



## *Something Wonderful Is Happening On The Juluapan Peninsula*

Quite possibly, it's the nicest **SMALL** thing that ever happened in Manzanillo! A very private Enclave of sixteen beautiful and unique homes in a magnificent tropical setting with the feeling of a tiny, ancient hill-top pueblo.

**Imagine** living in the same tropical climate as Hawaii where you can leave your home open 365-days-a-year but without the long air travel times to get there.

**Imagine** living with beautiful Pacific Ocean, bay and lagoon water views while being only moments away from more than five miles of sandy beaches.

**Imagine** sharing your environment with a myriad of exotic species including parrots and other tropical birds!

**Imagine** picking fresh bananas, pineapples, papayas and other tropical fruits & flowers right from your own backyard!

**Then Imagine** all these things situated on four-and-a-half acres, in an intimate, very private gated community of sixteen beautiful custom homes.



An artist's rendering of Buena Vista's beautiful Hacienda style gated entrance that features 24-hour state-of-the-art electronic security.

*We invite you to explore  
the possibilities of home ownership  
in Manzanillo's newest premier development.*

*Welcome Home to Buena Vista.*



### Site Information:

- Average Lot Size 8,395 sq ft (780 m<sup>2</sup>)
- Most lots have water views. Some have Pacific Ocean, others have Santiago Bay and Laguna de Juluapan. Some have BOTH.
- Streets are Concrete Pavers, not cobblestones.
- All Utilities are underground & services are located at each lot.
- State-of-the-art Total Water Reclamation system. All water is re-used in the development.
- Native & Tropical Landscaping of all common areas.
- 24-Hour Electronic Security System Gated Entry

- The site is an entire hill that rises almost 130 feet (39.5 meters) above the lower road surface, which affords excellent water views to the homes.
- Unlike many developments with long, narrow lots, the planners have given much more street & view frontage to each lot to maximize view potential.

### Home Design Information:

- From 2,000 sq ft to 3,400 sq ft plus 200 to 550 sq ft covered terrace areas.
- More than 130 custom options for personalization.
- Blend of Spanish Colonial and Tuscan architecture



**Lot 17 - L'Spa** The developer has reserved lot 17 for commercial use and has designed a beautiful Spanish Colonial/Tuscan full service day-spa including a gym for the site. The turn-key operation is available to a qualified investor/operator. Please contact us for detailed information on this exceptional business opportunity.

Note: Lots are subject to prior sale and some may not be available. Ask your realtor partner or us for the current status and availability. Lots are only sold with custom home as package.

## Of the many faces of Mexico's architecture...

the one that's filled with romance and tugs hardest at the heart is the Spanish Colonial era. The style goes back to Spain, though it was really a blending of styles, utilizing Gothic forms with decoration of Moorish origins as well as incorporating the Renaissance influence from Italy.

Imposed on Mexico by their conquerors, the period presented a great opportunity for native Mexican craftsmen to bring to colonial architecture that which embodied their collective memory for the previous 3,000 years of Indian building. They infused Spanish architecture with their own unique sense of proportion, choice of local materials, light, textures and color. They freely relied on their heritage for inspiration, surreptitiously including many Pre-Hispanic images of gods and creatures in the details.

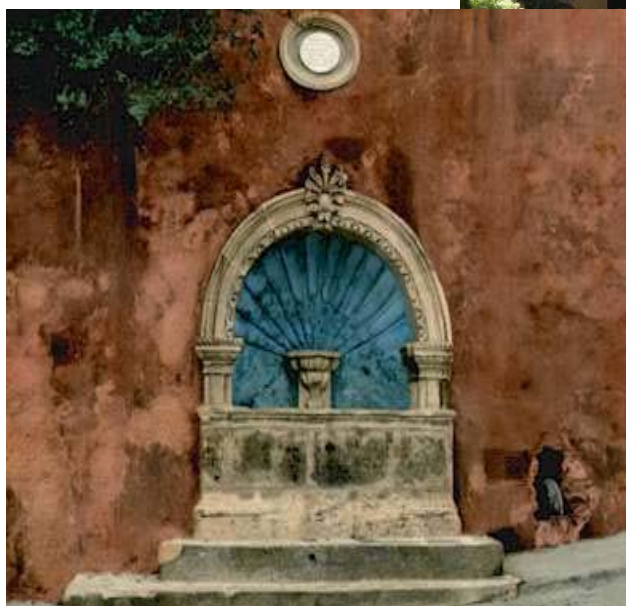
It is this style of unique and beautiful architecture that the designers of Buena Vista have chosen to recreate the feeling of an ancient, tiny hilltop pueblo in a magnificent tropical setting.

