

**ROSA** RESORT  
LIVING  
**PALMAR**

SISAL, MÉXICO

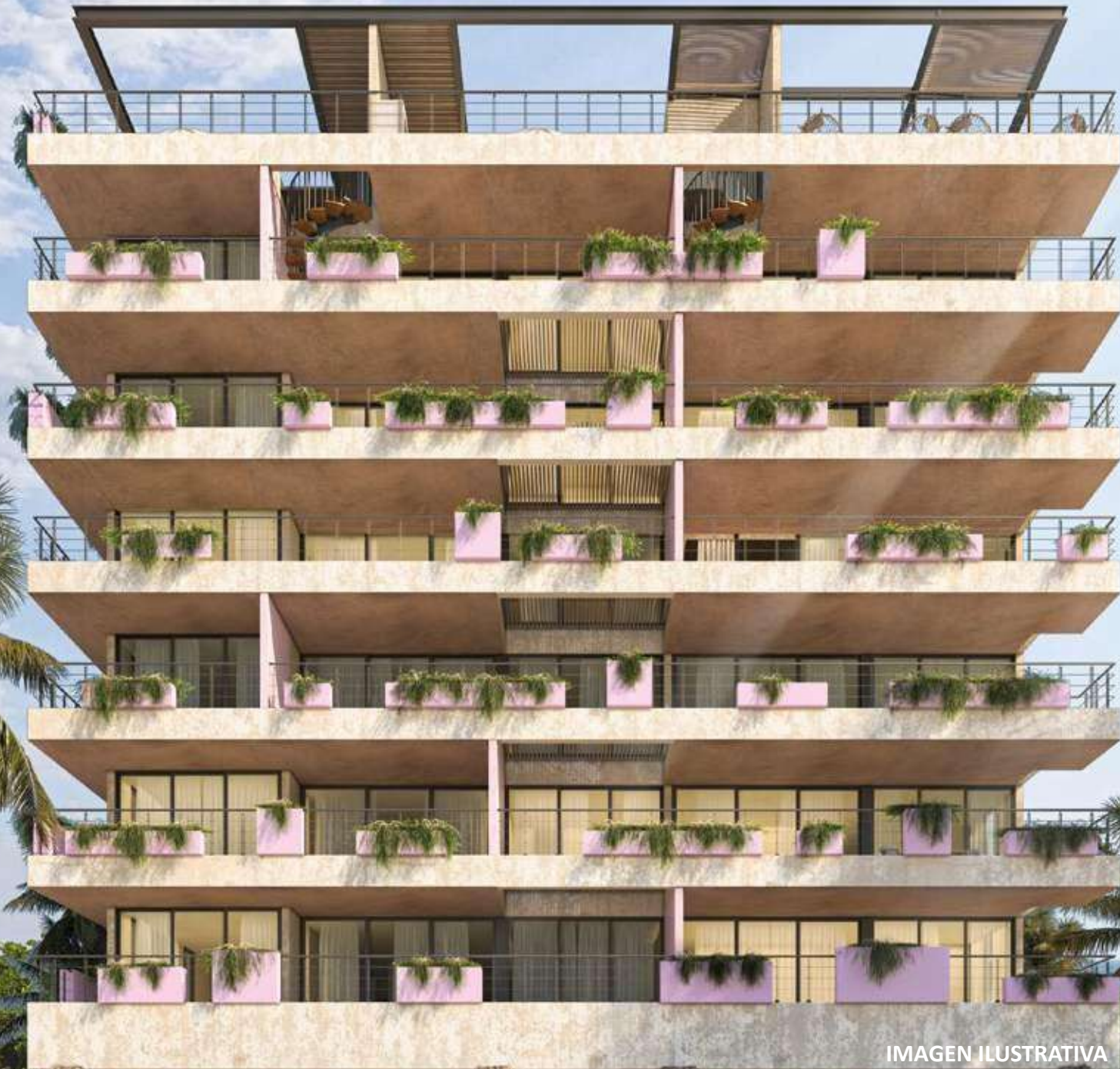


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## YOUR NeW APARTmeNT ON The BeACh

A NEW WAY OF BECOMING A BEACH PROPERTY OWNER IN MEXICO

Rosa Palmar offers you a new way of investing in a luxury condo with resort-like amenities on the beautiful beaches of the “magical town” of Sisal, Yucatán, that you can enjoy for the rest of your life and then pass it on as an inheritance.

With Rosa Palmar you can buy an apartment and enjoy the month, or months, of your choosing and forget about maintenance and other expenses for the rest of the year.

The project includes a seven story building plus a rooftop and 39, one or two bedroom, luxury units with either ocean or lagoon view, and a beach club area.



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# DeVeLOPmeNT

RESORT LIVING

Rosa palmar is being developed in collaboration with various distinguished businesses that bring great value and quality to the project.

Concept and general development: SMART Desarrollos

Architectonical design: Arkham Projects

Interior design: GP Arquitectos

Brand design: VEGRANDE

Complex administration and operation: HITECH Administraciones



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# ROSA PALMAR

RESORT LIVING





## LOCATION

Sisal, Yucatán, México

Sisal has the official distinction of “magical town” and it’s located on the shores of the Yucatán state, 30 miles to the northwest of the state’s capital, Mérida.

Sisal is the oldest port in the state, but due to the emergence of other ports and means of transportation to the region, the port and commercial activities of Sisal dwindled, which allowed it’s history and traditions to become frozen in time.

