

ALGODON

WINE ESTATES

PRIVATE ESTANCIAS

ESTATE LOT PRICING LIST

Q4 2026

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Algodon Wine Estates
LOCATION & LOCAL MAP



WELCOME TO

ALGODON WINE ESTATES

A wine, wellness, culinary and sport resort and private estancia development.

Algodon Wine Estates is a 4,138-acre (1,675 hectare) luxury resort in San Rafael, Mendoza, featuring a wine, golf, and tennis community with around 400 lots ranging from .5 to 7 acres. This global destination offers scenic lots on its championship-style golf course, surrounded by historic vineyards, orchards, and olive groves.

San Rafael, Mendoza named one of the world's "best places to retire".

CNN MONEY / FORTUNE MAGAZINE

"Argentina's Napa Valley ... Mendoza remains very much an old world experience."

NY TIMES





AS SEEN IN

The New York Times

Real Estate

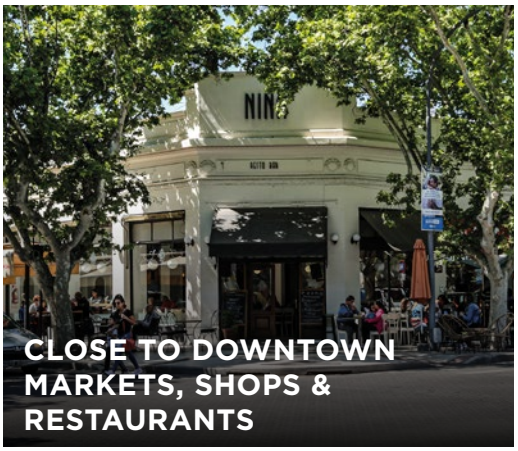
DREAM HOMES FOR GOLFERS AND WINE LOVERS

> *"Tailored to bons vivants looking for world-class chipping and sipping in beautiful settings."*
> **NY Times**

Mendoza, renowned for its world-class wines, offers affordable vineyard estates in its vibrant community, attracting global investors. San Rafael, the heart of this region, provides 330 sunny days annually, diverse cultural offerings, and safe living, making it an appealing location for real estate investments and a quality lifestyle.













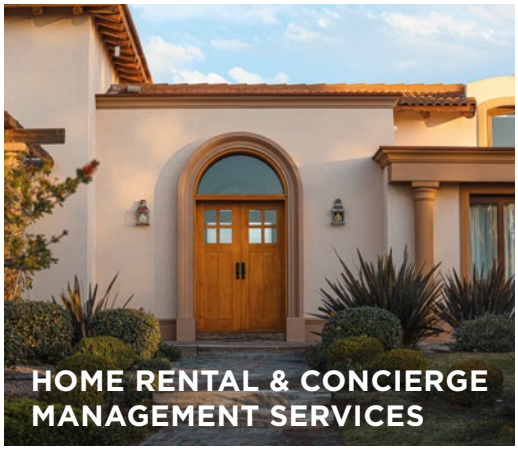
AMENITIES & HIGHLIGHTS













ARCHITECTURAL GUIDELINES:
To maintain the estate's cohesive architectural aesthetic, Algodon collaborates with owners to ensure each home's design—including size, location, and height—adheres to the development's rules and regulations.

HOA BENEFITS:
Monthly maintenance fees provide access to community amenities such as the restaurant, winery, pools, fitness centers, and clubhouses. These fees also cover maintenance of common areas and 24-hour security services. For more details, please inquire.

DEEDING:
Deed issuance timelines vary by lot location, ranging from immediate to up to 18 months post-closing.





