


## INTRODUCING CONCERTO II


*Real Estate investment should be enjoyable, profitable and secure.*

*Stay one night in the Concerto II private villa and you will agree this is a great value. Stay a week and you will want to spend a month.*



*"We loved our Villa! Casa de Estrellas is a home away from home. "The amenities are 5 star, very luxurious! We highly recommend staying here. We look forward to the return trip soon." Said Joe Gulia of Castle Rock, Colorado*

*In the world of residence clubs and fractional ownership, it is difficult to find properties that offer a great location, amenities and service at a great value.*



*Casa de Estrellas was created for that purpose. Here you will find a unique opportunity to own property you will enjoy, every time you visit Santa Fe. You will have the chance to experience an interior design, courtyard oasis, spa and personal services, such as a chef, life coach, fitness or yoga instruction in the spa or privacy of your villa. Much more than an*

*investment in real estate, buying a shared ownership in Concerto II is a commitment to lifestyle. It is a way of giving yourself the gift of enrichment. To rent here is sublime, but to own a Casa de Estrellas private villa is divine.*

*"Our annual girl trip was most remarkable. Casa de Estrellas is much of the reason, the architecture, the furnishings reminded us always that we were in the heart of the Southwest. The massages were utterly relaxing and Michelle's dinner was exquisite, thank you." Said Joanne Hale.*

Many, many guests of Casa de Estrellas have told us they visit Santa Fe, every year and some several times per year. We also know there are some who prefer to travel the world. Since all of you have different needs we created the floating use plan. We also created the multi-share ownership plan which allows each buyer the opportunity to own more than an 1/8<sup>th</sup> share. There are



less restrictions and more amenities than you will find at most properties. This is not a Timeshare, but a deeded ownership program that allows a club member, ownership privileges.

"The villas are amazing. The attention to detail and quality of finish are exceptional, but the greatest part of the Casa de Estrellas experience is the

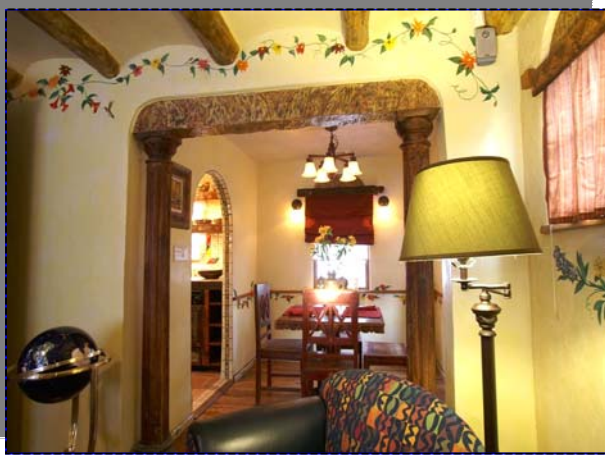
personalized touch that is always missing in large hotels." Said Colin & Julia, St. Germain En Laye, France.

As an owner, you can share in rental income should you decide not to use your private villa every year. A management contract is available with profit sharing should the villa produce income. During its debut as a private villa for



guests of the Casa de Estrellas Luxury Inn and Spa, Concerto II has been one of the most sought after. We believe this is due to several design decisions that were made during the renovation.

First, there is an open living/dining floor plan. The living room is spacious with full view of the fireplace, entertainment center and south facing picture window which allows lots of natural light throughout the afternoon and early evening. Although an open plan, decorative columns were placed between dining and



living to create a feeling of separation without closing off the space. There is a front portico for the more formal evenings when guests are invited over, or a backdoor that leads outside to the garden seating and stone water fountain. The interior has lots of handcrafted detail, from the fresco finished, hand troweled plaster walls and ceilings, to hand painted floral accents, to mosaic tile throughout and one very special application of original magazines and newspapers found in the buildings during the renovation. This Villa has is on ground level and pride of ownership unmatched in this price range of fractional properties.



This is a historic property. Great care was taken to preserve the original building. The exterior walls, although adobe like are actually made of pentile block, manufactured just blocks away from the property. The building has been completely upgraded with new, plumbing and electrical throughout. Originally located in the kitchen, the water heater was moved into a sub basement, crawl



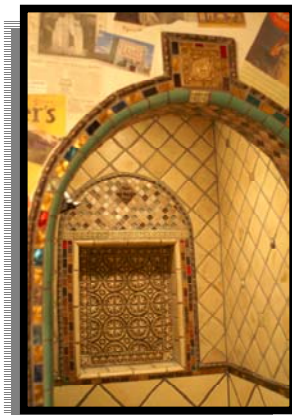
space below the utility room floor. This allowed room to build a beautiful kitchen with all the amenities you would expect in a luxury residence. The kitchen although galley style, is complete with high end appliances such as Gaggenau, Scotsman and Sub-zero. Central air conditioning and heat have been added with the main unit hidden in the attic above the bedroom closet.

Radiant floor heaters were installed in the kitchen and bathroom to add just a little extra comfort on those cold



winter nights. Great care was taken to insure the latest in technology was added to make your stay here more enjoyable. From surround sound speakers, to cable TV, wireless internet and low voltage, dimmable lighting, on site service and location this is a one of kind opportunity.

*"This is a first class property" said Dr. George Burriss, Dallas, Texas.*



The craftsmanship found in Concerto II is unparalleled. For example, each door, frame and molding has been meticulously carved by hand. Each beam, floor board and corbel was hand carved by local artisans. Each built in cabinet was created on site during the renovation. Nothing was purchased from a catalog. All the ceramic tile work represents years of training from an old master who passed on his knowledge to his son's. As a team they poured there love and hard work into

helping the developer create the most unique property in Santa Fe.

*"Casa de Estrellas! Wonderful, warm, enchanting and appropriately named. Great escape for the weekend for relaxation and romance. The owner is also warm and hospitable. We highly recommend staying here and we will definitely return!"*  
*Michele Reid and Michael Meyers, Amarillo, Texas.*

*Now let's look at the exterior. The roof is the original terra cotta, Spanish tile. It is expected to last indefinitely. Should problems occur, it would only be to the underlayment, which is easily repairable. Gutters and downspouts have been added with each discharge point connected to a network of underground pipes that fill a 3,000 gallon cistern buried under the carport. Every spring, summer and fall, the landscape plants are watered automatically from rain water. In addition, discharge from the icemaker contributes to the underground storage, filling in during dryer months. This helps lower the cost of buying water from the City.*

*Thanks for hosting my getaway! The villa was perfect! I will recommend Casa de Estrellas to all. Jack Clark Norman, Oklahoma*

*Each of the buildings have been wrapped with mesh and a rough base of concrete troweled over the entire surface to create additional R value and*



*prevent the finish stucco from cracking. Although expensive, this process helped to create a smooth base for the finish plasterers to work on. The*

*outside of each Casa de Estrellas Villa is finished with a long lasting, flexible plaster that will remain beautiful for years to come. From start to finish Casa*

*de Estrellas was created by a team of accomplished artisans who took pride in their work. Concerto II is a remarkable accomplishment in the world of historic preservation.*

*Now you can own it! Learn how to become a Casa de Estrellas 1/8<sup>th</sup> share property owner.*

*Contact Stephen Ritchie. 505 660-1423*