

Facts Kabax.

1.- Who is the developer of Kabax?

R.- Grupo Colorado is the developer of this project. Is a 100% playense company, focused on offering projects with interesting designs without the need of overexploiting the property to maximize the number of units for sale. This is the second development of the company. The first development, Amaya Departments fully sold, builded during the pandemic and fully delivered.

2.- What does Kabax means?

R.- Kabax is a word from the Mayan language, it is used in the traditional cuisine, that means to cook without condiments that change the natural flavor of what you want to cook. An example is el Caldo de Pollo Kabax, that alludes to the fact that it is the most natural thing that can be done using only chicken, water and salt. In the same way, this development is being built using this philosophy for the construction. Presenting the construction materials in their Natural state without any type of addition that alters their composition. Investors will be able to enjoy top-level finishes with the materials in their natural state.

3.- What is Kabax?

R.- It is a project of 18 units between studios, lofts, two bedroom units and PH's with a bohemian-Caribbean style and with different designs from each other.

4.- Where is it located?

R.- Located in one of the Avenues with the greatest history of Playa del Carmen, being the first to be built, Avenida Juárez and the corner of Av 35. Juárez av is the main access for public transport and tourists, which means an incredible exposure to passers-by and tourists.

Ubication Pin:

<https://goo.gl/maps/hCPj1iSPf7f2Y8Gh8>

5.- How far away is it from the beach?

Kabax is located just 750 meters from the beach and Parque Fundadores from where you take the ferry to Cozumel. Only 6 streets to Fifth Avenue which means the possibility of walking a few minutes to get there. This area is one of the safest in Playa del Carmen.



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6.- What typologies exist in Kabax?

R.- In Kabax we have the following typologies:

Studios of 30m², 35m²,

1br Units of 45m² y 50m².

Double height lofts with 2 bathroom and 1 bedroom of 65m²

2 Bedroom unit with 2 bathrooms of 70m²

Unit of 2 Bedroom Double Height Loft and 2 Bathrooms of 81m².

PH of 2 Levels of 1 Bedroom and 2 bathrooms with pool and private terrace.

7.- What kind of finishes will be delivered?

R.- The structure of Kabax will be orange pigmented coincrete. In the units We will have polished concrete finishes on walls and floors, black granite on the kitchen bar, parota and tzalam on doors, closets and kitchenette, joists and apparent vaults on the ceiling.

8.- With what equipment are the units delivered?

R.- The units are delivered fully equipped.

Air conditioner

Wall and pendant lights.

Ceiling fans with light

Kitchenette and closet made of Tzalam, Parota or similar wood.

Granite bar in kitchen

Mini Fridge

Stainless steel sink

Electric grill

Microwave

Extractor



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9.- What amenities will the project have?

R.- Kabax will have amenities that will benefit the investor to have easy profitability such as 24-hour security, Spa, Cinema, Gym, Elevator, Roof top with pool, service bar, lounge area, motorcycle parking, sprinkler system for the platers. Owners will also be offered parking cards so that they do not pay a parkmeter and can park right outside if they need to.

10.- How much will maintenance cost?

R.- Maintenance will be the standard of the area of 2.5 dollars per square meter.

11.-What are the payment methods?

R.- The reserve is of \$5000.00 dollars or 100 thousand pesos and the forms of payment are the following:

20-60-20.

30---50---20

50---30---20 3% de descuento

80-20 6% de descuento

12.- When will they have the Construction License?

R.- All of the documents are ready and in order.

13.- When will the construction site begin?

R.- The work began on September 25, you can review the progress in the Drive in the Work Progress folder

14.- Date of delivery:

R.- December of 2024.



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