



MAKAI



MAKAI IS A BOUTIQUE DEVELOPMENT LOCATED IN THE VERSALLES NEIGHBORHOOD—THE AREA WITH THE HIGHEST GROWTH PROJECTION, GASTRONOMIC OFFERINGS, AND PROPERTY VALUE APPRECIATION IN ALL OF PUERTO VALLARTA.

THIS PROJECT IS DESIGNED FOR THOSE LOOKING TO INVEST, LIVE, OR GENERATE SECURE RENTAL INCOME, COMBINING A PRIVILEGED LOCATION WITH THE UNIQUE STYLE OF THE PACIFIC'S MOST VIBRANT CITY.



MAKAI

IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT





Mérida







PRIVADA MERIDA, VERSALLES, PUERTO VALLARTA, JALISCO, MÉXICO

THE BEST OF VERSAILLES

VERSAILLES HAS EARNED ITS REPUTATION AS VALLARTA'S MOST DYNAMIC NEIGHBORHOOD, CELEBRATED FOR ITS VIBRANT CULINARY SCENE. DISCOVER EVERYTHING FROM ACCLAIMED RESTAURANTS AND COZY CAFES TO CASUAL BARS AND ARTISAN BAKERIES—EACH OFFERING A UNIQUE EXPERIENCE.

BEYOND DINING, ENJOY UNPARALLELED CONVENIENCE WITH PREMIUM SERVICES JUST MINUTES AWAY: TOP-TIER HOSPITALS, BANKS, INTERNATIONAL SCHOOLS, LOCAL MARKETS, AND SPECIALTY STORES. THIS IS A WALKABLE COMMUNITY WHERE DAILY LIFE IS EFFORTLESSLY SIMPLE, ELIMINATING THE NEED FOR LONG COMMUTES.



-  PLAYA LOS TULES Y ZONA HOTELERA: 2 KM | 5 MIN
-  PLAZA LA ISLA / PENÍNSULA: 3 KM | 7 MIN
-  HOSPITAL SAN JAVIER Y CMQ: 1 KM | 3 MIN
-  COSTCO: 1.5 KM | 4 MIN
-  MALECÓN Y CENTRO HISTÓRICO: 4 KM | 10 MIN
-  AEROPUERTO INTERNACIONAL: 5 KM | 12 MIN





WHY MAKAI ?

STRATEGICALLY POSITIONED IN ONE OF THE AREA'S FASTEST-GROWING REAL ESTATE MARKETS, VERSALLES IS EXPERIENCING A SURGE IN RESIDENTIAL DEVELOPMENTS THAT CONTINUOUSLY DRIVE DEMAND AND INCREASE PROPERTY VALUES. THIS GROWTH IS FUELED BY ITS PRIME LOCATION, COMPREHENSIVE SERVICES, AND DESIRABLE LIFESTYLE. VERSALLES STANDS AS A HIGHLY ATTRACTIVE INVESTMENT ZONE, CONSISTENTLY DELIVERING A HIGH RETURN ON INVESTMENT (ROI).

"LIVING IN VERSALLES MEANS ENJOYING A NEIGHBORHOOD WITH LOCAL CHARM, AN EXCELLENT LOCATION, GOURMET DINING, AND FIRST-CLASS SERVICES, ALL WITHOUT SACRIFICING TRANQUILITY. IT IS THE IDEAL CHOICE FOR THOSE SEEKING URBAN COMFORT, SECURE APPRECIATION, AND A BALANCED LIFESTYLE."



IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT



IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT
ACCURATELY REPRESENT THE FINAL PRODUCT



•THE CONCEPT IS FOUNDED ON CREATING A LIVING SPACE THAT CONVEYS CALM AND WELL-BEING, EMPLOYING A SOBER AESTHETIC WITH EXPOSED MATERIALS IN NEUTRAL TONES, WARM WOODS, AND FINISHES THAT EVOKE A NATURAL, BEACH-INSPIRED FEEL. THE VOLUMETRIC COMPOSITION RESPECTS THE HEIGHTS AND PROPORTIONS OF THE IMMEDIATE SURROUNDINGS, AVOIDING VISUAL DISRUPTIONS TO THE EXISTING URBAN FABRIC.



IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND
MAY NOT ACCURATELY REPRESENT THE FINAL
PRODUCT



ROOFTOP

IMAGINE ARRIVING AT THE TOP FLOOR AND BEING GREETED BY A DREAM PANORAMIC TERRACE. THIS COVERED SPACE FEATURES A BAR, BATHROOM FACILITIES, AND SPECTACULAR VIEWS OF PUERTO VALLARTA. IT'S THE PERFECT SETTING FOR SOCIAL GATHERINGS, AFTER-WORK DRINKS, OR SIMPLY RELAXING UNDER THE SKY. A TRUE URBAN RESORT, IDEAL FOR SHARING MEMORABLE EXPERIENCES.

POOL

ENJOY A REFRESHING INFINITY-STYLE POOL ON THE ROOFTOP, DESIGNED TO OFFER A MOMENT OF RELAXATION WITH A VIEW, STYLE, AND THE BEST ATMOSPHERE. COMPACT YET WITH A MODERN DESIGN, IT'S PERFECT FOR A QUICK DIP, A RELAXED SWIM, OR SAVORING A COCKTAIL BY THE WATER.



IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT



SUNDECK

ADJACENT TO THE POOL, A COMFORTABLE DECK UNFOLDS WITH SUN LOUNGERS AND LOUNGE TABLES, PERFECT FOR SUNBATHING, READING, OR SIMPLY RELAXING. HERE, IT'S NOT JUST THE SUN THAT SHINES, BUT ALSO THE ATMOSPHERE AND THE VIEW, IN TRUE URBAN RESORT STYLE.

GRILL AREA

GOURMET OUTDOOR GATHERINGS? OF COURSE. THE ROOFTOP FEATURES GRILLS AND BARBECUE AREAS, ACCOMPANIED BY A SERVICE BAR, SO YOU CAN HOST YOUR EVENTS WITH STYLE. IMAGINE A PERFECT EVENING WITH FRIENDS, GREAT FOOD, AND A UNIQUE ATMOSPHERE—ALL IN ONE PLACE.



MAKAI

IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT



IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT
ACCURATELY REPRESENT THE FINAL PRODUCT



IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT
ACCURATELY REPRESENT THE FINAL PRODUCT



.....

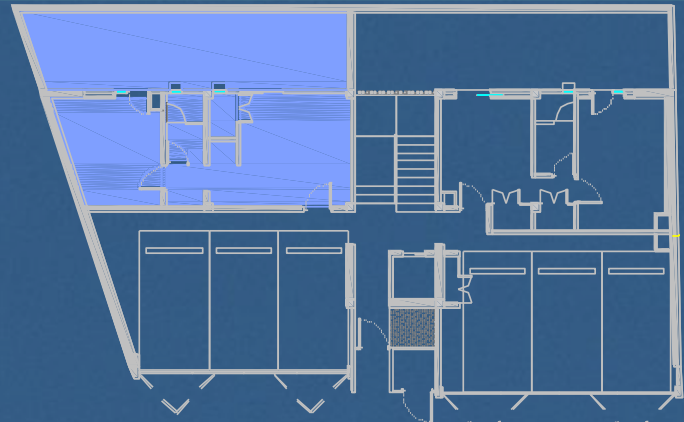
EXPERIENCE LIFE ACROSS 5 LEVELS, CROWNED BY AN EXCLUSIVE ROOFTOP. CHOOSE FROM 16 ONE- OR TWO-BEDROOM RESIDENCES, WITH THE FLEXIBILITY TO SELECT YOUR PREFERRED LAYOUT. EACH UNIT IS DESIGNED TO MAXIMIZE NATURAL LIGHT AND VENTILATION, WHILE THE ROOFTOP—WITH ITS POOL, BAR, AND LEISURE AREAS—OFFERS THE PERFECT ENVIRONMENT FOR RELAXATION AND CONNECTION.

