

Premier Vineyard Estate Available for Purchase Valle de Guadalupe



Content

1. About Valle de Guadalupe, México.....	3
2. Property Information	3
3. Vineyard and Winery Information.....	6
4. Revenue Potential 2024	7
5. Purchase Information.....	8
6. Contact Information	9



1. About Valle de Guadalupe, México

Discover the Enchanting Valle de Guadalupe: Mexico's Premier Wine Country Haven

Nestled in the heart of Baja California, Valle de Guadalupe stands as Mexico's crown jewel of wine country living. Boasting a captivating landscape of rolling hills adorned with lush vineyards, this enchanting region has evolved into a sought-after destination for wine enthusiasts and luxury seekers alike.

Valle de Guadalupe's allure lies not only in its sprawling vineyards but also in its vibrant cultural scene, world-class gastronomy, and exquisite estates. Renowned for producing some of the finest wines in Latin America, the valley's terroir and climate create the perfect conditions for cultivating a diverse array of grape varieties.

Luxury real estate in Valle de Guadalupe seamlessly integrates with the natural beauty of the surroundings, offering exclusive properties surrounded by picturesque vineyards and panoramic views. From modern villas equipped with state-of-the-art winemaking facilities to charming estates with rustic charm, the real estate landscape mirrors the region's commitment to excellence and sophistication.

Valle de Guadalupe is not merely a destination; it's a lifestyle. Whether indulging in wine tastings at award-winning wineries, savoring gourmet delights at world-class restaurants, or basking in the tranquility of private estates, residents and visitors alike find themselves immersed in a realm where luxury meets the authenticity of Mexico's rich cultural heritage. Elevate your living experience in Valle de Guadalupe, where each property echoes the spirit of this extraordinary wine country haven.

2. Property Information

Luxury Vineyard Estate in Breathtaking Surroundings

Nestled on a vast 41,287 square meters of pristine land, this exclusive vineyard estate offers an unparalleled blend of sophistication and functionality. The property features meticulously designed infrastructure, ensuring a seamless blend of luxury living, viticulture excellence, and endless potential for future development.

Key Features:

Prime Location Amidst Culinary Excellence: Nestled in the heart of Valle de Guadalupe, this exceptional vineyard boasts a strategic location surrounded by renowned restaurants, making it a haven for epicureans. Situated near the main highway, locally known as the Wine Route (Mexico 3), accessibility is seamless for both locals and tourists alike.

Secure Perimeter: The estate boasts a robust perimeter with six material corners, metal sheeting, mesh (meeting Valley regulations), and concrete gutters, providing utmost privacy and security. It also includes surveillance cameras strategically placed throughout the property, providing vigilant monitoring 24/7.

Multiple Access Points: Four thoughtfully designed access points, including motorized gates for added convenience.

Water Abundance: A 50-meter deep well and a water concession of 20,000 cubic meters ensure an ample water supply, supported by a sophisticated water infrastructure system and a water reservoir with a capacity of 513 m³, providing an extra layer of security and sustainability to the water supply of the estate.

Powerful Infrastructure: Benefit from robust electric power features, including a 150-kV electric substation with three-phase power, underground wiring for perimeter lighting, and two contracts with the Federal Electricity Commission (CFE). Harness sustainable energy with 39 solar panels from Newen installed strategically over the winery.

Environmentally Conscious: Embrace eco-friendly practices with a state-of-the-art waste management system, featuring a large-capacity septic tank biodigester and hydraulic connections throughout the property, ensuring responsible and sustainable waste disposal.

Vineyard Splendor: The property features a meticulously maintained vineyard with over 19,000 certified plants, offering a diverse selection of varietals sourced from the prestigious Sunridge Nursery in Bakersfield, CA, USA, and from Spain.

State-of-the-Art Winery: A fully equipped winery with production areas, cold storage, cellar, and cutting-edge equipment provides the perfect setting for wine enthusiasts and connoisseurs.

Luxurious Main Residence: Discover the epitome of luxury living in this masterpiece of design and craftsmanship, boasting nearly 9,365 square feet of construction. The main house offers unparalleled views of Valle de Guadalupe's breathtaking landscape and stands as a testament to opulence and sophistication.

