



IN-CAP.

Jun 1, 2026

*[Quality, design and
excellence in each project--.-]*

We are a company with more than 15 years of experience focused on achieving the best performance and product to offer valuable results. Our goal is to increase the wealth of our clients and investors. We believe that the most important thing is the peace of mind that our experience provides to our clients without ever ceasing to innovate.

©ACACIA



©NAOMI SELVA

[Real Estate Direction and Management.-.]

Comprehensive end-to-end management. Where strategic vision meets operational rigor.

1

Business Plan

- Property Vocation
- Market Capacity
- Target Market Identification
- Project and Brand Identity
- Land Use Optimization
- Legal Due Diligence
- Financial Model

2

Design and Management

- Conceptual Design
- Executive Project Development
- Permits and Licensing Management
- Engineering
- Area Efficiencies

3

Commercialization

- Commercial Strategy
- Media and Marketing Plan
- Promotion and Sales
- Legal Sales Structure
- Collections Management

4

Construction

- Urbanization
- Building Construction
- Value Engineering
- Safety and Health
- Quality Management

5

Administration and Control

- Site Direction and Supervision
- Cost Control
- Integral Monitoring
- Investor Reporting
- Closing, Delivery and After-sales

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*[Partners in the design
and development of
unique projects.--.]*

At **IN-CAP** we work with multidisciplinary experts, creating unique projects that stand out in different markets. Our efficiency and commitment to excellence are reflected in spaces that combine quality, functionality and design.



[Our track record---]

@NAOMI SELVA



@ZONNA



@NAOMI BEACH



@ACACIA



@ALAMANDA



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*[The scope of our
vision in Mexico-]*

Project development has been mainly concentrated in the major high-growth cities, with a particular focus on the Bajío and Riviera Maya regions.



[Riviera Maya.-.]

@NAOMI SELVA



@ZONNA



@NAOMI BEACH



@ACACIA

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ZONNA

- Pre-sale
- Apartments
- Hotel
- Riviera Maya Zone

Zonna is located in a privileged location, in the heart of Playa del Carmen, facing the iconic Mamitas beach. This mixed-use development transcends the idea of a place to live, offering a space designed to embrace serenity and celebrate life in its purest essence. It consists of 172 apartments and 15 villas, 1,255 m² of leasable commercial area and an exclusive boutique hotel with 64 rooms.

CONSTRUCTION M²	LAND M²	NO. OF UNITS
70,994	21,806	171 Apartments
		15 Villas
SALES		4 Retail space
\$5,100 mdp		64 Hotel rooms



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NAOMI BEACH

Pre-sale

Apartments

Riviera Maya Zone

This luxury residential project offers 19 villas distributed across two complexes, each with unparalleled views of the Caribbean Sea. A place designed for those seeking privacy, comfort, and a direct connection with the natural beauty of the environment.

CONSTRUCTION M²

4,749

LAND M²

2,102

NO. OF UNITS

19

SALES

527 mdp



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NAOMI SELVA

Pre-sale

Apartments

Hotel

Riviera Maya Zone

Retail space

Naomi Selva is an enchanting village in the heart of the jungle, a mixed-use development that fuses sustainable architecture and innovation to integrate harmoniously with the natural environment. Composed of 176 residential units, a boutique hotel with 80 suites, and a commercial area on Xcalacoco Avenue.

CONSTRUCTION M²

32,750

LAND M²

19,347

NO. OF UNITS

176 Apartments

9 Retail space

80 Hotel rooms

SALES

1,409 mdp



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ACACIA

Pre-sale

Apartments

Retail space

Riviera Maya Zone

Acacia is a complex of four towers with four levels that combines residential and commercial use. Each apartment has been designed with a perfect balance between style and functionality, offering you a new standard of comfort. The ground-floor retail spaces offer essential services that enrich the lives of residents and facilitate their daily activities.

