



PALMILLA RESERVE
RESIDENCES & CLUB

FREQUENTLY ASKED QUESTIONS

WHAT IS PALMILLA RESERVE?

Palmilla is unveiling the final chapter in its illustrious development journey with the introduction of Palmilla Reserve. The last opportunity to own in Cabo's first, best place. Palmilla Reserve is nestled on a mountainside, offering breathtaking views and an unparalleled lifestyle. This exclusive enclave will feature SIRO Palmilla, a wellness-centric resort with branded residences, alongside the vibrant Reserve Club, which will provide members-only amenities stretching from the beach to the mountains.

Property ownership within Palmilla Reserve invites residents to indulge in extraordinary Reserve Club experiences, from golfing at El Once our 11-hole par-3 golf course, to enjoying exclusive access to The Beach Shack and seaside adventures. The community will offer a refined collection of estate homesites, private residences, condos, and SIRO-branded residences, embodying the pinnacle of luxury living in Los Cabos.

WHAT MAKES PALMILLA SUCH A STORIED MASTER-PLANNED COMMUNITY?

Palmilla is the crown jewel of Los Cabos, with origins dating back to the late 1950s. Today, it epitomizes luxury living within a master-planned, oceanside community spanning nearly 900 acres and access to a year-round swimmable beach. Palmilla beautifully blends elegant classic architecture with a modern twist, offering world-class amenities such as the renowned One&Only Palmilla Hotel, a collection of boutique retail shops and restaurants providing everything from casual fare to Michelin-starred dining experiences, and exclusive members-only clubs. It is also home to Jack Nicklaus's first signature private golf course in Mexico. Palmilla residents enjoy a seamless, upscale lifestyle with convenient golf cart access to amenities, shopping and dining throughout the entire gated community.

WHAT SETS PALMILLA RESERVE APART TODAY, AND HOW IS IT SHAPING ITS FUTURE?

Palmilla Reserve stands out as a resort residential community that offers an unmatched combination of luxury, privacy, resort lifestyle, and natural beauty, all set within the iconic gates of Palmilla. The thoughtfully designed residences blend harmoniously with the stunning Los Cabos landscape. Exclusive access to The Reserve Club ensures a refined lifestyle with world-class amenities, personalized services, and a vibrant community atmosphere.

Looking ahead, the vision for Palmilla is both ambitious and transformative, with over USD \$400 million dedicated to enhancing the entire community over the next five years. Planned developments include a remodel of the One&Only Palmilla, the creation of SIRO Palmilla, the new wellness focussed resort and residences, and significant advancements in infrastructure, clubs, and real estate opportunities. This forward-thinking approach ensures that Palmilla continues to deliver an exceptional living experience for years to come.



For more information, please contact info@palmillareserve.com



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WHAT IS SIRO PALMILLA?

SIRO Palmilla will be a pioneering active lifestyle and hospitality destination, marking the first SIRO to be constructed in North America. Pronounced "Sigh-Row," this innovative concept blends wellness, fitness, and holistic health. Managed by Kerzner International, SIRO Palmilla will offer an unparalleled retreat designed by esteemed Mexican architect Alonso De Garay, with breathtaking views of the mountains, valleys, and ocean. More details are available at www.sirohotels.com.

WHERE IS PALMILLA RESERVE WITHIN PALMILLA?

The Palmilla Reserve community is situated on the mountainside, along sections of the One&Only Palmilla Golf Course, placed carefully into the tranquil desert landscape. The spectacular property has captivating ocean and mountain views and is set to become a new standard for luxury living in Cabo.

WHO IS BEHIND THIS VENTURE, AND WHO ARE THE KEY PLAYERS?

Fortem Capital – Master Developer and SIRO Palmilla owner

- Fortem Capital is a vertically integrated fund manager and a leader in real estate investment in Mexico. The firm oversees two CKDs listed on BIVA and five private equity funds with a diversified portfolio across industrial, hospitality, commercial, residential, and condominium sectors. Through its dedicated Baja Fund, Fortem is developing iconic projects in Baja California Sur, including Palmilla Reserve. Led by Miguel Sánchez Navarro Madero and backed by a seasoned team, Fortem is guided by core values of transparency, responsibility, integrity, teamwork, and sustainability. Since 2024, it has been a proud signatory of the UN Principles for Responsible Investment.

