

DEVELOPMENT PROJECT

1. Project Start Date

Jun 2023

2. Finished Date

Nov 2024

3. Project location

Lot 22, Tankah III rustic property, Manzana 03 Tankah subdivision, Tulum Quintana Roo.

4. Who designed the project?

Arvizu Studio

5. How many units?

25 units or less depends on the configuration buyers make for units with more rooms

6. Who are the developers?

Capital Vertical Real Estate Group

7. What projects have they developed?

Casa Xila Tankah, Alquimia Hotel + Residences & Cuatro Elementos Lifestyle Plaza, and many more in the area, as well as many others in Mexico City.

8. How many towers are there and how many floors?

A single semi-basement structure and 4 levels

9. What is the material of the exterior walls of apartments?

Concrete walls, chukum paste cover with a high-quality liquid waterproofing compound

SERVICES

10. Is there an emergency power plant?

Yes

11. Is there a purified water line?

Yes

12. Is there a cistern?

Yes, with a 2-day capacity with the building at 85% in case of contingencies

SECURITY

13. Does it have a security booth?

It has controlled access and a controlled video intercom at reception, and the subdivision has a separate security booth.

14. What is the number of security personnel?

2 security guards, one at the door and the other in rounds.

15. Do you have emergency stairs?

Yes, on side access

16. What happens if the power goes out?

There are emergency plants for the operation of the water pumping system, lighting for general services, and closed-circuit television.

17. Are there contingency plans?

Yes, the operational administration of the building will combine brigades according to the state civil protection guidelines, for the different foreseen contingencies.

18. Is there closed-circuit equipment??

Yes

19. How many security cameras are there in the development?

12

20. Are there closed-circuit facilities in common areas?

Yes

21. Who has access to the closed circuit?

Administrator and head of security only.

SYSTEM ALARM

22. Is there a fire protection system?

Yes

23. Is there a monthly fee for security personnel?

Yes, it is integrated into the maintenance fees

24. Does development security have any extra cost?

No, during development/construction, security is at developer cost.

PARKING

25. How many total parking lots does the project have?

12 lots

26. Are there assigned parking lots per unit?

No, Acalai will have 12 parking lots and valet parking. We want to encourage and promote micro-mobility alternatives. We will also provide a shuttle service to the most popular areas of Tulum.

27. Where are the bicycle and motorcycle racks located?

In the access

WAREHOUSE

28. Are there warehouses?

Only the Condominium has warehouses, not for each unit.

ELEVATOR

29. How many elevators are there?

1

30. What capacity do the elevators have?

8 people

31. What is the speed of the elevators?

1.00 m per second

32. What happens if the power goes out?

The emergency elevator plant comes into operation.

33. What are the specifications of the elevator access cards?

It is controlled with a security key managed by the administration.

34. How often is maintenance scheduled?

According to the maintenance policies and guarantees of the equipment brand

35. Do they have a guarantee?

Yes, (18 months)

OPERATOR

36. Who operates the administration of the condominium?

BB Condos

37. Is it a condo hotel?

Yes, it will be a condo hotel, condo hotels are products in the real estate industry that integrate two competitive advantages:

- 1) The importance that the operation of the building is assigned to a qualified operator, this generates an income for the owners of each department
- 2) Regularly these assets are always located in areas of high tourist demand.

38. Who will manage the vacation al rental?

Mr. W Hospitality Experts

39. As a foreigner, how can I buy?

Through a Trust, there is also the file "Documentation for the elaboration of the contract" where the complete list of the documents necessary to make the purchase comes.

AMENITIES

40. Are the amenities shared?

Yes, they are shared with all the guests. Consumption centers can receive external customers with prior reservations if there is enough availability.

41. What is the equipment of the common areas?

Umbrellas, tables, lounge chairs, chairs, outdoor rooms, and signage.

42. Can my guests use them?

Yes, all guests can use them

43. Can I hold events within the amenities?

Yes, private dinners (no parties) in the Multipurpose Zone and private dinners for small groups at close hours at the Pool/Beach zone and at the Spa.

44. Will there be bonfires?

No

45. Will there be equipment bikes?

Yes, we will have regular bikes for free use and road/electric/assisted bikes with cost.

46. Is there any maintenance fee?

Yes, \$4 USD per sqm

PET FRIENDLY

47. Is it Pet Friendly?

Yes, only for small pets

48. Does it have an exclusive area for pets?

No

49. Are all pets allowed?

No

FAMILIAR

50. Does it have amenities for children?

No

POOL

51. How big is the pool at the roof top and at the beach club?

Rooftop pool area

Daybed area: 87.72 sqm - 944.21 sqf

Pool: 46.25 sqm - 497.83 sqf

Beach Club

Free area discovered on the beach: 221.71 sqm - 2386.46 sqf

Pergola, deck lounge area: 164.40 sqm - 1769.58 sqf

Pool: 79.67 sqm - 857.56 sqf

52. What is the depth?

1.20m - 393.70 ft

53. Are there any hours of use?

It will be put to the consideration of the Condominium Owners during their first assembly and if approved, they will be subject to the internal regulations.

