



NAOMI®

RIVIERA MAYA

02

THE
BEACH
ISSUE

NAOMI BEACH

Villas
Boutique Hotel
Naomi Beach Club

NAOMI SELVA

Condos
Penthouses
Hotel & Spa
Experience Retail

@ DISTRITO CARACOLA



Naomi Beach Villas: your own spot on the Mexican Caribbean

When you think of an imaginary paradise, your mind often wanders to a white sand beach with turquoise waters like the ones you find on the Mexican Caribbean. Millions of people from all over the world come to Riviera Maya seeking that experience: tranquil days on a beautiful coast with exceptional service and wonderful food.

At Inversiones Capital we also dream about that. That's the reason we devoted ourselves to looking for a beachfront property to create our improved version of life on the Caribbean.

Naomi Beach Villas is a set of four towers where architecture has been tuned to the finest detail to bring the environment closer without compromising privacy. The result are 15 luxurious villas with ocean views, large terraces, amenities and a private beach.

So, your new second home is only 40 minutes away from the Cancun International Airport and 8 minutes from Playa del Carmen, but it feels like an oasis in the middle of the jungle. To us this is a dream come true.



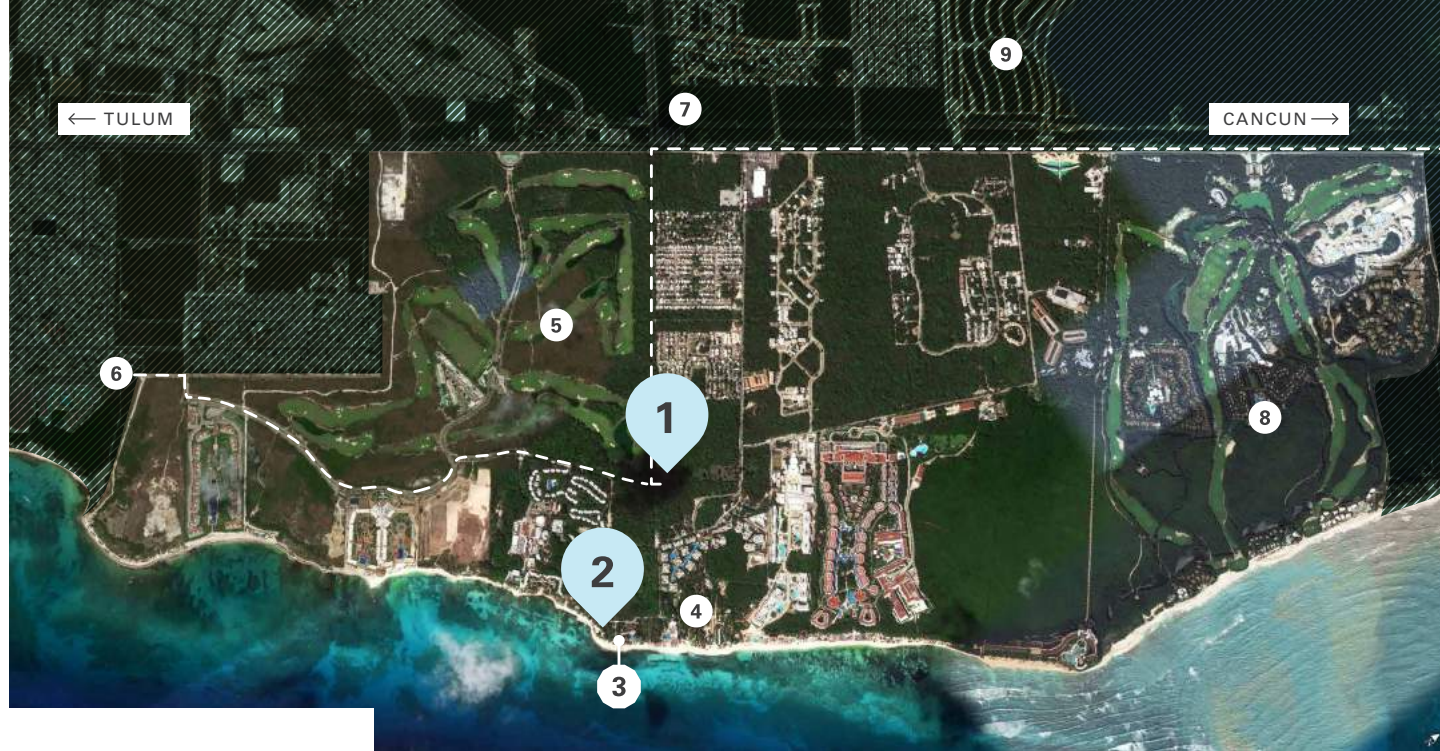
Villa Marina .101

TOWER A / Ground Floor — 2465 sq ft

NAOMI BEACH
AMENITIES

The pool and
sun deck are
exclusive spaces
for Naomi Beach
Villas residents.





