

QUIMERA

PRIVATE RESIDENCE CLUB

SAN MIGUEL DE ALLENDE

The Complete Guide to Fractional Villa Ownership in San Miguel de Allende

*Everything you need to know before you own a piece of
Mexico's #1-rated small city.*



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SECTION ONE



Welcome,

If you're reading this, you've probably already done the daydreaming — imagining mornings on a terrace in San Miguel de Allende, afternoons on a golf course framed by mountains, evenings wandering cobblestone streets that feel like walking through a living painting. The only question left is whether there's a smart, low-stress way to make that dream real without buying an entire home you'll use a few weeks a year.

This guide answers that question honestly. It walks through what fractional ownership actually is, how it differs from a timeshare, exactly how Quimera Residence Club works — including the real reservation mechanics, not just the marketing version — what it costs, what the legal picture looks like for US and Canadian buyers, and what daily life is actually like for owners. There's no pressure here — just the information you need to decide if this is right for you.



SECTION TWO



What Is Fractional Ownership?

Fractional ownership means exactly what it sounds like: instead of buying 100% of a property, you buy a fraction of it — a real, deeded share of actual real estate, not a contract or a points system.

At Quimera, each residence is divided into ten ownership shares. Each owner holds a one-tenth, debt-free interest in their residence, evidenced by an actual real estate deed — the same legal instrument used in a traditional home purchase. You're not renting access. You're not buying "vacation points" that can be devalued by the company that sold them to you. You own equity in a tangible, appreciating asset, just like any other piece of real estate.

This is the single most important distinction between fractional ownership and a timeshare. A timeshare typically sells you a right to use a unit for a set period, usually through a contract rather than a deed, and that right often has no resale market and limited legal protection. A fractional, deeded ownership interest can be sold, transferred, or passed down, just like a house. The trade-off — and it is a fair one — is that you don't have year-round, exclusive access to the home.

You share it with nine other owners, and your time there is allocated through a reservation system built to be fair and predictable, which we walk through in detail in Section 4. The model itself isn't new or unproven. Residence clubs were introduced more than 30 years ago at top-rated resorts like Deer Valley in Park City, Utah, and have since been embraced by affluent buyers in Aspen, Vail, Telluride, Steamboat Springs, Napa Valley, Lake Tahoe, Scottsdale, Manhattan, Bermuda, Los Cabos, Huatulco, and the Tuscan countryside, among other coveted destinations. Elite Alliance founder Steve Dering, who helped create the residence club concept more than three decades ago, is part of the Quimera team.

SECTION THREE



How Quimera Works

Ownership structure

Each Quimera residence has ten owners. Ownership is evidenced by a deed, and each owner holds a one-tenth, debt-free real estate interest in a specific residence.

Shared ownership, family-friendly

More than one family or individual can share a single ownership by forming a legal entity. The joint owners select a Designated Owner – the one person responsible for submitting Planned Vacation and Space Available requests on the group's behalf. (Owner privileges extend to the Designated Owner's spouse and children up to age 23.)

You're not locked into one unit

Owners have equal access to all eight Quimera residences, not just the one they're deeded to. Requests for a specific home are granted whenever possible, and because reservations aren't tied to a single unit, owners can book more than one residence during the same period – useful for family reunions, larger gatherings, or hosting a group of friends.

Guests are welcome

Owners may invite Unaccompanied Guests to use any confirmed vacation at no guest fee. The sponsoring owner simply provides the guest's name and contact details at least 14 days ahead so Management can send a confirmation, and remains responsible for any incidental charges or damages.

Resale

Like any other real estate interest, a Quimera ownership can be sold or transferred by the owner directly,

or sold through Quimera's licensed Mexican real estate broker.

SECTION FOUR



How Reservations Actually Work

This is the part most marketing materials gloss over – and it’s exactly the part a careful buyer should want to see. Quimera’s reservation system has been refined over 30+ years of residence-club operation, and it’s built around one principle: fairness across all ten owners, year after year.

