



OWN A PIECE *of* PARADISE

OWNERSHIP *joy* INVESTMENT



THE  VINES
RESIDENCES MENDOZA

THE  VINES
RESIDENCES MENDOZA

OWN A PIECE *of* PARADISE





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THE VINES
RESIDENCES MENDOZA

AS THE VINES CELEBRATES ITS 20TH ANNIVERSARY WE ARE THRILLED TO OFFER PRE-SALES FOR THE VINES RESIDENCES.

THE VINES RESORT & SPA, THE TOP RESORT IN SOUTH AMERICA, FEATURES 5 RESTAURANTS INCLUDING FRANCIS MALLMANN'S SIETE FUEGOS RESTAURANT AND OFFERS AWARD-WINNING WINES FROM 8 WINERIES ON THE ESTATE.

NOW, WE ARE EXPANDING, OFFERING 55 NEW RESIDENCES WITH UNIQUE LUXURY FLOOR PLANS.

THESE TURNKEY RESIDENCES OFFER A SUITE OF AMENITIES, INCLUDING RENTAL, MAINTENANCE, AND EXCLUSIVE OPTIONS SUCH AS PRIVATE CHEFS AND SOMMELIERS.

RESIDENCES AT THE VINES HAVE GENERATED ANNUAL RETURNS OF WELL OVER 10% (IN USD).

WE INVITE YOU TO EXPERIENCE THE JOY OF LUXURY LIVING AT THE VINES.



Michael Evans
CEO The VINES



Michael Evans, CEO The Vines

THE PLACE
THE VINES RESORT & SPA

THE  VINES
RESIDENCES MENDOZA

THE RESORT

The Vines Resort & Spa is a boutique wine and culinary resort located in the Uco Valley, amidst 1,500 acres of vineyards. The resort effortlessly combines rustic elegance with modern comfort, offering guests curated wine and gastronomic experiences as well as authentic Argentine adventures.



THE LEADING HOTELS
OF THE WORLD®



"100 Places that will
Change your Life"



