



BOAT SLIPS IN FRONT OF THE CONDOMINIUM VIEWS OF THE MARINA AND THE SEA 3 AND 4 BEDROOM APARTMENTS



TECHNICAL SHEET PUERTO AQUA

Project Name	Puerto Aqua	Building Height	44.29 ft
Location	Puerto Aventuras, Plano 04, Mz 10, Quintana Roo	Ceiling height	9.84 ft from floor to ceiling
Location pin	Link	Parking lot	48 (1 spot/apartment) + 10 private garages
ft2 of land	75,347.37 ft ²	Boat Slips	10 boat slips
Levels	4 Levels + Roof	Maintenance fee	0.302 USD/ft ²
# of Buildings	5 buildings	# of Departments	48 apartments
Elevators	5 elevators (1 per building)	Storages	22 storages
Rooftop	Private for the 4th level departments	Pet friendly	Yes

Typologies Building A	• 3 bedrooms from 1,839.65 ft ²	Prices	• 749,000 USD
Typologies Building B	• 3 bedrooms from 1,835.57 ft ² • 3 bedrooms + Rooftop from 2,379.57 ft ²		• Staring at \$695,000 USD • Staring at \$870,000 USD
Boat slips	• 35 ft max		• 90,000 USD
Garages	• 19.52 ft x 9.18 ft		• 50,000 USD
Storages	• 6.39 ft x 4.92 ft		• 10,000 USD

Handover date	• Building A starting from July 2025 • Building B starting from November 2026
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Payment plan	• 30% down payment + 70% during construction • 50% down payment + 50% during construction • 70% down payment + 30% during construction • 90% down payment + 10% upon handover
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Included equipment	- PVC windows with 6+6 mm double glass - Tzalam doors and closets - Tzalam bathroom vanities - Tempered glass in bathroom doors and terrace railings - Mini Split inverter air conditioning in bedrooms and Fan & Coil in the living room - Gas stove - Kitchen cabinets - Quartz kitchen countertop - Marble bathroom countertop - Built-in kitchen Hood - Panelable dishwasher - Microwave oven - Electric oven - Double sink - Plumbing fixtures - Bathroom fixtures and accessories - Mirrors in bathrooms - Electrical accessories - Lamps and wall sconces - Electric boiler
Optional equipment	Wine cooler, curtains, fans, hurricane shutters, decorative lamps
Finishes	- Interior floor and terraces in veined Puebla travertine marble or similar - Drywall and Durock ceilings with white vinyl Paint - Walls with smooth finish and white vinyl Paint - Bathroom covering in Macedonian marble or similar - Kitchen countertop in Zerrania-tone quartz or similar - White PVC frames and doors or similar - Closets, doors and bathroom furniture in Tzalam Wood - High-gloss white kitchen cabinetry with water-resistant finish
Furniture and decoration	Optional packages
Amenities and services	- Large infinity pool (216.53 ft) - Semi-Olympic pool (82.02 ft) - Artificial island with beach - Gym - Play room - Security hut - Elevators - Bicycle parking - Private storage room* - Private boat slips* - Private parking* <i>* Private amenities with cost</i>
Owner Benefits	- Private community with controlled access and 24/7 security - Access to the Puerto Aventuras beach club - Access to the Puerto Aventuras golf course - Access to Puerto Aventuras Central Park - Access to the commercial area (bars, restaurants, cafes, ice cream parlors and dolphinarium) - High capital gains