



RANCHO VILLA REAL BULLETIN

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UPCOMING EVENTS

Beginning of Phase 2

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*By the developers
of El Tesoro*

RANCHO DEVELOPMENTS

The amenities and infrastructure at Rancho Villa Real are well under way with the clubhouse pool and foundation for the underground sewage treatment facility progressing smoothly. "There are many advantages to building these features early," explains developer Don Ward. "It helps people envision what their life could be like here. Physical progress helps buyers and agents realize that this project will deliver on its promises."

At over 5,000 square feet (465 square meters) Club Rancho will feature a gym and changing rooms, a pool and jacuzzi, a bar and lounge, observation deck and administrative offices. Slightly elevated and offering a view of the ocean, the clubhouse's central location grants

easy access to all areas within Rancho. A system of walking trails connects the clubhouse with the various areas, offering residents the opportunity to enjoy the nature and tranquility of the area. The clubhouse will serve as the social hub of the Rancho community.

Now more than ever, a sewage treatment facility is essential to the success of a project in this area. As the area continues to experience rapid development, projects need to create their own solutions and infrastructure until the government can catch up to the rapid development in this area. Rancho's state-of-the-art sewage treatment plant will provide an environmentally sensitive system of sanitary

sewage disposal. "The issues surrounding water quality are important for the future of this community," says Don Ward. "So we want to make sure that we are doing all we can to be part of the solution and not part of the problem." The sewage treatment facility will also reuse grey water for irrigation of common area landscaping.

The clubhouse and sewage treatment facility, as well as the road system and underground utilities, are continuing to make good progress. By putting in these features now, buyers and agents can be assured that Rancho is going to follow through on what it says it is going to do. So come out and see the progress at Rancho!



The clubhouse pool and sewage treatment facility progressing smoothly.

A Touch of Country... Just a Breeze to the Beach

FEATURED PROPERTY: LOT 82



Phase II Escondido

Lot size:

8,571 sq. meters/ 2.12 acres

Dimensions:

100m x 118m

Features:

Double Building Pad,
Natural Ravine

View:

Ocean and valley

Lot price:

\$350,000

WHY WE LIKE IT

One of the best lots within the project, Lot 82 offers great views and great privacy. Located near the top of Escondido, it offers sweeping views of Playa Avellanas. A unique double pad sets up perfectly for a main house and guest house. As the second largest lot within Escondido, in combination with a natural ravine, the lot provides for great privacy. This is definitely not a lot to be missed!

F.Y.I.

All utilities at Rancho, including electricity, water, sewers, cable, internet and phone lines, are underground.

DEVELOPMENT OPPORTUNITIES AT RANCHO

Rancho offers a variety of development opportunities for builders and developers. Several blocks have been designated and approved for the construction of condominiums. 1/2 acre home sites and large estate lots have been set aside for the construction of single family homes. So if you

have clients interested in purchasing land with the intentions of building homes or condominiums, bring them by Rancho.

By buying into Rancho, builders and developers don't have to worry about the time consuming and costly tasks such

as putting in infrastructure and acquiring initial project permits. They simply plug into the electricity and begin building. This greatly reduces the amount of time necessary to begin construction. For more information about development opportunities, contact the sales office.