Aerial views of the Zona Diamante, where the main AAA resorts of Playa del Carmen are located.

ZONA DIAMANTE

Mexico's prime real estate

Several decades of massive investment, both domestic and foreign, have granted this area the best tourist infrastructure in the country.

A PRIVILEGED LOCATION

1. Naomi Selva
2. Naomi Beach Villas
3. Naomi Beach Hotel & Club
4. Viceroy Riviera Maya
5. Gran Coyote Golf Riviera Maya
6. Playa del Carmen
7. Kalena (coming soon)
8. El Camaleon Golf Club
9. Ciudad Mayakoba



WELL-CONNECTED

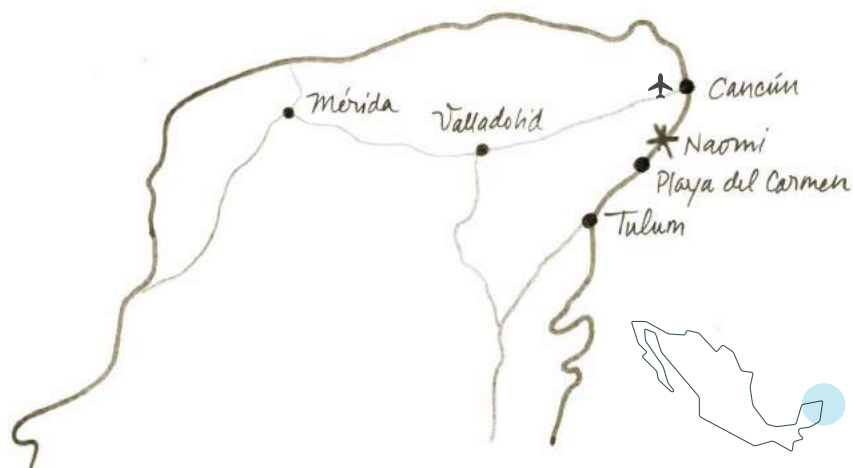
✈ The Cancun airport is the gate to the Riviera Maya. It was remodeled and expanded to become the second busiest airport in the country and the one that serves more international passengers in Latin America. It has two active landing strips that are more than 1,500 meters apart, which allows them to be used simultaneously, and four commercial terminals.

FROM NAOMI

307 Federal Highway 307

Cancun-Tulum is one of the best roads in the country and gives you access to all the attractions in the area.

Cancun Airport	40m
Playa del Carmen	8m
Cancun	50m
Tulum	1h
Merida	3h
Chichen Itza	2h 40m



A world-class destination

Whether in a couple, friends or family plan, Naomi is your base for enjoying all that the Riviera Maya has to offer. With everything being so nearby, it is possible to fit fun activities and hours of laze on the beach.

LEISURE & CULTURE

- Visit archeological sites within the peninsula, such as Tulum or Chichen Itza.
- Swim in a cenote and explore the stunning Sian Ka'an Reserve.
- Play on beautiful golf courses of world-renowned designers.
- Go fishing or do water activities such as kayaking, diving, paddleboarding and snorkeling.
- Enjoy the stellar gastronomy and nightlife of Cancun, Playa del Carmen and Tulum.
- Plan family fun days in the great theme parks of the area.





WELLNESS & ACTIVITIES

- Thann Sanctuary Spa within Naomi Selva
- Yoga sessions
- Guided meditation
- Scuba diving
- Golf rounds
- Paddleboard and kayak

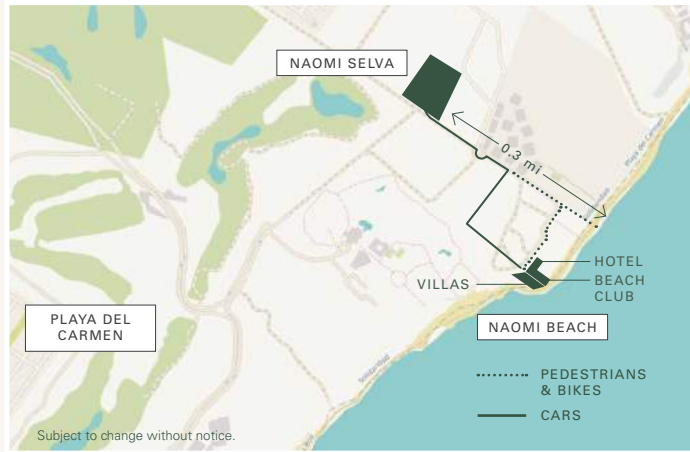
SPORTS & ENTERTAINMENT

A realm of possibilities

The Riviera Maya hosts a wide variety of world-class events, such as PGA golf tournaments, Ironman competitions, international music festivals, concerts, and shows like Cirque du Soleil. No matter the season, you will always have a reason to enjoy your home in Naomi.



