THE X

INVEST WISELY, LIVE STYLISHLY

L A P A Z , B . C . S M É X I C O

L A P A Z , B A J A C A L I F O R N I A S U R , M E X I C O

WHAT DOES INVESTING IN THE X MEAN?

YOU INVEST IN A CONDO WITH THE TITLE DEED IN YOUR NAME



REAL OWNERSHIP

You own a unit,
it is not a timeshare.



CO-OWNERSHIP AVAILABLE

Invest from 25%.



PROFESSIONAL CONDOTEL

Building operated by
a hotel operator.



RENTAL POOL

You earn from the whole
building's performance.



UP TO 8 WEEKS OF USE

Don't need them? Rent them
out for passive income.

HOW IS THE INCOME GENERATED?

ALL UNITS OPERATE TOGETHER IN A “RENTAL POOL” MANAGED BY A PROFESSIONAL HOTEL OPERATOR (BEYOND)

1

All rented nights go into a common pool.



2

Condotel operating expenses are deducted.



3

Quarterly profit is calculated.



4

Distributed by ownership share (m²).



5

Returns are paid every quarter.



THE X VS. A TRADITIONAL CONDO

AT THE X, THE MODEL IS DESIGNED FOR YOU TO BE AN INVESTOR, NOT A MANAGER

	MANAGEMENT	TIME / EFFORT	MAINTENANCE	PROFITABILITY	APPRECIATION	USE EXPERIENCE
THE X	✓ PROFESSIONAL HOTEL MANAGEMENT	✓ PASSIVE INCOME, ZERO PERSONAL INVOLVEMENT	✓ INCLUDED IN THE CONDOTEL OPERATION	✓ MORE STABLE INCOME THANKS TO HOTEL OPERATION	✓ HOTEL PROJECT WITH CONSTANT APPRECIATION	✓ 2–8 WEEKS PER YEAR WITH HOTEL SERVICE
TRADITIONAL CONDO	✗ YOU MANAGE IT ALL (RENTALS, GUESTS, PLATFORMS)	✗ REQUIRES TIME, LOGISTICS AND CONSTANT ATTENTION	✗ MAINTENANCE AT YOUR OWN COST	✗ VARIABLE RATES, DEPENDS ON DEMAND AND COMPETITION	✓ ALSO APPRECIATES, BUT NOT WITH THE SAME RESULTS	✗ USING IT LIMITS INCOME, NO SERVICE

RENTAL POOL

KEY BENEFITS

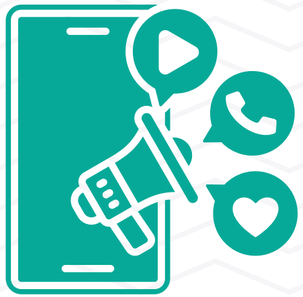
Hotel management included

Minimum 5-year operating term

Quarterly income

3% FF&E reserve for furniture and equipment renewal

40% owner discount per night



Listed on OTA platforms (Airbnb, Expedia, Booking, Pricetravel and more)

Income based on the unit model (m²)

Includes property tax and unit insurance.

THE X

COMMON AMENITIES

LIVE THE TREND IN THE HEART OF LA PAZ

- Rooftop Pool & Bar
- Infinity Pool
- 4 Jacuzzis
- DJ Booth
- 2-level parking with car lifts
- Valet Parking
- 2 Elevators
- Concierge, Lobby, Reception & 24/7 Room Service
- Pet Friendly



THE OASIS

YOUR RETREAT ABOVE THE CITY

- **Exclusive rooftop** at the top of **The X**
- **17-meter infinity pool** facing the **Bay of La Paz**
- **4 jacuzzis** for up to **10 people** each
- **Open-air shower area** to cool off
- **2 cutting-edge bars** with **craft cocktails**
- **2 unisex restroom** areas
- **DJ booth and 360° stage**, ideal for events and live music

