

# INTERNATIONAL REAL ESTATE DEVELOPMENTS

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## SPOTLIGHT ACANTO CONDO HOTEL

*Developer's Copy*



PLAYA DEL CARMEN  
MEXICO'S NEWEST RIVIERA

# MEXICO



**EXPLORING**  
“...FASTEST GROWING





# THE MAYAN RIVIERA AREA IN WESTERN HEMISPHERE.”

# MEXICO



## THE MAYAN RIVIERA

Beachfront property in Mexico has always been a popular real estate investment option and has a plethora of real estate investment opportunities. The perennial hotspots are Mayan Riviera that covers Cancun, Tulum, Akumal, Puerto Aventuras and Playa del Carmen, which is the fastest growing city in the region. Playa del Carmen was originally a sleepy fishing village, but has now been transformed into a cosmopolitan city for tourists from the United States, Europe, South America and Canada. The Mayan Riviera region has over 100 miles of the most beautiful beaches in the world. The ancient Mayan ruins also add to Mexico's unique real estate and tourism landscapes.

Mexico real estate investing is bucking the trends of the U.S. recession and many market pundits assess that the boom is here to stay for a long time. This can be gauged from the fact that foreign investors are still investing in projects that have been or are being undertaken by the world's best and biggest international developers. Europeans and other investors have now become even more active in the region because of low priced beachfront properties in Mexico. Overall, real estate prices in Mexico are still low when compared to similar properties in the United States and other regions of the world. Mexico is now firmly on road to development and prosperity. The gap between modern developed countries and Mexico in terms of infrastructure and standard of living is closing fast.

Private investment in Cancun, Cozumel and Playa del Carmen last year was \$430 million dollars, which along with tourism revenues mean the Riviera Maya accounted for nearly 10% of Mexico's GDP in 2007.

Every day, many shopping malls, recreational centers, multiplexes and hospitals are being developed. Luxury goods, services and real estate previously available in America or Europe are also available to a vibrant consumer market in Mexico. Real estate in Cancun, Playa del Carmen and other destinations are low risk and offer high gains for investment opportunities. Properties bought during pre construction phase in Mexico are offered to provide a significant Return On Investment once the project is fully developed. With so much demand for Real Estate in the Mayan Riviera, those who leverage Pre-Sale investing enjoy the benefits of receiving gains with considerable real estate appreciation.

Tourism is one of the mainstays of the Mexican economy. The Yucatan Peninsula (30 minutes north of Playa del Mar) accounts for 70% of Mexico's tourism. Hotels have high year round occupancy rates, and still more hotels are being developed to cater to this rush. No doubt, the real estate market in Mexico is flushed with optimism. There are many projects underway south of Cancun. This presents an exciting opportunity for investment in the region. In the next decade, many more destinations like Mahajual and Xcalak will be put firmly on tourist map of Mexico.

Playa del Carmen is strategically located for visitors since it is in a geographically privileged situation. From Playa del Carmen, you can visit other interesting tourist areas:

Xcaret  
7 kms | 4 miles | 5 minutes

Tulum  
62 kms | 39 miles | 40 minutes

Puerto Aventuras  
19 kms | 11 miles | 12 minutes

Akumal  
32 kms | 20 miles | 25 minutes



## Top 10 Reasons to Invest in the Mayan Riviera:

1. The Condo Hotel Market is Booming for:  
Second Home, Vacation Home, Retirement or Investment Property
2. Vacation "Free" Any Time
3. Enjoy Luxury Accommodations
4. Avoid Maintenance Headaches
5. Generate Off Shore Rental Income
6. Tax Benefits
7. Gain Appreciation Potential
8. Diversify Your Investments
9. Low Cost of Living, Excellent for Relocation, Retirement, Vacationing or Investing
10. Leverage the Real Estate Boom in the Mayan Riviera with Year Round (Significant) Tourism



# MEXICO



## THE HEART OF PLAYA DEL CARMEN

Playa del Carmen lures painters, musicians, dancers and poets looking for ways to leap the boundaries of the everyday and enter a cultural universe, where ideas flow like rivers and creativity is inspired by nature. The streets of Playa del Carmen are a favorite stage for anyone with a mission: folk dancers, concheros in pre-hispanic costumes executing their mystic ritual dance, street performers, strolling minstrels who narrate local legends and artisans working at their craft to the fascination of crowds.

All along its busy promenades lined with handcrafted stores are a mere sampling of Mexican and International creativity on the city's famous Playa del Carmen Fifth Avenue. There are meeting places of extravagant characters; visitors can taste the delicious local dishes at any of numerous sidewalk cafes, where a marimba, trio from Veracruz or heavy rock band entice diners inside.