Villa Cobalto . 403
TOWER D / Level 3 — 1,550 sq ft



Part of a master plan

The exclusive Naomi Beach has 15 villas with a privileged private waterfront, which makes it a unique investment opportunity on this stretch of the Caribbean. These beach units are complemented by two other great properties: Naomi Beach Club (*below*), which sits right next to it, and Naomi Selva (p.28), a five minute walk through the road that leads to the Cancun-Tulum highway.



Beach

21,300 sq ft on the Caribbean
100 ft of beachfront
Four 4-level towers
15 luxury villas

NAOMI BEACH VILLAS AMENITIES

- 1 Private beach with lounge area
- 2 Firepit
- 3 Yoga deck
- 4 Swimming pool & sun deck

A

TOWER A

4 villas / Villa Marina on Ground Floor has a private pool and level 4 is a PH.

B

TOWER B

4 villas / The PH on level 4 has a lovely plunge pool, a gazebo and a panoramic sun deck on the rooftop.

C

TOWER C

3 villas / Level 4 of this tower is part of the PH Maya, accessed through level 4 of Tower D.

D

TOWER D

4 villas / PH Maya, spread over the fourth level of Tower C and D, has a plunge pool, a gazebo and a panoramic sun deck on the rooftop.

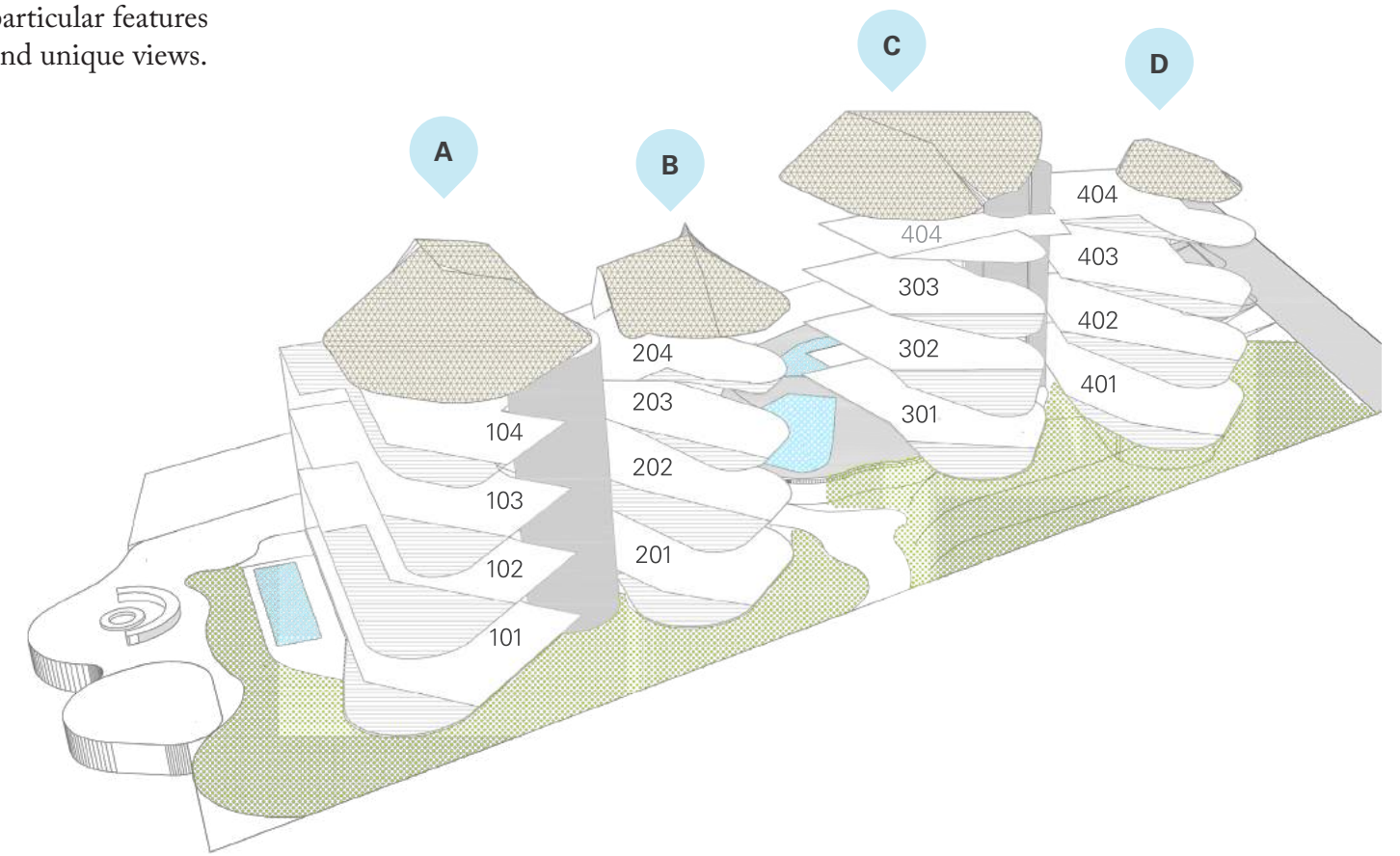


SMART DESIGN

An underground parking system gives us car-free outdoor areas and the opportunity of building on a slightly elevated platform over the natural terrain, allowing even greater views of the Caribbean.