ALGODON

WINE ESTATES

PRIVATE ESTANCIAS

PHASE 1

MAP

- Lot Available
- Lot SOLD
- Building
- Water reservoir
- Golf Hole
- Vineyards
- Fruit or Nut Orchards
- Garden Estate

4,138 acres (1,675 ha)

Estate Lots, Vineyard Estates and Private Estancias

From .5 to 7 acres

- 1.25 hr flight from Buenos Aires
- 20 min drive from San Rafael Airport
- 15 min drive to downtown San Rafael
- 2.5 hr drive to Mendoza City
- 2.5 hr drive to Las Leñas Ski center

ALGODON
WINE ESTATES
PRIVATE ESTANCIAS

WEST VINEYARD
VILLAGE LOTS



PHASE 1 NORTH ZOOMED
DEVELOPMENT PHASE 1
DEVELOPMENT TOTAL

- Lot Available
- Lot SOLD
- Building
- Water reservoir
- Golf Hole
- Vineyards
- Fruit or Nut Orchards
- Garden Estate

4,138 acres (1,675 ha)

Estate Lots, Vineyard Estates and Private Estancias

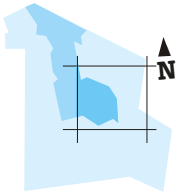
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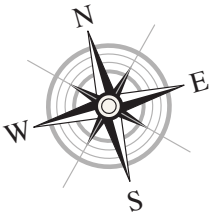
ALGODON
WINE ESTATES
PRIVATE ESTANCIAS

WINE & GOLF
VILLAGE LOTS





PHASE 1 SOUTHEAST ZOOMED
DEVELOPMENT **PHASE 1**
DEVELOPMENT **TOTAL**



- Lot Available
- Lot SOLD
- Building
- Water reservoir
- Golf Hole
- Vineyards
- Fruit or Nut Orchards
- Garden Estate

4,138 acres (1,675 ha)

