

uma

LIVING WELL

PLAYACAR

FACT SHEET







## DESCRIPTION

UMA is a private residential project located in Playacar Phase II in Playa del Carmen. Its exclusive and natural environment is the ideal setting for the variety of opportunities and activities offered by the region.

UMA has the best golf course in Playa del Carmen, a beautiful beach with crystal clear waters and white sand that allow residents and visitors to enjoy kite surfing, snorkeling, swimming and the wonderful sun of the Mexican Caribbean.

## LOCATION

UMA is located in a privileged location within the golf course of Playacar Phase II. It is 400 meters away from the beach and very close to Playa del Carmen's 5th Avenue, Riviera Maya, Mexico.

## DEVELOPER

Luis Pablo de Los Cobos Mancebo, a specialist in the construction and development of residential housing in Playa del Carmen and Tulum. He is currently the CEO of Anant, Conscious Community, a project focused on the real estate sector. His developments' focal points are health and sustainability.

## CONSTRUCTOR

Green Innovación Inmobiliaria is a socially responsible company, environmentally friendly and focused in the direction and development of high quality architectural projects that are centered in innovation, technology and sustainability.

## ARCHITECT

-Guillermo Bucheli  
-Dirección Arquitectónica +DA, Arturo Amaya has worked as an independent architect, as well as in partnership with the renowned architect Mario Lazo.

The main projects they've had in the last ten years are: Mayakoba Master Plan, Bosques de Santa Fe, Villas de la Cañada, Isla Sotavento, Banyan Tree Resort, Fairmont Resort, Andaz Resort, San Judas Tadeo Church, Zara Home Building in Playa del Carmen, Quinta Alegria, Paseo del Carmen shopping centers, and Ciudad Mayakoba Residency.

## RESIDENCES

3-Level residential project. 38 apartments with 2 and 3 bedrooms (plus service quarters), ranging from 237 to 547 square meters, including a large terrace.

Amenities that make the project unique in its kind. It is strategically located within the Golf course for privacy and spectacular views.

## AMENITIES

- Rooftop lounge & pool to enjoy scenic terraces with spectacular views.
- Jungle pool.
- High performance and free weight gymnasium.
- Underground parking with 2 or 3 parking spaces per condo.
- Circuits and spaces will be designed in the 4,200 m<sup>2</sup> for walking, contemplation and meditation. In front of hole 2, an exceptional location on the Golf Course.
- Emergency button in each condo with automatic lock on the main door.
- Storage room for each condo.
- Central garbage bin on each floor.
- Separation of organic garbage for compost production.
- Guarded access and common areas with QR code.
- Drinking water.
- Rainwater recycling.
- Children's toy library.
- Business Center equipped with Zoom Rooms.
- Car Wash with tire inflation valve.
- Electric car charging station.
- Internet Starlink to cover internet in common areas and Business Center / Zoom Rooms.
- 24-hour doctor (Dr. Sergio Medina) for telephone and in-home assistance.

## PROJECT STATUS

Pre-sale launch, August 2022

Start of construction, April 2023

Residence delivery, April 2025

## OPTIONS TO TAILOR YOUR HOME

UMA offers amenities that allow you to create a lifestyle of the highest quality. Every desire is readily available, we have optional services that will provide your residence with features and amenities that will make this your personal luxury retreat.

## SUSTAINABILITY

- Residual waters treatment, for watering gardens and green areas.
- Inverse Osmosis System, to purify water for domestic use, which will be sent to faucets and showers.
- Gathering of rainwater for bathrooms.
- Thermal sealing, hermetic doors and windows, as well as specially treated glass.
- Classification of residues. Compost preparation from organic residues, to be utilized as fertilizer.
- LED low-consumption lighting.
- Fan & Coil Air Conditioning, equipped with an energy-saving system.
- Organic paint with technology that eliminates 88.8% of contamination and 99.9% of the bacteria.

## ACCESS AND MOBILITY

The compound's paths are based on a sustainable concept, achieving minimal impact to the land. Their boundaries are marked using local materials and courtesy lights, which creates a sense of well-being, peace and tranquility.