Naomi Beach Villas

Design and the nature of our land provided for 15 villas with particular features and unique views.



TOWER A

104	PH Turquesa	1927 sq ft
103	Villa Turquesa	1884 sq ft
102	Villa Turquesa	2034 sq ft
101	Villa Marina	2465 sq ft

TOWER B

204	PH Índigo	2196 sq ft
203	Villa Índigo	1259 sq ft
202	Villa Índigo	1335 sq ft
201	Villa Cobalto	1475 sq ft

TOWER C

	PH Maya	
303	Villa Índigo	1313 sq ft
302	Villa Índigo	1518 sq ft
301	Villa Cobalto	1615 sq ft

TOWER D

404	PH Maya	4155 sq ft
403	Villa Cobalto	1550 sq ft
402	Villa Cobalto	1733 sq ft
401	Villa Marina	1959 sq ft

Floor Plans — Beach

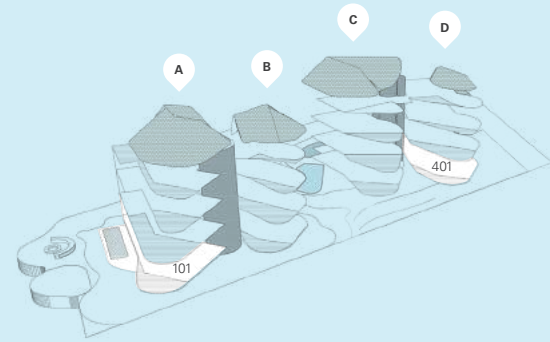
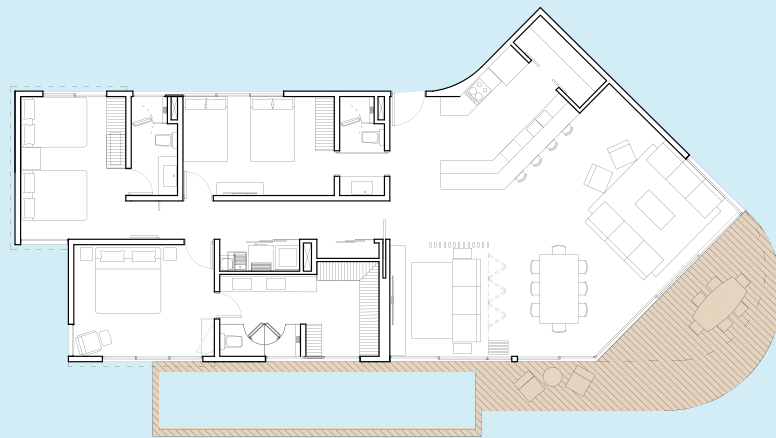
VILLA Marina

1959 - 2465 sq ft

3 bedrooms, 3 bathrooms, kitchen, living/dining room, flex room, laundry center and social area deck / Villa Marina 101 in Tower A has a private pool

Tower A and D / Ground Floor

#	INTERIOR	EXTERIOR	TOTAL
A 101	1905	560	2465 sq ft
D 401	1658	301	1959 sq ft



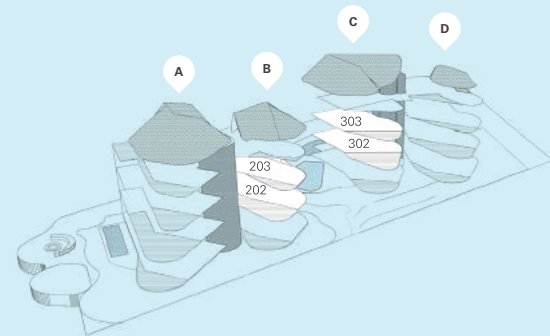
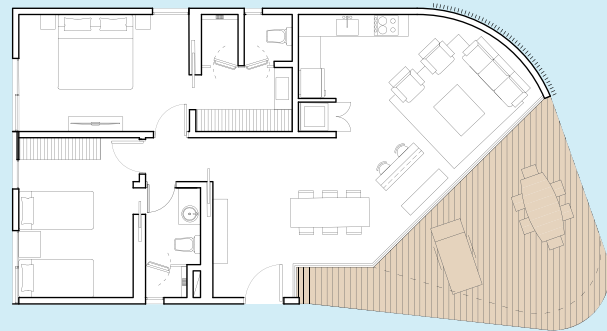
VILLA Índigo