.....



MAKAI

IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT



GROUND FLOOR

UNIT TYPE 1RA (81.04 m² / 873 sq ft)

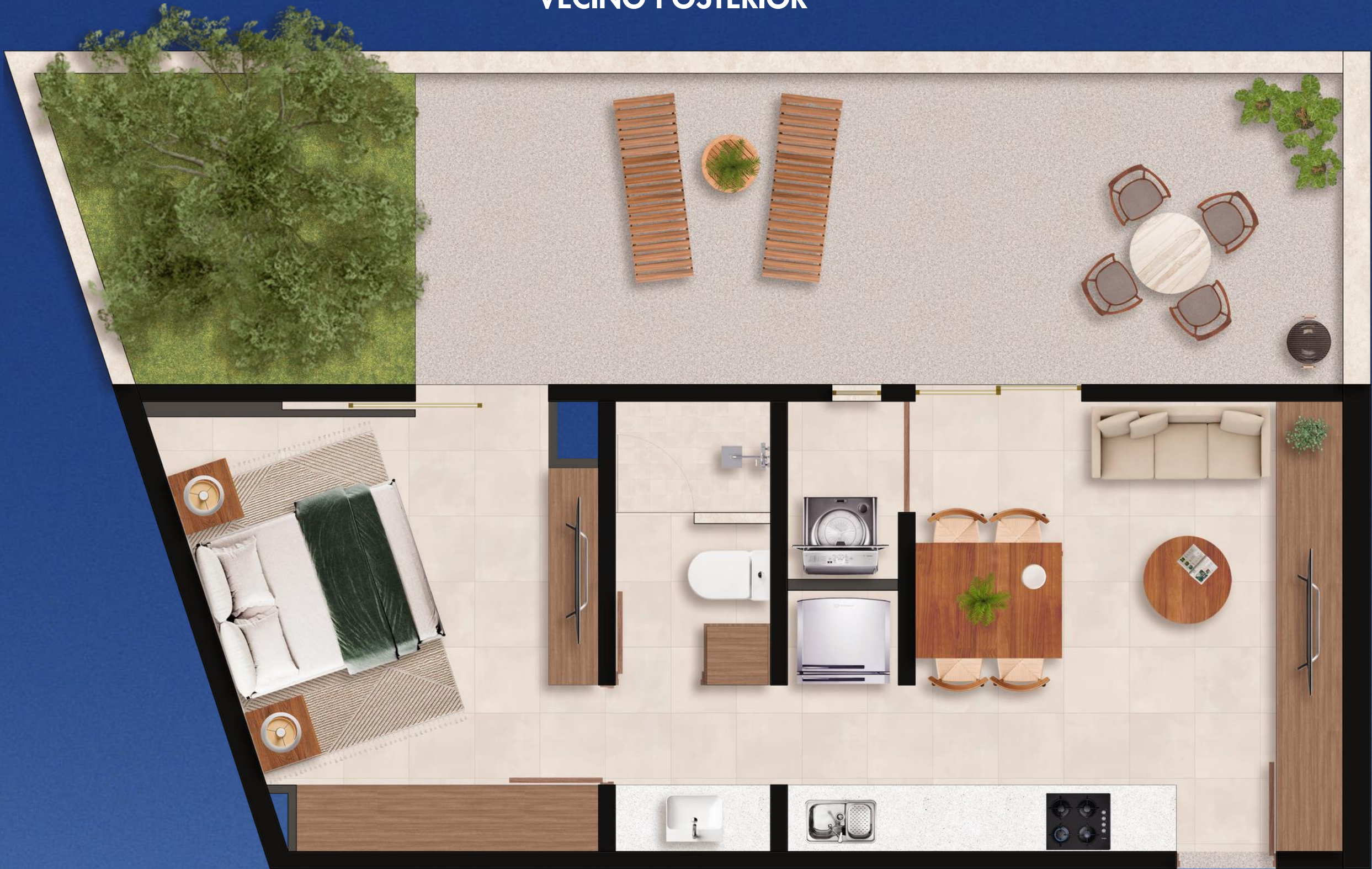
- Interior: 45.58 m² (491 sq ft)
- Exterior: 35.46 m² (382 sq ft)