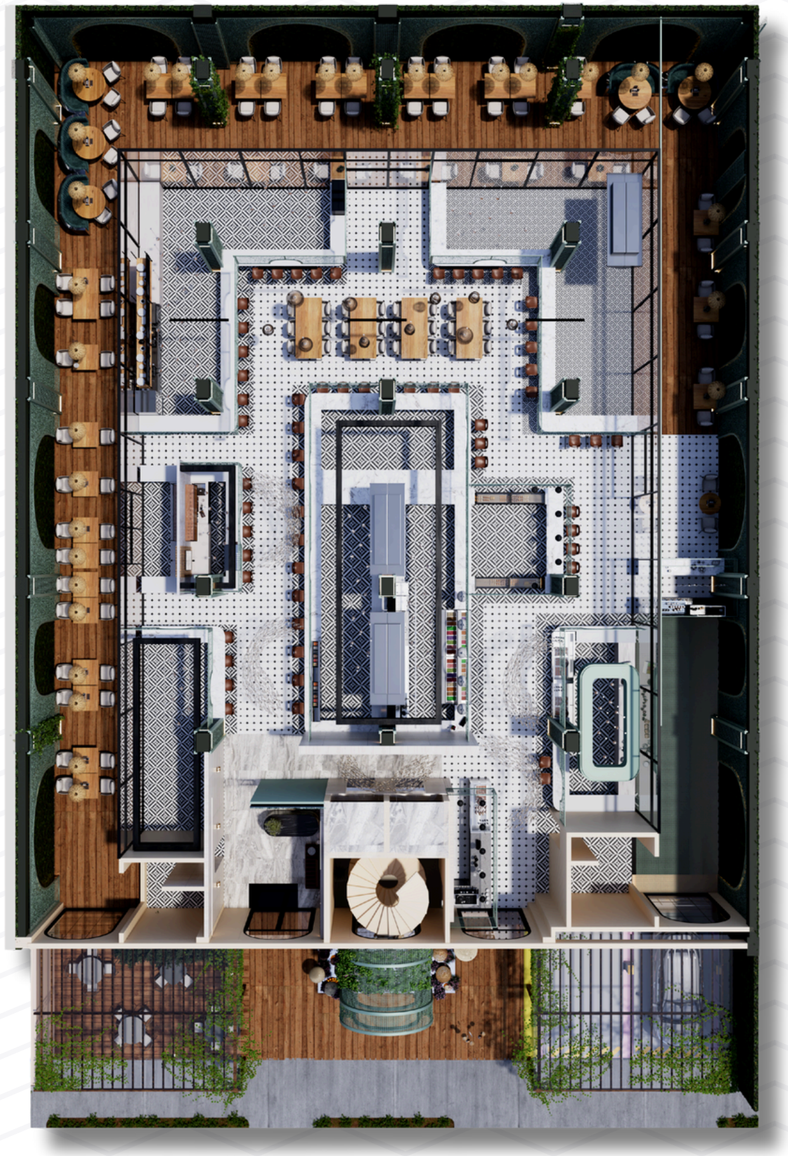
Experience the virtual tour here

THE BAZ AAR GOURMET

A FEAST OF UNIQUE FLAVORS IN THE HEART OF LA PAZ

- **Unique culinary concept** inspired by **Mediterranean** cuisine
- **Modern, sophisticated and vibrant** space
- Order from **7 international kitchens** without **changing tables**
- **Settings: terraces, private booths and indoor dining area**
- Although it is an **amenity of The X**, it is designed to become the **culinary hub of the city**

Experience the virtual tour here



APARTMENT, TWO BEDROOMS

FLOOR PLAN

- 71 m² + 7 m² of balconies (78 m² total)
- Floors A1 & A6
- Fully furnished, equipped, decorated and ready to operate in the rental pool



DELUXE, THREE BEDROOMS

FLOOR PLAN

- 91 m² + 8 m² of balconies (99 m² total)
- Floors A3 & A4
- Fully furnished, equipped, decorated and ready to operate in the rental pool