## Life Is Good at Buena Vista!

As a resident of Buena Vista, you will be invited to join a private Beach Club on Santiago Bay. It's a short fifteen-minute drive from your home in Buena Vista, or a very pleasant one-mile walk down the beach from La Boquita, which is very close to our front gates. Members have exclusive use of the club's private terrace with chaise lounges, large fresh water pool, and restaurant. There are even beachfront guest rooms available at special member rates for your overflow guests during the busy winter season.



Manzanillo's world famous sport fishing awaits you. Go after your dream trophy sailfish, troll for a good fight from a giant Dorado or spend the day snorkeling or scuba diving above a Coral Reef... They're all just minutes from your front door.



Photos left and above are typical of the style and feel of Spanish Colonial architecture that will be found in Buena Vista. Photos were not taken on site and are used here for illustrative purposes only.





## 16 Very Unique & Different Custom Homes Reasonably Sized & With Features You Will Find Nowhere Else.

As developers we brought our vision for this special place along with long wish lists and ideas for wonderful, practical features to the table.

**We believe** a home has to be so special that anyone who steps through the door won't want to leave. It's as simple as that.

**We believe** a home doesn't need to be huge to be impressive and dramatic. In fact, we believe just the opposite. That sizing the living spaces more reasonably makes the home more intimate and comfortable.

**We believe** covered outdoor terraces are really extensions of our living space. In fact, in the tropics we spend most of our time on them. Splurging on size here is a good thing.

**We believe** a home should be affordable to live in and maintain, that by spending more time planning enables us to take advantage of things like night-breezes, nature's air-conditioning, and shade tree positioning to reduce the demand for electricity.

**We believe** a home should be able to be easily and completely closed to the weather when desired. Even though we live with our homes open 365-days-a-year, we think being able to close things up when you go away and during some of our more dramatic summer tropical downpours is important.

**We believe** the magic IS in the details. Wonderful, practical features like walk-in pantries, mop sinks, large closets and having an architectural surprise around every corner are what make a home easy and fun to live in.

**We believe** that when it comes to romance and drama, bigger is better. That huge fireplace on the outdoor terrace is exactly what we're talking about. Who ever heard of a fireplace in the tropics? Well, until you've spent the evening around it on one of our cool January or February nights you won't understand. It's always a favorite gathering place for friends and family at cocktail hour or late into the evening.

And most important of all:

**We believe** that no one should ever have to sell their home because of mobility problems... especially a home built for your retirement. In Buena Vista, the homes have been designed with "Aging-In-Place" in mind. Advances in accessibility design are enabling people to continue living safely, independently and comfortably in their homes regardless of age or ability level. The last thing anyone wants their house to look like is a nursing home. Features like master bedroom suites on the main level and residential elevators blend seamlessly into a home so visitors will never know the optional purpose.



This example of a 3-bedroom, 2,000 square foot home includes a Master bedroom suite on the main floor and a large covered terrace with over-scale estate fireplace with a Cantera stone mantle. A dramatic water feature starts in the three-story high entry tower and ends as a waterfall into the infinity edge pool.



## Frequently Asked Questions

### Can foreigners own a home near the ocean in Mexico?

Yes. Thanks to many changes in Mexico's law after the passing of the North America Free Trade Agreement, purchasing a home in Mexico is an easy and secure process. Foreigners and foreign corporations can now obtain all the rights of ownership including the ability to buy, sell, lease, bequeath, improve, encumber and transfer your property through a system called a *Fideicomiso*. The Trust System, as it is also known, enables a Mexican bank of your choosing to hold the title in trust for you. It operates the same way a family trust does in the United States. The trust can be established for a period of fifty years and is renewable for additional fifty-year periods with no limitation. The bank charges a reasonable annual trust maintenance fee for its services.

### How is ownership in Buena Vista structured?

Owners will hold individual title or trust rights to their own home and lot. The community is structured as a "Horizontal Condominium" under Mexican law. For this purpose, the 4.4-acre parcel was divided into 18 pieces. Each of the 17 lots and homes are individually owned. The 18<sup>th</sup> piece includes the common areas, gated entry and roads. When you buy a home in Buena Vista you automatically own a 1/17<sup>th</sup> share of the common areas and are responsible for your pro-rata share of their upkeep and maintenance. Each homeowner will also be subject to the regulations of the condominium. A copy of the Condominium Regulations can be obtained from us. Common area maintenance charges, which will include garbage collection, maintenance for the roads, security systems and common areas will be due quarterly.

### Can I just buy a lot, design and build my own home?

No, but there is still plenty of room for you to personalize your home. In order to create the magical environment of Buena Vista and to insure all homeowners of protecting the maximum view potential of their lot, the developers selected one architect to design and position each of the homes on the lots. The same architect has assisted us in the design of the common areas and other hardscape elements placed on them to achieve the tiny, hilltop Pueblo feeling of the neighborhood. The developers of Buena Vista act as the general contractor.