1259 - 1518 sq ft

2 bedrooms, 2 bathrooms, kitchen, living/dining room, laundry center and social area deck

Tower B and C / Level 2 and 3

#	INTERIOR	EXTERIOR	TOTAL
B 202	1055	280	1335 sq ft
B 203	1055	205	1260 sq ft
C 302	1119	398	1517 sq ft
C 303	1119	194	1313 sq ft



Villa Índigo . 303
TOWER C / Level 3 — 1313 sq ft



Villa Turquesa . 103
TOWER A / L3 — 1,884 sq ft

NAOMI BEACH FLOOR PLANS

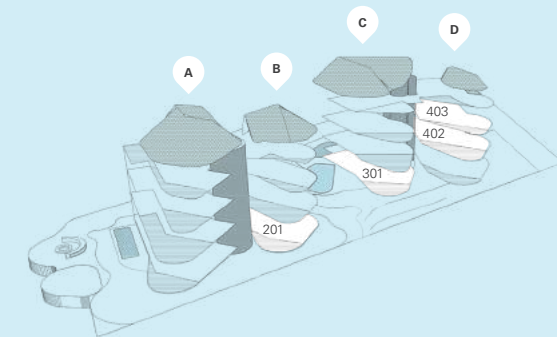
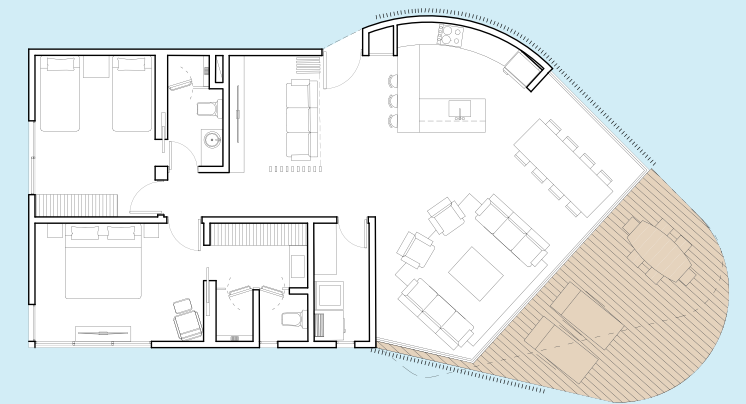
VILLA Cobalto

1475 - 1733 sq ft

2 bedrooms, 2 or 2.5 bathrooms, kitchen, living/dining room, flex room, laundry room and social area deck

Tower B, C and D / Ground Floor, Level 2 and 3

#	INTERIOR	EXTERIOR	TOTAL
B 201	1302	172	1474 sq ft
C 301	1345	269	1614 sq ft
D 402	1335	398	1733 sq ft
D 403	1335	215	1550 sq ft



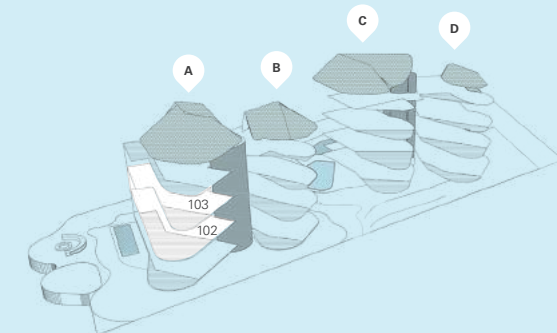
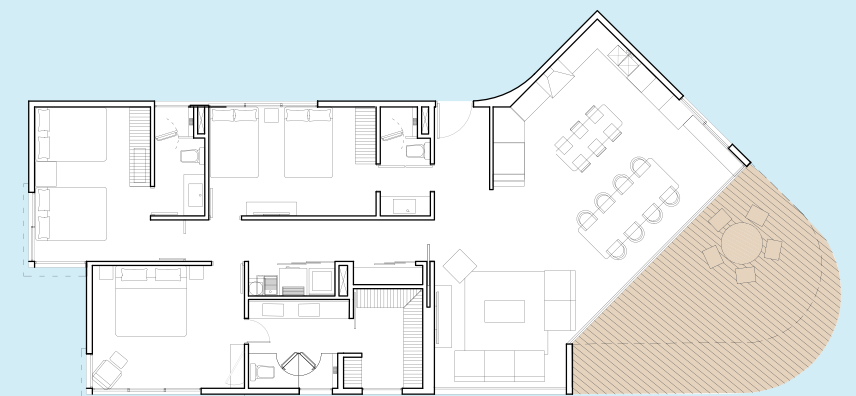
VILLA Turquesa

1884 - 2034 sq ft

3 bedrooms, 3 bathrooms, kitchen, living/dining room, laundry center and social area deck

Tower A / Level 2 and 3

#	INTERIOR	EXTERIOR	TOTAL
A 102	1668	366	2034 sq ft
A 103	1668	215	1883 sq ft



PH

Naomi Beach Penthouses have gorgeous scenic views of the Caribbean.