CONSTRUCTION M²

18,082

LAND M²

11,062

NO. OF UNITS

127 Apartments

22 Retail space

SALES

\$663 mdp



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OCEANA

Finished

Apartments

Retail space

Riviera Maya Zone

Oceana is an apartment complex with retail spaces on the first floor, making it a mixed-use development. Located between the iconic Mamita's Beach and Fifth Avenue in Playa del Carmen.

CONSTRUCTION M²

17,300

LAND M²

3,917

NO. OF UNITS

74 Apartments

3 Retail space

SALES

700 mdp



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K U X T A L

Finished

Apartments

Retail space

Riviera Maya Zone

A residential and commercial project located on the iconic Fifth Avenue in Playa del Carmen, one of the areas with the highest tourist flow. This emblematic building becomes a meeting point project that reflects the spirit and growth of this destination.

CONSTRUCTION M²

5,600

LAND M²

956

NO. OF UNITS

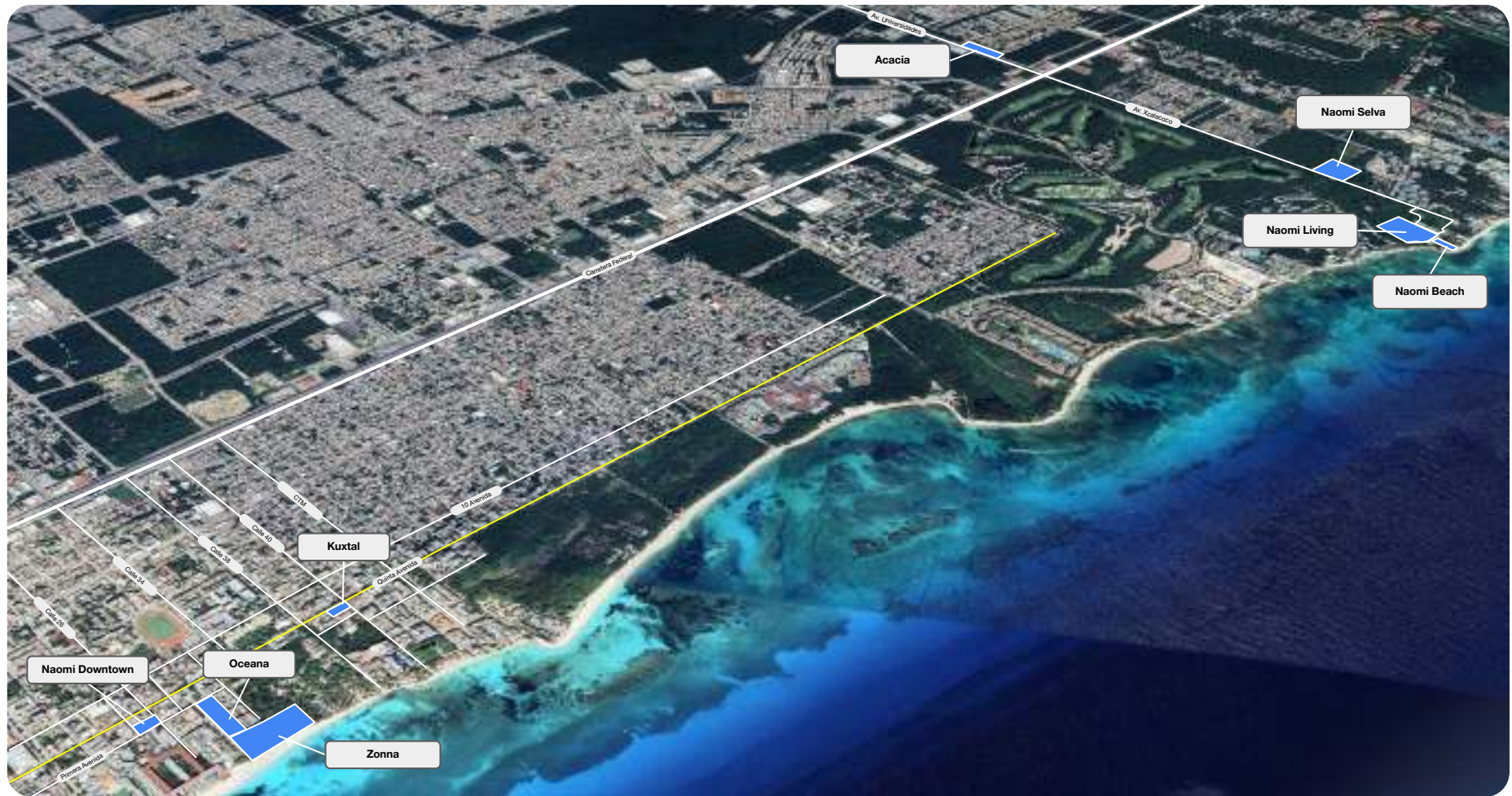
27 Apartments

3 Retail space

SALES

167 mdp





[Geographic Presence Riviera Maya—.]

Development	Format	Location	Units	M2 Construction	Avg. Value	Sales	Status
Oceana	Usos Mixtos	Playa del Carmen	77	17,300	\$9.46	\$700	Completed
Kuxtal	Usos Mixtos	Playa del Carmen	30	5,600	\$6.19	\$167	Completed
Naomi Selva	Usos Mixtos	Playa del Carmen	185	32,750	\$8.01	\$1,409	Under Construction
Naomi Playa	Residencial	Playa del Carmen	19	4,749	\$27.74	\$527	Pre-Construction
Acacia	Usos Mixtos	Playa del Carmen	149	18,083	\$4.45	\$663	Under Construction
Zonna	Usos Mixtos	Playa del Carmen	190	70,994	\$29.82	\$5,100	Pre-Construction

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DEVELOPMENTS

149,476

CONSTRUCTION M²

594

APARTMENTS

15

VILLAS

41

RETAIL SPACES

2

HOTELS

144

HOTEL ROOMS

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[Bajío-...]

@ALAMANDA



@TERRACOTA



@CORTEZA



@TERRACOTA

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ALAMANDA

Completed

Apartments

Bajío Zone

Alamanda is a multi-family project located within the Zibatá macro-development, noted for its unique views of the golf course. Composed of two apartment towers and extensive amenities, it offers an integrated lifestyle, positioning itself as the ideal choice for various styles and needs.

M² CONSTRUCTION

8,900

M² LOT SIZE

3,701

NO. OF UNITS

40

SALES

148 mdp



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terrācota

Completed

Residential Development

Bajo Zone

Terracota is a residential development consisting of 123 homes, connected by a central walkway that houses exclusive amenities for its residents. A space designed for families to grow and create unforgettable memories.

M² CONSTRUCTION

17,220

M² LOT SIZE

23,974

NO. OF UNITS

123

SALES

418 mdp



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corteza

Completed

Residential Development

Bajo Zone

A contemporary residential development offering tranquility and security, with a double access filter. Located within the Zirándaro macro-development, it features amenities designed to complement and enrich the lifestyle.

M² CONSTRUCTION

3,680

M² LOT SIZE

5,505

NO. OF UNITS

23

SALES

55 mdp



[Geographic Presence Bajío.--.]

Development	Format	Location	Units	M2 Construction	Avg. Value	Sales	Status
Corteza	Residencial	San Miguel de Allende	23	3,680	\$2.3	\$55	Finished
Alamanda	Apartments	Querétaro	40	8,900	\$3.7	\$148	Finished
Terracota	Residencial	San Miguel de Allende	123	17,220	\$2.9	\$367	Finished



[Real Estate Track Record with Vision and Future.-.]

9	179,276	146	634	15	41	2	144
DEVELOPMENTS	CONSTRUCTION M²	HOUSES	APARTMENTS	VILLAS	RETAIL SPACES	HOTELS	HOTELS ROOMS

Our real estate track record reflects constant growth and a vision toward the future. In the next 5 years, we consolidate our commitment to innovation and quality through an expanding portfolio: residential and commercial developments. Each project is a key piece in our mission to build a legacy that transcends generations.

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