

DESCRIPTIVE REPORT

1. General Information

Existence Ocean Design Condos is an exclusive residential development located in the South Hotel Zone of Cozumel, Quintana Roo. The project is made up of two residential towers (Tower A and Tower B) with a total of 36 apartments distributed across 6 levels.

2. General Layout

Each tower has 3 apartments per level:

- Central apartments: from 120 m²
- Side apartments: from 130 m²

3. Apartment Descriptions

Apartment A11

Apartment A11 includes:

- Area: 155.7 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, stovetop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)



Apartment A12

Apartment A12 includes:

- Area: 148.55 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A13

Apartment A13 includes:

- Area: 155.7 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A21

Apartment A21 includes:

- Area: 131.6 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace



- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)
- 180° panoramic shower

Apartment A22

Apartment A22 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A23

Apartment A23 includes:

- Area: 131.8 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)
- 180° panoramic shower



Apartment A31

Apartment A31 includes:

- Area: 132.5 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A32

Apartment A32 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A33

Apartment A33 includes:

- Area: 138 m²
- 2 bedrooms with closet
- 2 full bathrooms



- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A41

Apartment A41 includes:

- Area: 131.6 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)
- 180° panoramic shower

Apartment A42

Apartment A42 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)



Apartment A43

Apartment A43 includes:

- Area: 131.8 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)
- 180° panoramic shower

Apartment A51

Apartment A51 includes:

- Area: 132.5 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A52

Apartment A52 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms



- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A53

Apartment A53 includes:

- Area: 138 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A61

Apartment A61 includes:

- Area: 131.6 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)
- 180° panoramic shower



Apartment A62

Apartment A62 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment A63

Apartment A63 includes:

- Area: 135.6 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)
- 180° panoramic shower

Apartment B11

Apartment B11 includes:

- Area: 155.7 m²
- 2 bedrooms with closet
- 2 full bathrooms



- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment B12

- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment B13

Apartment B13 includes:

- Area: 155.7 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)



Apartment B21

Apartment B21 includes:

- Area: 130.4 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment B22

Apartment B22 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment B23

Apartment B23 includes:

- Area: 137.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace



- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
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Apartment B31 includes:

- Area: 131.8 m²
- 2 bedrooms with closet
- 2 full bathrooms
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- Equipped kitchen (includes countertop, sink, cooktop, extractor)
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Apartment B32

Apartment B32 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)



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Apartment B33 includes:

- Area: 132.5 m²
- 2 bedrooms with closet
- 2 full bathrooms
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- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
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- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

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Apartment B41 includes:

- Area: 132.6 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment B42

Apartment B42 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace



- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment B43

Apartment B43 includes:

- Area: 137.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
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Apartment B51 includes:

- Area: 131.8 m²
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- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)
- 180° panoramic shower



Apartment B52

Apartment B52 includes:

- Area: 123.2 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

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- Area: 132.5 m²
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- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
- 10-meter ocean-facing terrace
- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment B61

Apartment B61 includes:

- Area: 135.6 m²
- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace



- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
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- Area: 123.2 m²
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- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
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- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)

Apartment B63

Apartment B63 includes:

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- 2 bedrooms with closet
- 2 full bathrooms
- Living and dining room with access to terrace
- Air conditioning (1 bedroom + living room)
- Equipped kitchen (includes countertop, sink, cooktop, extractor)
- Laundry area
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- 5-meter jungle-view terrace
- Private pool/jacuzzi with transparent acrylic (92% transparency, UV-treated)
- 180° panoramic shower



4. Finishes

Interior Areas:

- Jacuzzi / pool: Polished white cement + sealer
- Interior floors: Marble-style porcelain, light beige, satin/matte finish
- Front terrace floors: Wood-style porcelain, dark brown, non-slip/glossy
- Rear terrace floors: Bamboo-style porcelain, light beige
- General walls: Acrylic paint/polished concrete, warm white, matte or satin finish
- Main door: Wood-style exterior finish
- Kitchen: MDF with wood-style finish, including natural stone-style countertop and built-in appliances
- Fixed furniture: MDF with wood-style finish
- Bathroom walls and floors: Large-format ceramic-style coverings with glass shower enclosures

Exterior Areas:

- Pool: Polished white cement + sealer
- Wet area floors: Non-slip porcelain, beige, matte/textured
- Front façade walls: Acrylic paint/polished concrete, warm white, matte or satin finish
- Rear façade walls: Acrylic paint, warm white
- Volumes (pools, jacuzzis, fire pits): Stone or travertine-style porcelain, beige, matte or semi-polished
- Pools and jacuzzis: Structural transparent acrylic, UV-treated