PH Índigo . 204
TOWER B / L4 — 2,196 sq ft

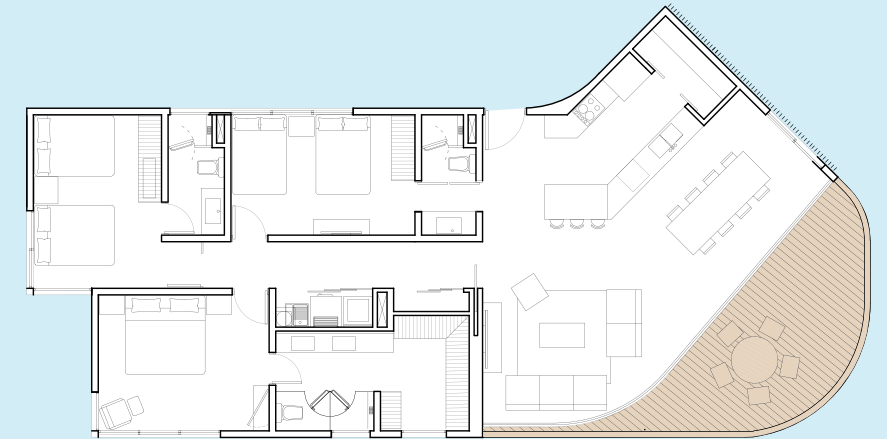
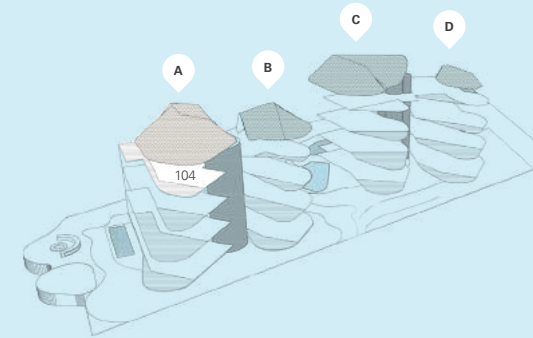
PH — NAOMI BEACH FLOOR PLANS

PH Turquesa 1927 sq ft

#	INTERIOR	EXTERIOR	TOTAL
A 104	1679	248	1927 sq ft

3 bedrooms, 3 bathrooms, kitchen, living/dining room, laundry center and social area deck

Tower A / Level 4



PH Índigo 2196 sq ft

#	INTERIOR	EXTERIOR	TOTAL
B 204	1313	883	2196 sq ft

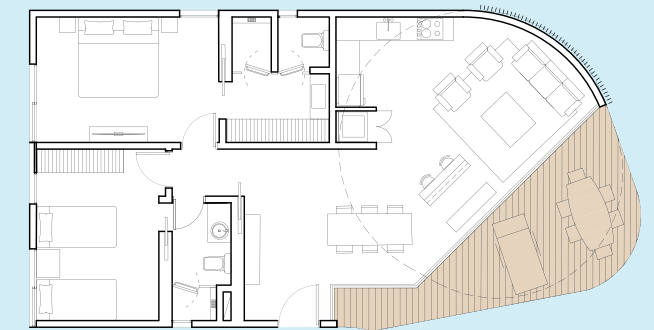
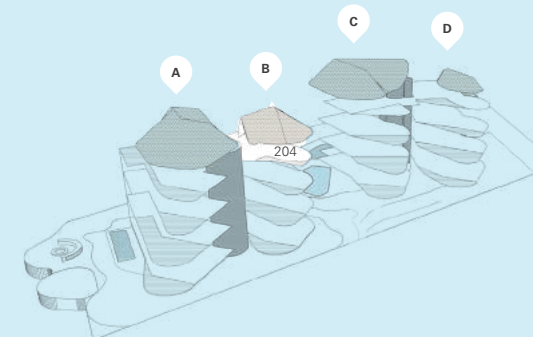
MAIN FLOOR

2 bedrooms, 2 bathrooms, kitchen, living/dining room, laundry center and social area deck

