



AMARI

-LUXURY VILLAS-



Buy in Mexico

How to buy a pre sale property in Mexico as a foreinger



1

Explore and select your dream home at Cosmos, considering factors such as location, property types, and current market trends.



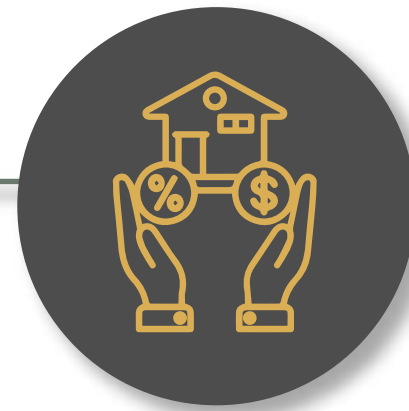
2

Verify and finalize a purchase agreement with the seller, ensuring that all terms and conditions of the sale are clearly outlined and agreed upon.



3

During the closing process, our team will guide you through each step, ensuring a smooth and seamless experience. If purchasing a pre-sale property, this process will occur after the Trust has been established.



4

As your villa is under construction, we will assist you in establishing a Trust. In restricted zones like coastal areas, foreigners are required to purchase property through escrow (Trust), providing you with legal ownership and peace of mind.



5

Once your villa is complete, provide all necessary documentation to the Public Notary to finalize the property deeds.



6

Stay informed about tax considerations related to property ownership in Mexico. While closing costs may be higher compared to the U.S., annual property taxes typically remain below 1% of the home's value.



What payment options are available?

We have 3 different payment methods to choose from:

- **30/50/20** 5K Reservation
- **30%** - 5K Down payment
- **50%** - Divided into monthly payments based on delivery date
of payments = # of months to delivery
Ex. 8 months until delivery is 8 monthly payments
- **20%** - 5K at home delivery
5K upon title delivery

- **50/30/20** 5K Reservation
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of payments = # of months to delivery
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- **80/20** 5K Reservation
- **80%** - 5K down payment
- **20%** - 5K at home delivery
5K upon title delivery

For more information, contact one of our representatives.



HOA

Home owner asociation

HOA FEES ARE OPTIMIZED TO INCLUDE premium amenities to our owners and a se-cured well maintained community.
\$350 USD (ESTIMATED)

Monthly maintenance fee includes the following for owners:

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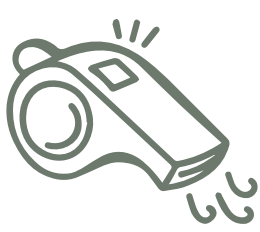
GigNet

500 MBPS
FIBER OPTIC INTERNET
- 

CO-WORKING
- 

24- HOUR
GUARDED SECURITY
- 

GYM
MEMBERSHIP
- 

GATES, CAMARAS
AND EQUIPMENT UPGRADES
- 

DISCOUNTS
FOR PERSONAL TRAINER
- 

USE OF WELLNESS
CENTER
- 

DISCOUNTS
FOR WELLNESS CLASSES
- 

USE OF CONCIERGE
SERVICE
- 

COMMUNITY
MAINTENANCE OF
COMMON AREAS
AND GREEN SPACES

Airbnb guests may purchase different packages like gym, wellness center and co-working.



STR

Can i rent the property through Airbnb?

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- Discover the pinnacle of luxury and wellness living at our exclusive development COSMOS in Tulum, in partnership with Amari Luxury.
 - A leader in short-term rental management, ensures exceptional service and attention to detail.
 - Amari Luxury brings U.S. quality standards to Mexico, guaranteeing a seamless and luxurious experience.
 - Enjoy personalized concierge services tailored to your needs, from arranging exclusive excursions to securing reservations at top restaurants.
 - VIP transportation services are provided for owners and guests, ensuring hassle-free travel throughout Tulum's captivating jungle surroundings and beyond.
 - Every detail is meticulously curated to exceed expectations, offering a lifestyle of indulgence and relaxation amidst the beauty of Tulum's lush landscapes.
 - Experience a new standard of luxury and hospitality with Amari Luxury.