

AFLORA

1. How much money can I make a reservation with?

Reservations at Aflora are made with \$3,000 dollars, which is refundable. Contact your advisor for more information.

2. What is the address of the project?

Aldea Zamá Avenue, Lot number 10, Tulum, Quintana Roo, Mexico.

3. Project delivery date?

The delivery date is February 2023. Ask your advisor for dates for Villas and for Towers that deliver in 24 months.

4. How many units does the development have in total?

The development has 211 Units in all its phases and are divided into 3 unique concepts.

- Wonder Loft Village (Loft for short stays)
- Magic Apartment Towers (Luxury Residences)
- Essence Luxury (Luxury Villas)

5. What are the typologies of the development?

We have:

- 1, 2 and 3 bedroom residences with terraces.
- Garden Houses of 1 and 3 bedrooms, with garden and private pool.
- 1 and 3 bedroom penthouses with pool, sundeck and outdoor dining area.
- 1-bedroom loft.
- Three-level 4-bedroom villas with private garden and pool.

6. What amenities are there within the development?

There are a total of 15 amenities at Aflora Tulum.

- Wellness Lagoon
- Panza Dining & Bar
- Sunset Tower (Lobby with Viewpoint)
- Bath House - Spa & Temazcal
- Wellness & Gym Tower
- Coworking Lounge
- Semi-Olympic Pool
- Infinity Pool
- Climbing Wall
- Outdoor Fitness Circuit
- Acrobatic Practice Area
- Sculpture Garden
- Children's Pool and Games
- Raised Net Beds
- Hammock and Swing Area

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7. How large is the complex's property?

Aflora has 29,264.06 m², which represents, practically, 3 hectares. One of the largest and greenest in the entire master plan of Aldea Zamá.

8. How is the apartment delivered?

All units are delivered fully equipped. Ask your advisor about the furniture and decoration packages included.

9. What is the cost of maintenance?

The preliminary estimate of the cost is \$3 for each m² of your unit. That is, if your unit measures 100m², your maintenance will be approximately \$300 per month.

10. Do you offer property management and/or vacation rental services?

Yes, property management and vacation rental services are offered by the developer without any obligation or commitment to hire them.

11. Is it a Condo-hotel?

No, it is not. However, it will have all the infrastructure to give a 5-star service and unique quality to our guests, as well as a very well assembled administration.

12. Is there a guaranteed ROI?

There is no guaranteed ROI, but there will be income projections by typology, 6 months before handing over the units to the owner.

13. What is the percentage of green areas and common areas?

- 46% green areas and trails equivalent to 13,373.85 m²
- 9% amenities and bodies of water equivalent to 2,600.33 m²
- 23% residential areas equivalent to 6,742.36 m²
- 21% urbanization equivalent to 6,321.11 m²
- 1% services equivalent to 226.40 m²

14. How many levels are there?

- 4 levels in Magic Apartment Towers.
- 3 levels in Wonder Loft Village.
- 3 levels in Essence Luxury Villas.

15. What are the payment methods?

We have several payment options that fit all the needs of our customers, these options are pre-established and you can know them with your sales consultant, sure you will find the ideal one for you.

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16. Do you have assigned parking spaces?

The complex has parking close to the apartment towers and lofts, which are for common use by owners and residents. The Villas have their own private parking and there is also an exclusive parking area for visitors.

17. Is it pet friendly?

Of course, our pets are an essential part of this new community.

18. Does it have an elevator?

Of course, Aflora has 10 elevators, 9 of them are distributed in each residential tower and one in the Loft Village building. Each elevator has a capacity for 13 people.

Wastewater / Septic tank

19. What is the plan? Is the facility environmentally friendly or will it add to the existing infrastructure in Tulum?

We are located in the heart of Aldea Zamá which benefits the use of its own treatment plant, which is separate from the municipal water treatment plant. This means we don't have to treat wastewater on site, which reduces maintenance, costs and eliminates the possibility of unwanted odors or contamination.

20. Is there a solar energy option for tenants? Can I install my own solar cell?

Our common areas will have a photovoltaic system to reduce the energy used in common areas and amenities. The only units with their own solar energy are the Luxury Villas, as the apartments have a rooftop garden on the penthouse and occupy most of the roof space.

21. Is there water filtration built into the units?

Water filtration system

We will use various filtration systems at Aflora designed to remove calcium and minerals from the water; these systems will not guarantee potability. However, there will be enough space under the sink to add an additional filter and have potable water (at the investor's discretion and budget). Based on our experience, the final "taste" of filtered water is inferior to bottled water.

22. We would like to use the bicycles and scooters to get around Tulum, is there any place on the property to store them (especially for the months we are away)?

Of course, Aflora has an assigned place for bicycles and scooters. This area is outdoors, secure and located on the property.

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Internet Service

23. Is there fiber optic internet, and what is the bandwidth; in the units will the internet be shared or will each apartment have its own?

Each unit will have its own fiber optic internet line, the speed range in Tulum is from 25 to 200 mbps depending on the internet plan the owner chooses.

24. Will there be a pool with hot water, and if so, will it be all year round?

Tulum has a very warm climate all year round. We don't plan to have hot water pools; but we can incorporate heating elements at the owner's request (installation and equipment have additional cost).

25. Aflora owners/tenants will be able to use the Aflora Restaurant and Spa (hydrotherapies) free of charge?

The restaurant and spa are separate businesses. Owners will enjoy privileges within these, which will be by appointment and cost. In addition, Aflora's owners and community will enjoy special benefits.