

JULY 2024
DESCRIPTIVE SHEET.

PROJECT: Distrito Zen. Cancún, Quintana Roo.

Lot Area: 2,578.99m².

Project Location: Hotel Zone, Manzana 27, Lot 1-02, U.C.-09-1 (Condominium Unit 09-1), Boulevard Puerto Cancún, "Condominio Maestro Zen Garden", in the city of Cancún, Municipality of Benito Juárez, State of Quintana Roo.

OVERVIEW: The project consists of a Multifamily Mixed-Use property of 2,578.99 m² with two fronts facing the Zen Gardens Master Condominium. Adjacent to Lots 06 and 10A within the same condominium. The proposal for this property consists of a mixed-use building; commercial spaces on the ground floor and 4 levels of apartments. There are 11 apartments per level, totaling 44 apartments ranging from 102.53m² to 443.60m².

LEVEL DESCRIPTION:

- **BASEMENT LEVEL at Finished Floor Level -3.00m:** The basement includes a vehicle ramp, two stair and elevator cores, two utility ducts, a lightning rod duct, a machine room, parking spaces, and 45 storage units.
- **GROUND FLOOR LEVEL at Finished Floor Level +0.50m:** The ground floor features the public area, service area, and commercial area.

In the public area, we have:

- Two receptions
- Administrative office
- Site
- Storage units
- Two elevators
- Two staircases
- Bathroom cores
- Interior patio
- Exterior walkways
- Coworking space
- Golf simulator
- Gym
- Multipurpose room
- Kids club.

In the service area, we have:

- Service personnel bathrooms
- Two garbage rooms
- Two meter areas
- Electrical transformer area

- Air conditioning duct
- Two garbage chutes
- Six utility ducts

The commercial area includes:

Unit 1 of 257.19m².

Unit 2 of 99.99m².

- **LEVEL 1 at Finished Floor Level +4.00m:** The first level includes two stair and elevator cores, two storage units, two garbage chutes, a lightning rod duct, an air conditioning duct, and six utility ducts, as well as the first 11 units.

Apartment **101**, 102.53m², includes: Space for two bedrooms, closet, walk-in closet, two full bathrooms, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **102**, 162.06m², includes: Space for three bedrooms, closets, walk-in closet, three full bathrooms, full service bathroom, service room, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **103**, 150.86m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **104**, 134.47m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **105**, 126.71m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **106**, 249.23m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room, dining room, full kitchen, bar area, laundry area, and terrace.

Apartment **107**, 226.46m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **108**, 146.48m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **109**, 127.74m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **110**, 137.36m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **111**, 174.61m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room, dining room, full kitchen, laundry area, and terrace.

- **LEVEL 2 at Finished Floor Level +7.50m:** The second level includes two stair and elevator cores, two storage units, two garbage chutes, a lightning rod duct, an air conditioning duct, six utility ducts, and 11 units.

Apartment **201**, 102.53m², includes: Space for two bedrooms, closet, walk-in closet, two full bathrooms, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **202**, 162.06m², includes: Space for three bedrooms, closets, walk-in closet, three full bathrooms, full service bathroom, service room, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **203**, 150.86m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **204**, 134.47m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **205**, 126.71m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **206**, 249.23m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room, dining room, full kitchen, bar area, laundry area, and terrace.

Apartment **207**, 226.46m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **208**, 146.48m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **209**, 127.74m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **210**, 137.36m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room, dining room, full kitchen, laundry area, and terrace.

Apartment **211**, 174.61m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room, dining room, full kitchen, laundry area, and terrace.

- **LEVEL 3 at Finished Floor Level +11.00m:** The third level includes two stair and elevator cores, two storage units, two garbage chutes, a lightning rod duct, an air conditioning duct, six utility ducts, and 11 units.

Apartment **301**, 102.53m², includes: Space for two bedrooms, a closet, walk-in closet, two full bathrooms, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **302**, 162.06m², includes: Space for three bedrooms, closets, walk-in closet, three full bathrooms, full service bathroom, service room, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **303**, 150.86m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **304**, 134.47m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **305**, 126.71m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **306**, 249.23m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room area, dining area, full kitchen, bar area, laundry space, and terrace.

Apartment **307**, 226.46m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **308**, 146.48m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **309**, 127.74m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **310**, 137.36m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **311**, 174.61m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full-service bathroom, service room, living room area, dining area, full kitchen, laundry space, and terrace.

- **Level 4 at Finished Floor Level +14.50m:** On the fourth level there are two stair and elevator cores, two storage rooms, two garbage chutes, lightning rod shaft, air conditioning duct, six utility ducts, and 10 units.

Apartment **401**, 102.53m², includes: Space for two bedrooms, closet, walk-in closet, two full bathrooms, living room space, dining room space, full kitchen, laundry area, and terrace.

Apartment **402**, 162.06m², includes: Space for three bedrooms, closets, walk-in closet, three full bathrooms, full service bathroom, service room, living room space, dining room space, full kitchen, laundry area, and terrace.

Apartment **403**, 150.86m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room space, dining room space, full kitchen, laundry area, and terrace.

Apartment **404**, 134.47m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room space, dining room space, full kitchen, laundry area, and terrace.

Apartment **405**, 126.71m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room space, dining room space, full kitchen, laundry area, and terrace.