Best Resorts in
South America

Hot List

#20 Resort in
the World Readers
Choice Awards



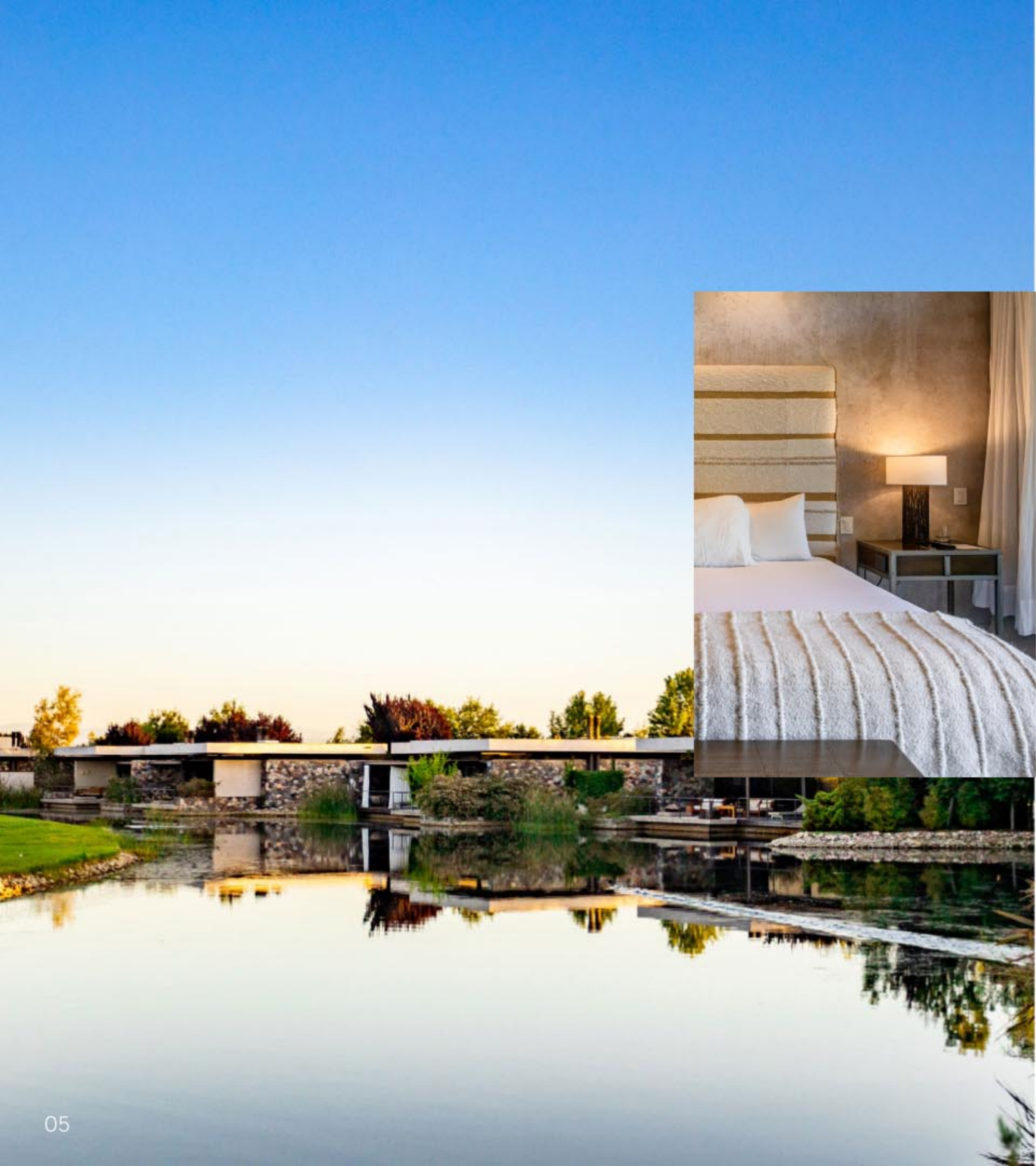
#25 Resort Hotels
in the World

Hottest Travel
Destinations



Best of the Best





The Vines Resort & Spa features impressive architecture, exquisite interiors, and spacious layouts for an unparalleled luxury experience.



Introducing The Vines Residences,
featuring 55 exclusive rental
properties.

Each of the unique floor plans
embodies meticulous design and
refined elegance.

The Residences are designed for
rejuvenating getaways,
turn-key management and
rental revenue.



THE VINES

RESIDENCES MENDOZA

A COLLABORATION BETWEEN THE VINES,
AMARILLA CONSTRUCTION & EDSA LANDSCAPING

DESIGN & BUILD

AMARILLA

Amarilla is The Vines' extraordinary design and build partner.

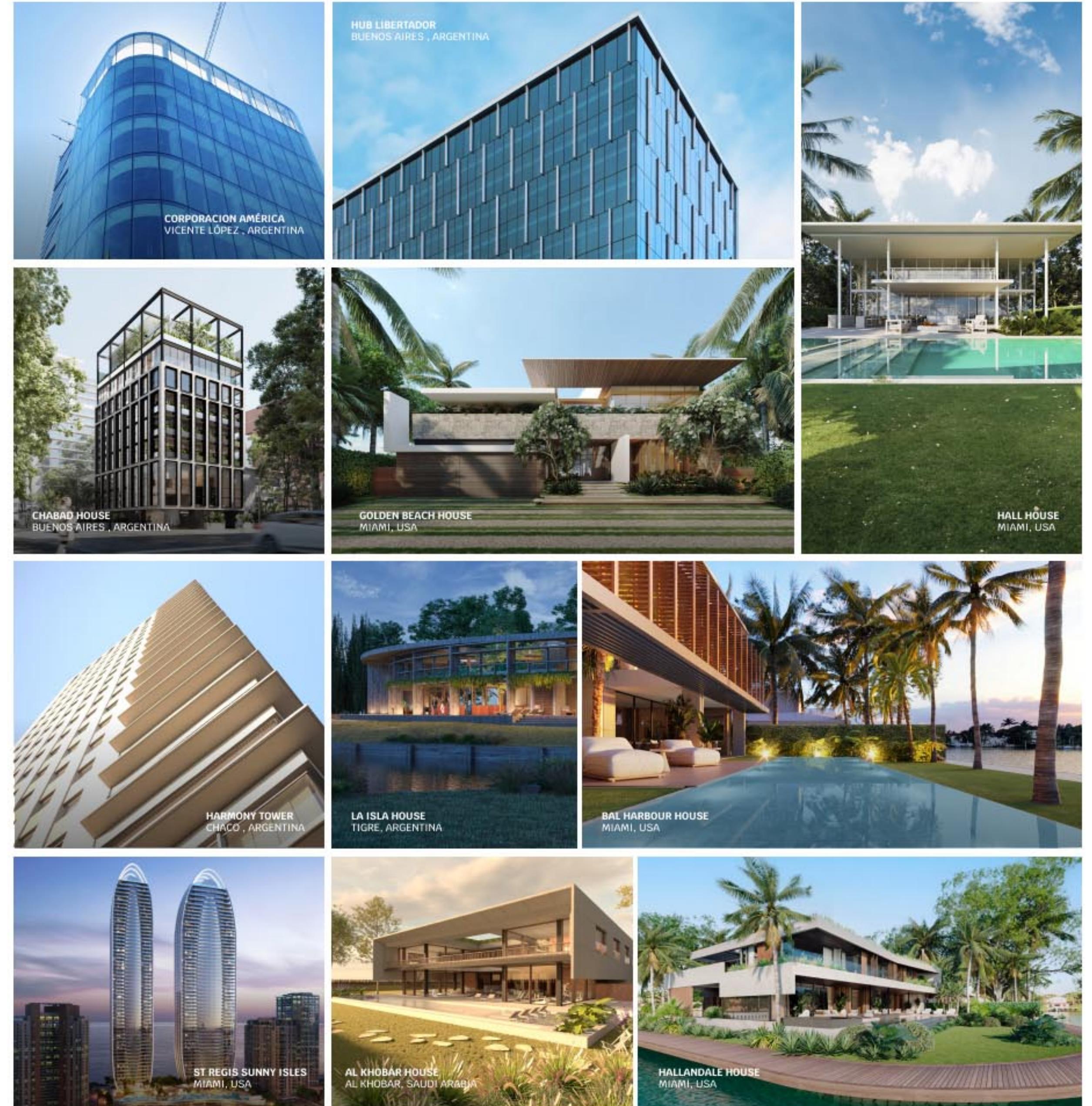
“We believe in collaboration and teamwork. This exceptional alliance with The Vines of Mendoza and EDSA results in a masterpiece of art and architecture. Together, we are bringing to life a charming and magical hotel and spa.”



