



Where life
begins



K'iinō

DONDE LA VIDA EMPIEZA



We rely on the most basic architectural concepts to begin without any pre conceived notions or conceptions on how a space should be.

We are a design, architecture and construction firm with more than 600,000 sqft succesfully built. We specialize in developing projects in the most exclusive neighborhoods in Mexico City and the Mayan Riviera.

Through our years of experience, we've created different kind of projects: residential, commercial, touristic and interior design, focusing on quality habitability, and always looking for profitability and sustainability in our designs.

We are inspired by indigenous architecture, transforming local materials into contemporary spaces that satisfy our current necessities

jacal.com.mx

Concept

In the search of the perfect location, we travelled all across the Mayan Riviera until we found paradise; a heavenly spot where Jacal Arquitectos is making its founder's vision a reality: to create a magical place where you can live in an island, close to the beach, but also surrounded by the lush jungle. Kiino is turning this dream into a unique life experience, a place where people can live in this reality permanently but also in complete comfort. The serene and peaceful life that only Cozumel can offer.



K'iino

DONDE LA VIDA EMPIEZA

COZUMEL

- One of the safest destinations of the Mayan Riviera and all of Mexico.
- The second best coral reef of the world
- Top banking, schooling, government and gastronomical services.
- 49 international flights a week
- First class hospitals and healthcare
- Ranked by Ironman as one of the best locations worldwide.



Location

Location North
hotel area



Beach
4 minutes (walking)
Exclusive access to surrounding beach clubs



International Airport
10 minutes



Ferry Playa del Carmen - Cozumel
45 minutes
15 USD round trip



Acceso a Playa

Cozumel International Airport

Typologies

Suite Terrace



\$3,990,000 mxn

Area
694.27 sqft

Flat Terrace



\$6,510,000 mxn

Area
1,388.54 sqft

Flat Garden



\$7,284,145 mxn

Area
1,736.00 sqft

Flat Roof



\$8,821,138 mxn

2,201.21 sqft

Villa Garden



\$9,766,488 mxn

Area
2,305.62 sqft

Villa Roof

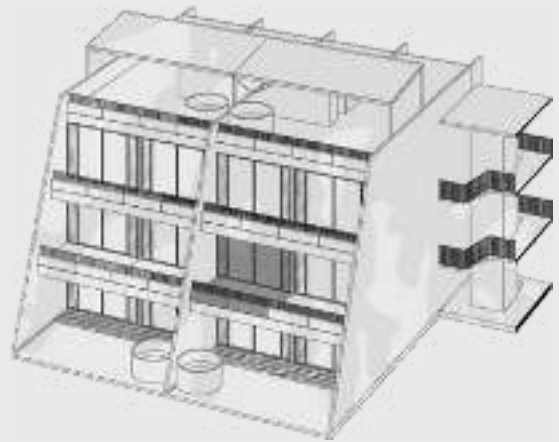


\$11,814,480 mxn

Area
2,900.87 sqft

Suite Terrace

\$3,990,000 mxn



AREA

Interior: **569.41 sqft**

Exterior: **124.86 sqft**

Total: **694.27 sqft**

1 bedroom

1 bathroom

Terrace

**The difference between A and B is the terrace location*



Type B



Type A



Flat Terrace

\$6,510,000 mxn



Plant N1

AREA

Interior: **1,138.82 sqft**

Exterior: **249.70 sqft**

Total: **1,388.54 sqft**

2 bedrooms

2 bathrooms

terrace



Flat Garden

\$7,284,145 mxn



Low level

AREA

Interior: **1,138.82 sqft**

Exterior: **598.25 sqft**

Total: **1,736.00 sqft**

2 bedrooms

2 bathrooms

terrace

garden

sink



Flat Roof

\$8,821,138 mxn



roof plant

AREA

Interior: **1,303.50 sqft**

Exterior: **902.01 sqft**

Total: **2,201.75 sqft**



plant N2

2 bedrooms

2 bathrooms

sink

roof top

balcony



Villa Garden

\$9,766,488 mxn



AREA

Interior: **1708.23 sqft**

Exterior: **597.39 sqft**

Total: **2,305.62 sqft**



Low level



Plant N1

3 bedrooms

2 bathrooms

sink

garden

terrace

**Option for 4 bedrooms.*



Villa Roof

\$11,814,480 mxn



Plant N1



Plant N2

AREA

Interior: **1,874.10 sqft**

Exterior: **1,026.87 sqft**

Total: **2,900.87 sqft**

3 bedrooms

3 bathrooms

sink

roof top

balcony

**Option for 4 bedrooms.*





Living Room



Kitchen



Suite Terrace Living Room



Roof Top



Bathroom



Bedroom

17 Amenities

immersed in the jungle

1. Vigilance 24/7
2. Lobby
3. Semi olympic pool
4. Family swimming pool
5. Children's playground
6. Water mirror
7. Jungle
8. Gym
9. Spa
10. Healthy bar
11. Jogging track(400m)
12. Yoga Shala
13. Grills
14. Laundry
15. Fire pit
16. Four elevators
17. Pet zone



