

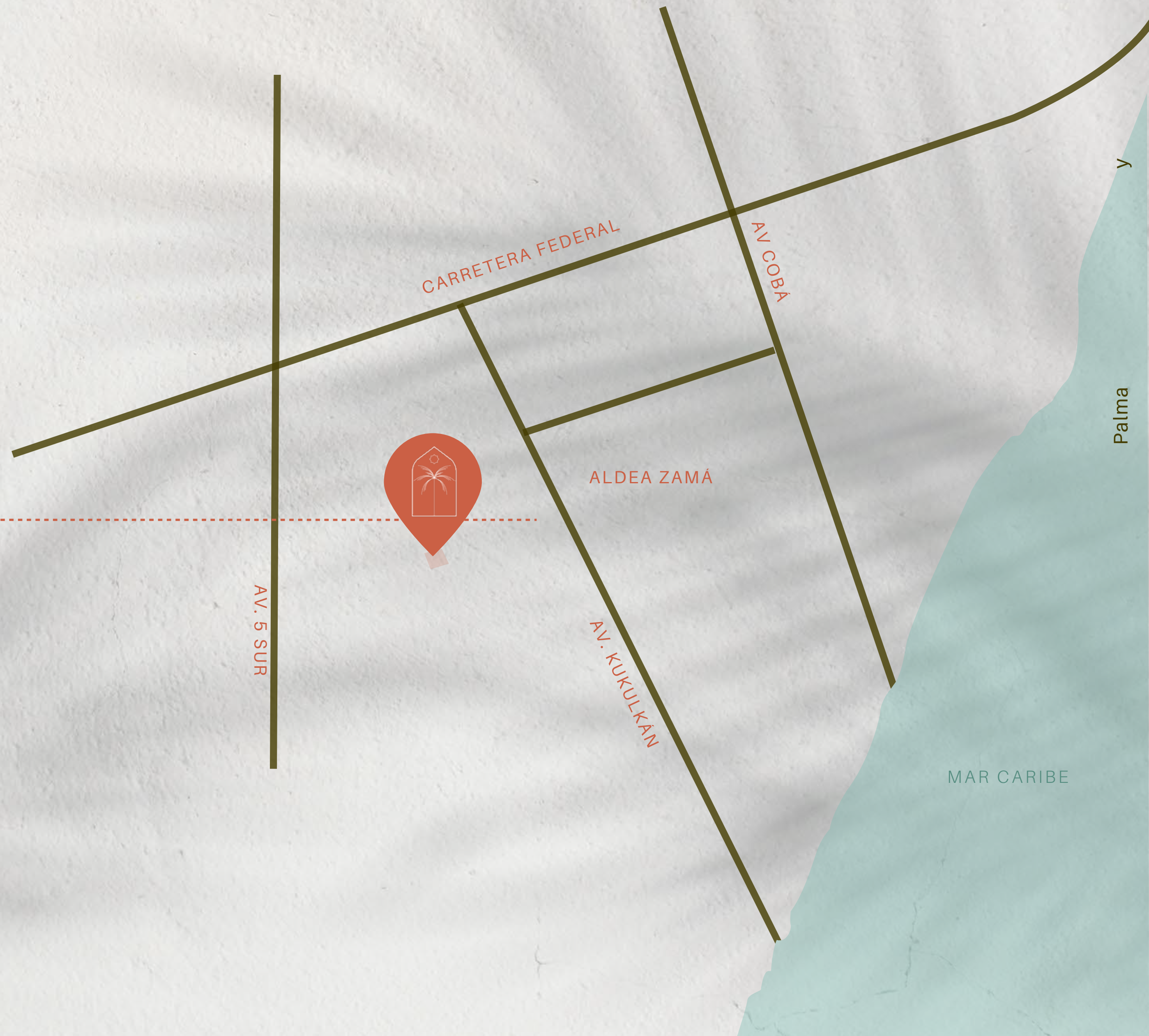


PALMA y ARCO

Location

Direct access to the *beach*

- 5 minutes (Motocycle)
- 7 minutes (Car)
- 12 minutes (Bike)





+

71%

Av. Occupancy rate

+

10 M

Million tourists

+

18 K

Tourist per day

26

Average age

\$

22 B

Total income
temporary housing
and F&B

Tulum International *Airport*

With new routes to the most popular areas of the United States of America and the main cities in Mexico.



The real estate market in Tulum is one of the most dynamic in Mexico. In recent years, property prices have increased by more than 50%, and this trend is expected to continue in the future.

- The Economist

Foreign Direct Investment (FDI) in 2022 compared to 2021:

Nationally: 2.3% growth.

In Quintana Roo: 22.8% growth.

- Secretaría de Economía

Tulum is nominated as one of the leading beach destinations in the world, 2023.

- World Travel Awards













PALMA Y ARCO

where the Ancient Mayan culture meet the centuries-old Moroccan architecture with a modern designer touch delivering a luxurious place in the middle of the jungle.

The project has 13 apartments units:

Apartment Suite (ground floor)

Penthouse Loft

Marrakech Master Suite

MOROCCAN ESSENCE MIXED WITH *Tulum* VIBES

Sand color and a red light *chukum* give *Palma y Arco* a stylish architectural design that will be always in trend.

Interior and main doors in wood with a *tzalam* or *parota* finish.

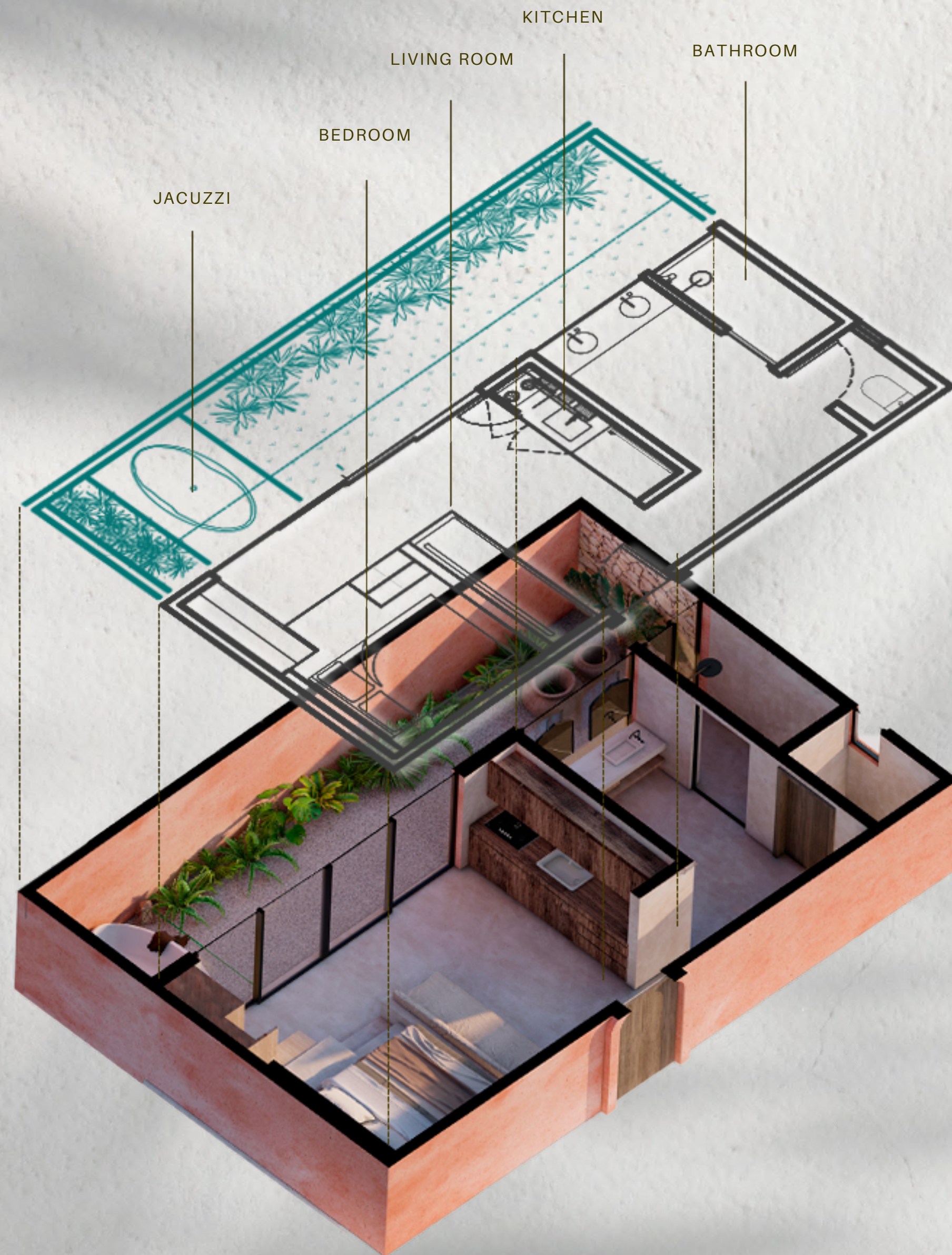
Traditional materials and construction systems from the region.





Masterplan





Apartment Suite

Located on ground floor has a full bathroom with bathtub, small kitchen, closet, bed room and private garden.

- 6 units in total
- 37 m2 interior
- 14 m2 exterior
- 51 m2 total

Marrakech Master suite

Located on first floor, it has a kitchen, one lock off bedroom, terrace, one bathroom with tub one bedroom with walking closet and rooftop with sunbed and pool (Common area)

- 1 unit
- 112 m2 interior
- 22 m2 exterior
- 136 m2 total

ROOFTOP
(COMMON AREA)

INFINITY POOL

MASTER BEDROOM

BATHROOM

LIVING ROOM

DINING ROOM

BEDROOM



Penthouse loft

Located on first floor, it has a living room, kitchen 1 1/2 bathroom, private rooftop, sunbed and bathtub.

- 6 units in total
- 55 m2 interior
- 50 m2 exterior
- 105 m2 total

JACUZZI

ROOFTOP

BATHROOM

BEDROOM

FULL KITCHEN

DINING ROOM

LIVING ROOM











Business *opportunity*

Business Overview

Target Occupancy Rate:

- Aim for 75% occupancy rate annually.

Daily Rent:

- Average daily rent of \$1,900.
- Provides a 15.5% Return on Investment (ROI).

Partnerships & Value-Added

- Concierge Services
- Engagement with Retreat Organizers
- Collaborations with Wedding Planners
- Strong Presence on STR Platforms (Airbnb, Expedia, Hotels.com, Booking.com, vrbo)
- Listings optimized for maximum engagement

Economies Of Scale In Management Costs

By adopting a collective management model, Palma Y Arco aims to slash traditional management expenses from 30% to 20%

Significant Reduction In Service Costs:

Collective management will halve the cost of services such as internet and electricity.

This translates to:

- Reduced operational costs
- Increased profitability

Reserve a unit
with \$100,000 MXN

1st payment method
30% - 70%

2nd payment method
30% - 40% - 30%

3r payment method
80% - 20%

PALMA Y ARCO