Playa del Carmen, magic, eclectic and yet steeped in tradition, is the doorway to those who want to enjoy the natural beauty and culture of the Mayan World, explore the region, mingle with its people and discover the parks of the Riviera Maya. Today, the new alternative to traditional tourism is eco-adventure travel that offers everything from walks through exuberant jungles to millenary cenotes (sinkholes) as well as Mayan suiteges, cave diving in the underground river system to solitary lagoons, refuge of monkeys and other marvelous wildlife.

Playa del Carmen, once a sleepy fishing suitege, ensconced in the very heart of the Mayan Riviera, is now one the fastest growing communities in the world. Playa del Carmen has a first-class hotel infrastructure and all the services of a cosmopolitan tourism destination.





## MAYAN RIVIERA REAL ESTATE

The 80-mile stretch of Yucatan coast running south of Cancun to the Mayan ruins at Tulum, dubbed the Mayan Riviera, is already home to over 30 mega resorts, a dozen golf courses and scores of smaller hotels with a total of 20,000 rooms. Mexico's tourism development agency, FONATUR, plans to double that capacity over the next five years.

A few reasons to invest in Mayan Riviera real estate include: relatively low real estate pricing, along with the potential for strong appreciation in real estate assets. The peso's expected appreciation against the dollar and euro as well as the newly developing areas near the hot spots of Cancun, Playa del Carmen and Tulum also provide reasons why Mexico has many investors' attention. Mexico's inventory of homes is currently 24 million units, with an estimated value of more than 1.1 trillion pesos or 100 billion USD. The Mexican government also invested \$750 million in 2008 for roads, cruise ship

ports and other tourism related infrastructure.

The relative absence of residential mortgage lending means that less than 10% of homeowners (Mexican national or foreign) currently carry a mortgage. Half of all new housing, 450,000 new homes built each year in Mexico, as well as two-thirds of all existing homes, are still without mortgages.

With 800,000 Mexican family households being created each year, the demand greatly exceeds supply. The development boom enforces a sustain and upswing on house prices, especially within the luxury market. In fact, there is an estimated 1 trillion pesos, or \$100 billion dollars worth of demand from homeowners who will eventually seek mortgage financing. When this happens over the next five years (according to government estimates), the property market will see another surge in buying power until it reaches a more normal equilibrium.

# MEXICO

## **HOTEL CONDO OPPORTUNITY**

Construction has begun on “Acanto Hotel and Condominiums” on the site of the original Acanto Suites Hotel. The former infrastructure was a 5-Star Boutique Hotel located just blocks from Playa del Carmen town square and just a half block from the beach.

The former Acanto Suites Hotel had been in operation for the past 15 years and will reopen under its new name, Acanto Hotel & Condominiums in the fall of 2009, offering more amenities while still preserving the essence of Playa del Carmen.

The development has already been successful with its Pre-Sales where several potential investors are currently leveraging one of the hottest real estate locations within Playa del Carmen.

The strongest contributing factor to the project’s success lies with its history. While many condo hotels attempt to lure investors to buy real estate and then lease out the real estate to tourists (producing income), the problem with Condo Hotels has been managing the lease options and catering to the sales and re-sales of the property.

Acanto’s success within the hotel management arena along with the proven track record of the world renowned developers behind the conversion to a Condo Hotel, provides a strong international real estate investment to prospective international real estate investors.

Acanto has been documenting their construction milestones and are on schedule to reopen for business this fall. A Fly & Buy is currently being offered to potential investors offering free lodging during July of 2009.





## ACANTO HOTEL & CONDOMINIUMS

Acanto Hotel & Condominiums has been nominated as "One of Mexico's Best Condo Hotel Investments" by International Real Estate Investments Magazine.

Pricing starts at \$312,000 and includes all the best services of a luxury hotel, jacuzzis, swimming pools, rooftop terrace, full ownership of either 1, 2 and 3 bedroom models. Financing is available.

For information call:  
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- \* 9% Return On Investment
- \* 5 Star Management
- \* High Demand Lease Program
- \* Beach Club Membership
- \* Gym Membership

Playa del Carmen is the perfect destination for a vacation, retirement, investing or relocating. While many international hot spot real estate markets have felt the impact of an unprecedented global financial recession, Playa del Carmen remains ahead of the curve.

Below: Accolade awarded to Acanto by IREI Magazine.  
www.irei.tv