Estate Lots, Vineyard Estates and Private Estancias

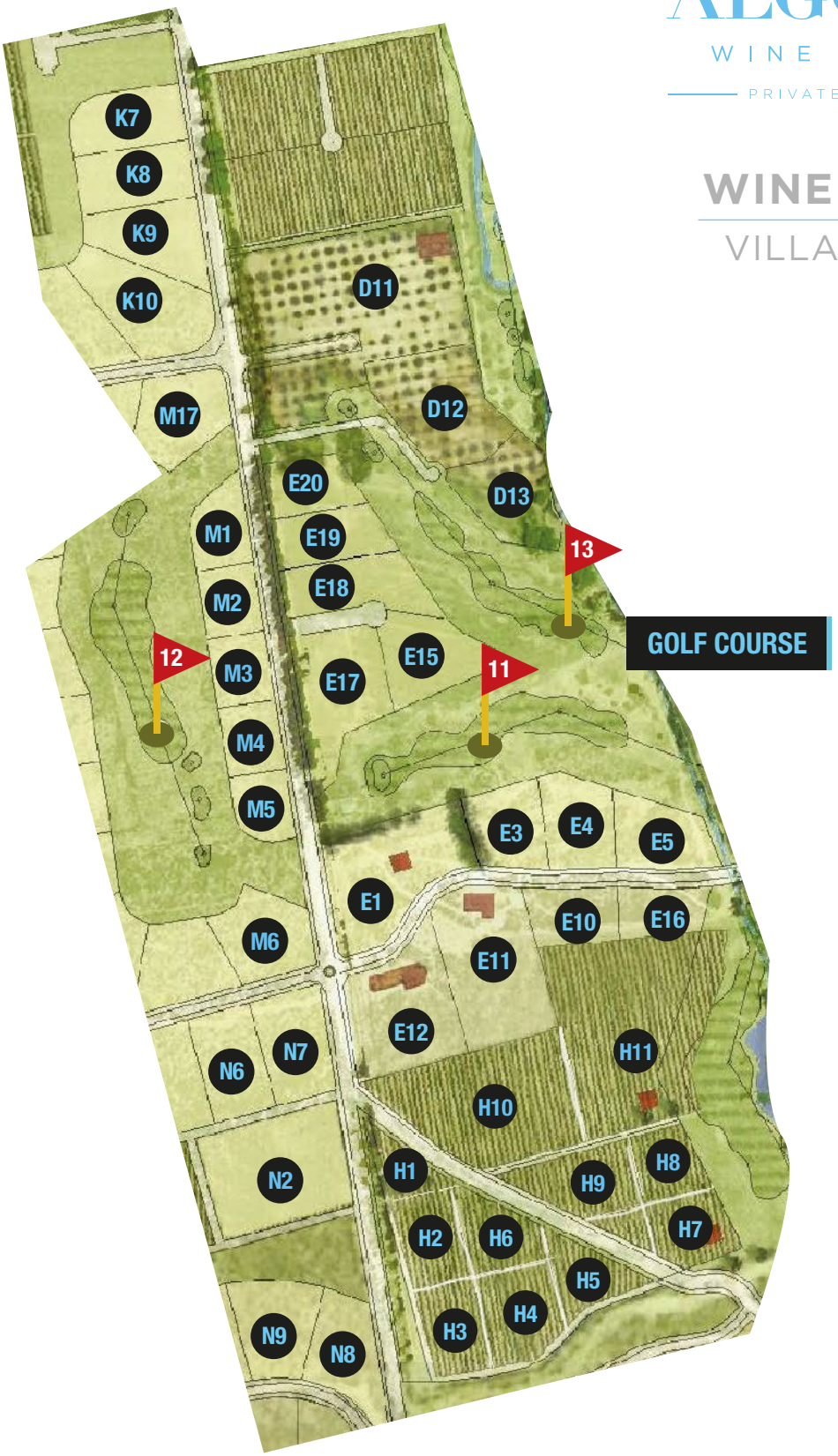
From .5 to 7 acres

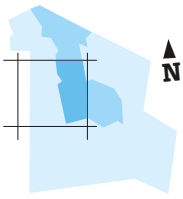
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VINES EST. ·19 46· ALGODON

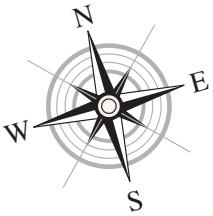
ALGODON
WINE ESTATES
PRIVATE ESTANCIAS

WINE & GOLF
VILLAGE LOTS





PHASE 1 WEST ZOOMED
DEVELOPMENT **PHASE 1**
DEVELOPMENT **TOTAL**



- Lot Available
- Lot SOLD
- Building
- Water reservoir
- Golf Hole
- Vineyards
- Fruit or Nut Orchards
- Garden Estate

4,138 acres (1,675 ha)

Estate Lots, Vineyard Estates and Private Estancias

From .5 to 7 acres

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VINES EST. ·19 46· ALGODON

LOT NR	SIZE IN M^2	SIZE IN ACRES	PRICE PER M^2	PRICE PER ACRE	TOTAL PRICE IN US DOLLARS	DESCRIPTION	MONTHLY MAINTENANCE FEES
D1						Reserved for future project.	
D2						Reserved for future project.	
D3						Reserved for future project.	
D4BIS						Reserved for future project.	
D5						Reserved for future project.	
D6						Reserved for future project.	
D7						Reserved for future project.	
D8						Reserved for future project.	
F3	4,024	0.99	68 US$	275,186 US$	273,632 US$	Golf Course Lot, 10th Hole and Pond View, Wine & Golf Village	402.31 US$