Total area

12,724 m2 100%

Overthrow

3,817 m2 30%

Free area

8,907 m2 70%

Departments

7,170 m2 53 UNDS

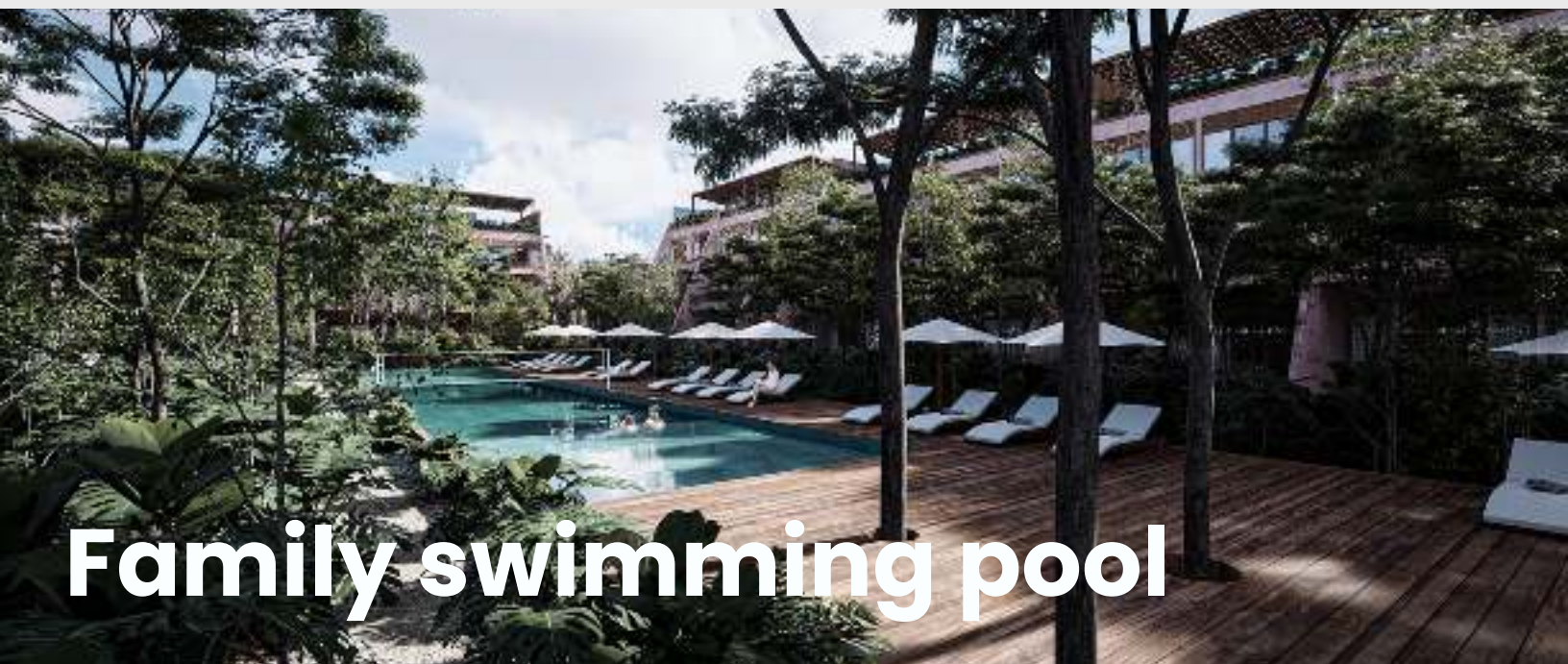




Semi olympic pool



Lobby



Family swimming pool



Grill

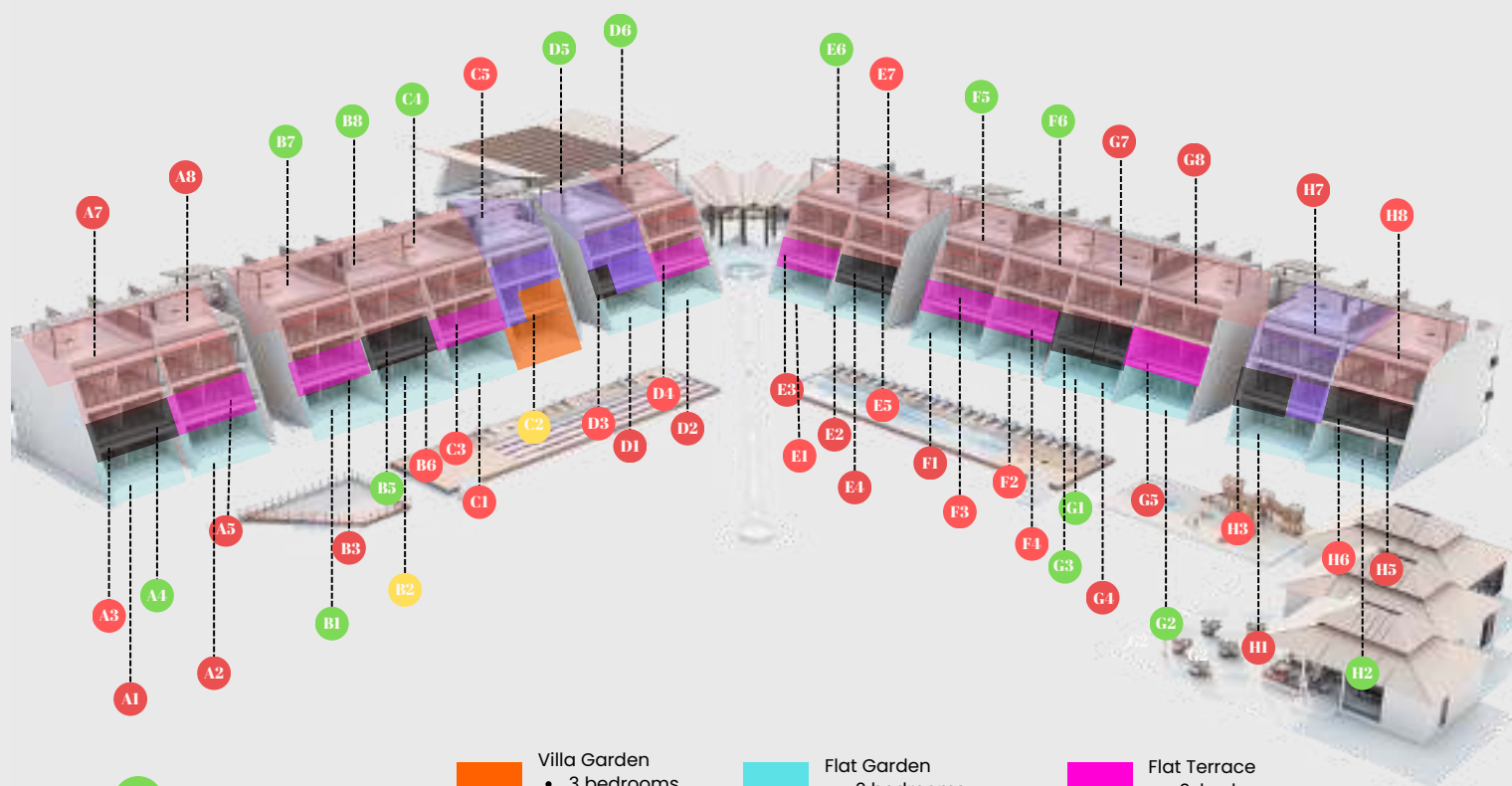


Yoga room



Gym

APARTMENTS LAYOUT



- Available
- Reserved
- Sold

■ Villa Garden
• 3 bedrooms
• 2 bathrooms

■ Flat Garden
• 2 bedrooms
• 2 bathrooms

■ Flat Terrace
• 2 bedrooms
• 2 bathrooms

■ Villa Roof
• 3 bedrooms
• 3 bathrooms

■ Suit Terrace
• 1 bedroom
• 1 bathroom

■ Flat Roof
• 2 bedrooms
• 2 bathrooms



PHASE 01
Immediate delivery

- Buildings: C,D,E Y F
- Amenities

PHASE 02
Possession january 2026

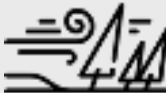
- Buildings: A,B,G Y H

Prices

TYPOLOGY	BEDROOMS	BATHROOMS	INTERIOR AREA sqft	EXTERIOR AREA sqft	TOTAL AREA sqft	LIST PRICE
Suite Terrace	1	1	569.41	124.86	694.27	\$3,990,000 mxn
Flat Terrace	2	2	1,138.82	249.70	1,388.54	\$6,510,000 mxn
Flat Garden	2	2	1,138.82	598.25	1,736.00	\$7,284,145 mxn
Flat Roof	2	1	1,306.20	902.01	2,201.75	\$8,821,138 mxn
Villa Garden	3	2	1,708.23	597.39	2,305.62	\$9,766,488 mxn
Villa Roof	3	3	1,875.61	1,026.87	2,900.87	\$11,814,480 mxn

*PRICES IN MEXICAN PESOS
 *Prices subject to change without notice.
 **Check current promotions.

Upgrades

		
Anti hurricane package	Bedroom and kitchen package	Furniture & decor package