FEATURES:

- 1 Bedroom
- 1 Full Bathroom
- Living/Dining Room
- Kitchen Bar
- Laundry Area
- Terrace
- Garden



•IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT



ESTACIONAMIENTO

INGRESO



VECINO POSTERIOR

GROUND FLOOR

UNIT TYPE 1R (77.33 m² / 832 sq ft)

- Interior: 42.88 m² (461 sq ft)
- Exterior: 34.45 m² (371 sq ft)

FEATURES:

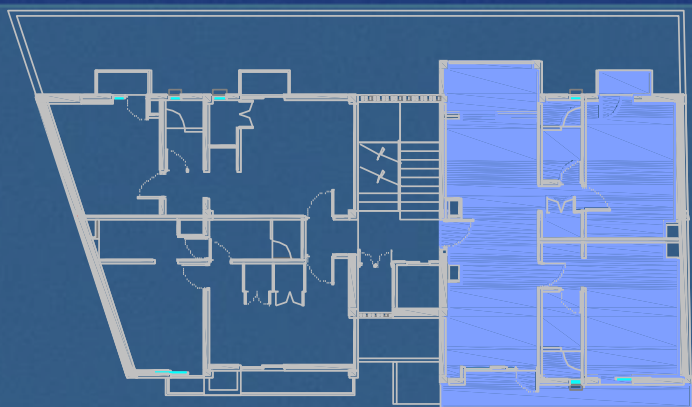
- 1 Bedroom
- 1 Full Bathroom
- Living/Dining Room
- Kitchen Bar
- Laundry Area
- Terrace
- Garden



•IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT



ESTACIONAMIENTO



LEVEL 1

UNIT TYPE 2RB (101.87 m² / 1,100 sq ft)

- Interior: 84.89 m² (914 sq ft)
- Exterior: 16.98 m² (186 sq ft)

FEATURES:

- 2 Bedrooms
- 2 Full Bathrooms
- Living/Dining Room
- Kitchen Bar
- Laundry Area
- 2 Terraces
- 2 Balconies

This unit type may be available on other levels by acquiring two adjacent units.



MAKAI

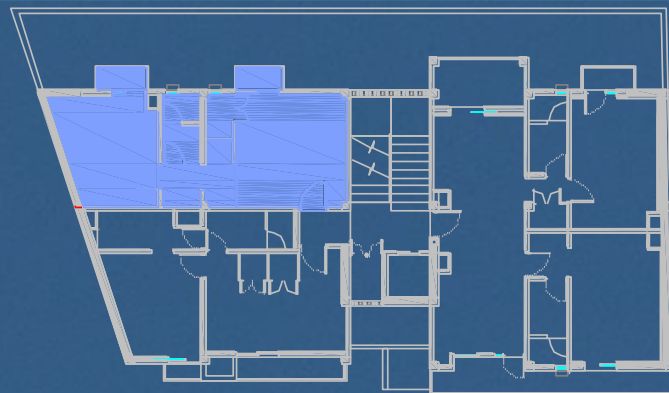
•IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT

INGRESO



INTERIOR

CALLE



LEVEL 1,2,3 & 4

UNIT TYPE 1RA (47.83 M² / 528 SQ FT)

- INTERIOR: 45.58 M² (491 SQ FT)
- EXTERIOR: 2.25 M² (36 SQ FT)

FEATURES:

- 1 BEDROOM
- 1 FULL BATHROOM
- LIVING/DINING ROOM
- KITCHEN BAR
- LAUNDRY AREA
- 2 BALCONIES



•IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT

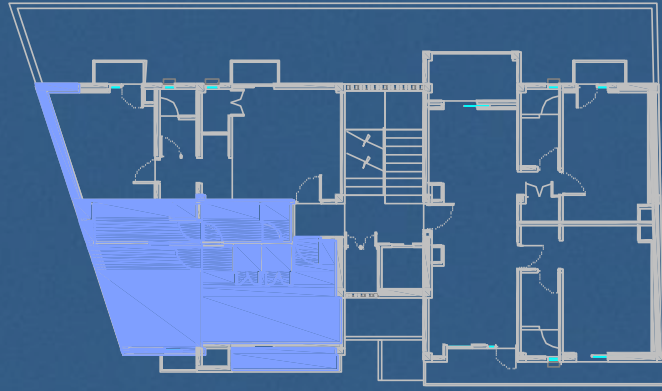
INTERIOR



UNIDAD 1RD



INGRESO



LEVEL 1, 2, 3 & 4

UNIT TYPE 1RD (52.3 M² / 563 SQ FT)

- INTERIOR: 46.95 M² (505 SQ FT)
- EXTERIOR: 5.36 M² (58 SQ FT)

FEATURES:

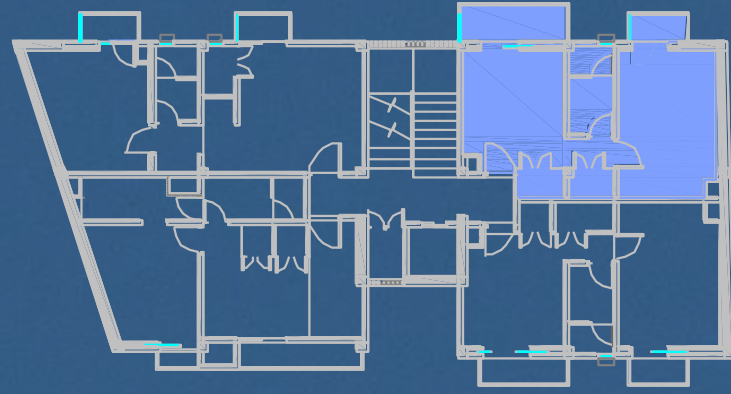
- 1 BEDROOM
- 1 FULL BATHROOM
- WALK-IN CLOSET
- LIVING/DINING ROOM
- KITCHEN BAR
- LAUNDRY AREA
- 1 BALCONY
- TERRACE



• IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT



CALLE



LEVEL 2, 3 & 4

UNIT TYPE 1RB (45.77 M² / 508 SQ FT)

- INTERIOR: 42.88 M² (461 SQ FT)
- EXTERIOR: 2.89 M² (47 SQ FT)

FEATURES:

- 1 BEDROOM
- 1 FULL BATHROOM
- WALK-IN CLOSET
- LIVING/DINING ROOM
- KITCHEN BAR
- LAUNDRY AREA
- 2 BALCONIES



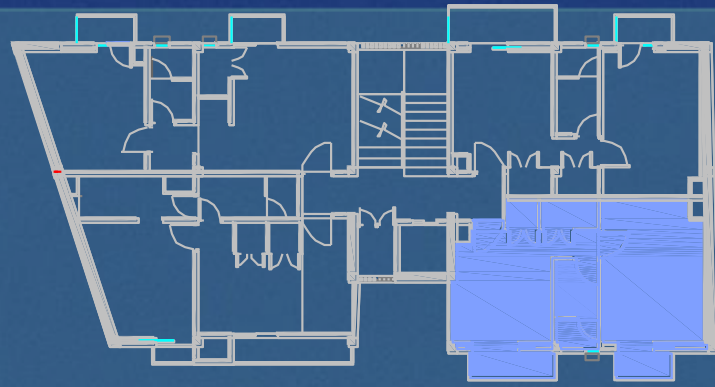
•IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT

INTERIOR



INGRESO

UNIDAD 1RC



LEVEL 2, 3 & 4

UNIT TYPE 1RC (45.45 M² / 506 SQ FT)

- INTERIOR: 42.56 M² (559 SQ FT)
- EXTERIOR: 2.89 M² (47 SQ FT)