54. Does it have a jacuzzi?

Yes, it has 2, one at the beach and the other at the roof top.

55. Does the pool area have furniture?

Yes

56. Does it have bathrooms and showers in the pool area?

It has shower between the beach and the pool for sand and sea water rise and Restrooms at the entrance of the Restaurant Beach club.

57. Can my guests use them?

Yes

GYM

58. Total measurement of the gym area?

70 sqm - 753.474 sqf

59. Are there any hours of use?

6 a.m. to 10 p.m.

60. Does it have bathrooms and showers?

Yes

61. What equipment do you have?

Treadmills, stationary bikes, dumbbells, weights, accessories.

COMMON AREAS

62. Is there a coworking space?

The coworking is located on the rooftop, with large tables, comfortable chairs, and an unbeatable view. Integrates with an outdoor space for work, an indoor working area with A/C, a private conference room and a copy-scan corner. All of this looking to the Sky Lounge a pool, with bar service.

63. Does it have grills?

No

64. What does the soft marina area include?

Includes Kayaks, snorkel equipment and paddle boards.

65. Do you have an area for children?

No

UNITS

66. What is the height of the apartments??

2.60 mts

67. What typologies does the project offer?

The building contemplates two views, one towards the sea and the other towards the jungle. There are typologies of 1 and 2 bedrooms and condominiums with 3 or 4 bedrooms can be configured, both for the view towards the jungle and the view towards the sea.

68. What guarantees are included in the apartments?

5 years in structural elements, 3 years in waterproofing, 1 year for hidden vices

69. Are there restrictions on drilling the wall?

Only the perforation corresponding to the decoration is allowed, for other adaptations authorization from the administration is required.

70. Are there regulations for interior design?

Yes

71. Are the apartments delivered with furniture? who is the interior designer?

Yes, Cubo Diseños has designed proposals for each typology with an extra cost.

72. What equipment is included in the delivery of the unit?

Electric grill, electric oven, microwave, bell, carpentry, air conditioning equipment and Finishes

73. What equipment is included in the delivery of the unit?

Kitchen with quartz bar, Electric grill, and oven, Air conditioning equipment with automation system, Intelligent lighting throughout the apartment (which is controlled by application from a mobile phone), and dimmable in the rooms.

CONSTRUCTION

74. What is the material of the interior walls of apartments?

Block

75. With what finish are the interior walls of the apartments delivered?

Plaster, paint, and natural stone details, chukum type finish, and polished concrete

76. In case the client does not want these finishes, the unit can be delivered white work?

It's not possible

77. What types of finishes are placed on interior doors?

Main door made of natural tzalam wood with 2 views, semi-solid interior doors of parota plywood with a semi- matte polyurethane finish, these could be modified during the development of the project.

78. What are the specifications of the locks?

Main door with electronic security smart lock with 4 systems (fingerprint, password, Wi-Fi or app), interior doors with normal lock with physical key, brand to be defined.

79. What finish is considered in the floor of?

Marble or similar

80. What method of acoustics will be used between floors?

Home isolation

81. Will there be an acoustic method so that the bathroom pipes cannot be home isolation heard?

Yes, home isolation system

82. Is it possible to change the interior layout of the apartments?

There is the option of acquiring units with more rooms, on structures already authorized by the technical area.

83. Is there any weight allowance or limit for furniture?

50kg/m²

84. What qualities does exterior glass have? Is it hurricane proof?

Safety glass (laminated glass 6mm +0.89 p.s.g.+ 6mm) with Aluminum Interlum 250, with certification to resist hurricanes category 3 granted by Miami Dade Country.

SERVICES

85. Will there be natural gas or will everything be electric?

Everything will be electric

86. Are there water and electricity meters per apartment?

Yes

87. What is the voltage of the apartments? For some appliance or other output is different voltage?

110v and 220v

88. Will there be a boiler in the apartments?

No, electric heater

89. Which network intelligence company is counted?

Gignet, Starlink or similar high speed Internet company, before the delivery date, the best option will be evaluated according to its cost-benefit.

90. Does it have a treatment plant?

Yes, everything is processed with a treatment plant and biodigester, and the water supply is through drinking water pipes.

91. Is there a garbage shaft?

Yes

92. Will there be a cold room to store garbage?

Yes

93. Location where the garbage of each building will be kept?

Basement

94. How will the climates be installed?

Fan & Coil inverter

KITCHEN

95. Does it have moisture-proof paint?

Yes.

RESTROOMS

96. Does the bathroom have an extractor fan?

Yes.

TERRACE

97. How will the rainwater accumulated on the balconies be captured?

Drains and protection for overflow

98. Can I place a barbecue on the balcony?

No, for security measures.