Hurricane protection system with protection canvas over window and door frames.	Set of shower glass panels as partitions for the shower, washing machine, refrigerator and dishwasher.	Furniture and decoration package to choose between two different options and styles.
FROM \$ 99,180mxn	FROM \$ 103,7450 mxn	*price according to tipologie

General maintenance

Tipologie	Interior area	\$MXN/sqft	Monthly fee
Suite Terrace	569.41	\$56.20	\$2,972.92
Flat Tarrace	1,138.83	\$56.20	\$5,945.96
Flat Garden	1,138.83	\$56.20	\$5,945.96
Flat Roof	1,306.20	\$56.20	\$6,819.87
Villa Garden	1,708.23	\$56.20	\$8,918.94
Villa Roof	1,875.61	\$56.20	\$9,792.85

*FEES IN MEXICAN PESOS

** fees suggested by the developer which must be approved and confirmed by the condominium committee.*

Maintenance includes:

STAFF

- security
- resident administration
- cleaning
- maintenance and gardening

ADMINISTRATIVE

- administrative and stationery expenses

SERVICES

- drinking water
- light
- Internet
- gas
- garbage collection
- fumigation
- consumables

MAINTENANCE

- elevators
- emergency light plant
- hydropneumatic systems
- security equipments
- pool equipment and filters
- gym equipment
- cisterns



Interior maintenance

(optional)

Tipologie	Interior area	\$MXN/sqft	Monthly fee
Suite Terrace	569.41	\$ 20.00	\$1,050.00
Flat Tarrace	1,138.83	\$20.00	\$2,116.00