## MAINTENANCE

The maintenance of the property includes upkeeping of the gym, playroom, administration offices, coworking space, gardens, pool on the ground level and 2 pools on the roof top, compost recycling of organic garbage, 24-hour doctor, a panic button in each apartment, and automatic opening of the apartments' main door.

## FACTORS THAT GUARANTEE THE PROJECT'S ADDED VALUE

A strategical location in Playacar (Playa del Carmen), a residential area which main characteristic is its low population density.

Apartments facing the golf course with luxury finishes and premium amenities.

## MANAGEMENT

The owners will have exclusive In-house administration services. This allows for the alignment of all the compound's operations and the evolution of the gardens, while maintaining order and preserving the compound's added

value. There's maximum level security thanks to two aspects:

- 1.- Security at the main entrance of UMA's private road.
- 2.- Security at UMA's condominium access point.

## RESIDENCE CONDITIONS UPON DELIVERY

Each residence is delivered completely finished, with lighting, kitchen with stove and oven, bathrooms, closets and central air conditioners, an anti-blocking system for the main door with panic button, hydraulic equipment of the highest quality, and an overall attention to environmental responsibility.

## PAYMENT PLANS

1. Reservation deposit: \$5,000 USD

Downpayment: 30%

Settlement upon delivery: 70%

2. Reservation deposit: \$5,000 USD

Downpayment: 30%

70% monthly payments until delivery

Payments can be made with all major Credit Cards.

UMA  
LIVING WELL  
PLAYACAR



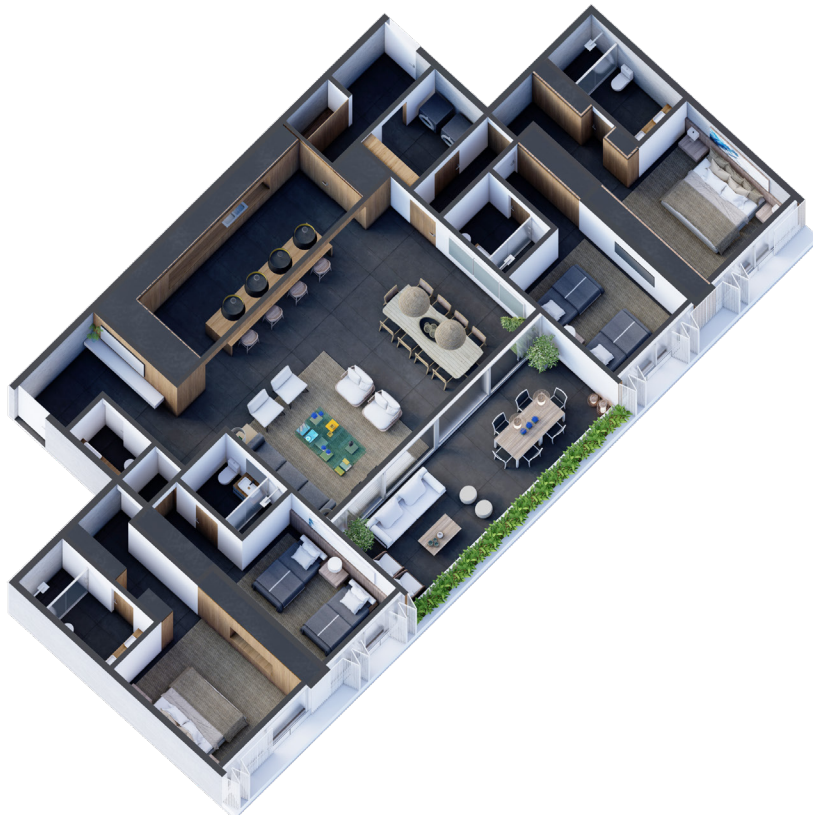


# RESIDENCE INFORMATION

Each residence will have its own public deed and the compound's management will be carried out by a committee. The residences have an area ranging from 183 to 511 square meters, which is a great advantage of our real estate project.