### How do I reserve the home and site I want in Buena Vista?

Simply contact us or an approved real estate agent who has registered with us to make an appointment to view the detailed plans for the remaining available lots and homes in Buena Vista. We'll be glad to sit down with you over a cup of coffee and answer all your questions. Once you choose the home you want, you can reserve it for a predetermined period of time with a \$5,000 US deposit.

### Is my deposit refundable?

Yes, your initial deposit is refundable during a "contingency period" that you establish as a part of the agreement. During the contingency period you have the time to clarify any details and investigate financing and other options available to you. If at anytime during the contingency period you wish to change your mind, your deposit is fully and unconditionally refundable. After the contingency period has ended, your deposit is applied against the purchase price and becomes non-refundable.

## Am I assured of a fixed price once I make a commitment?

Prices that you will be quoted during the pre-construction phase of Buena Vista will only be valid for a limited period of time. But once you have signed the Promissory Property Trust Agreement (the contract for your new home), the total price that appears on it is the price you will pay. The agreement will itemize the costs of the lot, the home and any changes or upgrades you make. From that moment forward you are protected from any price increases regardless of material cost increases or any increase in prices of the remaining homes.

## Can I customize my home before construction starts?

Certainly. Although all 16 homes of Buena Vista have already been designed, there are hundreds of ways you can personalize the floor plans as a part of the purchase process. You will find a complete listing of our home's "Standard Features" on our website <http://www.BuenaVistaManzanillo.com> as well as a partial list of the more than 150 options you have under our "Personalizing Your Home" area of the website.

## How are payments structured when I purchase in Buena Vista?

The process is broken down into a total of 6 deposits which are made at the various stages of commitment and construction. Here is how that process works:

First Deposit of \$5,000 US is made when you sign the Contingency Deposit Agreement to reserve your home.

Second Deposit of 25% is made when you sign the Promissory Property Trust Agreement to authorize the start of construction for your home. Your \$5,000 deposit is applied toward this second deposit.

Third Deposit of 15% is made when the foundation of the new home is completed and before the wall construction starts.

Fourth Deposit of 20% is made when the shell of the home (foundation, walls, floors, interior partitions and roof structure) is completed and ready for finish materials.

Fifth Deposit of 20% is made when the home is ready for lighting and plumbing fixtures, appliance package & landscaping.

Sixth & Final Deposit of 20% is made when the home is finished and ready for occupancy.

## How soon does construction start after I purchase?

We will be working with several different crews during construction to enable us to keep moving forward as rapidly as practical, but quality is our *first* priority.

When you make the commitment to buy a home in Buena Vista we will be able to commit to a definite timetable for construction. That time frame depends on the order you reserved your home, as construction is sequential based on the dates the homes are sold.

## Who will build my home in Buena Vista?

In order to control construction costs and quality, the developers are acting as the general contractors for the construction of all of the homes. We will select the best trades people, artisans and sub-contractors based on our experience and knowledge of their reputation for quality. By doing this, buyers have only one, English speaking contact, your personal representative at Buena Vista, who partners with you during construction and keeps you abreast of construction progress weekly with digital photos. All the pit-falls of trying to build in a foreign country with a different language, laws and currency are removed from the equation, leaving you to focus on the important personalization items for your new home.

## How are the homes constructed?

The homes of Buena Vista are designed and engineered to comply with the latest structural standards, including protocols for seismic construction. Our homes are built using the most current system of poured in place steel reinforced concrete columns and beams, concrete and clay brick and cement stucco. Accents of natural stone and Cantera stone are included in some designs.

You can find a complete list of finish information under the Standard Features area of our website.

## How do I stay informed during construction?

Naturally, you are welcome on the site to inspect the progress of your home anytime you come to Manzanillo during the process. We even have a special Guest Owner program with special reduced lodging rates at the beautiful Los Suenos Del Mar bed & breakfast, only five minutes away from the site of your new home.

During construction we'll stay in touch with you weekly on the Internet. We'll set up a special private area just for you on the Buena Vista website where we'll post digital progress photos showing what has been going on. Additionally, on the website's Photo Gallery you'll find current pictures of the work on the common areas. It's an excellent way to keep your family and friends involved with the progress without having to send multiple email messages and photographs to each of them. During construction, we are as close as your phone or computer.

## How long does it take to build a home in Buena Vista?

The time frame from start to finish will vary depending on the workload. Generally a home takes between 10 and 12 months to complete from start to finish.



Please Contact Us Through:

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Email: [mail@manzanilloholiday.com](mailto:mail@manzanilloholiday.com)



Lots with 3-Bedroom Custom Homes start in the mid \$400,000 US. Including Infinity Pools, Garages and Premium Stainless Steel Appliances.

Pre-Construction Pricing is now in effect for a limited time. Because of the small number of homes in Buena Vista the development is expected to sell out rapidly.

We look forward to spending time with you and showing you the details of this wonderful community.

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