Kerzner International – One&Only owner and operator | SIRO Palmilla operator

- For over 30 years, Kerzner International has disrupted the hospitality industry, leaving a lasting mark on guests worldwide with awe-inspiring destination resorts, luxury hotels, and private homes. Through their renowned brands—Atlantis, One&Only, SIRO, and Rare Finds—they have created unrivaled experiences that transcend trends.

Vogel & Associates

- Vogel & Associates is a renowned development planning and design firm with a proven track record in Palmilla and other master-planned communities worldwide. The firm boasts a team of seasoned professionals committed to delivering integrated and innovative solutions, ensuring environmental, economic, social, and cultural factors are thoughtfully integrated into each project.

Pizá Golf Architects

- Led by Agustín Pizá, Piza Golf Architects is recognized for its exceptional golf course designs. With a Master's in Golf Course Architecture from Edinburgh University, Pizá has collaborated with golf legends and world-class developments for over two decades. El Once, the new 11-hole, par-3 golf course at Palmilla Reserve, designed by Pizá, has reimaged golf into a one-of-a-kind experience with exciting challenges for every level of golfer.



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WHAT TYPES OF REAL ESTATE ARE AVAILABLE?

Palmilla Reserve will offer ownership opportunities across select phases in the development. This includes a diverse mix of custom homesites, luxury residences, and penthouses — each thoughtfully designed to reflect the beauty and rhythm of Los Cabos. As the final new real estate offering in all of Palmilla, these limited opportunities underscore the exclusive and once-in-a-generation nature of the community and include the now available:

Valley Estates

- These custom homesites are ideal for buyers looking to create a personalized sanctuary. Designed to blend harmoniously with the surrounding desert, El Once golf, and ocean views, each site offers a close connection to Palmilla's amenities and a living experience that feels at one with Cabo's natural rhythms.

Mountain Residences

- Designed by renowned architect Alonso De Garay of Taller ADG, these spacious boutique buildings showcase warm, natural materials and expansive views. Each Mountain Residence building comprises six half-floor residences and a full-floor penthouse strategically positioned on the mountainside to capture dramatic views of the One&Only Palmilla Golf Course, the surrounding mountains, and the azure Sea of Cortez.



*Mountain Residences Conceptual Rendering



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WHAT IS THE RESERVE CLUB?

The Reserve Club is a private club available to those who own at Palmilla Reserve, and will offer its members a hub for social activities, consisting of multiple facilities, including:

The Clubhouse

- Features a family pool, sun deck, racquet sports center, fitness center, casual dining, mezzanine bar, kids zone, pro shop, and reception.

El Once

- A new 11-hole, par-3 golf course at Palmilla Reserve designed by celebrated course architect Pizá Design.

The Commons at Reserve Club

- Includes an integrated trail system, a lookout park, social green space, pickleball and padel courts, half basketball court, fire pit, yoga pavilion, and a hydration station.

The Beach Shack

- Private beach club access to a year-round swimmable beach, a members-only grill and sports bar serving cocktails and beach bites, along with concierge service, locker rooms, and premium beach and water sports equipment available.

Detailed information on amenities will be available in the coming months. Stay tuned by joining our email list at www.palmillareserve.com



*Clubhouse Conceptual Rendering



*El Once Conceptual Rendering



*Arroyo Park Conceptual Rendering



*Beach Shack Conceptual Rendering



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CAN I TRANSFER MY RESERVE CLUB MEMBERSHIP?

Yes, memberships can be transferred under specific conditions:

- Membership transfers must be approved by the Club Board.
- If a membership transfer is not approved or is not included in a property sale, it may be listed on the Official Resale List for potential buyers.
- A Transfer Fee of 25% of the current initiation fee, plus applicable taxes, is required.

WHAT IS THE PURCHASING PROCESS?

The process begins with a consultation to explore available homesites, residences and membership options. Once you've selected a residence, our team will guide you through the purchasing process, ensuring a seamless and stress-free experience.

ARE RENTALS ALLOWED?

Yes. Authorized Rental Guests will need to register to gain access to The Reserve Club amenities.

WHAT ARE THE HOA FEES, AND WHAT DO THEY COVER?

Homeowners Association (HOA) fees cover essential community services, including maintenance of common areas, security, landscaping, and select amenities. Details on specific fees and inclusions are available upon request.

HOW DO I SCHEDULE A TOUR?

To experience the community firsthand, contact our team at info@palmillareserve.com to schedule a private tour. We offer in-person and virtual tours to accommodate your needs.



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