Flat Garden	1,138.83	\$20.00	\$2,116.00
Flat Roof	1,306.20	\$20.00	\$2,427.00
Villa Garden	1,708.23	\$20.00	\$3,174.00
Villa Roof	1,875.61	\$20.00	\$3,485.00

*FEES IN MEXICAN PESOS

** fees suggested by the developer which must be approved and confirmed by the condominium committee.*

Maintenance includes:

- STAFF
- cleaning
 - maintenance & gardening
 - trash pickup
 - fumigation & pest control
 - expendable supplies
- MAINTENANCE
- filters & equipments
 - fixed furniture
 - paint

*repairs due to misuse or natural wear and tear will be quoted separately



Vacation rental

Suite Terrace **\$3,990,000 mxn**



ROI Anual	season	nights	occupancy	occupied nights	average rate	income	total
9.43%	new year	10.00	100%	10.00	\$3,465	\$34,650	\$516,323
	hi season	89.00	85%	76.00	\$2,888	\$219,488	
	mid season	153.00	60%	92.00	\$2,310	\$212,520	
	low season	113.00	38%	43.00	\$1,155	\$49,665	
annual expenses							
maintenance fee				\$ 1,770.30			
reservation fee				\$ 6,705.00	2.81 \$/m²		
electricity fee				\$ 9 60.00	25.00 %		
water supply				\$ 120.00			
internet				\$ 2 40.00			
maintenance expenses				\$ 6 30.00			
					1.00 \$/m²		
TOTAL ANNUAL EXPENSES				\$ 1 0,425.30			
*FEES IN MAINTENANCE EXPENSES							

***FEES IN MEXICAN PESOS**

* ROI calculated with historical data for future projections, this data is for information purposes only.