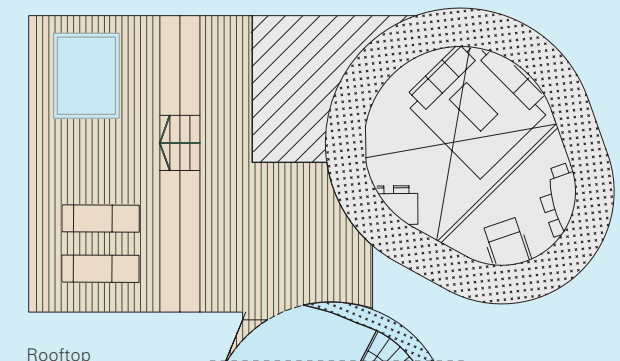
ROOFTOP

Gazebo, plunge pool and sun deck

Tower B / Level 4



Main Floor



Rooftop

PH Maya 4155 sq ft

#	INTERIOR	EXTERIOR	TOTAL
C-D 404	2368	1787	4155 sq ft

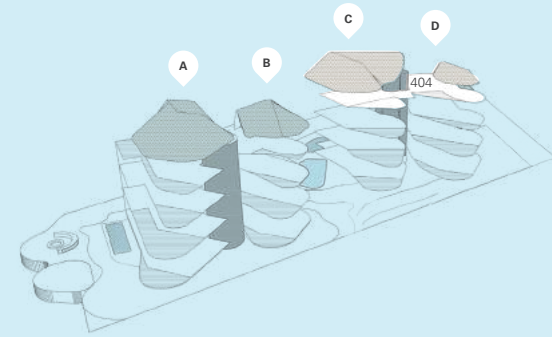
MAIN FLOOR

3 bedrooms, 3.5 bathrooms, flex room, kitchen, living/dining room, bar, laundry room and social area deck

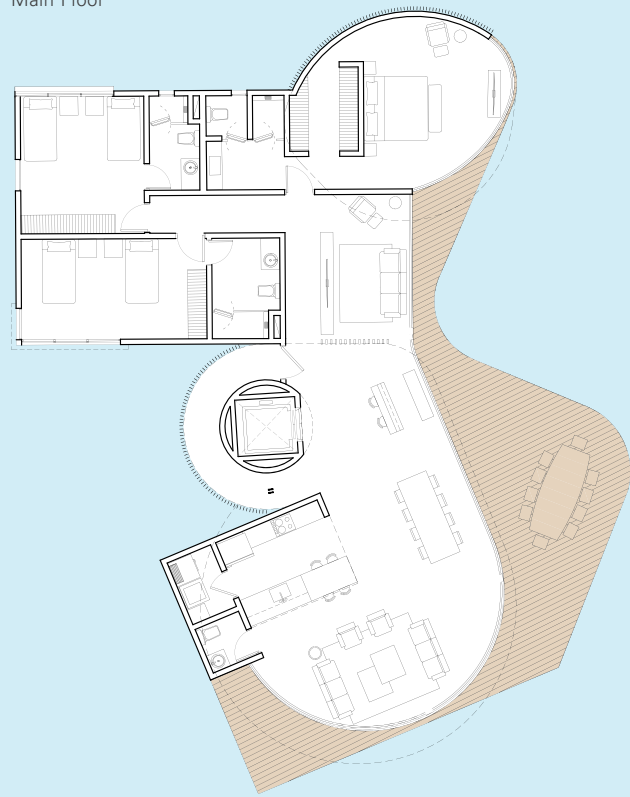
ROOFTOP

Gazebo, plunge pool and sun deck

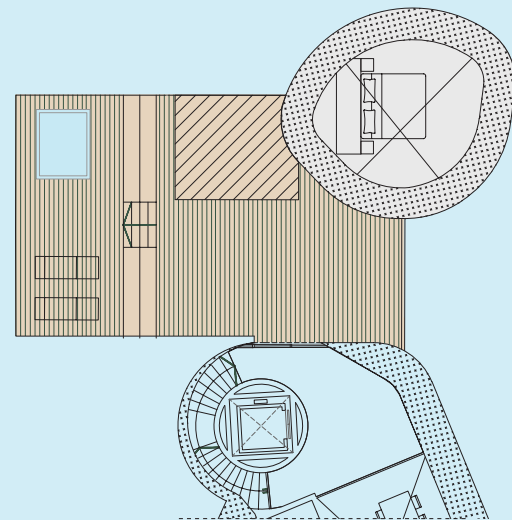
Tower C and D / Level 4



Main Floor



Rooftop



PH Maya . 404
TOWER D / L4 — 4,155 sq ft

Riviera Maya: world class entertainment

CÉSAR VELÁZQUEZ

Besides the natural beauty that distinguishes it, the Riviera Maya is a tourist destination that stands out due to its entertainment events, unique experiences and international shows. It is a meeting point for athletes, foodies and knowledgeable audiences, hosting memorable names and brands such as Cirque du Soleil and Ironman. In other words: they simply could not happen anywhere else. Where should we start? Here are some of the this year's highlights that will surely tempt you to make travel plans.