## TIERRA

---



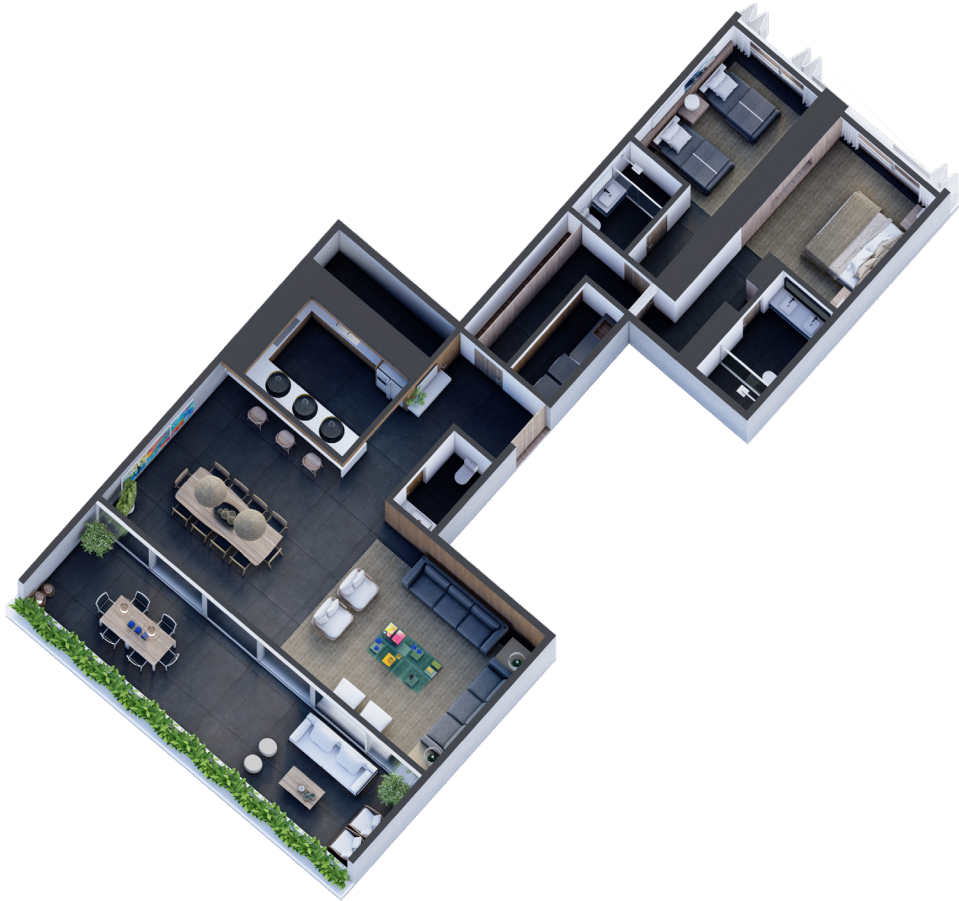
**245.5 M2 TOTAL**



# RESIDENCE INFORMATION

AGUA

---



**201.5 M2 TOTAL**



# RESIDENCE INFORMATION



AIRE

---

237.1 M2 TOTAL

AIRE GARDEN