Apartment **406**, 443.60m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room space, dining room space, full kitchen, bar area, laundry area, stairs, terrace. Private rooftop with space for bar, living-dining area, full bathroom, space for grill, sun deck, and pool.

Apartment **407**, 390.58m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full service bathroom, service room, living room space, dining room space, full kitchen, laundry area, stairs, terrace. Private rooftop with space for bar, living-dining area, half bathroom, space for grill, sun deck, and pool.

Apartment **408**, 146.48m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room space, dining room space, full kitchen, laundry area, and terrace.

Apartment **409**, 127.74m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room area, dining area, full kitchen, laundry space, and terrace.

Apartment **410**, 137.36m², includes: Space for two bedrooms, walk-in closets, two full bathrooms, half bathroom, half service bathroom, living room space, dining room space, full kitchen, laundry area, and terrace.

Apartment **411**, 174.61m², includes: Space for three bedrooms, walk-in closets, three full bathrooms, half bathroom, full-service bathroom, service room, living room area, dining area, full kitchen, laundry space, and terrace.

- **ROOFTOP LEVEL at Finished Floor Level +18.00m:** At the Rooftop level, there are two stair and elevator cores, two storage rooms, two garbage chutes, lightning rod shaft, air conditioning duct, six utility ducts, two private rooftops, and the general rooftop area.

The general rooftop features:

- Two pergola areas.
- Two grill areas.
- Bathrooms core.
- Sunbathing area.
- Shower area.
- Pool.
- Jacuzzi.
- Wading pool.

FINISHES

Kitchen:

- Kitchen with MDF modules with walnut-toned or similar wood veneer tops, walnut- toned or similar striped wood, and cream-colored high-gloss lacquer.
- White quartz countertop
- 4 and 6 burner electric cooktop
- Extractor hood
- Stainless steel sink without drainer
- Mixer with black finish.

Bathroom:

- Pine wood vanity unit with walnut-toned or similar veneer tops.
- Cream Ivory Marble or similar countertop.

- Backlit mirror with LED light.
- Undermount sink.
- Shower walls with sand-colored marble or similar.
- Shower with arm and flange.
- 10.00 mm thick tempered glass shower enclosure, clear, divided into two sections, with black hardware.
- 10.00 mm thick frosted tempered glass shower door, with black hardware.
- Bathroom accessories (towel rack, double hook, and toilet paper holder). Helvex brand or similar, in black.
- Smooth putty finish on walls, with white vinyl paint.
- Polished sand marble or similar wall finish.
- Durock ceiling finished with white vinyl paint.

Closet:

- Pine wood frame furniture with American oak veneer tops, without handles, and aluminum baseboard.

Doors:

Entry:

MAIN DOOR: SEMI-SOLID DOOR WITH 12MM THICK WALNUT PLYWOOD LINING, SOLID PINE WOOD FRAME, SIMPLE PINE WOOD FRAME LINING COVERED WITH WALNUT PLYWOOD.

Interiors:

FLUSH DOOR WITH 12MM TEXTURED WALNUT VENEER.
SOLID PINE WOOD FRAME COVERED WITH WALNUT PLYWOOD.

Exteriors:

- Swing door with smooth aluminum wood-like appearance.
- Swing door with aluminum louvers wood-like appearance.

Flooring:

- In bathrooms: Sand-colored marble or similar, polished and brushed finish.
- In apartments: Sand-colored marble or similar, polished and brushed finish.
- In hallways and common areas: Sand-colored marble or similar, polished and brushed finish.
- In gym: Shock-absorbing recycled rubber floor.
- In pools, jacuzzis, and wading pools: Pebble-Coat in sand color or similar.
- In elevated sunbathing areas: Wood-like appearance finish.
- In service areas: Brushed concrete finish.
- In parking: Brushed concrete finish.

Laundry Center:

- Prepared for electric dryer and washer. 120V outlet.

Windows:

- Fixed, casement, and sliding windows, series 150 with aluminum wood-like finish, laminated tempered glass 6 + 6 with safety film.

Greenery and exteriors:

- Jungle-style patio in exterior corridors.
- Brushed concrete in machinery room and part of the rooftop.

Railings:

- "Bronze" black aluminum profile 2x1 and oval handrail of the same color.
- 10mm thick tempered glass railing embedded in concrete chain and tubular handrail with wood-like finish.
- Vertical aluminum profiles resembling latticework with wood-like finish.

Facade:

- White cement finished concrete decking.
- Wood-like appearance finish.

Ceilings:

- Sheetrock ceiling in apartment interiors and non-humid areas.
- Green sheetrock ceiling in humid areas.
- Durock ceiling with wood-like finish.

Water Heater:

- Electric tankless water heater, Cal-o-Rex brand or similar.

Sanitary Fixtures:

- One-piece toilet, Castel brand, Nemesis model or similar.

Air Conditioning:

- The apartments will have a fan coil cooling system in bedroom areas and living/dining areas.

NOTE: The apartment includes only fixed furniture such as: Bathroom vanity and bathroom accessories, Closet, Kitchen. The apartment does NOT include non-fixed furniture such as: Washer / Dryer, Blinds, Fans, Refrigerator, Beds, Living room furniture, Accessories.