



Revised by developer on AUGUST 02/2023

**DOWNTOWN CIUDAD MAYAKOBA** is the most exclusive and luxurious development in Ciudad Mayakoba. It will have amenities for the new lifestyle in its apartments and lofts, as well as a commercial area on the ground floor of the complex that will be **positioned as the first and most successful shopping center in Ciudad Mayakoba thanks to its strategic location in the heart of the residential complex.**

A mixed-use development designed by the multi-award-winning firm **KMD ARCHITECTS**, with presence throughout Latin America <https://www.kmdarchitects.com> and built through a trust with the support of **DESARROLLOS INMOBILIARIOS VIVEPLUS**, a society of companies specialized in construction and the financial sector with more than 20 years of experience in the real estate industry in Mexico.

### GENERAL

- **79,857 SqFt<sup>2</sup>** total land area, **166,840 SqFt<sup>2</sup>** of construction area and **31,215 SqFt<sup>2</sup>** of green area (representing 40% of land)
- **59** condos with 2 and 3 bedrooms, **13** lofts and **20** commercial premises
- **136 underground parking spaces and 7** outdoor parking spaces
- (96 designated for housing and 40 for commerce)
  - 2-bedroom condo will have **1 parking assigned and deeded**
  - 3-bedroom condo will have **2 assigned and deeded parking**
  - There will be an exclusive **parking area for lofts.**
- **4 elevators** for housing area (**two per tower**) and **1 elevator** for the commercial area
- **8 Storage spaces.**
- **24/7 CCTV security and controlled access** in residential area
- **It has a 2-cell cistern**, each with a capacity of **140 m<sup>3</sup>** of water.
- **Emergency electrical power circuit** covering common areas, parking lot, stairs, lobbies and elevators
- **Construction Started on:** June 2021 **Delivery dates:** Tower 1 January 2024, Tower 2 July 2024
- **Projected HOA Fee** at **2.5 usd per m<sup>2</sup>**
- **Free administration**, vacation rentals or Airbnb are not restricted.

### AMENITIES

- **Family pool** with 2 swimming lanes of 75.45 Ft
- **Fitness center** with modern equipment and classes area
- **Business center** with cowork space
- **Kids club and Play center**
- **Multipurpose room** for events.
- **Outdoor terrace** with sunbeds, lounge chairs and jungle views
- **Bar area with firepit** for just over 40 people
- **Common rooftop with grills** for social gatherings
- **Reception with Concierge and delivery area.**

### 59 CONDOS 2 and 3 bedrooms

28 units sold (49%)

N° of units	Typology	Range of SqFt <sup>2</sup>	Price range
41	2 Bd	990 – 1,227	\$5,260,000 MXN up to \$5,814,000 MXN
10	3 Bd	1,506 – 1,560	\$7,893,665 MXN up to \$8,240,417 MXN
08	Penthouse	2,120 – 2,830	\$8,680,000 MXN up to \$10,327,368 MXN

- The housing units are delivered **equipped** with fitted kitchen with granite finishes, (electric hood, gas stove), closets, AC units type VRV, compressors in private area. Gas installations for grill, water heater and dryer. Tempered glass doors in bathrooms

### 13 LOFTS studio

6 units sold (46%)

N° of units	Typology	Range of SqFt <sup>2</sup>	Price range
09	Loft	441 - 548	\$2,994,896 MXN up to \$3,255,943 MXN
02	Loft + Terrace	990	\$4,528,902 MXN
02	Mezzanine	699	<b>SOLD</b>

### 20 COMMERCIAL PREMISES

13 units sold (65%)

N° of units	Typology	Range of Sqft <sup>2</sup>	Price range
14	No terrace	699 – 2,766	\$4,703,132 MXN up to \$16,636,248 MXN (plus IVA)
06	With terrace	979 – 2,518	\$4,952,213 MXN up to \$8,485,944 MXN (plus IVA)

- The **height of the commercial premises** is **19 Fts**.
- The **division between commercial premises** will be with **block walls** up to a **height of 9.8 Fts** and then at the discretion of the owner they must place drywall or Durock depending on the design needs.
- The **units are delivered in gray structure** with connections (water, drainage and electricity preparations. And there will be electric charging for air conditioning equipment).
- Each place will have a wall with preparations to place its water and electricity meter.
- Premises **13 to 16 have terraces** and there is the possibility of acquiring rooftop with preparations and accesses for an additional cost of 50% more than the price per m2 of the premises.
- 40 underground parking spaces** (not assigned) and **7 outdoor parking spaces** for the commercial area.
- About 21,527 SqFt<sup>2</sup> of saleable commercial area with outdoor recreation areas.
- It will have a variety of restaurants, boutiques, cafes and convenience stores.
- It will have common bathroom modules for men and women, as well as permanent administration.
- Projected monthly rent **between \$500 to \$600 MXN/m<sup>2</sup>**.
- It will have a condominium regime and image guidelines.

### SHOPPING PLAZA DIFFERENTIATORS

- Unique in the diamond zone of Ciudad Mayakoba.
- Shopping center available from October 2023 with greater purchasing power.
- Next to Bosques de Mayakoba (with 880 condos).
- A few meters from Senderos Poniente (with 452 units).
- In front of Wellmedic (with doctors' offices and specialized clinic).

- High commercial demand within Ciudad Mayakoba .

### SALES PROCESS

- Secure the unit **with \$ 30,000 MXN** as earnest money for up to 30 calendar days fully refundable (except transfer costs) in a maximum period of 15 business days in case of not continuing with the purchase.
- Cash payments up to \$690,000 MXN per buyer per unit.

<b>PAYMENT PLAN FOR CONDOS</b>				
	<b>DOWNPAYMENT</b>	<b>DURING CONSTRUCTION</b>	<b>DELIVERY</b>	<b>DISCOUNT</b>
FORM 01	20%	-	80%	0%
FORM 02	20%	20%	60%	0%
FORM 03	50%	0	50%	4%

<b>PAYMENT PLAN FOR COMMERCIAL PREMISES</b>				
	<b>DOWNPAYMENT</b>	<b>DURING CONSTRUCTION</b>	<b>DELIVERY</b>	<b>DISCOUNT</b>
FORM 01	20%	-	80%	0%
FORM 02	20%	20%	60%	0%
FORM 03	50%	40%	10%	5%
FORM 04	95%	-	5%	8%

- The reservation form is filled out with the general conditions of the purchase.
- The buyer' s file is completed and the PLD (Money Laundering Prevention) forms are filled out.
- The purchase agreement is signed.
- Once the construction is finished, the deed of the unit is scheduled and later the delivery..