Fall in love with it’s beautiful white sand beaches, it’s main peer, it’s old colonial buildings and with the nature that surrounds it.

Sisal also offers excellent local gastronomy from the sea, eco-tourism, sports activities, scuba diving and much more.

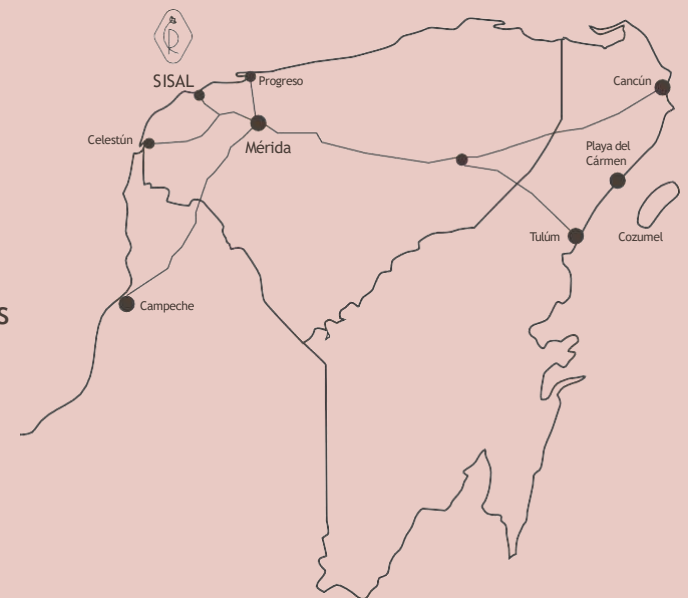




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## AmeNITies

Rosa Palmar was designed to include a great number of amenities to bring a unique experience and unparalleled quality of living.

### BeACh LeVeL

- Pool with kids pool area and jacuzzi
- Beach beds and bunks
- Social area
- Grill and fire pit area
- Bar inside social area
- Ladies and gents bathrooms and showers
- Fully equipped laundry area
- Front desk
- Parking lot
- Gardens and lawn areas

### ROOFTOP

- Pool with kids pool area
- Sunbathing area
- Pergola with bunks
- Ladies and gents bathrooms
- Bar
- Table sitting area
- Grill and firepit area

### APARTmeNT UNITs

- Interior design by GP Arquitectos
- Fully furnished
- All spaces have air conditioning units and ceiling fans
- Premium furniture and beddings
- Glasses, dinnerware and utensils
- Granite and natural stone accents
- WiFi and smart TV
- Refrigerator, dishwasher, electric stove, etc.
- Water heater and pressurizer







# seRVICes



Rosa Palmar was designed with many resort-like services to bring an exceptional experience that will allow you fully enjoy and be worry free during your stay.

- Concierge
- Room cleaning and maintenance at the beginning of your stay
- Elevators
- Garbage collection
- Rent administration services
- WiFi throughout the property
- Maintenance to gardens and common areas
- Gardens with irrigation system
- Pool filtration systems
- Bicycles for the use of residents
- Parcel reception on the front desk

## ADDITIONALS

Services with an additional charge:

- Housekeeping and laundry services
- Shop deliveries to the unit





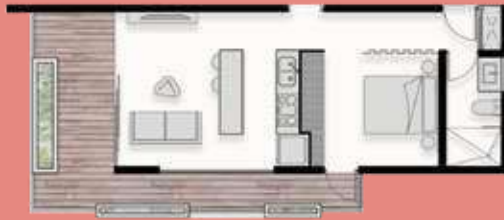
# mODeLs



Rosa Palmar offers 39 apartments with either ocean or lagoon view, 24 of which are suites with two bedrooms and 15 are one bedroom studios.

There is an option of joining a suite and a studio with a lock-off system.

Estudio



Villa 1



Villa 2



Mod. A



Mod. PH-A



Mod. B



Mod. PH-B

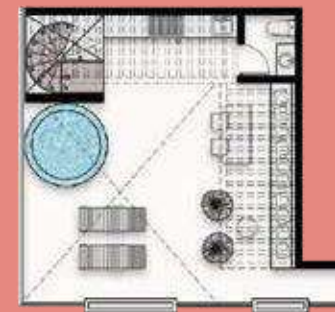






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# OUR INVESTMENT MODEL

YOUR APARTMENT, THE MONTHS YOU CHOOSE, FOREVER.

## How does the investment model work?

Our investment model is a cheap, safe and practical way of acquiring an apartment that will allow you to be part owner of a real estate property, which means that you can rent your property, sell it or leave it as an inheritance.

## When will I be able to use my apartment?

Your apartment will be at your disposal on the month or months you selected at the moment of your purchase.

## What are the benefits?

- You choose the season and months that are the best option for you at the moment of purchase.
- Very low cost of acquisition because you only pay for the months you own.
- Low legal costs and exemption on the payment of the ISAI tax.
- There are no municipal taxes.
- It allows property ownership for non-nationals.
- Lower cost of maintenance: you only pay maintenance for the months you own.
- You can rent it out to generate income. We can help you do it.
- The rights to your property can be sold, transferred or inherited.
- Your apartment will always be in the best conditions, clean and ready to use at the beginning of the months you own.
- You will never have to worry about the maintenance for the furniture, appliances, beddings, etc..

## How is my investment secured?

- It's private property.
- Investment that is subscribed under a notary public legal figure.
- Protection against any legal instances.
- Property administration company with experience in resort properties.

\*The property and private units administration will be done by the company: HiTECH Administraciones.







