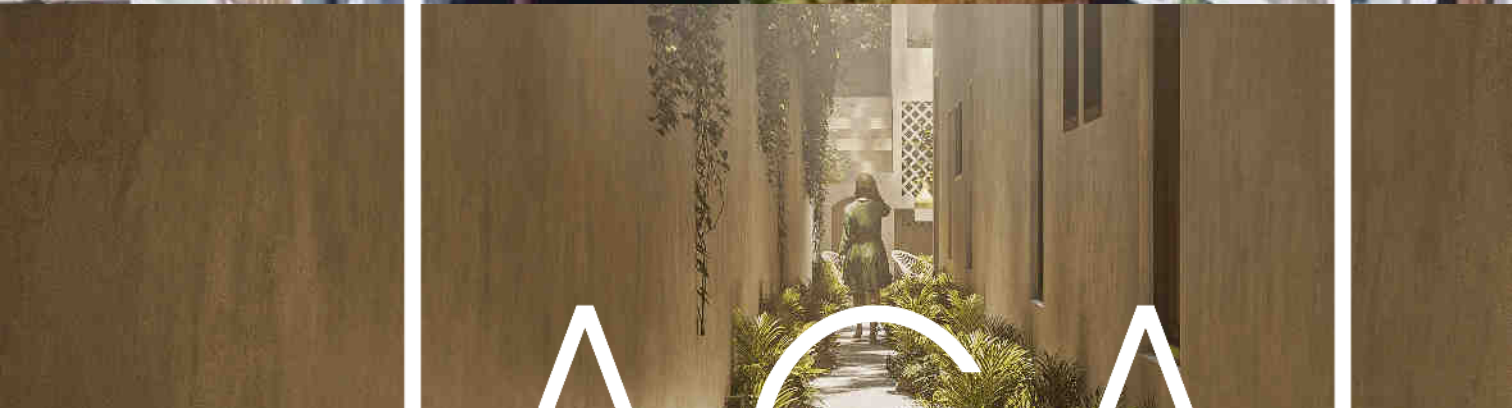


K'iinó

WHERE LIFE BEGINS





# JACA

arquitectos

## About us

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We rely on the most basic architectural concepts to begin without any pre conceived notions or conceptions on how a space should be.

We are a design, architecture and construction firm with more than 600,000 sqft succesfully built. We specialize in developing projects in the most exclusive neighborhoods in Mexico City and the Mayan Riviera.

Through our years of experience, we've created different kind of projects: residential, commercial, touristic and interior design, focusing on quality habitability, and always looking for profitability and sustainability in our designs.

We are inspired by indigenous architecture, transforming local materials into contemporary spaces that satisfy our current necessities.

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*[jacal.com.mx](http://jacal.com.mx)*



# Where life begins

Not only is *Cozumel* the largest island in Mexico, it is also the most prosperous one in the Caribbean and home to the second largest coral reef in the world. But, above all, Cozumel is *Where life begins*. Cozumel welcomes sunrise before any other place in the country: the same sunrise that has breathed life into countless traditions and customs.

# 01 Location

Location  
North hotel area



Beach  
4 minutes (walking)  
Exclusive access to surrounding beach clubs



International Airport  
10 minutes



Ferry Playa del Carmen - Cozumel  
45 minutes  
15 USD round trip



# 02 Concept

At its core, the architectural spirit of *K'ino* is to preserve nature, for it to eventually meld with the jungle and, with time, for both parts to mirror and harmoniously age alongside each other.

- Jacal Arquitectos



# 03 Masterplan



Total land	12,724 m <sup>2</sup> (136,959.99 sqft)	<b>100%</b>
Foot print	3,817 m <sup>2</sup> (41,085.84 sqft)	<b>30%</b>
Open area	8,907 m <sup>2</sup> (95,874.15 sqft)	<b>70%</b>
Aparments	7,170 m <sup>2</sup> (77,177.24 sqft)	<b>51</b> APTS.