Ezequiel Miedvietzky
CEO Amarilla



Juliana Tedesco
Amarilla Design Studio



LANDSCAPING



Place Makers

EDSA works in conjunction with nature and pays tribute to the passionate creation of distinctive and inspiring environments. In partnership with The Vines of Mendoza and Amarilla, they will create the iconic landscape for The Vines Residences Mendoza.

“The Vines offers a captivating destination that allows guests to immerse themselves in a journey of discovery of pristine nature, winemaking, and sophisticated rural living.”

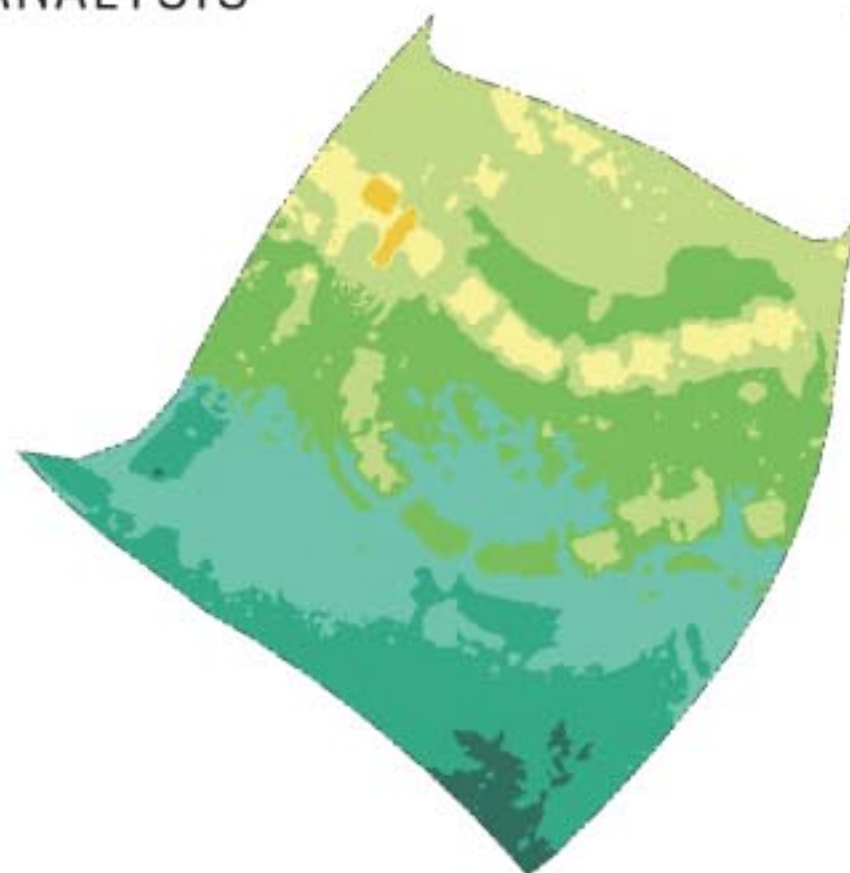
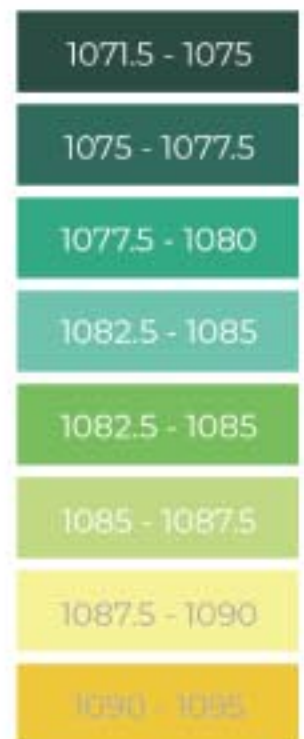


Four Seasons Okinawa
Okinawa, Japan

THE VINES RESORT & SPA MASTERPLAN

- 1. Reception
- 2. Francis Mallmann's Siete Fuegos
- 3. Pool & Pool Bar
- 4. Spa
- 5. Ballroom & Meeting Rooms
- 6. Hotel Bungalows
- 7. Condor Residences
- 8. Zorro Residences
- 9. Gym
- 10. Tennis, Paddle & Pickleball
- 11. Bocce Court
- 12. Family Pool

ELEVATION ANALYSIS





THE VINES
RESIDENCES MENDOZA

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Condor
Residence

2,916 square feet
One bedroom
2 full bathrooms
Private pool
Playroom/2nd sleeping area



Condor
Residence

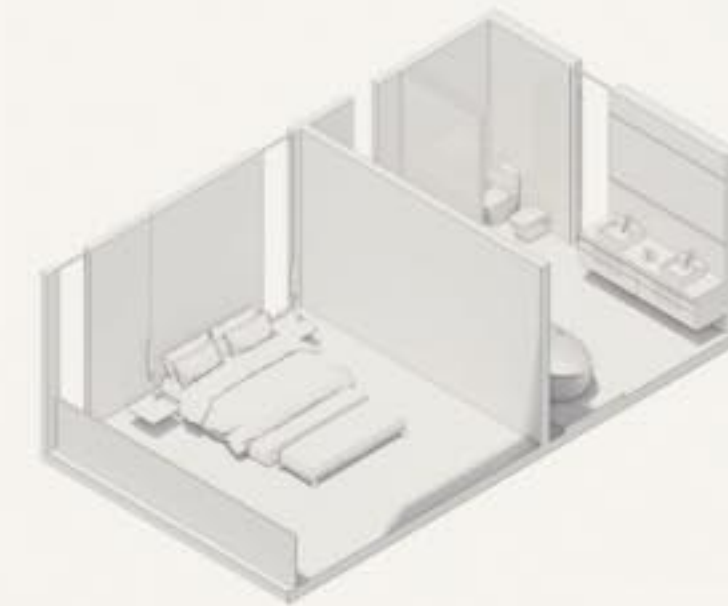


Condor
Residence



**Condor
Residence**

AXONOMETRIC



THE VINES

RESIDENCES MENDOZA

SURFACES

1 Bedroom 2 Bathroom

| | |
|----------|--------------|
| Interior | 1851 sq. ft. |
| Exterior | 1065 sq. ft. |
| Total | 2916 sq. ft. |

REFERENCES

Ground floor

1. Exterior fire pit
2. Pool
3. Outdoor deck
4. Fireplace
5. Dining area
6. Playroom/
2nd sleeping area
7. Bathroom
8. Hall

