA:	971.13 sq mt - 10,453.15 sq ft
VINEYARD AREA:	4,063.63 sq mt - 43740.54 sq ft
LOCATION:	Circuito Cabernet Oriente No. 13

Legal Figure of the Development

- ✓ The subdivision is constituted as a condominium property property in condominium with an internal regulation that governs the life of the the life of the same, based on the Law of Property in Condominium of Real Estate for the State of Property Law for the State of Guanajuato.



Land Characteristics

- ✔ Privative Area
 - ✔ Equivalent to 20% of the surface of the land.
 - ✔ Front and rear restriction of 5 m.
 - ✔ Lateral restriction of 3 m.
- ✔ Vineyard Area
 - ✔ Equivalent to 80% of the surface of the land.
- ✔ On average, 20% of the land is considered a private area (for the the houses) and an average of 80% of the remaining area for vineyards, which are vineyard, which is considered common area and will be specified as a percentage of the undivided as an undivided percentage of the entire vineyard on your block.



Vineyard

- ✓ The vineyard is delivered with plants, posts, headlands, stakes, pencils, wire lines and irrigation system.

- ✓ Grape Varieties

- ✓ Red (7)

- ✓ Cabernet Sauvignon

- ✓ Merlot

- ✓ Malbec

- ✓ Syrah

- ✓ Petit

- ✓ Verdot

- ✓ Cabernet Franc

- ✓ Mourvedre

- ✓ White (3)

- ✓ Sauvignon Blanc

- ✓ Chardonnay

- ✓ Semillon

- ✓ Provenance

- ✓ French, from the Mercier Group, the largest producers of fine grapevines in the world

- ✓ Selection of varieties

- ✓ According to the characteristics of the soil previous studies of the land

- ✓ The complete care of the vineyard is done through the management of the management of the fractionation according to the criteria of the winemaker and agronomist. Oenologist and Agronomist.

- ✓ We have a harvest contract, where it is agreed that the maintenance of the vineyard is free of charge for the owner.

- ✓ Los propietarios reciben como beneficio adicional una cantidad de botellas anuales, de acuerdo a lo especificado en el contrato de cosecha.



Access

- ✔ Biometric access available using facial identification.
- ✔ Condominium Owner
 - ✔ The Condominium Owner is responsible for the access of persons not belonging to the Condominium Owner.
- ✔ Persons outside the Condominium
 - ✔ The following must be registered.



Services

- ✔ Water Service.
 - ✔ There is an elevated tank that will supply water to the entire subdivision.
 - ✔ The municipality of Comonfort operates the well that supplies the elevated tank through its municipal water management system.
- ✔ Hidden electrical installations.
- ✔ Independent pluvial and sanitary drainage.
- ✔ Water treatment plant.
- ✔ Fiber optics High-speed Internet.



Internal Amenities

- ✔ The internal Amenities of the subdivision are for the use of the condominium owners under the rules that are rules for their proper use.
- ✔ Swimming pool.
- ✔ Terrace/Bar.
- ✔ Lake.
- ✔ Transportation system to San Miguel de Allende.
- ✔ Tennis Court.
- ✔ Padel Court.
- ✔ Multipurposes Court.



Residence General information

SPACE DISTRIBUTION

- Main terrace with Vineyard view.
- Swimming Pool.
- Wine cellar.
- Kitchen.Chimney.
- Inner courtyard.
- 3 luxury bedrooms.
 - * One master bedroom with Jacuzzi and terrace.
 - * Two double bedrooms with panoramic view of the Vineyard.
- A study room.
- A multipurpose room.
- Roof garden.
- Parking for 4 cars; 2 of them in roofed space.

INTERIOR DESIGN

- Multisensory design with natural materials such as leather, wool and jute; and different textures.
- FAS (First and Seconds) quality solid woods of ash, oak, teak, poplar and pine.
- Upholstery in water repellent and fire retardant fabrics.
- Curtains by FR One Fabrics.
- Dining table made of solid ash wood with a special Antiscratch finish.
- Handcrafted luminaries made by Mexican hands.
- LED Smart TV screens.
- Hypoallergenic mattresses with anti-dust mite treatment.
- 100% cotton sateen finished sheets with 500 thread count.
- 100% Sunbrella brand outdoor fabrics.