FEATURES:

- 1 BEDROOM
- 1 FULL BATHROOM
- WALK-IN CLOSET
- LIVING/DINING ROOM
- KITCHEN BAR
- LAUNDRY AREA
- BALCONY
- TERRACE



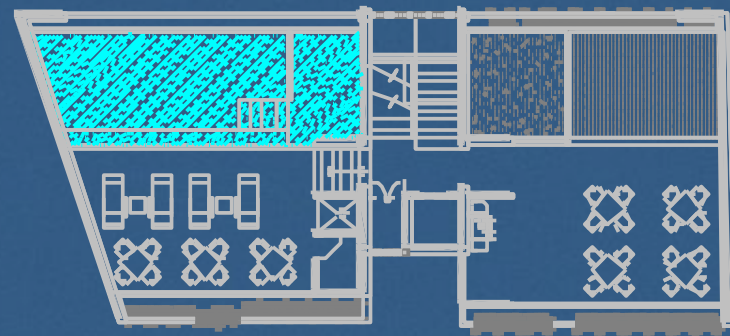
• IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT

INGRESO

UNIDAD 1RB



CALLE



LEVEL 5 ROOFTOP

- INFINITY POOL
- SUN DECKS
- BARBECUE GRILLS
- TERRACE
- BAR
- CHILDREN'S AREA
- PET RELIEF AREA
- MULTIPURPOSE SPACE



CALLE



•IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT

WHY CHOOSE MAKAI

STRATEGIC LOCATION WITH TOTAL CONNECTIVITY

SITUATED ON MÉRIDA STREET IN THE HEART OF THE FASTEST-GROWING AREA, MAKAI OFFERS IMMEDIATE ACCESS TO THE CITY'S MAIN TRANSPORTATION ROUTES. JUST MINUTES FROM THE BEACH, THE MALECÓN BOARDWALK, AND THE BEST RESTAURANTS AND SERVICES, THIS PRIVILEGED LOCATION GUARANTEES CONSTANT DEMAND FOR BOTH VACATION RENTALS AND LONG-TERM LEASES.

BOUTIQUE DESIGN WITH EXCLUSIVE AMENITIES

EXPERIENCE A UNIQUE LIFESTYLE WITH AMENITIES DESIGNED FOR MAXIMUM ENJOYMENT:

- ROOFTOP WITH PANORAMIC VIEWS
- DESIGNER SWIMMING POOL
- SUNDECK AND BBQ AREA



EVERY SPACE HAS BEEN CREATED TO FOSTER CONNECTION, RELAXATION, AND THAT DISTINCTIVE LIFESTYLE THAT MAKES ALL THE DIFFERENCE.

HIGH RETURNS IN THE MOST SOUGHT-AFTER MARKET

PUERTO VALLARTA CONTINUES TO SOLIDIFY ITS POSITION AS THE PREFERRED INVESTMENT DESTINATION NATIONALLY AND INTERNATIONALLY. ACQUIRING AT MAKAI TODAY MEANS:

- ACCELERATED APPRECIATION IN THE AREA OF HIGHEST GROWTH
- SOLID ROI BACKED BY THE HIGHEST HOTEL OCCUPANCY RATES IN THE REGION
- PROVEN PROFITABILITY IN THE VACATION RENTAL MARKET

SECURE INVESTMENT IN A MATURE MARKET

UNLIKE OTHER CITIES WITH VOLATILE MARKETS, VALLARTA OFFERS:

- CONSTANT DEMAND THROUGHOUT ALL 12 MONTHS OF THE YEAR
- CONSOLIDATED REAL ESTATE MARKET WITH SUSTAINED GROWTH
- IMMEDIATE LIQUIDITY FOR YOUR INVESTMENT

MAKAI ISN'T JUST A PROPERTY – IT'S THE SMARTEST ASSET FOR YOUR PORTFOLIO.

READY TO MAKE THIS INVESTMENT A REALITY? YOUR FUTURE IN VALLARTA STARTS TODAY.



•IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT