



**THE VILLAS AT THE GRAND DEL MAR**  
**FACT SHEET**

- ADDRESS:** 5300 Grand Del Mar Court  
San Diego, CA 92130  
Phone: 858-314-2040  
Toll-free: 877-350-9509  
Fax: 858-314-2738  
[www.VillasAtTheGrandDelMar.com](http://www.VillasAtTheGrandDelMar.com)
- LOCATION:** Coastal North San Diego County, east of the I-5 in Del Mar. Just minutes from some of Southern California's most pristine beaches, restaurants and boutiques, The Grand Del Mar is also conveniently located near San Diego International Airport, the Del Mar Thoroughbred Club and the villages of La Jolla, Del Mar and Rancho Santa Fe.
- PROJECT OVERVIEW:** Situated near a picturesque coastal canyon preserve on 380 lush acres amid the striking fairways of The Grand Golf Club, The Grand Del Mar is North San Diego County's newest luxury resort property.
- The resort features 249 elegantly appointed guestrooms and eight Villas offering 80 fractional ownership opportunities. Beautifully appointed and accessorized, the Villas offer a unique residential enclave featuring all of the amenities, activities and services of one of Southern California's finest golf resorts.
- OWNERSHIP:** The Villas currently available for sale are fractionally owned, allowing 1/10 ownership, which includes five vacation weeks each year. Additional nights are based on availability.
- VILLA SALES:** Phase I is now complete with fractional ownership still available.
- SALES ASSOCIATE:** Vanessa Ngoy, [vngoy@thegranddelmar.com](mailto:vngoy@thegranddelmar.com)
- PRICE RANGE:** Phase I consists of eight fully furnished Villas – encompassing a total of 80 fractional shares – with ownership for each share starting at \$450,000. Annual ownership fees are \$10,500 (includes golf membership dues).
- ARCHITECTURAL CONCEPT:** An intriguing mix of Mediterranean elements prevails at The Grand Del Mar, and the different styles lend a relaxed, yet sophisticated ambience.

--More--

The resort pays tribute to the distinctive style of Addison Mizner, an architectural visionary whose design approach launched the “Florida Renaissance” in the 1920s – defining the resort communities of Palm Beach and Boca Raton. Inspired by the decorative arts of Spain, Portugal, Italy and Morocco, Mizner’s exotic style is evoked throughout The Grand Del Mar, with its graceful arched doorways, rotundas, ornate stone and wrought iron accents, striped awnings, generous patios and gracious verandas.

Chief design architect Robert Altevors blends the romance and opulence of Mizner’s distinctive Mediterranean designs with a decidedly Southern California flair, ultimately exuding an easy elegance and a focus on indoor/outdoor living.

**VILLA  
HIGHLIGHTS:**

Valued at \$5 million each and beautifully appointed with more than \$500,000 worth of fine furnishings and accessories, the Villas are designed in the same striking Mediterranean style as the resort and feature sweeping panoramas of the fairways.

Offering two floor plans, the two-story residences range from the 4,500-square-foot “Brisa Villas,” to the 5,000-square-foot “Loggia Villas.” Each model features three large bedrooms (including a 1,500-square-foot master suite) and four and a half bathrooms (including dual his and hers baths off the master bedroom). Also offered: state-of-the-art kitchens with central islands and breakfast rooms; landscaped yards with covered terraces, outdoor fireplaces and built-in stainless steel barbecues; second story balconies; sunken outdoor Jacuzzis; and two car garages. High-tech features include: retractable floor-to-ceiling windows in the living room, with outdoor heaters that allow for a seamless, climate-controlled indoor/outdoor living space; state-of-the-art media rooms; and elevators to the second story.

**FINISHES/  
AMENITIES:**

Standard Villa finishes and amenities include:

- Entryway with limestone clad arch leading into oversized great room
- Hand- trawled Venetian plastered walls
- Cast stone accents
- Arched glass windows
- Hand-stenciled ceilings
- Antique wormy chestnut wood floors
- Decorative iron stair railing
- Custom wainscoting
- Italian imported marble columns
- European-inspired limestone fireplace front
- Retreat areas in master bedrooms
- Floor-to-ceiling marble bathrooms throughout with stone tub decks for deep-set tubs and a steam shower in all master baths
- Decorative carved and gilded frames around all bathroom mirrors
- His and hers master baths
- Polished antique brass faucets and carved vanity consoles in all baths
- Outdoor sunken Jacuzzi tub
- Bronze-finished door levers

--More--

- Granite counters and hand-cut Jerusalem stone backsplashes in kitchen
- Sub-Zero and Wolf kitchen appliances
- Wet bar with climate-controlled wine storage
- 15 inch kitchen wine storage unit
- Fully insulated media room with plush recliners, 60 inch plasma TV and theater-style surround sound
- Laundry room with Maytag Epic Washer/Dryers
- Home office with WiFi wireless Internet access, computer and printer
- Exercise room with cardiovascular equipment and free weights

**FURNISHINGS:**

Fully furnished Villas include: beautiful European-style furniture; luxe window coverings and detailed wall finishes; plush carpets and area rugs; fine accessories; linens and bedding (including 900-thread-count sheets from Italy); top of the line kitchen accoutrements and glassware and dishes from Portugal. In addition, each fully furnished Villa is complete with a baby grand piano and handsome outdoor furniture.

Also featured is a full spectrum of high-tech amenities, including 11 Sony plasma and LCD TVs, DVD players, I-POD docking stations and Bose 321 Surround Sound.

**GOLF:**

Villa owners enjoy full membership and all the privileges of The Grand Golf Club, including access to the spacious and luxurious completed Clubhouse, while in residence.

With spectacular fairways that wind throughout the scenic valleys of Los Peñasquitos Canyon Preserve, the rolling greens of San Diego's only Tom Fazio-designed golf course take center stage here. One of the country's most dramatic and challenging 18-hole courses, the 7,160-yard, par-72 Grand Golf Club spans more than 380 spectacular acres.

The new 50,000-square-foot Clubhouse encompasses a pro shop, spacious members-only locker and lounge areas, The Grill and Addison – the resort's critically-acclaimed signature restaurant.

The Grand Golf Club is private and has limited membership; Villa owners are members when in-residence.

In keeping with the community's golf-oriented lifestyle, all Villas feature a golf cart and golf cart garage.

**CONCIERGE SERVICES:**

The Owners' Services Concierge provides homeowners with assistance for everything from dining and activity reservations, special event planning to housekeeping and arrival and departure preparations.

--More--

Specific concierge services include:

- Move-in and move-out assistance
- Administrative and business services
- Arrangement of travel and transportation, including airport pick-up and drop-off
- Reservations for restaurants, tee-times and other activities
- Coordination of child care services
- Grocery stocking
- Butler, housekeeping, laundry and dry cleaning services
- Private party coordination
- Personal chef services
- In-Villa spa treatments

**RESORT  
AMENITIES:**

The Villas at The Grand Del Mar feature all the luxury amenities and services of the resort, among them:

- Full golf membership privileges, while in-residence, to The Grand Golf Club, a championship caliber Tom Fazio-designed course, and access to the members-only locker room and all golf amenities
- Full access to the 21,000-square-foot Renaissance-inspired spa, complete with beauty salon, fitness center, lap pool, Jacuzzi, and steam and sauna areas
- Full use of four swimming pools and two tennis courts
- A full complement of organized onsite activities includes programs for adults, and The Explorer's Club -- an interactive kids' center offering supervised children's programs
- Executive business center and services
- 24-hour in-room dining
- Housekeeping services
- Full-signing privileges throughout the resort

**OWNER/  
DEVELOPER:**

Manchester Financial Group, San Diego, CA

**GENERAL  
CONTRACTOR:**

Barratt American

**ARCHITECT:**

Altevers and Associates, San Diego, CA

**INTERIOR  
DESIGN:**

Warren Sheets Interior Design, San Francisco, CA

**MEDIA  
CONTACTS:**

Margarite Clark Public Relations  
Margarite Clark, (949) 295-2801, mc@MClarkPR.com  
Sydnie Moore, (619) 823-8448, moore2com@aol.com