F9	4.852	1,2	68 US$	274.946 US$	329.936 US$	Golf Course Lot, 9th Hole View, Wine & Golf Village	413,08 US$
F13	3.435	0,85	92 US$	371.788 US$	316.020 US$	Golf Course Lot, 7th Hole View, Wine & Golf Village	394,61 US$
F14	3.824	0,95	61 US$	245.541 US$	233.264 US$	Golf Course Lot, 15th Hole View, Wine & Golf Village	399,71 US$
F15	4.326	1,07	89 US$	359.826 US$	385.014 US$	Golf Course Lot, 15th Hole View, Wine & Golf Village	406,87 US$
i14	3,706	0.92	0.92 US$	279,233.09 US$	255,714 US$	Garden Estate, Vineyard & Equestrian Meadows	398.18 US$
i15	3,700	0.91	0.91 US$	279,233.09 US$	255,300 US$	Garden Estate, Vineyard & Equestrian Meadows	398.10 US$
i16	4,531	1.12	1.12 US$	279,233.09 US$	312,639 US$	Garden Estate, Vineyard & Equestrian Meadows	408.90 US$
i17	3,996	0.99	0.99 US$	279,233.09 US$	275,724 US$	Garden Estate, Vineyard & Equestrian Meadows	401.95 US$
i18	4,003	0.99	0.99 US$	279,233.09 US$	276,207 US$	Garden Estate, Vineyard & Equestrian Meadows	402.04 US$
i20	5,192	1.28	1.28 US$	295,420.52 US$	379,016 US$	Garden Estate, Vineyard & Equestrian Meadows, Corner Lot	417.50 US$
G14	5,828	1.44	1.44 US$	210,437 US$	303,056 US$	Golf Course Lot, 8th Hole View, Wine & Golf Village	425.76 US$