- **Concrete Slab Roofs:** The residence is crowned with sturdy concrete slab roofs, ensuring durability, and providing a modern aesthetic.
- **Three Elegant Bedrooms:** Each of the three bedrooms exudes comfort and luxury. The noise-resistant material in the slab that separates the two guest bedrooms on different floors enhances tranquility.
- **Walk-in Closets and Lavish Vanities:** Every bedroom features spacious walk-in closets and lavish vanities in the full bathrooms, offering both functionality and indulgence.
- **Entertainment Spaces:** The main floor encompasses a well-appointed kitchen, pantry, breakfast nook with an integrated TV, dining area, and a living room with soaring double-height ceilings. An office and a service room add practicality to the design.
- **Seamless Indoor-Outdoor Living:** Concrete pathways and tiled terraces surround the ground floor, seamlessly merging indoor and outdoor spaces. The master bedroom extends into an area adorned with artificial turf, creating a serene oasis next to the heated pool and jacuzzi.
- **Panoramic Balconies and Terraces:** Upstairs, enjoy the scenic beauty from panoramic balconies and terraces, providing perfect vantage points to soak in the Valle de Guadalupe vistas and the iconic Sierra Blanca Mountains.
- **High-Quality Finishes:** Aluminum-framed windows with double glazing adorn the residence, ensuring energy efficiency and framing the picturesque views. Luxurious granite surfaces grace the kitchen, island, living room fireplace, and bathrooms.

Immerse yourself in the lap of luxury with this extraordinary residence, featuring four bedrooms, four bathrooms, plus a half bath. Every detail has been carefully curated to offer an unparalleled living experience amidst the charm of Valle de Guadalupe.

Additional Residence: One supplementary residence, a 516 square feet, including one bedroom, kitchen, dining room and one bathroom, perfect for guests or caretakers.

Unlimited Potential: The property's expansive landscape allows for the addition of more cabins, unlocking a realm of short-term rental or Airbnb opportunities.

Surrounded by Nature: 340 Olive trees, 30 Cypress trees and multiple fruit trees.

This Vineyard is more than just a property; it is an epitome of luxury living, offering an exquisite lifestyle for the modern rancher, winemaker, savvy entrepreneur, or anyone seeking an opulent retreat in the heart of Valle de Guadalupe, Wine Country in Mexico. Elevate your portfolio with this extraordinary estate that seamlessly marries sophistication with the charm of agrarian living.

3. Vineyard and Winery Information

a. Winery Infrastructure and Equipment

- Well-equipped winery with production zones, a cold room, cellar, and finished product area. Includes six refrigeration units with remote control in the electronics room.
- Integrated laboratory and a convenient half bathroom.
- Two gates providing access to the production and finished product areas.
- Reinforced roofing ensuring durability for the winery and adjacent walkways.
- Exterior winery walkways and platforms constructed with durable concrete.
- Hydraulic system for efficient operations.
- Yellow drainage grates within the winery area, complete with its pit before the septic tank, strategically positioned in front of the warehouse.
- Comprehensive lighting system encompassing solar and electric options for perimeter and internal/external winery illumination.
- State-of-the-art Internet and CCTV system ensuring security and surveillance for both the winery and the ranch.
- A well-designed irrigation system strategically divided into lots for optimal vine care.
- Anti-bird meshes covering all six vineyard lots, complete with apparatus for effortless wrapping.
- A meticulously crafted concrete warehouse floor/slab with a metal curtain and door, accompanied by a convenient concrete platform in front.
- Comprehensive machinery for ranch service and maintenance, like a reliable Kubota Tractor
- Three 4,600-liter MINOX tanks for efficient storage.