Two ways to use your Quimera

Planned Vacations. Each Vacation Year (October 1 – September 30), every owner may reserve three Planned Vacations of up to seven days each – 21 days total – confirmed well in advance through the schedule below.

Space Available Vacations. Beyond your 21 planned days, you have unlimited additional access on a space-available basis, year-round, in increments of up to seven days. There’s no annual cap – owners who use their Quimera less simply free up more room for owners who want to use theirs more.

The Rotating Priority System™

Most weeks, demand and supply line up without any conflict. On the rare dates where more owners want the same week than there are residences available, Quimera uses a Rotating Priority System: each owner is assigned a Reservation Priority Number that changes every year, and allocation for the first, second, and third Planned Vacation requests alternates between the lowest and highest priority numbers. The effect, over time, is that every owner gets an equal shot at the most popular weeks – a system that’s been in place across the residence-club industry for more than three decades.

Your Vacation Year, at a glance

June 15	Planned Vacation reservation forms sent to all owners
August 1	Completed reservation requests due back to Management
August 15	Written confirmations sent, along with a full reservations calendar
September 1	Space Available reservations open for the upcoming Vacation Year
October 1	New Vacation Year begins

If you reserve fewer than three Planned Vacations, you can add more after August 15 on a first-come, first-served basis from whatever dates remain open on the calendar. Owners can also trade confirmed Planned Vacations directly with one another, or with Management’s help, with 14 days’ written notice.



SECTION FIVE



The Residences & Amenities

Quimera's seven residences sit directly on the par-71 Ventanas de San Miguel golf course, designed by Nick Faldo, with sweeping views of the city and surrounding mountains. Each residence was designed by architects Imanol Legorreta and Pablo Sepulveda in a "Mexican Contemporary" style that blends elegant interiors with indoor-outdoor living. Homes are approximately 4,000 square feet, with four bedrooms, four and a half bathrooms, a private plunge pool, a gourmet kitchen, and a barbecue area —fully furnished and fully accessorized, down to the last detail.

As an owner, you also have access to:

- A private clubhouse with a courtyard pool, fitness facility, and game room
- A dedicated concierge who arranges tee times, dinner reservations, outdoor excursions, airport transportation.
- A Preferential Ventanas de San Miguel golf club membership, included with your purchase, with special rates every time you play
- Pre-arrival grocery shopping, so your kitchen is stocked before you walk in the door
- A shuttle into town, so there's no searching for parking on San Miguel's cobblestone streets
- Daily housekeeping during every stay, with a full turnover between owners



SECTION SIX



Your Exchange Privileges

Quimera ownership comes with membership in two of the world's most respected luxury exchange networks – Elite Alliance and ThirdHome. Together they give you access to hundreds of exceptional destinations worldwide, turning your San Miguel base into a platform for travel far beyond Mexico.

Elite Alliance®

Elite Alliance® is the exchange network purpose-built for luxury residence clubs – the same world your Quimera ownership inhabits. Every Quimera owner is automatically enrolled.

- How you earn. Deposit unused Quimera weeks to earn Elite Credits, the program's vacation currency. Credits are calibrated to the value of what you deposit.
- How you book. Browse availability and redeem Elite Credits for a 7, 4, or 3-night stay at any of 150+ participating properties – beach clubs, golf communities, mountain retreats, and urban residences worldwide.
- Nothing extra to join. Enrollment is complimentary and automatic – no separate application, no initiation fee.

<https://www.elitealliance.com/exchange>



SECTION SIX



Your Exchange Privileges

ThirdHome

ThirdHome is the world's most trusted luxury home exchange community – a private, members-only network of more than 20,000 exceptional properties across 100+ countries, with an average property value of \$2.4 million. The portfolio spans private villas, beach estates, mountain chalets, urban penthouses, and even luxury yachts, and is entirely separate from the residence-club world covered by Elite Alliance. The two programs complement each other: Elite Alliance connects you to the world's finest clubs; ThirdHome opens the door to privately owned luxury homes you couldn't otherwise access .

- Keys – the travel currency. Every ThirdHome property is rated 1 to 5 Keys based on location, features, and market value. When you deposit an available Quimera week, you earn the corresponding number of Keys – more for peak or high-demand periods.
- Book any stay with Keys. Use your Keys to reserve a week at any available ThirdHome property, paying only a small exchange fee in place of full market rent. Exchange fees range from \$495 to \$1,995 for the week – not per night – typically 90–95% below what those homes rent for on the open market.
- Last-minute escapes. Any stay within 60 days can be booked with no Keys at all – just the exchange fee – making ThirdHome ideal for spontaneous travel plans.
- Host protection on every stay. ThirdHome provides \$5 million in property damage protection for every exchange, so you can deposit your Quimera time with confidence.

www.thirdhome.com

SECTION SEVEN



Legal & Ownership Questions

This section covers the most common legal questions Quimera owners ask. It's intended as a general overview, not legal or tax advice – we strongly recommend that any prospective owner consult an independent attorney and tax advisor familiar with both Mexican and their home-country law before purchasing.

Can foreigners own real estate directly in San Miguel de Allende?

San Miguel de Allende sits well inland, outside Mexico's restricted coastal and border zones, where foreign buyers are required to hold property through a bank trust (a fideicomiso). Because Quimera is outside that restricted zone, ownership is conveyed through a direct deed, the same as a Mexican national's.

What document proves my ownership?

A real estate deed (escritura), recorded with the appropriate Mexican authorities, evidencing your one-tenth, debt-free interest in your residence.

Can my spouse, family, or an entity hold the ownership together?

Yes. Individuals can form a legal entity to hold an ownership jointly, with a Designated Owner managing reservations on the group's behalf.

Can I sell my ownership later?

Yes. Your deeded interest can be sold or transferred at any time, either independently or through Quimera's licensed Mexican real estate broker.

Is there debt attached to my share?

No. Each ownership interest is conveyed debt-free.

Can I rent out my weeks?

No. Quimera ownerships are for the personal use of owners and their invited guests, including Elite Alliance and ThirdHome exchange guests. Advertising or renting out Quimera time isn't permitted, which keeps the community consistent and protects every owner's experience.

What about US or Canadian tax implications?

Owning Mexican real estate, even a fractional interest, can have reporting and tax implications in your home country. This is highly individual and depends on your residency, broader financial picture, and how you structure the purchase, so we recommend reviewing your specific situation with a cross-border tax professional before closing.



SECTION EIGHT



What It Costs — and What's Included

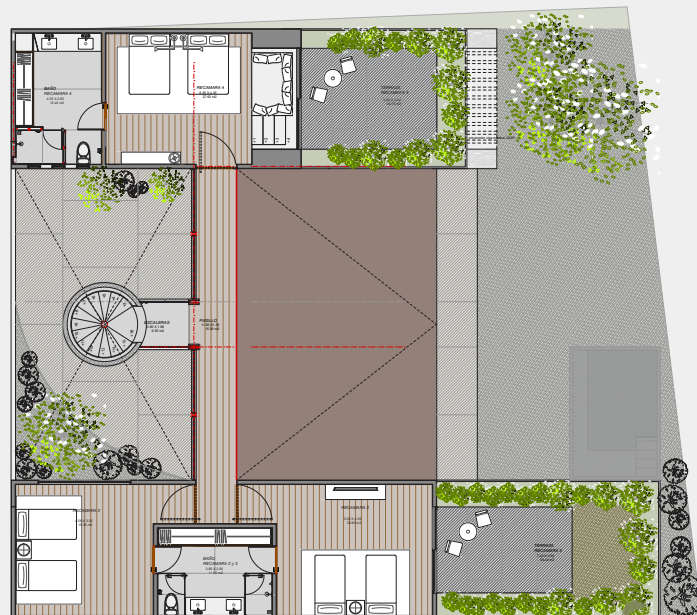
Quimera ownership starts at **\$180,000 USD** for a one-tenth, deeded interest in a residence. Beyond the purchase price, owners pay a comprehensive annual maintenance fee that covers property tax, master association fees, professional management, staff salaries, supplies, transportation, trash removal, legal and accounting services, utilities, and reserves for the scheduled replacement of furnishings and appliances.

A few things are worth understanding clearly. Owners don't pay lodging fees of any kind during their stays. Housekeeping for an owner's three Planned Vacations is included in the annual fee; a modest housekeeping fee applies only upon departure from Space Available stays, and a daily light tidy is included on every visit regardless.

Because all of these costs are shared ten ways, owners typically experience a small fraction of the cost of owning — and properly maintaining — a luxury villa outright, while still enjoying the full experience of one.

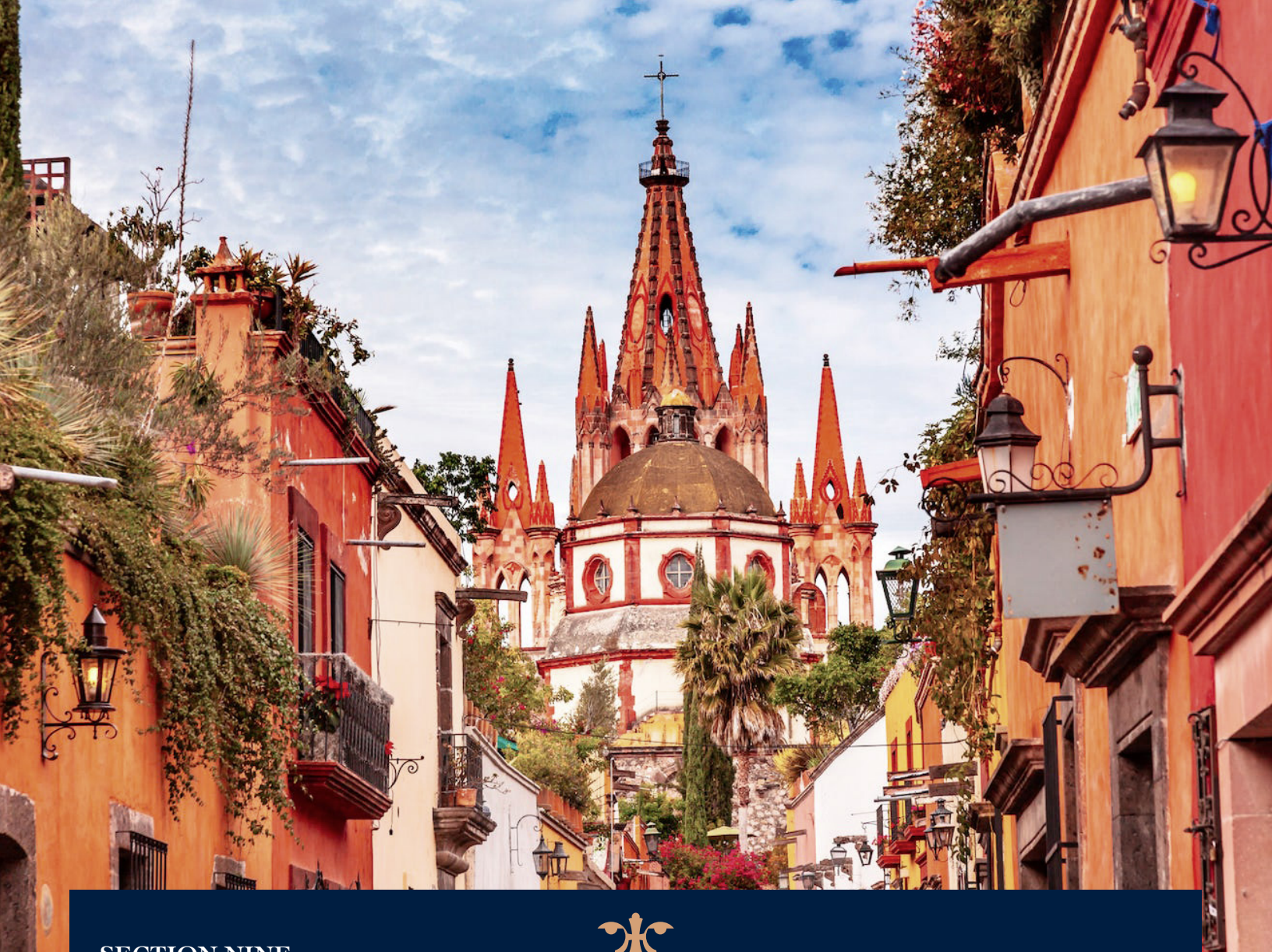


GROUND FLOOR



FIRST FLOOR





SECTION NINE



Life in San Miguel de Allende

San Miguel de Allende is a UNESCO World Heritage Site and has been named one of the best small cities in the world by both Travel + Leisure and Condé Nast Traveler. Its cobblestone streets, colorful colonial facades, and the iconic Parroquia de San Miguel Arcángel make it one of the most photographed, and most loved, towns in Mexico — without feeling staged or touristic.

Quimera sits within the Ventanas de San Miguel golf community, just five minutes by private shuttle from the historic center, putting the galleries, restaurants, markets, and plazas of San Miguel within easy reach while keeping the calm of a private, gated residential community at home.

The town's high-desert elevation gives it a famously agreeable climate nearly year-round — warm, sunny days and cool evenings, without the humidity of Mexico's coasts. It's also home to one of Mexico's largest and most established American and Canadian expat communities, along with a deeply rooted arts and culinary scene that draws creative people from around the world.

SECTION TEN



Frequently Asked Questions

Is Quimera a timeshare?

No. Quimera is a deeded, fractional real estate ownership — you hold an actual ownership interest, not a contractual right to use a unit.

How many owners share each residence?

Ten owners per residence, which allows for frequent, flexible access throughout the year.

How much time will I actually get to use my residence?

There's no fixed cap. Owners may reserve up to 21 days of Planned Vacations annually, plus unlimited additional space-available time, which is typically abundant since usage isn't evenly distributed across all owners.

Will I always stay in the same residence?

Not necessarily — and that's a benefit. Owners have access to all eight Quimera residences, not just the one they're deeded to.

What happens if more owners want the same week than there are homes available?

The Rotating Priority System allocates those dates fairly, alternating priority between owners each year so everyone gets equal access to popular weeks over time.

What's included in my annual fee?

Property tax, association fees, management, staffing, utilities, transportation, housekeeping for Planned Vacations, and reserves for furnishings — essentially everything required to keep the property in pristine condition without you lifting a finger.

Can I bring guests?

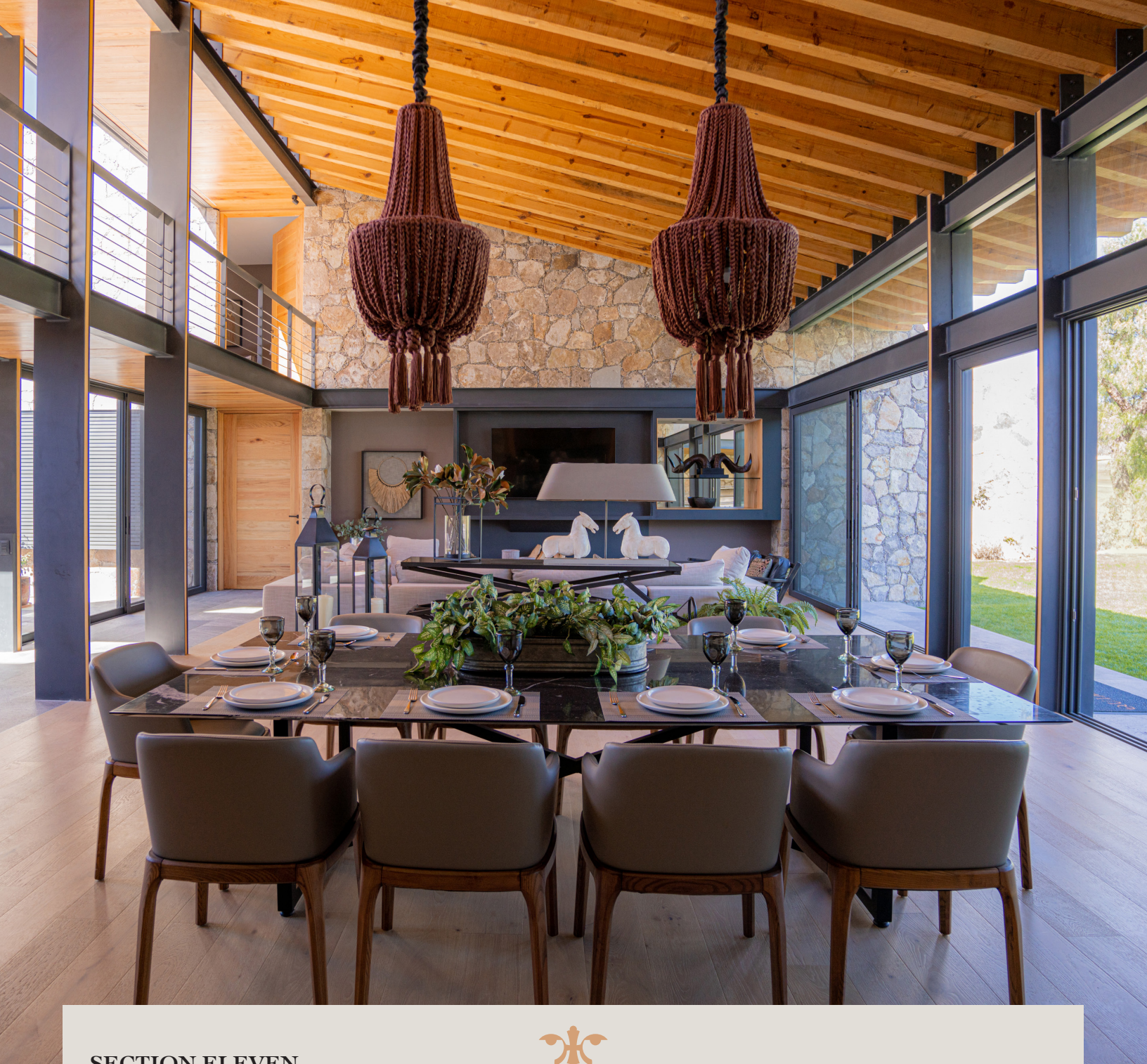
Yes, at no additional guest fee, for any confirmed vacation.

Have residence clubs proven successful elsewhere?

Yes — for more than 30 years, at destinations including Aspen, Telluride, Napa Valley, Scottsdale, Los Cabos, and the Tuscan countryside, among others.

What happens if I want to sell?

Your deeded interest can be sold or transferred at any time, just like any other real estate.



SECTION ELEVEN



Next Steps

If this guide has answered your early questions, the natural next step is a conversation — not a sales pitch, just a straightforward discussion about availability, current pricing, and whether Quimera fits the lifestyle you're picturing.

You can reach the Quimera team at info@quimerasanmiguel.com or +52 55 1842 7463 , or visit quimerasanmiguel.com to register for more information or schedule a visit.

Where to find us?