FINANCING OPTIONS

PERCENT DOWN:

20%

For U.S. buyers, please contact us to learn more about how to invest your 401(k) in foreign real estate.
residences@algodonwineestates.com

FIXED INTEREST RATES:

10-year term at 5.5%
20-year term at 5.7%
30-year term at 6.0%

*Rates valid until June 2025 for qualifying buyers.



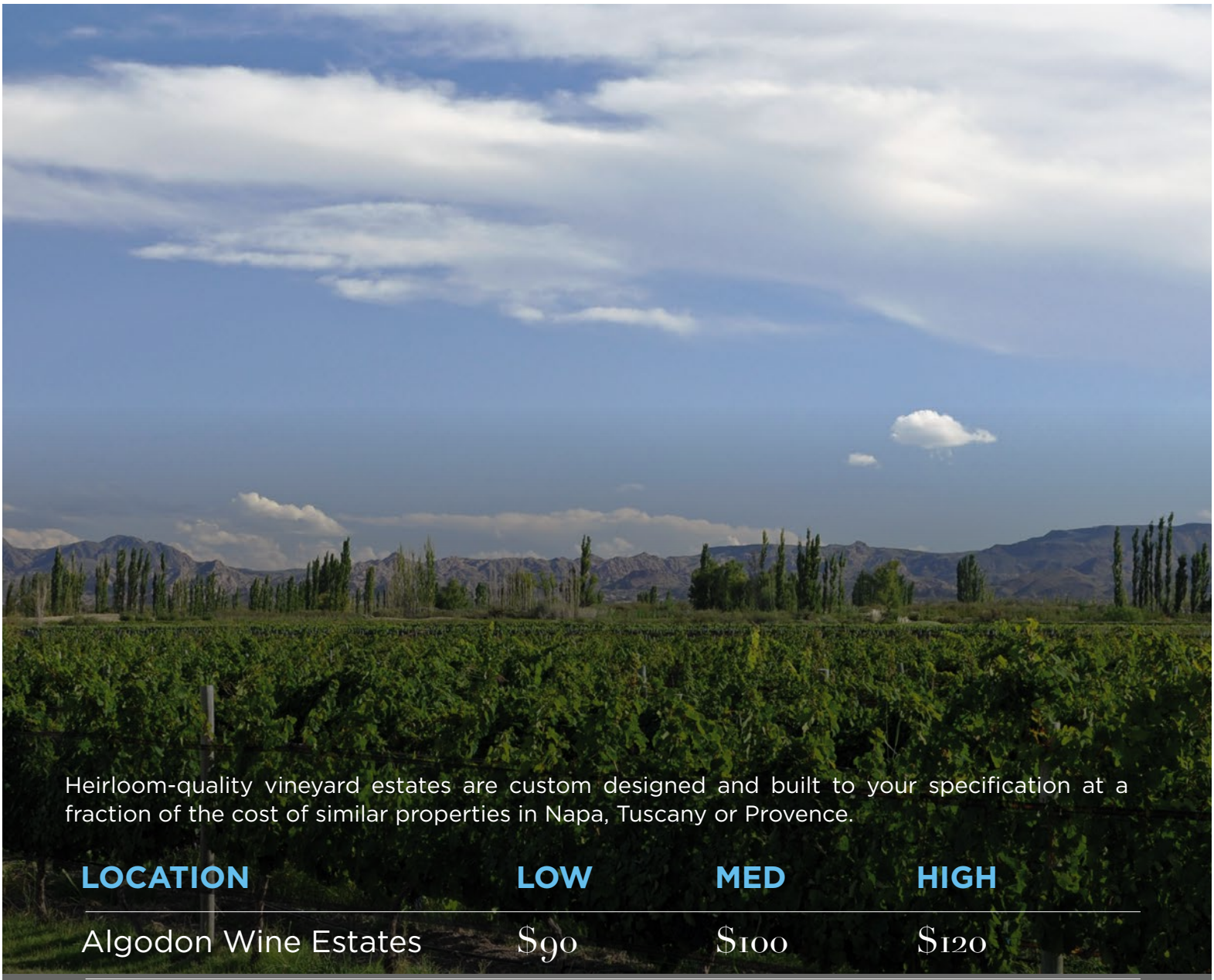
"Where is the smart money going? ...In Argentina, Mendoza, the largest wine-producing centre in Latin America and gateway to the Andes, stands out as a city of choice in the region..."
Savills

FINANCING INFORMATION EXAMPLE

Lot Price Example	USD 225,000
Loan amount *(20% down)*	USD 180,000
Term	30 YEARS
Fixed interest rate	6%
Monthly mortgage payment example	USD 1,025

Monthly payment example does not include HOA or other fees.





Heirloom-quality vineyard estates are custom designed and built to your specification at a fraction of the cost of similar properties in Napa, Tuscany or Provence.

LOCATION	LOW	MED	HIGH
Algodon Wine Estates	$90	$100	$120
Napa Valley	$697 *(not on a vineyard)*	$2,082	$4,730 *(ultra lux vineyard property)*
Tuscany Vineyard	$814	$1,050	$3,629
Bordeaux	$626	$1,329	$4,297

GLOBAL NEIGHBORS:

OUR INTERNATIONAL COMMUNITY



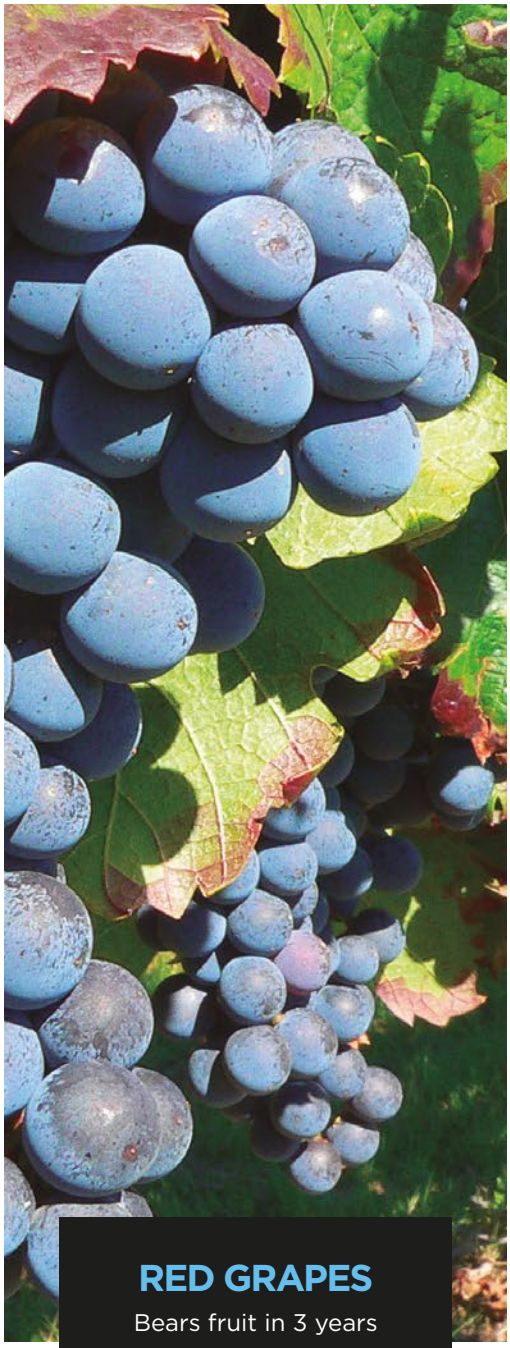
Discover the rich diversity of Algodon Wine Estates through our global community of homeowners. Our residents hail from countries around the world, creating a vibrant and cosmopolitan neighborhood. Whether you're from North America, Europe, or beyond, you'll find like-minded neighbors who share your passion for luxury vineyard living.

- NEW YORK, NY, USA
- LOS ANGELES, CA, USA
- HOUSTON, TX, USA
- LONDON, UK
- TORONTO, CANADA
- DUBAI, UAE
- BERLIN, GERMANY
- AMSTERDAM, NETHERLANDS
- CHICAGO, IL, USA
- MIAMI, FL, USA
- GENEVA, SWITZERLAND
- BARCELONA, SPAIN

TAILORED LANDSCAPES:

From VINE to GROVE

Design your landscape at Algodon Wine Estates, choosing from edible gardens featuring your favorite red or white grape vines, olive groves, or fruit and nut orchards. Whether you opt for a lush vineyard, orchard, or minimalist garden, our experts can provide tailored care to cultivate your perfect estate.



RED GRAPES
Bears fruit in 3 years

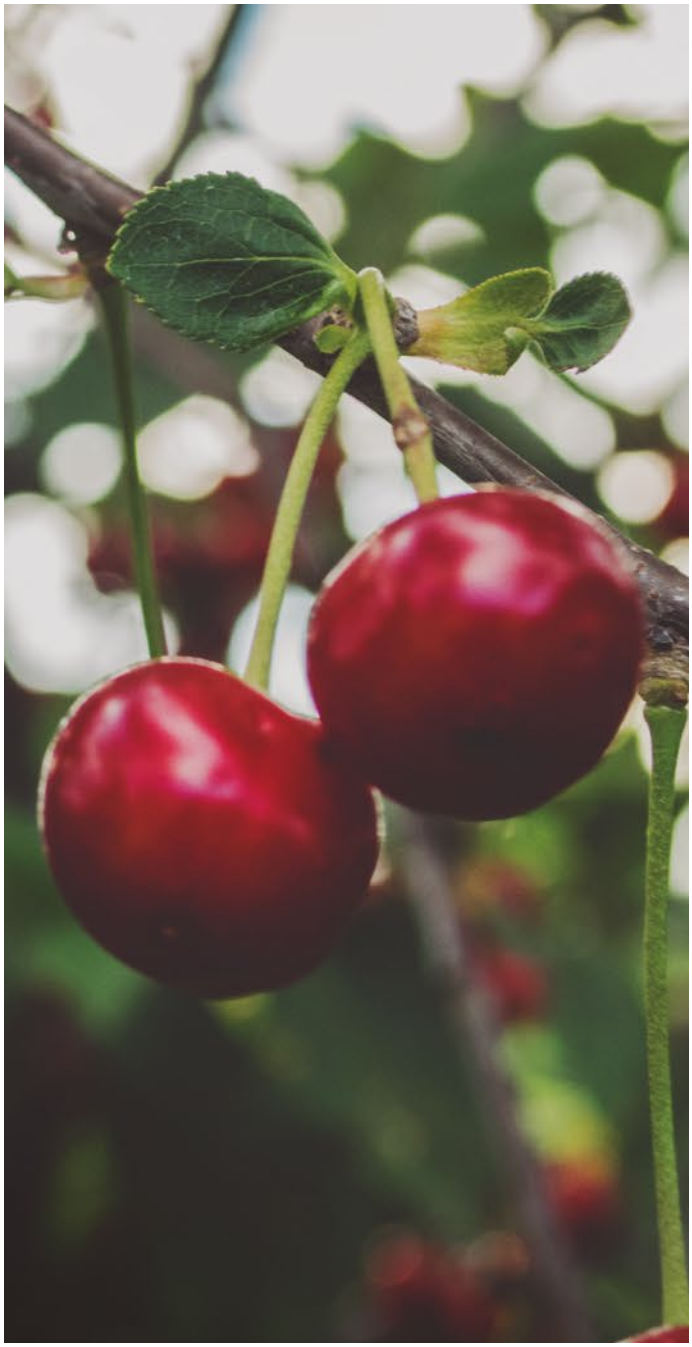


WHITE GRAPES
Bears fruit in 3 years



OLIVE TREES
Bears fruit in 4 years

Most trees take between 3-5 years before they are ready to harvest.



APPLE TREE
Bears fruit in 3 to 4 years

APRICOT TREE
Bears fruit in 4 years

CHERRY TREE
Bears fruit in 3 to 4 years

FIG TREE
Bears fruit in 4 years

QUINCE TREE
Bears fruit in 3 to 4 years

POMEGRANATE TREE
Bears fruit in 5 years

PEACH TREE
Bears fruit in 3 years

PEAR TREE
Bears fruit in 3 years

PLUM TREE
Bears fruit in 3 years

WALNUT TREE
Bears fruit in 4 years

ALMOND TREE
Bears fruit in 3 years

CHESTNUT TREE
Bears fruit in 5 to 6 years

HAZELNUT TREE
Bears fruit in 6 years



CHOOSE YOUR PROPERTY TYPE & FEATURES

	APPROXIMATE COST IN USD
1,000 sq m of Malbec or Bonarda vines with structure *(Additional varietals available. Irrigation not included):*	$3,500
Mature olive tree, per unit *(limited inventory):*	$1,000
Olive and fruit tree orchard package *(10 saplings of your choice):*	$5,000
Stone-lined irrigation reservoir, variable costs starting at:	$8,000
3 year Private Barrel Program *(288 bottles annually, with owner´s private label):*	$12,000
Stone or wood fencing, variable costs starting at:	$3,000