## Amenities

- |                          |                        |                 |
|--------------------------|------------------------|-----------------|
| 1. Vigilance 24/7        | 7. Jungle              | 13. Grills      |
| 2. Lobby                 | 8. Gym                 | 14. Laundry     |
| 3. Semi olympic pool     | 9. Spa                 | 15. Fire pit    |
| 4. Family swimming pool  | 10. Healthy bar        | 16. 4 Elevators |
| 5. Children's playground | 11. 400m Jogging track | 17. Pet zone    |
| 6. Water mirror          | 12. Yoga Shala         |                 |





*Vigilance*



*Lobby*



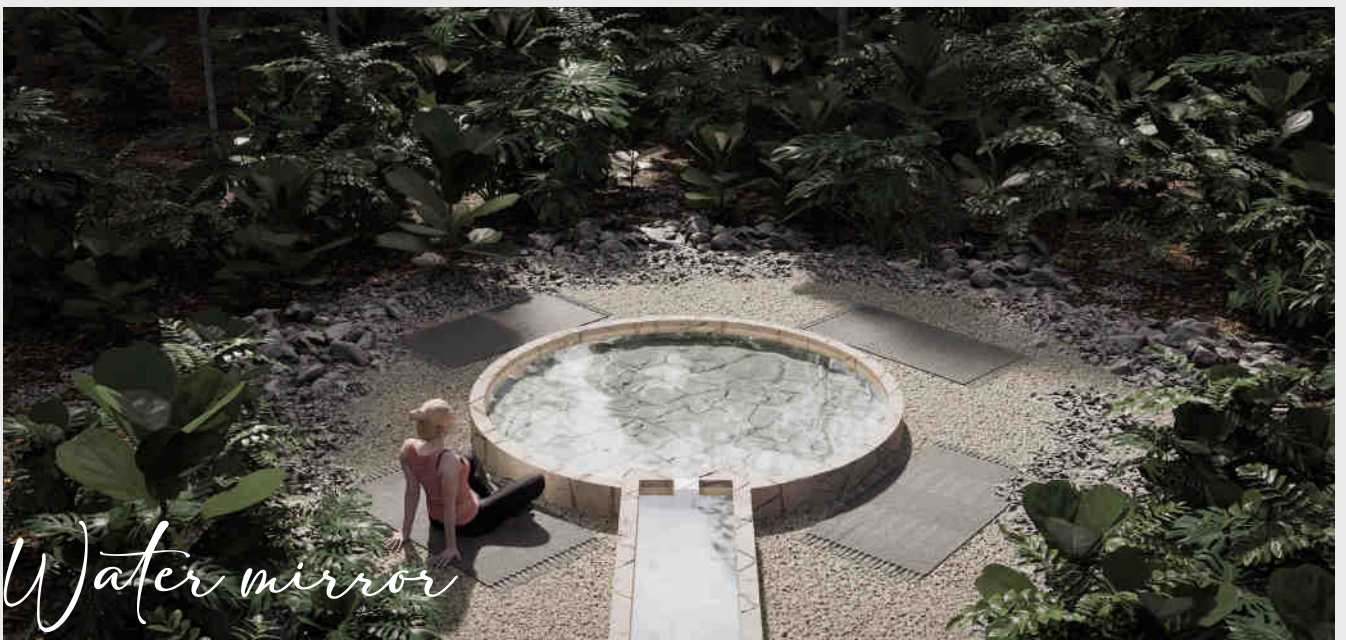
*Semi olympic pool*



*Family swimming pool*



