

# MAHANÁ

HABITAT RESIDENCES



**GMB**

Prosperity Partner





**Who is behind?**



# What is Mahaná?

# Mahaná investment shielding process

- ① Purchase of the 206-hectare titled plot.
- ② Evaluating companies for the development of the executive project.
- ③ Trompo Arquitectura was selected for their knowledge of the region in urbanization issues and the land's vocation.
- ④ Market intelligence and product definition, territorial studies, and creation of the master plan with a UMA (Unit of Measure and Update) of 50 hectares.
- ⑤ Searching for a name and creating branding, logo.
- ⑥ Start of procedures before the authorities that involve more than 50 laws of the State of Quintana Roo.
- ⑦ Constitution of the condominium regime in the municipality of Tulum, granting of Urban Compatibility by the government of the State of Quintana Roo.
- ⑧ Registration of the condominium regime before the Public Property Registry and released.
- ⑨ Release of the Mahana Condominium Regime from the Municipality and granting of cadastral certificates, property tax receipts, and appraisal of the 578 lots and common areas.
- ⑩ Deed of each individual lot ready for construction.

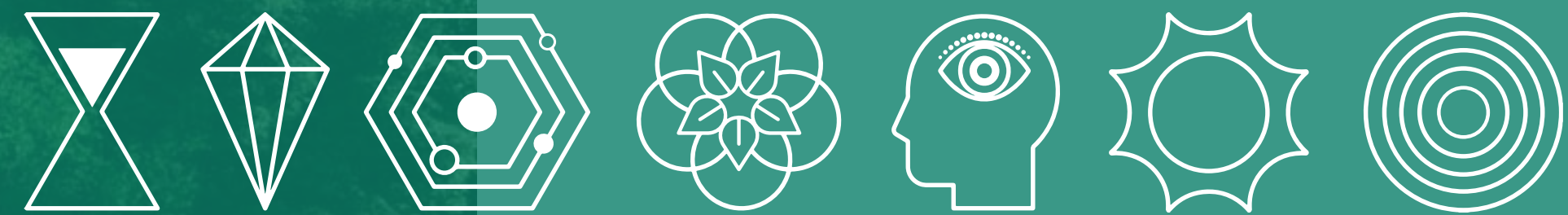


The threshold of an exceptional opportunity

## Francisco Uh May

- Territory in full awakening. Adjacent to the vibrant and mystical Tulum.
- Blessed by its rich cultural and natural heritage.
- Decisive moment of transformation and growth.
- The proximity to the future Tulum airport is a catalyst for this development.

Core of connectivity and progress.



# Ubicación

## MAHANÁ

The heart of this emerging region.

A vision of the future, an understanding that proximity to key infrastructures such as the airport will not only facilitate mobility but will significantly boost the value and attractiveness of the area.

We are witnessing the birth of a new pole of attraction in the Riviera Maya, and **MAHANÁ is in the front row.**





## Features of MAHANÁ

An unparalleled development in Francisco Uh May.

Our project stands out for:

Having clear property title.  
Condominium property regime.  
All necessary permits.

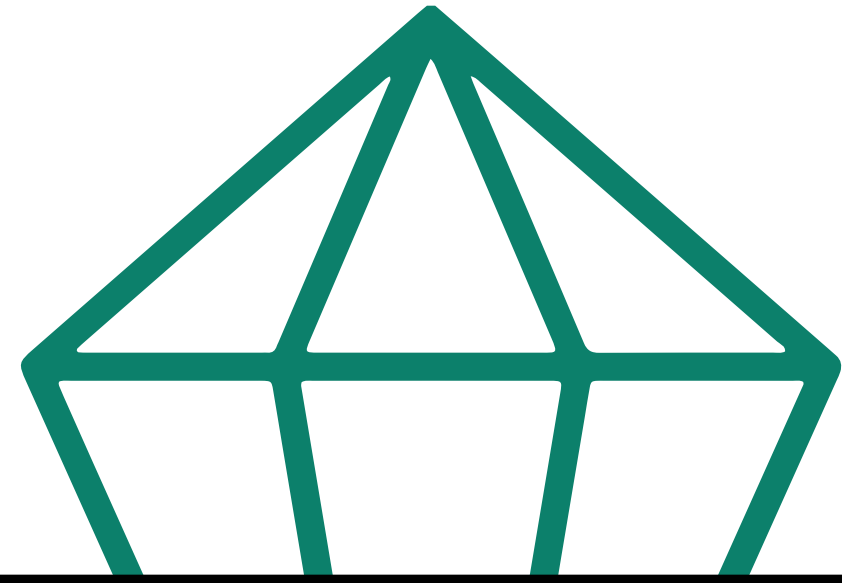
Security and transparency in  
your investment **GUARANTEED!**



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# Investment opportunity





# What about the appreciation of land near international airports?

In airports like Cancun and Merida, today the price per square meter around these infrastructures has a value of:

**\$40,000 pesos  
per square meter.**



These characteristics position us as leaders in the region, offering our investors and residents unparalleled confidence and stability.

## The uniqueness of MAHANÁ lies in this fusion of:

Legality, security, and exclusivity.

Ensuring that your investment is not only secure but also highly profitable.

**MAHANÁ** is not just *a development*, it's a promise about tranquility for the future, it's the origin of a new destiny.



## Investor Profiles:

**Small Developers:** MAHANÁ is a blank canvas with enormous growth potential. Here, they have the opportunity to be pioneers in an emerging region, taking advantage of the expansion and boom of Francisco Uh May.

**Residential Buyers:** We offer an unparalleled quality of life, combined with accessibility and rising property value. In MAHANÁ, you are not just investing in a property but in an enriched and connected lifestyle.

**Speculative Investors:** The land value projection in MAHANÁ, especially with the proximity to the future Tulum airport, is exceptional. It is a secure and promising investment, ideal for those looking to maximize their return.

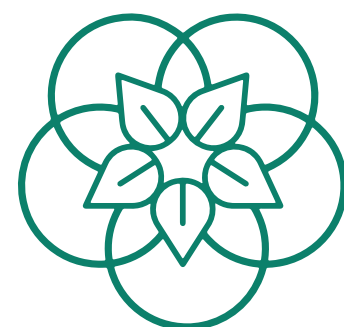
**MAHANÁ =  
unique OPPORTUNITY**



# Commitment to sustainability

Vision focused on respect for the environment. We seek to positively impact, creating a balance between development and nature. The orientation towards transportation is a pillar of convenience and accessibility, facilitating mobility and improving the quality of life.

Sustainability and Accessibility  
**MAHANÁ a pioneering  
development and a role model.**





# Legal certainty explanation of processes



- ◎ - All legal certainties.
- ◎ - It has a price per square meter of 1,500 pesos.

The appreciation of land and the increase in value of lots in Tulum has generated an investment return of 200% or up to 500%.

(When Tulum was not yet a developed destination as it is now.)

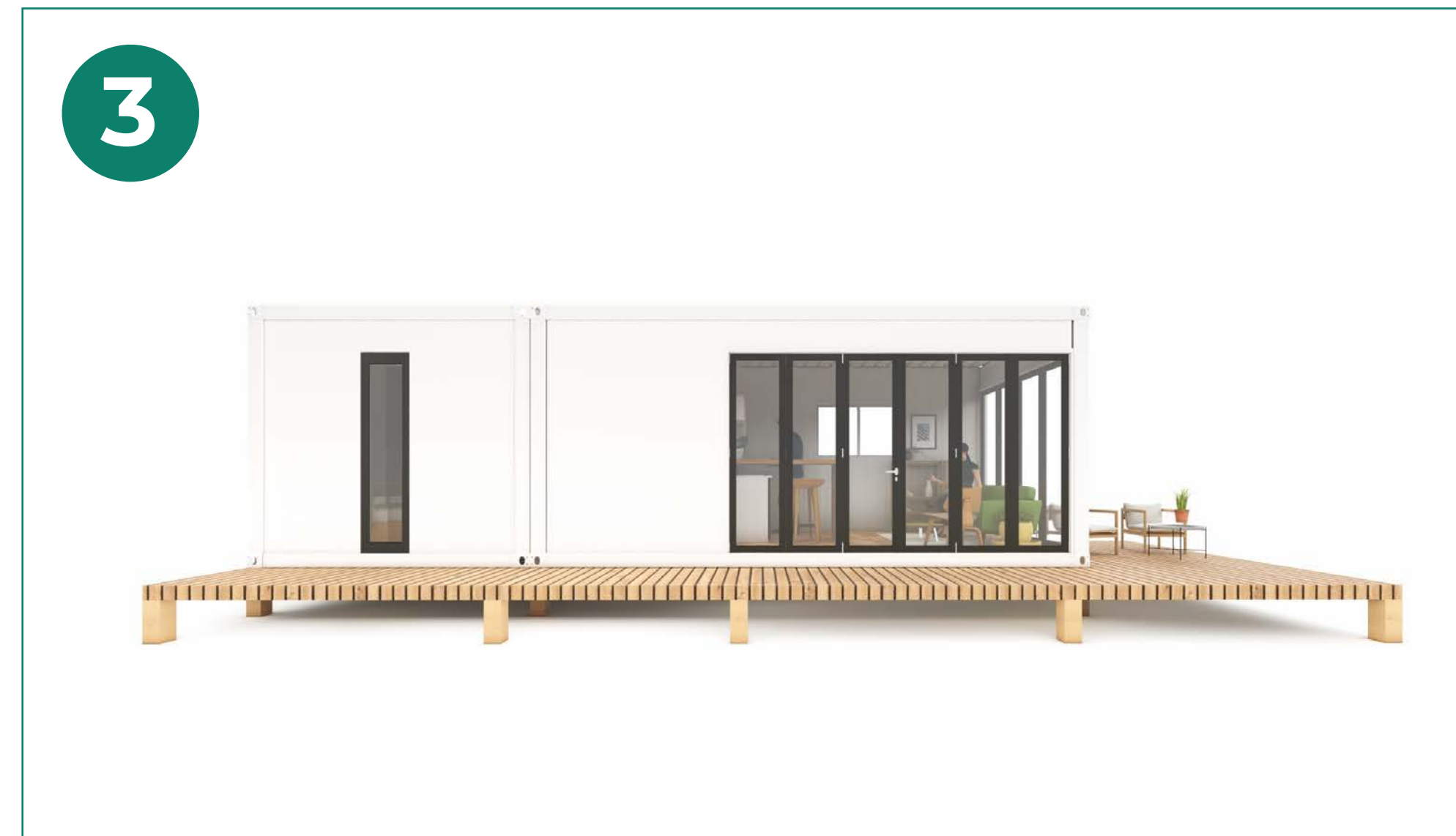
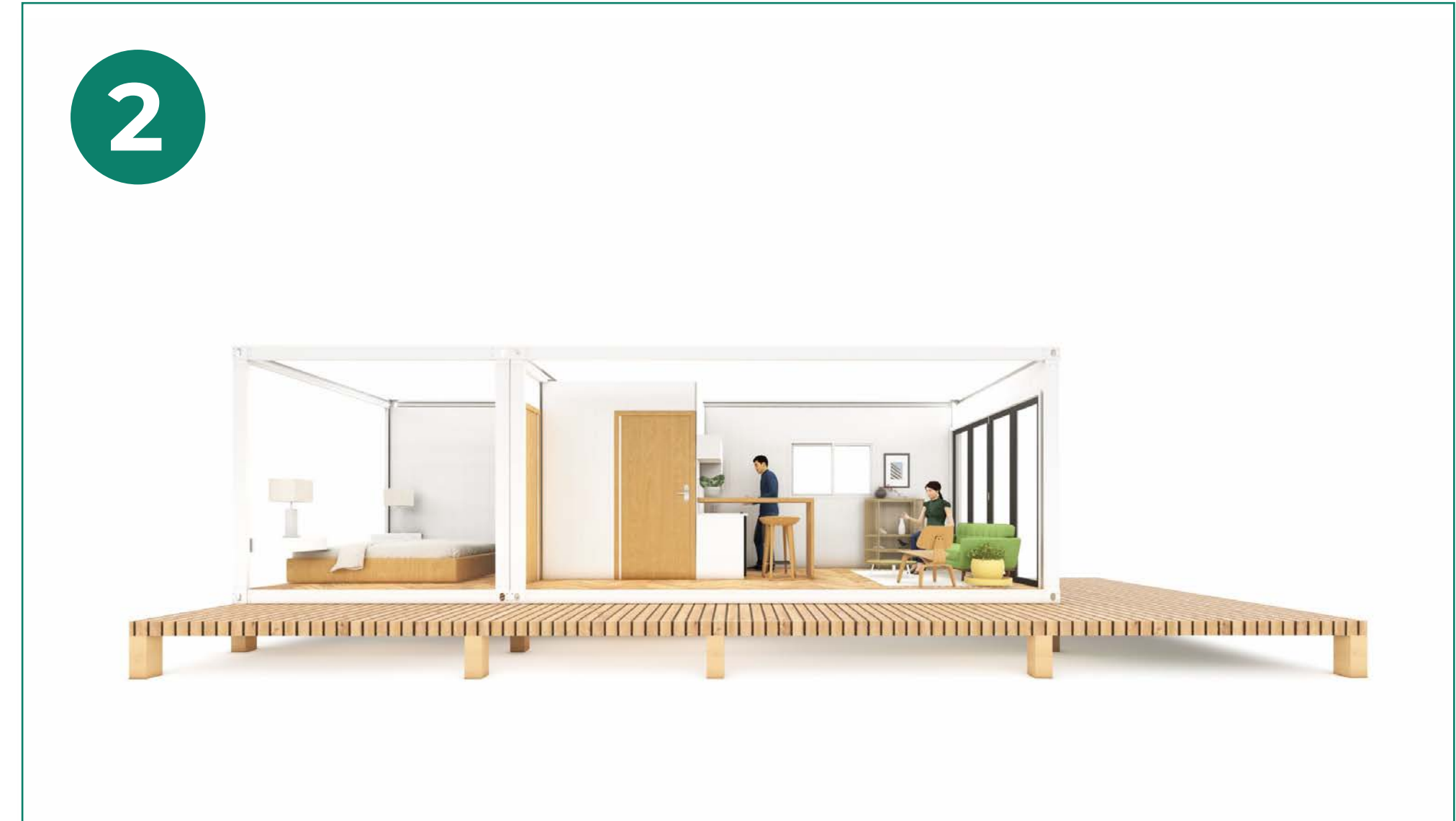
These are the opportunities that lands like Mahaná give us in an emerging area like Francisco Uh May.

## The new business in Tulum.



**Live your investment at  
MAHANÁ**

# Your house in 3 simple steps





## SUMMARY

Francisco Uh May is in a phase of significant development and growth.

This area, close to Tulum, promises to be a center of attraction for both residents and investors. Projections point to a significant increase in property value, especially in developments like MAHANÁ.

The lots not only promise to be a secure investment but are expected to increase significantly in value in the coming years, reflecting the growth and development potential of the entire region.

# CONCLUSION

MAHANÁ compared to other projects in the region, stands out for:

Strategic location.  
Commitment to sustainability.  
Development.  
Oriented to transportation.

These attributes place it at the forefront, offering a unique investment with a significantly higher value projection.

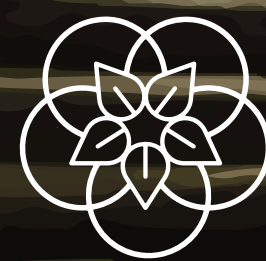
**Real estate business is done at the time of purchase!**

***Today is the moment to invest in Mahaná***

**INVEST IN SECURITY**

**INVEST IN INNOVATION**

**INVEST IN SUSTAINABILITY**





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## INVESTORS!

Take advantage of this unique opportunity in MAHANÁ, where each investment reflects a promising and sustainable future.

***Join us in this exciting journey of growth and success in Francisco Uh May!***