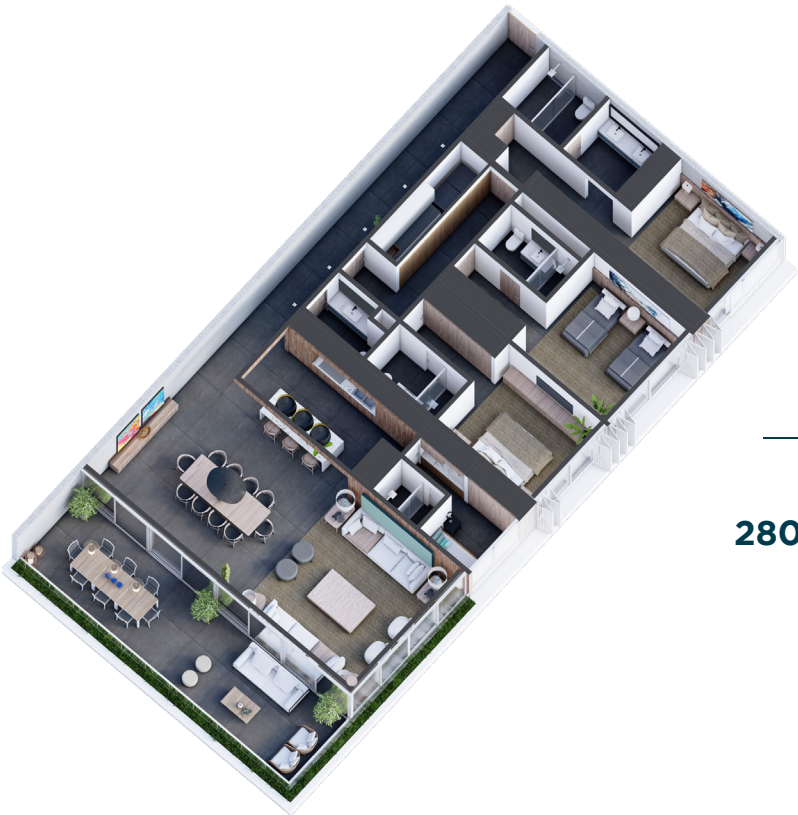
---

323.7 M2 TOTAL





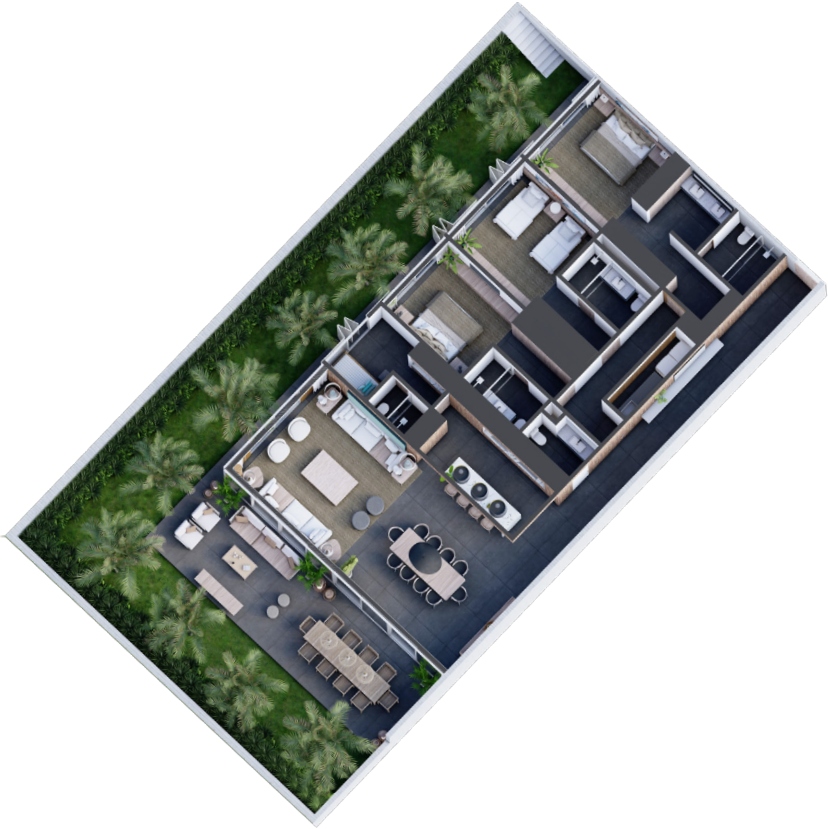
# RESIDENCE INFORMATION



**FUEGO**

---

**280.8 M2 TOTAL**



**FUEGO GARDEN**

---

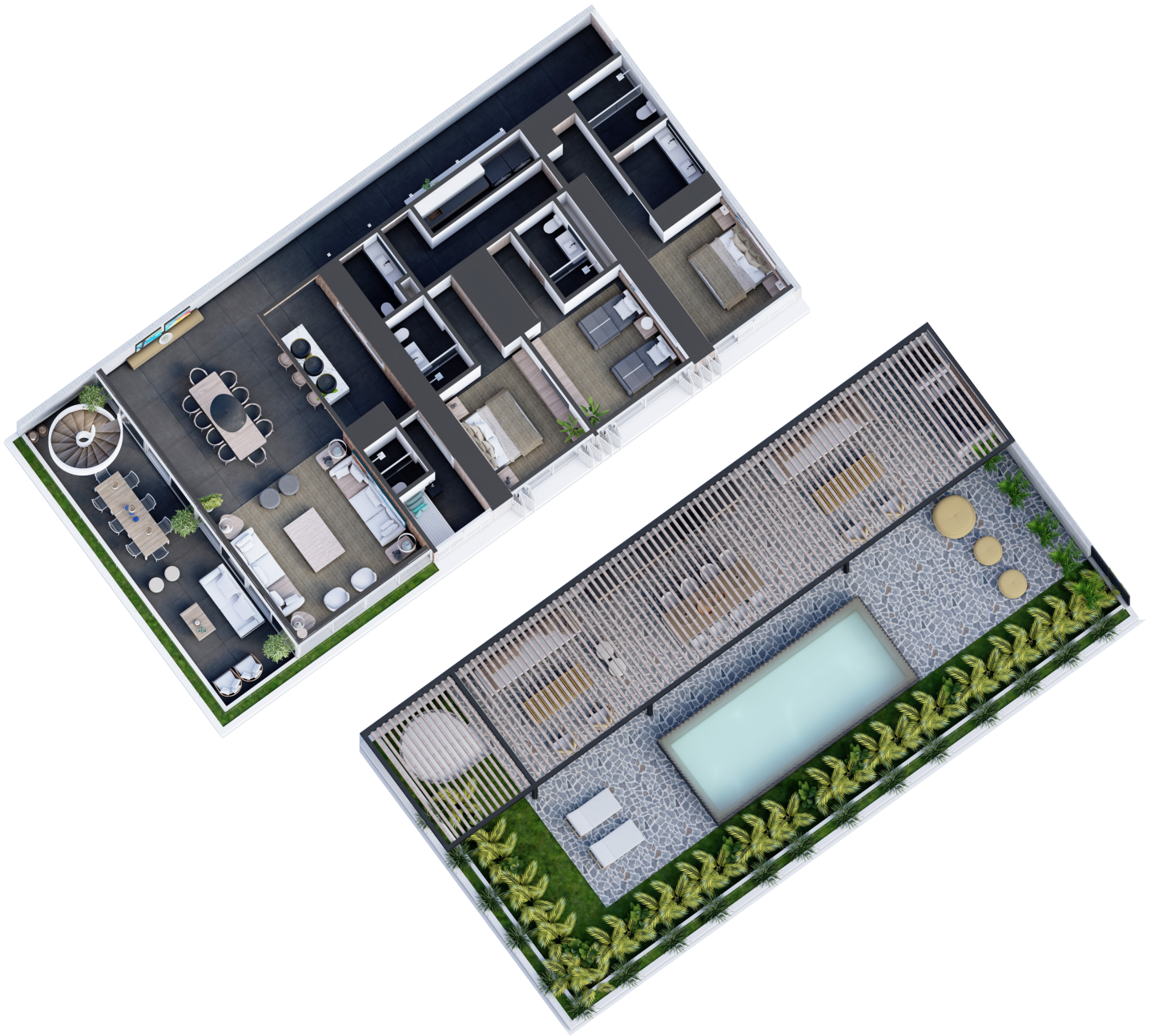