*Children's playground*



*Water mirror*



*Jungle*



*Gym*



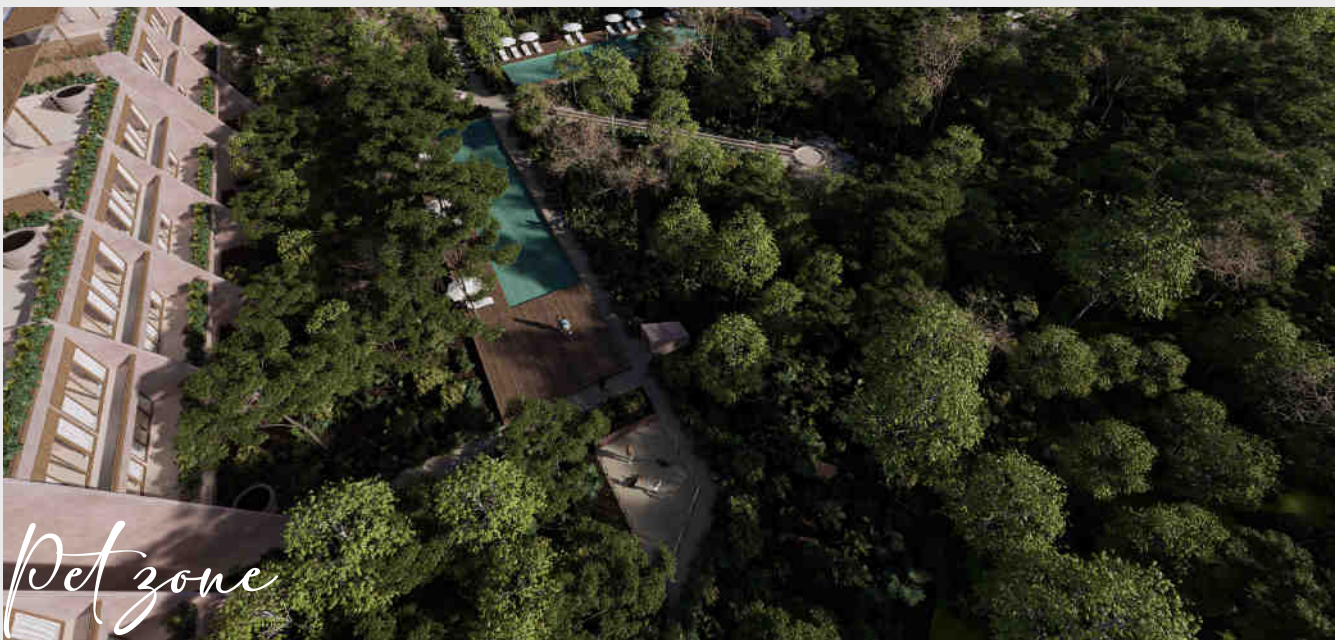
*Healthy bar*



*Jogging track*



*Grills*

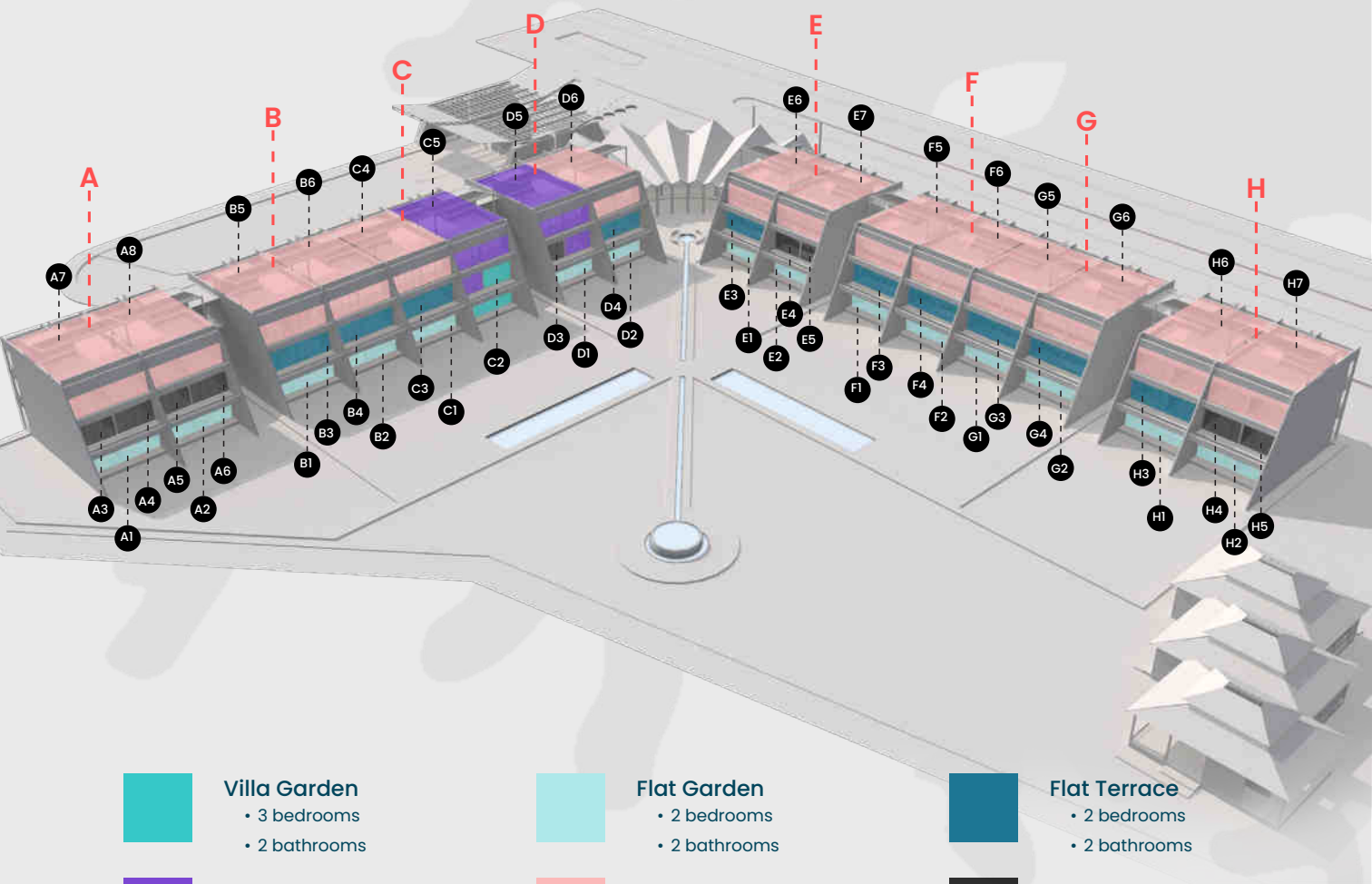


*Pet zone*



*Blending with nature*

# 04 Apartments layout



<div style="background-color: #00C090; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p><b>Villa Garden</b> • 3 bedrooms • 2 bathrooms</p>	<div style="background-color: #00C090; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p><b>Flat Garden</b> • 2 bedrooms • 2 bathrooms</p>	<div style="background-color: #005680; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p><b>Flat Terrace</b> • 2 bedrooms • 2 bathrooms</p>
<div style="background-color: #800080; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p><b>Villa Roof</b> • 3 bedrooms • 2 bathrooms</p>	<div style="background-color: #FF8080; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p><b>Flat Roof</b> • 2 bedrooms • 1 bathrooms</p>	<div style="background-color: #333333; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p><b>Suite Terrace</b> • 1 bedrooms • 1 bathrooms</p>



## Phase 1

Possession Dec 2023

- Apartment building: C, D, E y F
- Amenities

## Phase 2

Possession Dec 2024

- Apartment building: A, B, G y H



# 05 *Tipologies*

## *Villa Garden*



Ground floor



First floor

# 3

*Bedrooms*

## AREA

Interior: 158.70 m<sup>2</sup> (1,708.23 sqft)

Exterior: 54.20 m<sup>2</sup> (583.40 sqft)

Total: 212.90 m<sup>2</sup> (2,291.64 sqft)



# 05 *Tipologies* Villa Roof



First floor



Second floor



Roof level

## AREA

Interior: 167.70 m<sup>2</sup> (1,805.11 sqft)  
 Exterior: 94.70 m<sup>2</sup> (1,019.34 sqft)  
 Total: 262.40 m<sup>2</sup> (2,842.45 sqft)

# 3

*Bedrooms*

# 05

## Tipologies

### Flat Garden



Ground floor

# 2

Bedrooms

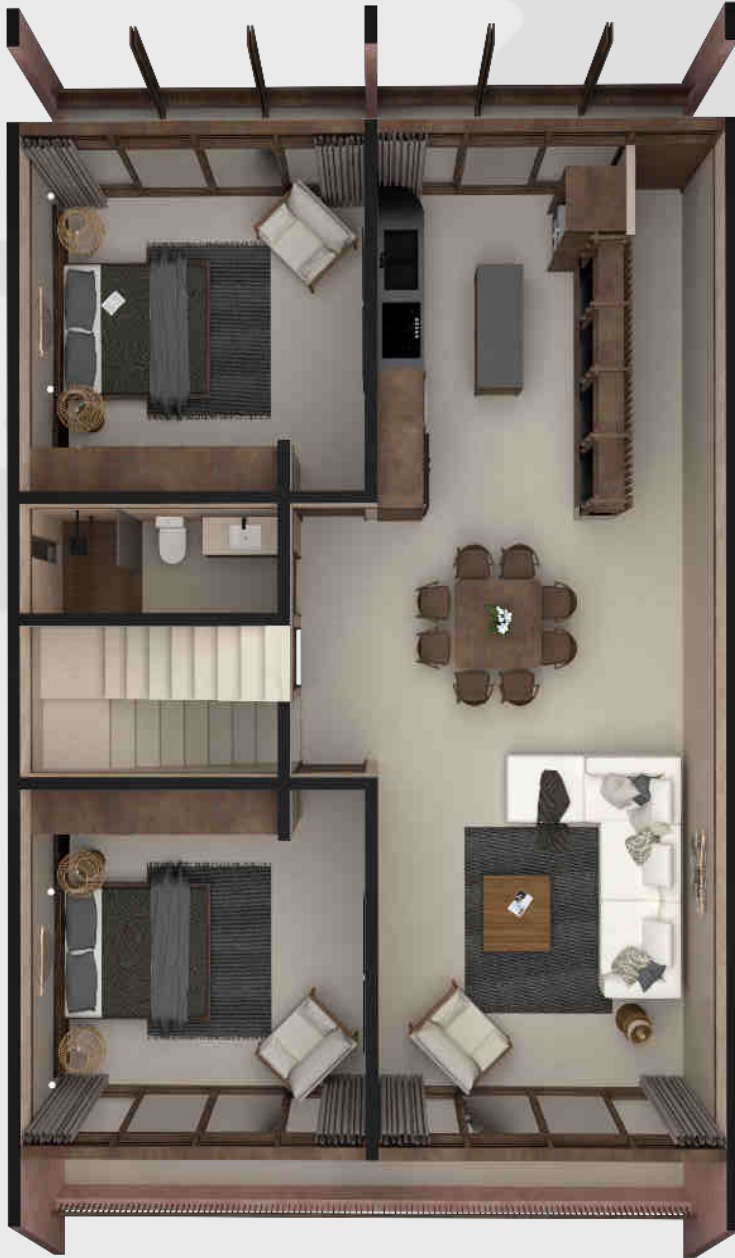
## AREA

Interior: 105.80 m<sup>2</sup> (1,138.82 sqft)

Exterior: 42.60 m<sup>2</sup> (458.54 sqft)

Total: 148.40 m<sup>2</sup> (1,597.36 sqft)

# 05 Tipologies Flat Roof



Second floor



Roof level

## AREA

Interior: 114.80 m<sup>2</sup> (1,235.70 sqft)

Exterior: 83.20 m<sup>2</sup> (895.56 sqft)

Total: 198.00 m<sup>2</sup> (2,131.25 sqft)

# 2 Bedrooms

# 05

## Tipologies

### Flat Terrace



First floor

# 2

Bedrooms

## AREA

Interior: 105.80 m<sup>2</sup> (1,138.82 sqft)

Exterior: 23.00 m<sup>2</sup> (247.57 sqft)

Total: 128.80 m<sup>2</sup> (1,386.39 sqft)

# 05 *Tipologies*

## *Suite Terrace*



Type A



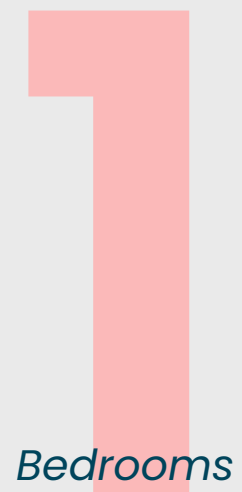
Type B

### AREA

Interior: 52.90 m<sup>2</sup> (569.41 sqft)

Exterior: 11.50 m<sup>2</sup> (123.78 sqft)

Total: 64.40 m<sup>2</sup> (693.20 sqft)



*Bedrooms*



*Kitchen*



*Living room*



*Bedroom*



*Suite type A*



*Bathroom*



*Roof garden*



*Live immersed in nature*



# 06 Prices

TYPE	ROOMS	BATHROOMS	INTERIOR AREA	EXTERIOR AREA	TOTAL AREA	LIST PRICE
Villa Garden	3	2	158.70m <sup>2</sup>	54.20m <sup>2</sup>	212.90m <sup>2</sup>	\$9,683,667 MXN
Villa Roof	3	2	167.70m <sup>2</sup>	94.70m <sup>2</sup>	262.40m <sup>2</sup>	\$11,714,292 MXN
Flat Garden	2	2	105.80m <sup>2</sup>	42.60m <sup>2</sup>	148.40m <sup>2</sup>	\$6,711,750 MXN
Flat Terrace	2	2	105.80m <sup>2</sup>	23.00m <sup>2</sup>	128.80m <sup>2</sup>	\$5,935,917 MXN
Flat Roof	2	1	114.80m <sup>2</sup>	83.20m <sup>2</sup>	198.00m <sup>2</sup>	\$8,746,333 MXN
Suite Terrace	1	1	52.90m <sup>2</sup>	11.50m <sup>2</sup>	64.40m <sup>2</sup>	\$3,205,395 MXN

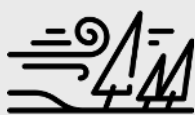
\*PRICES IN MEXICAN PESOS

\*\*Prices may change without notice.

\*\*\* Check available promotions.

# 07 Upgrades

OPTIONAL



## Anti hurricane package

Hurricane protection system with protection canvas over window and door frames.

STARTING

**\$ 99,180MXN**



## Bedroom and kitchen package

Set of shower glass panels as partitions for the shower, washing machine, refrigerator and dishwasher.

STARTING

**\$ 80,750MXN**



## Furniture & decor package

Furniture and decoration package to choose between two different options and styles.

*\*price according to tipologie*

\*PRICES IN MEXICAN PESOS

# 08 Vacation rental

## K'iinó

flat terrace

\$

5,935,917



ROI annual	season	nights	occupancy	occupied nights	average rate	income	total
12.51%	new year	10.00	100%	10.00	\$ 7,125	\$ 71,250	\$ 1,145,510
	high seson	89.00	85%	76.00	\$ 6,365	\$ 483,740	
	mid season	153.00	70%	108.00	\$ 4,560	\$ 492,480	
	low season	113.00	38%	43.00	\$ 2,280	\$ 98,040	

### annual expenses

maintenance fee	\$	67,271.40	53.39 \$ MXN/m <sup>2</sup>
reservation fee	\$	286,377.50	25.00 %
electricity fee	\$	28,500.00	
water supply	\$	3,420.00	
internet	\$	4,560.00	
maintenance expenses	\$	12,600.00	20.00 \$ MXN/m <sup>2</sup>
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$</b>	<b>402,728.90</b>	

\*FEES IN MEXICAN PESOS

\* ROI calculated with historical data for future projections, this data is for information purposes only.

\*\* The developer does not commit to the fulfillment of these projections.

## K'iinó

suite

\$

3,205,395



ROI annual	season	nights	occupancy	occupied nights	average rate	income	total
9.70%	new year	10.00	100%	10.00	\$ 3,420	\$ 34,200	\$ 509,580
	high season	89.00	85%	76.00	\$ 2,850	\$ 216,600	
	mid season	153.00	60%	92.00	\$ 2,280	\$ 209,760	
	low season	113.00	38%	43.00	\$ 1,140	\$ 49,020	

### annual expenses

maintenance fee	\$	33,635.70	53.39 \$ MXN/m <sup>2</sup>
reservation fee	\$	127,395.00	25.00 %
electricity fee	\$	18,240.00	
water supply	\$	2,280.00	
internet	\$	4,560.00	
maintenance expenses	\$	12,600.00	20.00 \$ MXN/m <sup>2</sup>
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$</b>	<b>198,710.70</b>	

\*FEES IN MEXICAN PESOS

\* ROI calculated with historical data for future projections, this data is for information purposes only.

\*\* The developer does not commit to the fulfillment of these projections.

Each unit has a different ROI, do not hesitate to contact us to find out the ROI of your investment.

## K'iinó

interior  
maintenance

tipologie	interior area	\$ MXN/m <sup>2</sup>	monthly fee
suite	52.50	\$ 20.00	\$ 1,050.00
flat garden	105.00	\$ 20.00	\$ 2,100.00
flat terrace	105.00	\$ 20.00	\$ 2,100.00
flat roof	105.00	\$ 20.00	\$ 2,100.00
villa garden	157.50	\$ 20.00	\$ 3,150.00
villa roof	157.50	\$ 20.00	\$ 3,150.00

\*FEES IN MEXICAN PESOS

*\* fees suggested by the developer which must be approved and confirmed by the condominium committee.*

## Maintenance includes:

## STAFF

- cleaning
- maintenance & gardening
- trash pickup
- fumigation & pest control
- expendable supplies

## MAINTENANCE

- filters & equipments
- fixed furniture
- paint

\*repairs due to misuse or natural wear and tear will be quoted separately

# 10

# General maintenance

## K'iinó

### general maintenance



tipologie	interior area	\$ MXN/m <sup>2</sup>	monthly fee
suite	52.50	\$ 56.20	\$ 2,950.50
flat garden	105.00	\$ 56.20	\$ 5,901.00
flat terrace	105.00	\$ 56.20	\$ 5,901.00
flat roof	105.00	\$ 56.20	\$ 5,901.00
villa garden	157.50	\$ 56.20	\$ 8,851.50
villa roof	157.50	\$ 56.20	\$ 8,851.50

\*FEES IN MEXICAN PESOS

*\* fees suggested by the developer which must be approved and confirmed by the condominium committee.*

#### Maintenance includes:

##### STAFF

- security
- - resident manager
- cleaning
- maintenance and gardening

##### ADMINISTRATIVE

- administrative and stationery

##### SERVICES

- water supply
- electricity
- internet
- trash pickup
- fumigation
- expendable supplies

##### MAINTENANCE

- elevators
- emergency power plant
- hydropneumatic systems
- security equipments
- pool equipment and filters
- gym equipment
- water cistern tank





**K'ino**  
DONDE LA VIDA EMPIEZA

[kiino-cozumel.com](http://kiino-cozumel.com)