THE PLUSHEST GREENS

International golf has a good history in the Riviera Maya. In 2007, the Mayakoba Golf Classic was the first PGA event played outside the United States and Canada, and it stood out by balancing gourmet, family and sport activities. From there on, the options are many: from the Latin American Amateur Golf Championship, which is held at the beginning of the year, to courses with Jack Nicklaus and Nick Price designs. It is all paired with exceptional cuisine and top level amenities.

RIDING ON THE COAST

Outdoor sports events are a must on the quintessential coast of southern Mexico. On the one hand there is the GFNY Cozumel, an international competition for cycling enthusiasts: 160 kilometers framed by the beauty of the Caribbean Sea. On the other, there is Ironman Cozumel, which has been the main sporting event on the island for more than 10 years: swimming, cycling and an athletic race that can take you to the Kona world championship in Hawaii. There are no scenic routes that make your heart beat like those of the Riviera.



The Mayakoba Golf Classic gathers fans with great players.

ALL-INCLUSIVE MELODIES

The Riviera Maya has been known for attracting international artists and DJs but its variety is what makes it stand apart. From a jazz festival on the beach with the ocean's hum on the background (Riviera Maya Jazz Festival) to an all-inclusive getaway with female country, rock and pop voices like Brandi Carlile, Sheryl Crow and Duet Lucius, the Riviera always offers a little more than expected.

DINNER, CHAMPAGNE AND CIRQUE

For lovers of the colorful shows of Cirque du Soleil, in the Riviera they have "Joyà", which explores themes related to nature, the universe and the meaning of life. Book your dinner tickets and enjoy the unmatched ability and technical rigor of the acclaimed Canadian circus interpreting stories inspired by Mexico and its beauty.

Both spectators and energetic participants are happy in the Riviera Maya. Regardless of the type of craving, on a short visit or for a longer leisure season, you will find an unmatched variety of shows and events of world-class tier. Your home in Naomi will rest between nature, mysticism and the rich variety that only Mexico can grant.

A dream in the Riviera

After a couple of years planning, analyzing in detail the activities that could be carried out in this environment close to the sea, it is with great pleasure that we present Naomi, a real estate project in Riviera Maya that brings together the best in each field to provide a unique experience.

In Inversiones Capital, we have considered every aspect to ensure an ideal operation and a solid capital gain for your investment. Our Naomi master plan, which involved a significant contribution in land and infrastructure, as well as in design and management hours, consists of three complementary units: **Naomi Selva**, with 138 condos, a 50-room hotel and 15,000 sq ft of retail area on 5 acres of land; **Naomi Beach Villas**, the most exclusive section of the project includes 15 residences across 4 towers and **Naomi Beach Club**, the best of its kind in Riviera Maya as amenity for both, Selva and Beach Villas.

Our goal was not only to develop a beachfront property, but to create a lifestyle to which we will always want to return to with family and friends. Hoping to share this vision, I invite you to discover everything that Naomi and its surroundings have for you. We are convinced that you will fall in love, as we have, and we will soon be sharing delightful moments in the Riviera.

MIGUEL MOSQUEDA
CEO
Inversiones Capital

OUR TEAM



A company focused on developing real estate products that offer valuable return on investment. Our main principle is increasing our clients' and investors' capital. We are certain our experience offers peace of mind and fuels our drive to innovate.



Mexican company with 20 years of experience, dedicated to generate, develop, manage, and promote real estate projects. It specializes in commercial and industrial ventures, always seeking the highest returns at the minimum risk, offering its investors the greatest possible surplus value.



Company formed in 2001 by a group of advisors with more than 20 years of experience. It offers financial consulting and investment portfolio management services for private clients and families.

ENRIQUE DOMINGUEZ REAL ESTATE

With more than 20 years of commercial experience in the real estate sector in Riviera Maya, Enrique Domínguez has been a fundamental piece in the conceptualization and planning of this development, achieving the highest performance and positioning in the market.

JOFFROY +PARTNERS

Architecture studio founded by Christian Joffroy. As the firm in charge of the Naomi Selva project, they applied a modern style in which their expertise in the use of natural materials stands out.



Spanish architecture firm with more than 30 years of experience. In charge of the design of Naomi Beach Villas, their architecture explores shapes and materials in order to work perfectly with the environment and thus provide an optimized user experience.

SENSIBILIDAD APLICADA

Architect Carlos Cole's office has a broad portfolio of projects in Riviera Maya. Selected to create the boho-chic environment that was sought to have in Naomi Beach Club. His attention to detail and his knowledge of local materials are the basis of the exclusive experience of this section of the project.

FARNIENTE

A company of strategic partners with more than 25 years of experience in hospitality services, nationally and internationally. It aims to offer unique travel experiences, operate luxury properties and maximize return on investment.