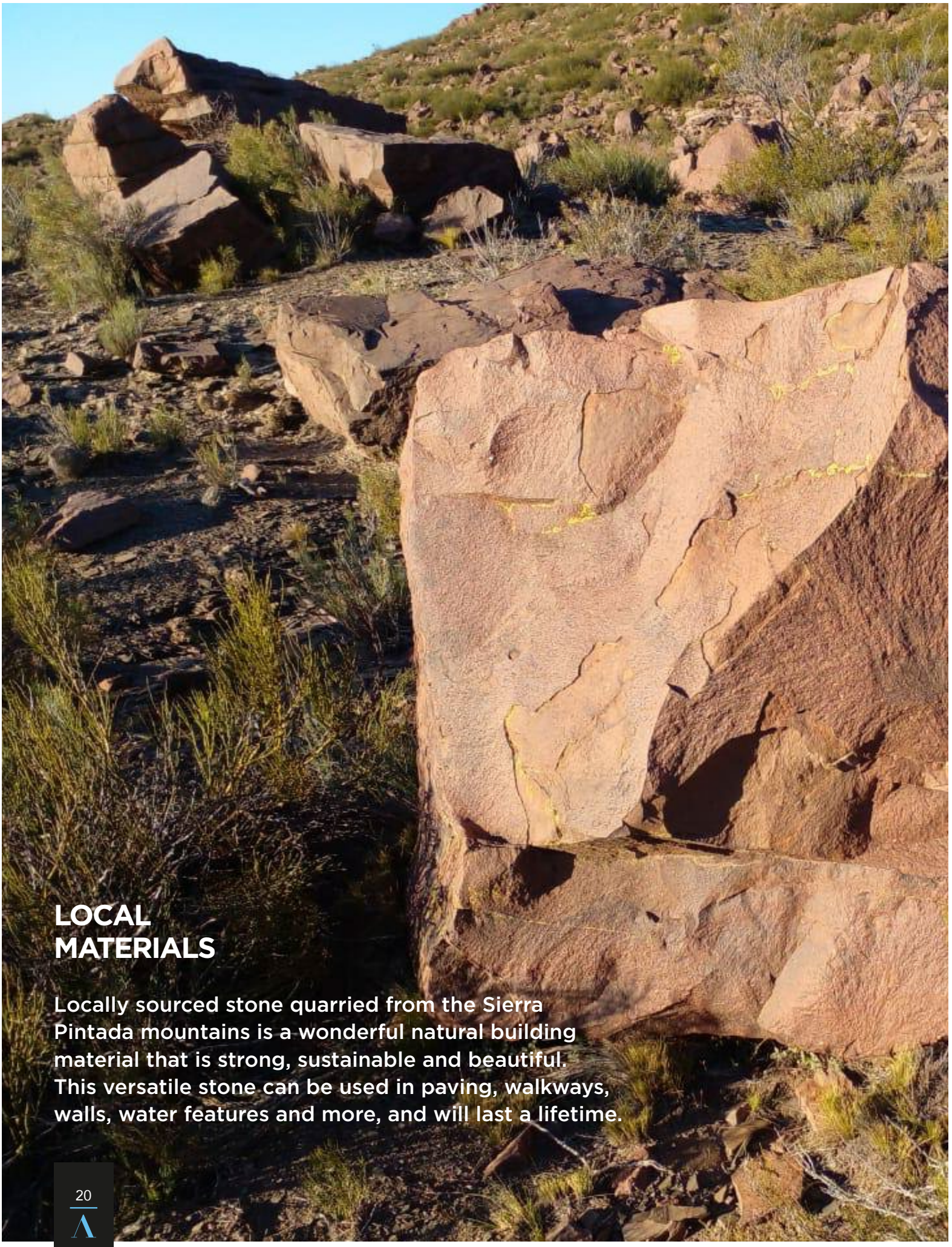


DESIGN YOUR OWN GARDEN

THESE BEAUTIFUL FLOWERING PLANTS THRIVE IN SAN RAFAEL'S CLIMATE, AND ARE MOST RECOMMENDED FOR PLANTING AT ALGODON

PRICE PER PLANT IN USD

Rose	$2.00
Honeysuckle	$4.00
Snowflake Flower	$8.00
Lavender	$2.00
Lily	$11.00
Mallow Flower	$2.00



LOCAL MATERIALS

Locally sourced stone quarried from the Sierra Pintada mountains is a wonderful natural building material that is strong, sustainable and beautiful. This versatile stone can be used in paving, walkways, walls, water features and more, and will last a lifetime.







LOCATION

RUTA NACIONAL 144 · CUADRO BENEGAS · 5603 · SAN RAFAEL · ARGENTINA




CIUDAD DE MENDOZA
CIUDAD DE SAN LUIS
143
146
Villa 25 de Mayo
SAN RAFAEL
Cnia. Elena
M. Comán
Río Diamante
R. Iselin
160
Lago
Los Reyunos
ALGODON
143
144
Cuadro
Benegas
173
Tres
Esquinas
Calle Linea Ancha
Salto de Las Rosas
143
Río Atuel
LAS LEÑAS
MALARGÜE
VALLE GRANDE
BUENOS AIRES
N
W
E
S

GAUCHO

GROUP

HOLDINGS, INC.

GAUCHOHOLDINGS.COM

ALGODON WINE ESTATES

Ruta Nacional 144 · Cuadro Benegas · 5603 · San Rafael · Argentina

residences@algodonwineestates.com · Miami Sales Office: +1 (786) 936-VINO

@AlgodonWineEstates @AlgodonLife ALGODONWINEESTATES.COM