Upper floor

1. Master suite
2. Walk-in closet
3. Bathroom

Condor Residence



Zorro
Residence

1,657 square feet
One bedroom
Private pool



Zorro
Residence



Zorro
Residence



Zorro
Residence

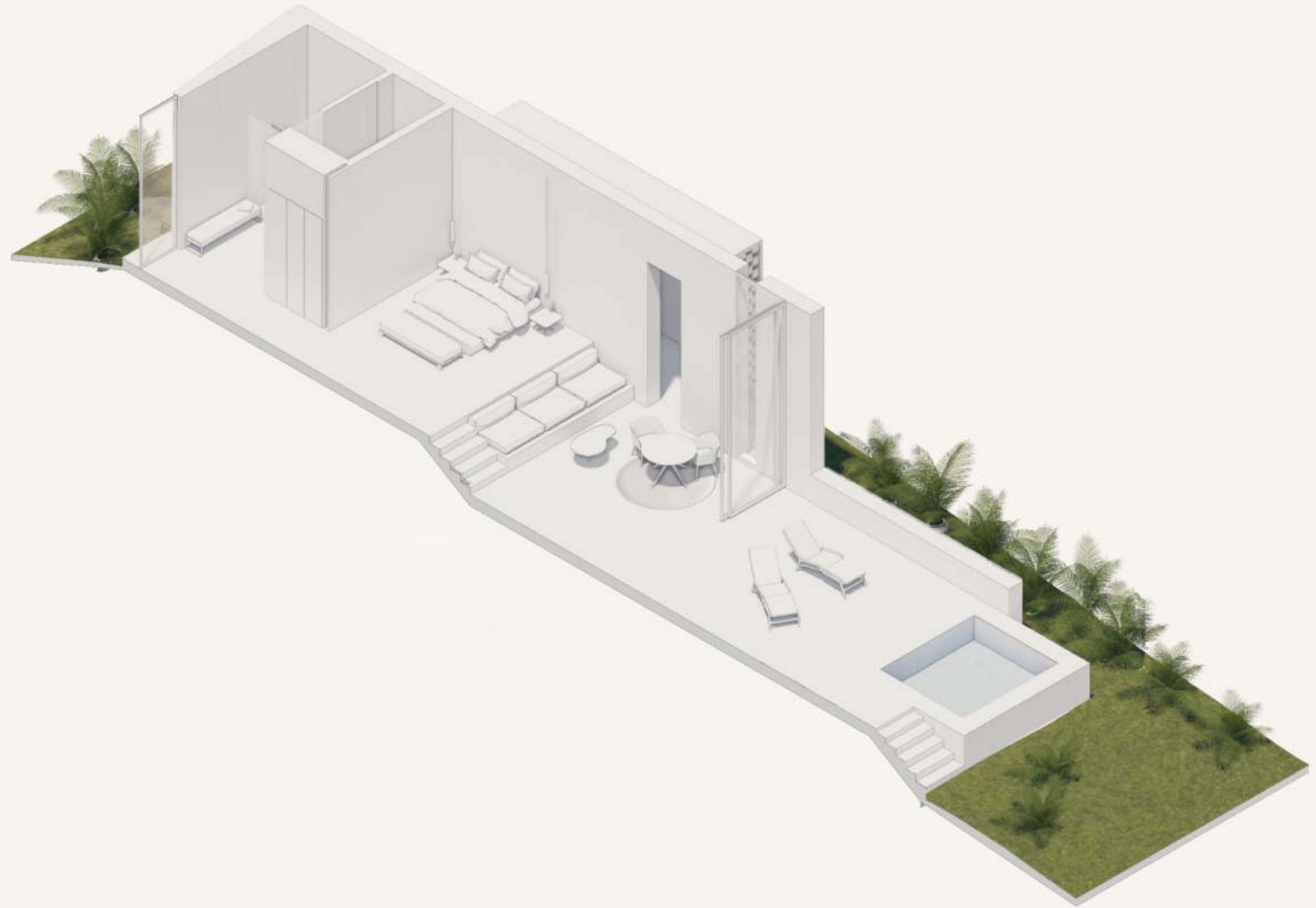


THE VINES

RESIDENCES MENDOZA

Zorro Residence

AXONOMETRIC



**Zorro
Residence**

SURFACES

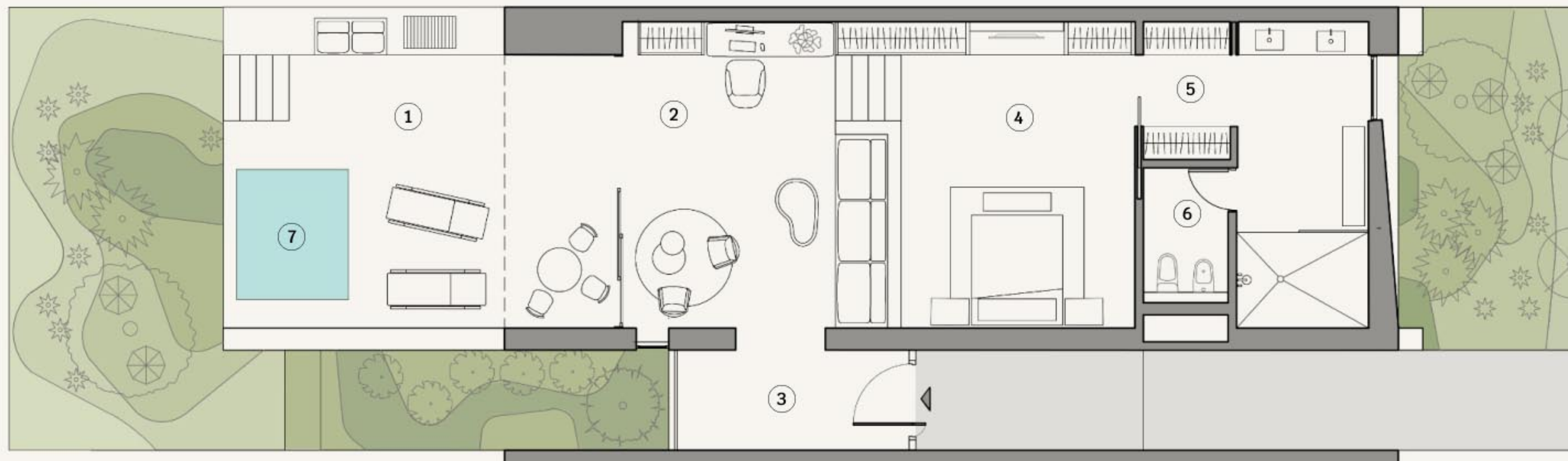
1 Bedroom 1 Bathroom

| | |
|-----------------|--------------|
| Interior | 947 sq. ft. |
| Outdoor terrace | 710 sq. ft. |
| Total | 1657 sq. ft. |