- Five PROSPERO SK tanks, including one 3,900-liter tank and four 1,900-liter tanks.
- Complete Enoveneta equipment for grape selection and milling.
- A 1,000-liter DAVoS tank for versatile use.
- A 200-liter tank designed for convenient filling purposes.
- Varied barrels, casks, both new and used, enhancing wine aging capabilities.
- Barrel washer, boiler, and ozone equipment for effective washing.
- Fully equipped laboratory.
- Essential machinery includes a semi-automatic Gai bottling machine, Prospero corker, TCW semi-automatic labeler, and Gai encapsulator.
- Pallet/Brand Uline with a remarkable load capacity of 11,000 lb., accompanied by 30 plastic pallets.
- Torrey scale, six stainless steel tables in the winery.
- And much more.

b. Current Wine Production Capacity:

- 19,069 CERTIFIED PLANTS from Sunridge Nursery in Bakersfield, CA, USA, comprising 6 varietals:
 - Nebbiolo Mex.: 4,290 plants.
 - Cabernet Sauvignon: 4,143 plants.
 - Malbec: 3,803 plants.
 - San Giovesse: 2,014 plants.
 - Sauvignon Blanc: 3,256 plants.
 - Chardonnay imported from Spain: 1,563 plants
- 2023 Production
 - TOTAL KILOGRAMS: 35,802
 - TOTAL LITERS: 21,830.85

4. Revenue Potential 2024

Based on the Revenue Potential, we have an income projection for 2024, we anticipate substantial returns from our diverse varietals:

- 1) **Nebbiolo:** Potential sale of 834 cases, each containing 12 bottles, totaling 10,010 bottles. With a unit price of \$450.00 MXN., the total revenue is estimated at \$4,504,500.00 MXN.

- 2) **Cabernet Sauvignon:** Potential sale of 414 cases, with 12 bottles per case, for a total of 4,972 bottles. Priced at \$300.00 MXN. per bottle, the total revenue potential is \$1,491,480.00 MXN.
- 3) **Malbec:** Potential sale of 507 cases, each with 12 bottles, totaling 6,085 bottles. At a unit price of \$400.00 MXN., the potential revenue reaches \$2,433,920.00 MXN.
- 4) **Sauvignon Blanc:** Potential sale of 271 cases, with 12 bottles in each case, making a total of 3,256 bottles. Priced at \$200.00 MXN. per bottle, the potential revenue is \$651,200.00 MXN.
- 5) **Sangiovese:** Potential sale of 269 cases, containing 12 bottles each, summing up to 3,222 bottles. With a unit price of \$250.00 MXN., the potential revenue is \$805,600.00 MXN.
- 6) **Chardonnay:** Potential sale of 130 cases, each with 12 bottles, resulting in 1,563 bottles. At a unit price of \$200.00 MXN., the estimated revenue is \$312,600.00 MXN.

Total Potential Revenue for 2024: \$10,199,300.00 MXN.

Considering a currency exchange rate of \$16.90 USD, the total potential revenue in dollars would be **\$603,508.88.USD** This projection demonstrates a robust income potential, offering an attractive investment opportunity in the thriving wine market.

5. Purchase Information

This prime property is offered for cash purchase, providing a straightforward transaction process. For U.S. citizens, the acquisition can be facilitated through a trust agreement, known as a "fideicomiso," with a reputable Mexican bank. This trust structure ensures compliance with Mexican regulations and grants secure ownership rights to non-Mexican nationals.

The fideicomiso involves the appointment of a Mexican bank as the trustee, holding the property's legal title on behalf of the buyer. This legal arrangement is sanctioned by the Mexican government, providing a straightforward avenue for U.S. citizens to enjoy ownership rights while complying with Mexican real estate regulations.

To further ensure a secure and transparent transaction, the purchase can be facilitated through an escrow service. The escrow acts as an intermediary, holding funds until all conditions of the transaction are met, providing peace of mind and a seamless purchasing experience. Reach out to our legal team for

detailed guidance on leveraging a fideicomiso and escrow for a hassle-free acquisition of this exclusive Valle de Guadalupe property.

6. Contact Information

For additional information or to schedule a visit to this exclusive property, feel free to contact Abraham Pereda, our experienced real estate agent. We are delighted to offer you the opportunity to enjoy a tasting of the estate's exquisite wines during your visit. Your real estate and vineyard experience in Valle de Guadalupe begins with a simple call.



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