

FREQUENTLY ASKED QUESTIONS AAK

1. What is the maintenance cost?

- The maintenance fee is 2,515 pesos.

2. How far is it from the sea?

- The condominium is 5 km from the sea.

3. How many units are there?

- AAK has a total of 30 units.

4. How many parking spaces does it have? Are they assigned, free, or deeded?

- There are 18 parking spaces, and they are free.

5. What is the ROI?

- The ROI is approximately 8%.

6. What is the average appreciation?

- The appreciation is at least 7% per year.

7. Is the management free or private?

- The rental management is free.

8. When is the delivery?

- Units for sale are delivered with a maximum period of 40 days after the sales contract is signed.

9. What are the payment methods?

- To be established with the developer.

10. What is the average nightly rental rate for vacation rentals?

- The average vacation rental price is 60 USD per night.

11. What is the average monthly rent for long-term rentals?

- Long-term rent is about 18,000 pesos per month.

12. Does it have a private pool?

- All units have a private pool on the terrace.

13. Does it accept mortgage credit?

- Yes, mortgage credit is accepted (with a 30% down payment).

14. How much is required to reserve a unit?

- You can reserve with 20.000 MXN.

15. Are the units equipped and furnished?

- The units are equipped, with the option for the client to purchase our furniture package.

16. How many square meters is the land?

- The land where AAK is located has a surface area of 2,452.53 m².

17. How many square meters of construction are there?

- The total construction area is 2,726.15 m².

18. How is the developer financed?

- The developer is financed with their own resources.

19. What kind of internet is available in the condominium?

- The condominium has Telmex fiber optic internet.

20. Is it connected to the drainage system?

- The condominium is not connected to the drainage system, but there is already a predisposition, and it has an American biodigester that works with bacteria.

21. How many amenities does the condominium have in total?

- The condominium has a pool with sunbeds, a gym with air conditioning, a pergola area with mattresses, and a compost area.

22. What are the two best units?

- The two best units are department I2 and department H2.

23. Is the legal documentation up to date?

- The condominium has all the documentation up to date. The only pending process is the condominium regime.

24. What is the size of the pools?

- The main pool is 150 m², and the private pools are 3.5 m².

25. Are the surrounding streets paved?

- The surrounding streets are not yet paved, but Chechén Avenue is expected to be paved this year, including a bike lane.

26. Is it pet-friendly?

- Yes, the condominium is pet-friendly.

27. What is the differentiating factor compared to other developments?

- Low building density, large spaces, and the price per square meter.

28. When will the condominium regime be ready?

- The condominium regime will be ready before July 2025.

29. How many levels does the development have?

- The development has three levels: Ground level, first level, and second level.

30. Will there be environmental regulations? What are they?

- Yes, we have the environmental impact documentation.

31. What is the soil density of the development?

- The development has a C.O.S (Coefficient of Occupation of the Soil) = 0.45 and a C.U.S (Coefficient of Usage of the Soil) = 1.1047.