

OCTOBER 2020

DESCRIPTIVE SHEET

Project: Distrito Norte

Cozumel, Quintana Roo

Lot area: 3,668.14m²

Location: AVENIDA ANTONIO GONZÁLEZ FERNÁNDEZ, LOT 1, COL. 10 DE ABRIL,
BETWEEN AVE 50 NORTE BIS & 55 NORTE, SAN MIGUEL DE COZUMEL, QUINTANA ROO,
MÉXICO

General overview:

This property is for residential use with a total of 3,668.14m², facing Avenida Antonio González Fernández, the architectural proposal for this lot is a 5 story edifice for mixed use consisting in 68 apartments from 45m² to 371m².

Level description:

Ground floor at finished floor level of 0.40mts: Throughout the ground floor there is a social area that consists of: administration office, gym, service staircase, elevator, installation ducts, outdoor garden, padel court, pool, parking lot, grill, jacuzzi, movie theater and service areas.

In the public area you will find:

Parking lot
Security booth
Padel court
Pool and jacuzzi
Common area with grill
Administration
Lobby
Gym
Movie theater

The private area consists of 11 apartments:

-Apartment 001 has 51m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space

Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 002 has 60m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 003 has 45m2 and the following areas:

One Bedroom Space
Closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 004 has 62m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 005 has 79m2 and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 006 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 007 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 008 has 72m2 and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 009 has 56m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 010 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom

Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

-Apartment 011 has 61m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Private exterior garden

First floor at finished floor level of 4.20mts: On the first floor you can find: a staircase, elevator core area, installation duct, and 17 apartments:

-Apartment 101 has 51m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 102 has 60m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 103 has 45m² and the following areas:

One Bedroom Space
Closet
1 full bathroom
Living Room Space

Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 104 has 62m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 105 has 79m2 and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 106 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 107 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 108 has 72m² and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 109 has 56m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 110 has 72m² and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 111 has 56m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 112 has 61m² and the following areas:

One Bedroom Space

Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 113 has 61m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 114 has 62m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 115 has 79m² and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 116 has 68m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space

Full Kitchen
Washing Center Space
Balcony

-Apartment 117 has 137m² and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
1/2 bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

Second floor at finished floor level of 8.00mts: On the second floor you can find: a staircase, elevator core area, installation duct, and 17 apartments:

-Apartment 201 has 51m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 202 has 60m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 203 has 45m² and the following areas:

One Bedroom Space
Closet
1 full bathroom
Living Room Space

Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 204 has 62m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 205 has 79m2 and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 206 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 207 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space

Balcony

-Apartment 208 has 72m² and the following areas:

Two Bedroom Spaces

Walk in closet

2 full bathrooms

Living Room Space

Dining Room Space

Full Kitchen

Washing Center Space

Balcony

-Apartment 209 has 56m² and the following areas:

One Bedroom Space

Walk in closet

1 full bathroom

Living Room Space

Dining Room Space

Full Kitchen

Washing Center Space

Balcony

-Apartment 210 has 72m² and the following areas:

Two Bedroom Spaces

Walk in closet

2 full bathrooms

Living Room Space

Dining Room Space

Full Kitchen

Washing Center Space

Balcony

-Apartment 211 has 56m² and the following areas:

One Bedroom Space

Walk in closet

1 full bathroom

Living Room Space

Dining Room Space

Full Kitchen

Washing Center Space

Balcony

-Apartment 212 has 61m² and the following areas:

One Bedroom Space

Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 213 has 61m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 214 has 62m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 215 has 79m² and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 216 has 68m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space

Full Kitchen
Washing Center Space
Balcony

-Apartment 217 has 137m² and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
1/2 bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

Third floor at finished floor level of 11.80mts: On the third floor you can find: a staircase, elevator core area, installation duct, and 17 apartments:

-Apartment 301 has 51m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 302 has 60m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 303 has 45m² and the following areas:

One Bedroom Space
Closet
1 full bathroom
Living Room Space
Dining Room Space

Full Kitchen
Washing Center Space
Balcony

-Apartment 304 has 62m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 305 has 79m2 and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 306 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 307 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 308 has 72m2 and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 309 has 56m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 310 has 72m2 and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 311 has 56m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 312 has 61m2 and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom

Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 313 has 61m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 314 has 62m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 315 has 79m² and the following areas:

Two Bedroom Spaces
Walk in closet
2 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 316 has 68m² and the following areas:

One Bedroom Space
Walk in closet
1 full bathroom
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space

Balcony

-Apartment 317 has 137m² and the following areas:

Two Bedroom Spaces

Walk in closet

2 full bathrooms

1/2 bathroom

Living Room Space

Dining Room Space

Full Kitchen

Washing Center Space

Balcony

Fourth floor at finished floor level of 15.60mts: On the fourth floor you can find: a staircase, elevator core area, installation duct, and 6 apartments:

-Apartment 401 has 326m² and the following areas:

Four Bedroom Spaces

Walk in closet

4 full bathrooms

Tv Room

Living Room Space

Dining Room Space

Bar

Dinette Space

Full Kitchen

Laundry area

Balcony on both sides

Service room

-Apartment 402 has 137m² and the following areas:

Three Bedroom Spaces

Walk in closet

3 full bathrooms

Living Room Space

Dining Room Space

Full Kitchen

Washing Center Space

Balcony

-Apartment 403 has 128.72m² and the following areas:

Three Bedroom Spaces

Walk in closet

3 full bathrooms

Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 404 has 137m2 and the following areas:

Three Bedroom Spaces
Walk in closet
3 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 405 has 128.72m2 and the following areas:

Three Bedroom Spaces
Walk in closet
3 full bathrooms
Living Room Space
Dining Room Space
Full Kitchen
Washing Center Space
Balcony

-Apartment 406 has 371m2 and the following areas:

Four Bedroom Spaces
Walk in closet
4 full bathrooms
Tv Room
Living Room Space
Dining Room Space
Bar
Dinette Space
Full Kitchen
Laundry area
Balcony on both sides
Service room

Finishes:

Kitchen:

·Kitchen with MDF modules with tips covered in glossy gray lacquer and ash oak.

- Gray Quartz cover.
- 4-burner electric grill.
- Extractor hood.
- Stainless steel sink without drainer.
- Two-handle folding gooseneck mixer in chrome finish.

Bathroom:

- Pine wood vanity unit with ash oak veneer tops.
- Calacatta model marble vanity unit cover.
- Backlit mirror with led light.
- Built-in washbasin on deck (under deck)
- Bathroom shower with arm water sprinkler
- 10.00mm thick tempered glass shower doors, frosted and divided into two sections with hardware according to design.
- Bathroom accessories (towel rack, double coat rack and paper holder), Helvex brand.
- Smooth putty finish on walls, with white vinyl paint.
- Durock plafond with redimix finish in white vinyl paint.

Closet:

- Pine wood frame cabinet with ash oak veneered tops.

Doors:

- Semisolid access door with MDF and veneered with ash oak finishes.
- Intercom doors with pine wood frame veneered tops in ash oak finishes.
- Stainless steel hinges.

Air conditioning:

- The one-bedroom apartments include two multizone inverter A/C's. Midea brand. One in the bedroom and the other in the living / dining room.
- The two-bedroom apartments include three multizone inverter A/C's, Midea brand. One in each bedroom and the other in the living / dining room.

Floors:

- In bathrooms: Lambrin and gray brushed marble floor.
- In apartments: Gray polished marble floor.
- In hallways and common areas: Gray brushed marble floor
- In pools and common areas: Wood-type sunwood honey ceramic floor.

Washing center:

- Preparation for electric washing machine and tumble dryer.

Windows:

- Fixed, foldable and sliding windows series 45 with aluminum treatment in light crystal wood-type color, 10 mm transparent crystal.

Greenery and exteriors:

- Selvatic hallways in the patio
- Gravel
- Washed concrete in beige color in machine room and service areas

Guardrails: Made of block with VISTA MAYA STONE and clear tempered glass 10.00 mm thick railing.

Facade:

- Vista Maya Stone
- Polished concrete.
- Wood-type sunwood honey ceramic floor.

Plafond:

- Drywall plafond in apartment interiors and non-humid areas.
- Durock plafond in humid areas.
- Durock plafond with wood-type sunwood honey ceramic floor.

Water heater:

- Electric heater, Cal-o-rex brand.

Sanitary toilet:

·One-piece toilet, Castel brand, Nemesis model.

NOTE:

The apartment includes only fixed furniture: Vanity unit in bathroom, bathroom accessories, closet, full kitchen.

The apartment DOES NOT include furniture like:

- Washing machine or tumble dryer
- Blinds
- Ceiling fan
- Beds
- Living room furniture
- Accessories