**430.6 M2 TOTAL**



# RESIDENCE INFORMATION

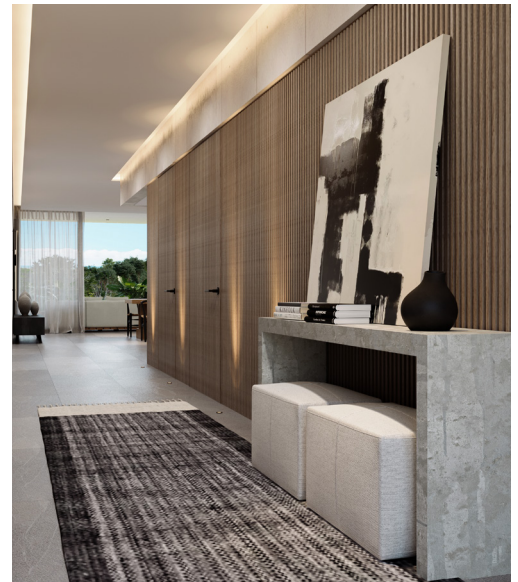
## OCÉANO

---



**547.3 M2 TOTAL**





uma

LIVING WELL  
PLAYACAR

México: +52 984 242 0086 US & Canada: +1 833 207 5571

UMALIVINGWELL.MX