REFERENCES

Ground floor

1. Outdoor Terrace
2. Living Room
3. Hall
4. Bedroom
5. Walk-in closet
6. Bathroom
7. Pool



SPA &
WELLNESS



SPA & WELLNESS

Spa & Wellness (2025)

Ice Plunge and Diverse **Thermal Tubs**

Steam room

Sauna

Wine treatments

Vinotherapy

Malbec Body Scrubs

Chardonnay Facials

Cabernet Franc Massages

Wine Baths

Massages

Relaxing Aromatic

Deep Tissue

Lymphatic

In-Villa

Manicures

Hair salon

Yoga pavilion



THE  VINES
RESIDENCES MENDOZA

ADVENTURES IN DINING, WINE
& THE ANDES



“
Fire has its own
language, spoken in the
realm of heat, hunger,
and desire.
”



FRANCIS MALLMANN *at the VINES*

At The Vines, Francis Mallmann showcases Argentina's renowned meat and produce through inspired dishes at his Siete Fuegos restaurant.

The name "seven fires" represents Mallmann's open-flame cooking techniques, which have been influenced by Argentine gauchos and perfected over centuries.

Residence owners and guests experience the rustic and fiery flavors of slow-grilled rib eye, salt-encrusted fish, and grilled seasonal fruits, all perfectly paired with award-winning boutique estate wines.

CURRENT & PLANNED RESTAURANTS

Francis Mallmann's Siete Fuegos

ROPE by La Vigila

Gimenez Riili

SuperUco

Uco Pizza (2024)

Zoe's Ice Cream Shop (2025)

Chacayes at The Vines (2025)

Pasatiempo Tacos (2025)

Momo's Lomos (2025)

Chachingo by Ale Vigil (2026)



GASTRONOMIC EXPERIENCES

Culinary workshops with **Francis Mallmann**, **Aaron Franklin** (Franklin BBQ) and others

Empanada making classes

Vines to Go - A wine tasting room featuring more than 100 wines made at The Vines

Principe de los Apostoles Distillery

Coffee shop featuring some of the best fresh roasted beans from around the world (2024)

Private chefs, sommeliers and **bartenders**



MEMORABLE
DAYS



EXCEPTIONAL
NIGHTS



WINE EXPERIENCES



WINE CLASSES:

Wine 101: Basics of wine, understanding different types, reading labels, and basic pairing principles.

Pairing Principles: Learn how to match wines with food for optimal taste and experience.

Winemaking Process: How wine is made from vineyard to bottle.

Advanced Sommelier-led Classes: In-depth exploration of complex wine topics for enthusiasts.



WINE TASTINGS:

Regional Wine Tasting:

Explore wines from the estate, Los Chacayes, the Uco Valley, Mendoza and across Argentina.

Vertical Comparisons:

Taste and compare wines from different years to understand the effect of aging.

Varietal Tasting:

Focus on a single grape variety across different regions and producers.

Blind Tasting:

Wines are tasted without seeing the labels to focus purely on the experience and flavor.



WINE EXPERIENCES:

Vineyard Tours: Guided visits to local vineyards, including walks through the vines and discussions with winemakers.

Barrel Tasting Events: Opportunity to taste wine directly from the barrel before it's bottled.

Blend Your Own Wine: Sessions where guests can blend their own wine blend and understand the balance of flavors.

Wine Camp: Engage in a day-long immersive experience, including harvesting grapes, sorting the best clusters, grape stomping, and a comprehensive tasting session.



SPORTS & OUTDOORS

Gymnasium

Treadmills, ellipticals, stationary bikes, and rowers
Weight training machines, free weights and Kettlebells
Group Fitness Classes: Yoga, Pilates, spinning, and more
Climbing wall

Racket sports (2025)

Tennis
Paddle
Pickleball

Outdoors

Two swimming pools, including in 2025 a 25-meter climatized and covered pool
5K running & biking trail
Horseback riding through the vineyards and in the Andes
Cycling
Mountain biking
Trekking
4x4 excursions
Heli-skiing
Yoga





ENTERTAINMENT 2025

Wine education center

Movie theater

Sunset lounge

Cigar room

Speakeasy bar

Art gallery

Billiards

Table Tennis





MEETINGS *at The VINES* **2025**

Versatile Meeting Spaces

with elegant board rooms and spacious seminar rooms.

Co-Working Facilities

offering a productive environment with high-speed internet, ergonomic seating, and quiet areas for focused work.

