





LAS COLINAS · FRACTIONAL OWNERSHIP

RESIDENCE CLUB

The only fractional product at Puerta Cortés, **fully deeded**, on one of the highest points of the development, with views of the sea and the golf course.

1 / 9	3	+2	+1
1 home · 9 fractions 3 summer · 6 winter	planned weeks per year	space-available weeks, any time of year	last-minute week (unused weeks)

THE RESIDENCE

- Two-story villa with ocean views
- 340.99 m² built · 233.89 m² private area
- 3 bedrooms + study · 2 bathrooms
- Primary bedroom with walk-in closet and whirlpool tub
- Terrace with jacuzzi · living/dining room with front terrace
- Fully equipped kitchen · laundry room · interior patio
- High ceilings · gardens with native vegetation
- Covered parking · golf cart included
- Private pool access · 24-hour security

HOW IT WORKS

Planned weeks. Form sent before July 1; winter weeks must be chosen by August 1 at the latest. After that, first come, first served.

Space available. Up to 7 consecutive days, twice a year. Opens October 1 (winter) and January 1 (summer).

Last minute. Up to 7 consecutive days, booked 4 days in advance, in addition to your other weeks.

Vacation rental. Program available for the weeks you don't use.

PUERTA CORTÉS CLUB MEMBERSHIP

EL CORTÉS GOLF
2 free rounds per year · unlimited driving range · 10-hole pitch & putt · 30% off green fees

BEACH CLUBS
Blue Cortés · Puerto

SPORTS & WELLNESS
Gym · tennis · water sports · bike and hiking trail · spa

RESTAURANTS
Barco · Cardón · Marina Village

2026 MAINTENANCE FEE

US $9,048 / year

Includes HOA fees, club amenities, water and power, management, home and club maintenance, concierge and pre-arrival services.

Optional: unlimited family golf membership, US $1,000 per year.

Departure cleaning US $55 per reservation · optional daily housekeeping US $25 · room service 7:00 am–10:00 pm

ANNUAL MAINTENANCE FEE

WHAT'S INCLUDED

Your annual maintenance fee of **US $9,048 (2026)** includes:

01	02	03
HOA maintenance fee	Membership with the benefits below	Operating and administrative expenses

MEMBERSHIP BENEFITS

BEACH CLUBS

- Blue Cortés Beach Club: access with up to 6 guests.
- Puerto Beach Club: access with up to 4 guests, each paying a $800 minimum spend.

GOLF

- 2 rounds of golf per year, no discounts.

DURING YOUR STAY

- Day Pass for member's companions: $200 pesos each (max. 2 per day).
- Tennis court.
- Gym and lap pool access.
- Water activities, no discount.
- Bike trail / sports complex access.