** The developer does not commit to the fulfillment of these projections.

Flat Terrace **\$ 6,510,000 mxn**



ROI Anual	season	nights	occupancy	occupied nights	average rate	income	total
9.43%	new year	10.00	100%	10.00	\$3,465	\$34,650	\$516,323
	hi season	89.00	85%	76.00	\$2,888	\$219,488	
	mid season	153.00	60%	92.00	\$2,310	\$212,520	
	low season	113.00	38%	43.00	\$1,155	\$49,665	
annual expenses							
maintenance fee				\$ 1,770.30			
reservation fee				\$ 6,705.00	2.81 \$/m²		
electricity fee				\$ 9 60.00	25.00 %		
water supply				\$ 120.00			
internet				\$ 2 40.00			
maintenance expenses				\$ 6 30.00			
					1.00 \$/m²		
TOTAL ANNUAL EXPENSES				\$ 1 0,425.30			

***FEES IN MEXICAN PESOS**

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Flat Garden

\$ 7,284,145 mxn



ROI anual	season	nights	occupancy	occupied nights	average rate	income	total
11.08%	new year	10.00	100%	10.00	\$7,220	\$72,200	\$1,158,530
	hi season	89.00	85%	76.00	\$6,450	\$490,200	
	mid season	153.00	70%	108.00	\$4,620	\$496,800	
	low season	113.00	38%	43.00	\$2,310	\$99,330	

annual expenses

maintenance fee	\$ 3,540.60	2.81 \$/m ²
reservation fee	\$ 15,072.50	25.00 %
electricity fee	\$ 1,500.00	
water supply	\$ 1 80.00	
internet	\$ 240.00	
maintenance expenses	\$ 630.00	1.00 \$/m ²
TOTAL ANNUAL EXPENSES	\$ 21,163.10	

***FEES IN MEXICAN PESOS**

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Flat Roof

\$8,821,138 mxn



ROI anual	season	nights	occupancy	occupied nights	average rate	income	total
9.19%	new year	10.00	100%	10.00	\$7,220	\$72,200	\$1,158,530
	hi season	89.00	85%	76.00	\$6,450	\$490,200	
	mid season	153.00	70%	108.00	\$4,620	\$496,800	
	low season	113.00	38%	43.00	\$2,310	\$99,330	

annual expenses

maintenance fee	\$ 3,540.60	2.81 \$/m ²
reservation fee	\$ 15,072.50	25.00 %
electricity fee	\$ 1,500.00	
water supply	\$ 1 80.00	
internet	\$ 240.00	
maintenance expenses	\$ 630.00	1.00 \$/m ²

TOTAL ANNUAL EXPENSES

\$ 21,163.10

***FEES IN MEXICAN PESOS**

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Villa Garden \$ 9,766,488 mxn



ROI Anual	Season	Nights	Occupancy	Occupied Nights	Average Rate	Income	Total
11.49%	New Year	10.00	100%	10.00	\$10,782	\$107,820	\$1,736,939
	Hi Season	89.00	85%	76.00	\$9,626	\$731,576	
	Mid Season	153.00	70%	108.00	\$6,931	\$748,548	
	Low Season	113.00	38%	43.00	\$3,465	\$148,995	

Annual Expenses			
Maintenance Fee	\$ 5,310.90	2.81 \$/m²	
Reservation Fee	\$ 2,255.00	25.00 %	
Electricity Fee	\$ 1,500.00		
Water Supply	\$ 180.00		
Internet	\$ 240.00		
Maintenance Expenses	\$ 1,890.00	1.00 \$/m²	
TOTAL ANNUAL EXPENSES	\$ 31,675.90		

***FEES IN MEXICAN PESOS**

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Villa Roof \$ 11,814,480 mxn



ROI Anual	season	nights	occupancy	occupied nights	average rate	income	total
10.14%	New Year	10.00	100%	10.00	\$10,782	\$107,820	\$1,736,939
	Hi Season	89.00	85%	76.00	\$9,626	\$731,576	
	Mid Season	153.00	70%	108.00	\$6,931	\$748,548	
	Low Season	113.00	38%	43.00	\$3,465	\$148,995	

Annual Expenses			
Maintenance Fee	\$ 5,310.90	2.81 \$/m²	
Reservation Fee	\$ 2,255.00	25.00 %	
Electricity Fee	\$ 1,500.00		
Water Supply	\$ 180.00		
Internet	\$ 240.00		
Maintenance Expenses	\$ 1,890.00	1.00 \$/m²	
TOTAL ANNUAL EXPENSES	\$ 31,675.90		

***FEES IN MEXICAN PESOS**

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Each unit has a different ROI, do not hesitate to contact us to find out the ROI of your investment.



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