Gourmet Catering

providing a range of culinary options, from coffee breaks to full-course meals, all tailored to meet the specific needs and preferences of your event.

Full AV Services

State-of-the-art audio-visual services, including high resolution projectors, sound systems, and video conferencing facilities, managed by a team of technical experts to ensure seamless presentations.

Tailored Event Planning

with a dedicated team of event planners to assist with every detail, from room setup and decor to scheduling and special requests, ensuring a smooth, successful meeting or event.

THE  VINES
RESIDENCES MENDOZA

BENEFITS *of* OWNERSHIP



Our amenities program goes beyond tangible luxuries. It opens doors to unique experiences, a community of like-minded individuals, and a concierge service dedicated to fulfilling your every whim.

Your investment isn't just in a residence; it's in a lifestyle that redefines refinement.

Welcome to a world where each moment is crafted with your exclusive needs in mind.

BENEFITS

01 • 

LUXURIOUS LIVING

Enjoy your home away from home at The Vines, nestled at the foot of the Andes, surrounded by vineyards and panoramic vistas.

02 • 

EXCLUSIVE AMENITIES

Full access to The Vines Resort & Spa's luxurious wine, culinary and sports amenities.

03 • 

GLOBAL WINE & TRAVEL EXPERIENCES

Access to a world of exclusive, tailor-made experiences for food, wine and travel enthusiasts.

04 • 

RENTAL PROGRAM

Our full-service rental program ensures your investment is well managed and generating revenue when you're away.



UNIQUE GLOBAL *Wine & Travel* EXPERIENCES

Gain exclusive access to food & wine experiences in Mendoza and around the world.

Winemaking at The Vines of Mendoza

Engage in Mendoza's rich winemaking tradition, creating your own custom wines with our winemaking experts from this magical Los Chacayes terroir.

Global Wine Community

You will also gain complimentary membership to The Vines global winemaking and travel club, allowing you to explore prestigious wine regions and enjoy insider-only cultural experiences with us.

Worldwide Wine Crafting

One-of-a-kind opportunity to craft your own wine around the world, including Mendoza, Champagne, Montalcino and Napa Valley, guided by our expert winemaking partners.

VINES TRAVEL EXPERIENCES

2024

| | |
|------------------------------|---|
| Jan 20 | Scottsdale Tasting with Dominik Huber, Terroir al Limit |
| Feb 26 - Mar 1 | Mendoza Blending Escape |
| April 4-7 | Paso Robles Blending Escape |
| Apr 23-26 | Walla Walla Scouting Trip |
| May 9-12 | Willamette Blending Escape |
| May 16-19 | Priorat Blending Escape |
| May 24-26 | BottleRock VIP Experience + Hourglass' Vintage & Vinyl |
| May 31 - Jun 7 | Burgundy/Southern Rhône Scouting Trip |
| June 13-16 | Mosel Blending Escape |
| Jun 18-21 | Champagne Blending Escape |
| Jun 21-23 | The Vines & VIP Foo Fighters in London |
| Jun 29 | Bay area Tasting with Santiago Achaval, Matervini |
| Jul 12-13 | The Vines & VIP Coldplay in Rome |
| Aug 21-25 | Global Wine Education Summit at The Vines of Mendoza |
| October 3-6 | Sicily Scouting Trip |
| October 10-13 | Montalcino Blending Escape |
| November 9 | End of the Year BBQ & Wine Celebration in Austin, Texas |





PROPERTY MANAGEMENT PROGRAM

The Vines Resort & Spa offers residence owners a seven-year, automatically renewing rental program. Owners enjoy four weeks of residence usage per year, with limitations during peak seasons. The Vines manages marketing, sales, and maintenance, with revenue split equally post-deductions between The Vines and the residence owner. Residence owners cover direct costs and provide a reserve for major repairs, with quarterly financial statements and payments.

Residences at The Vines
have generated annual returns of well over 10% (in USD).



INVESTMENT HIGHLIGHTS



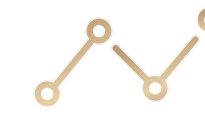
Real Estate Investment tied to the growth of **global luxury travel** (Compound Annual Growth Rate (CAGR) of 7.6% through 2023).



Proven track record with **high occupancy rates** and **ADR**, and historical **annual returns above 10% in USD** for residence owners.



Strong leadership team with 40+ years combined experience in hotel and luxury brand management.



Highly competitive pre-sale entry point with price appreciation expected.



Low Correlation with standard real estate assets due to rental program.

INVESTMENT PROPOSITION

Residences price range:

\$575k to \$850k

New **55**
Residences

Historical Annual Yield (USD)

>10%

Additional financial information, including historical results and projections is available to accredited investors upon request via email at residences@vinesresortandspa.com.

TESTIMONIALS

“

“My experience at The Vines has been outstanding. Just two hours from Buenos Aires, I arrive in paradise. I appreciate the commitment of the team, the sense of community, and their dedication to the joy of both owners and residents, in addition to being an excellent investment.”

Esteban Eskenazi
(Buenos Aires, Argentina)

“

“Joining The Vines has been one of the most rewarding experiences of our lives. The exceptional service, combined with the breathtaking beauty of Mendoza, is unparalleled. We are particularly impressed by the sustainable practices and the Argentine culture embedded in every aspect. Our investment enriches our family's life with unforgettable memories and a deeper appreciation for fine wines.”

Mike & Caprice Brochu
(Telluride, CO, USA)

“

“The Vines is more than a residence; it's a dream come true. A short flight from Sao Paulo and I'm in a world-class vineyard, where we make our wines. The team's dedication to excellence is evident in every detail. The sense of community among residents is heartwarming, and the financial gains have been a pleasant surprise. It's a perfect blend of leisure and investment.”

João Alberto
(Sao Paulo, Brazil)

“

“Investing in The Vines Resort & Spa has proven to be a fantastic decision. With annual returns exceeding 15% in dollars, it has been a lucrative venture. Crafting wines labeled with the names of my children is a truly unique experience.”

Santiago Brito
(Buenos Aires, Argentina)

SUSTAINABILITY

The Vines incorporates sustainability into all aspects of our operations, including organic grape farming and sustainable winemaking.

Through the Vines Foundation (vinesfoundation.org), we actively contribute to the welfare of our local Tunuyán community.

To address food insecurity we have provided more than 400,000 meals to kids, and invested in the creation of community gardens.

We rescue and find homes for hundreds of dogs and run a free community mobile spay/neuter program.

We are establishing a vocational school in Tunuyan to create long-term job opportunities for local young people.

****THIS PRESENTATION DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY RESIDENTIAL UNITS, NOR SHALL THERE BE ANY SALE OF RESIDENTIAL UNITS WHERE SUCH OFFER, SOLICITATION OR SALE WOULD BE UNLAWFUL****

This brochure is being presented by the Vines of Argentina International, LLC (the **"Vines"** or **"Developer"**) to you as a person interested in learning more about The Vines Residences. No offers shall be made to a potential purchaser of residential units until the Vines supplies the prospective purchaser with a copy of its confidential information package containing the terms and potential risk factors involved in a purchase of the residential units. No sales shall be made until the Vines and the potential purchaser enters into a Presale Reservation Agreement for the residential units.

Prospective purchasers will be required to make representations with respect to their net worth and/or income and to represent, among other things, that they qualify as **"Accredited Investors"** and are familiar with and understand the terms of the purchase.

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The planned residential units (the **"Expansion Project"**) is being developed by The Vines. Architectural design elements may vary from concept to actual construction. All depictions of the views, finishes, fixtures, design, and amenities are conceptual. The furnishings and décor depicted are conceptual and not included in the residential unit purchase. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art contained in this brochure are proposed only and merely intended as an illustration, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. No guarantee is made that the described features, services, amenities, or facilities will be available or built. Views from residential units vary depending upon the residential unit selected. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. The amenities described in this brochure is subject to change. The drawings, images, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the Expansion Project or any residential unit. All improvements, designs and construction are subject to obtaining the appropriate permits and approvals from the relevant authorities which may require the Developer to alter any design, floor plan, layout, or detail depicted or planned. Use of hotel amenities and restaurants will require residential unit owners to pay fees over and above their normal recurring condominium assessments.

Certain information set forth in this brochure contains "forward-looking information", including "future-oriented financial information" and "performance & projections" (collectively referred to herein as forward-looking statements). Except for statements of historical fact, the information contained herein constitutes forward-looking statements, including, but not limited to, the (i) projected annual yields and rate of returns; (ii) average daily rental rate, occupancy rate and projected revenues and operating expenses; and (iii) projected capital appreciation. All estimates, projections, and other forward looking statements have been prepared by the Vines on assumptions the Vines considers reasonable, but these estimates, projections, and statements involve a high degree of risk and may not prove accurate. In addition, terms such as "will," "believe," "anticipate," "estimate," "plan," "projects," "continuing," "ongoing," "expect," "intend," "potential," "historically," and similar expressions and discussions of the Vines' strategy or other intentions identify forward-looking statements. Such forecasts and statements reflect the assumptions of the Vine's management as of the date hereof and are subject to significant business, general economic conditions, market and other risks that are beyond the control of the Vines. Potential purchasers should not place undue reliance on these forward-looking statements. Historical performance is not a guarantee of future results.



SCHEDULE YOUR VISIT



CONNECT WITH OUR SALES TEAM FOR INQUIRIES

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