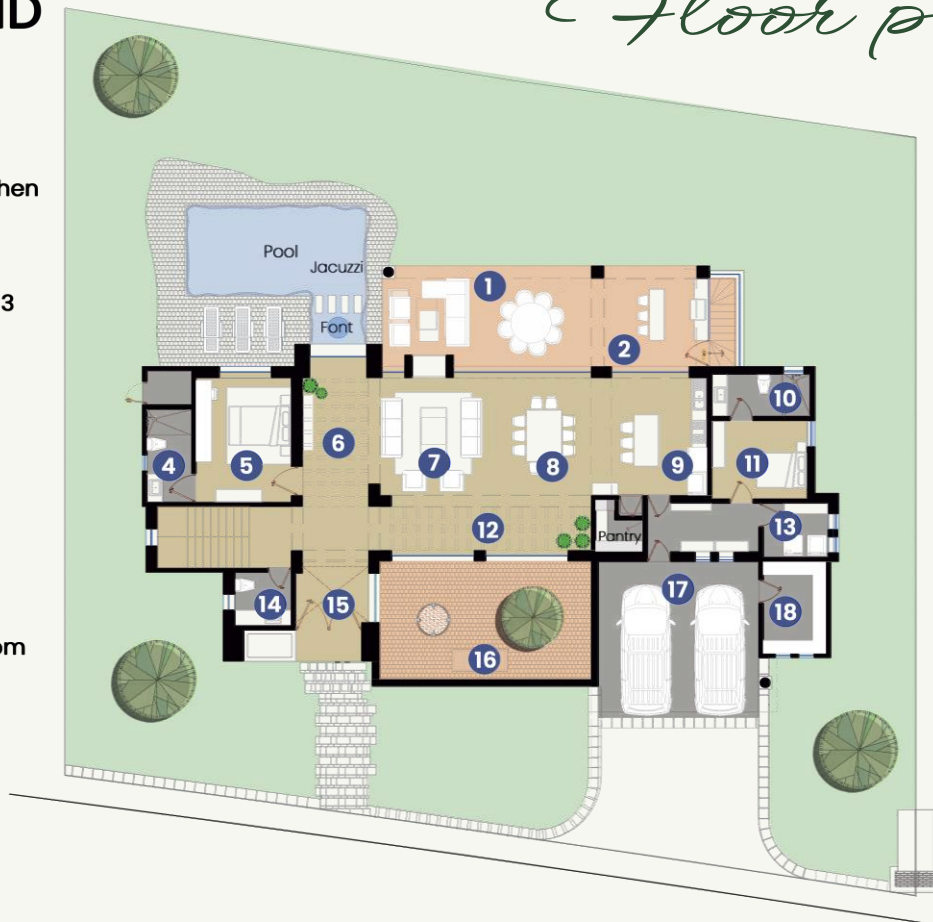
ARCHITECTURAL FEATURES

- Contemporary Mexican style.
- Entrance hall with visual auctions (water mirror - Vineyard) and interior patio.
- Double social area (living room, dining room and kitchen) interior and exterior with view to the Vineyard.
- Double chimney view.Stone walls and apparent red brick.
- Subway cellar with private space for each owner.
- Heated swimming pool.Storage area for personal belongings.
- Laundry and wardrobe area.
- Roof with solid pine wood beams and annealed clay tiles on exteriors.
- Bedroom windows with wood-colored PVC.
- Marble and engineered wood floors.
- Bathroom accessories.

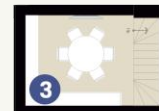
GROUND FLOOR

Floor plan

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



Basement Cellar Floor



AREAS	SQ FT	SQ MT
-Interior areas	4,887.89	454.10
-Terraces	1,956.34	181.75

FIRST FLOOR

Floor plan

- 19 Terrace
- 20 Terrace
- 21 Guest Room 1
- 22 Bathroom
- 23 Bathroom
- 24 Guest Room 2
- 25 Master Room 1
- 26 Master Bathroom
- 27 Hallway



AREAS	SQ FT	SQ MT
-Interior areas	4,887.89	454.10
-Terraces	1,956.34	181.75
TOTAL:	6,844.23	635.85





Living Room

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The image representing the furniture package is an approximation. All items represented may not be part of the actual package. Changes to furniture packages with similar or better products may be necessary to respond to product discontinuing, national or international material shortages and/or other unforeseen situations.





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