



Tres Patios

New Local Living



MARA PLAYACAR



KAÁNA CANCÚN



RIVA CANCÚN



OCEANA PLAYA DEL CARMEN



HOTEL AQUA PLAYA DEL CARMEN



VAIVEN PLAYA DEL CARMEN



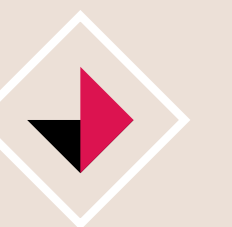
MORE THAN 30 YEARS OF EXPERIENCE IN HIGH END PROJECTS

rdlp renowned architect who has the vision of creating quality spaces by virtue of the exploration of design and the generation of avant-garde proposals, in the field of high-quality architectural design with projects that exceed national limits and global benchmarks, achieving sustainable projects that provide connectivity, interaction and coexistence between inhabitants and their environment.



TRES PATIOS: EVERYTHING IN ONE PLACE

A whole community in the right place.





CONCEPT



LIVE PLAYA WITH ALL THE COMFORT YOU DESERVE

Tres Patios is a new mixed-use development that brings together location, design, and proximity. A master plan made up of villas with apartments and amenities, creating a new planned environment of high well-being.

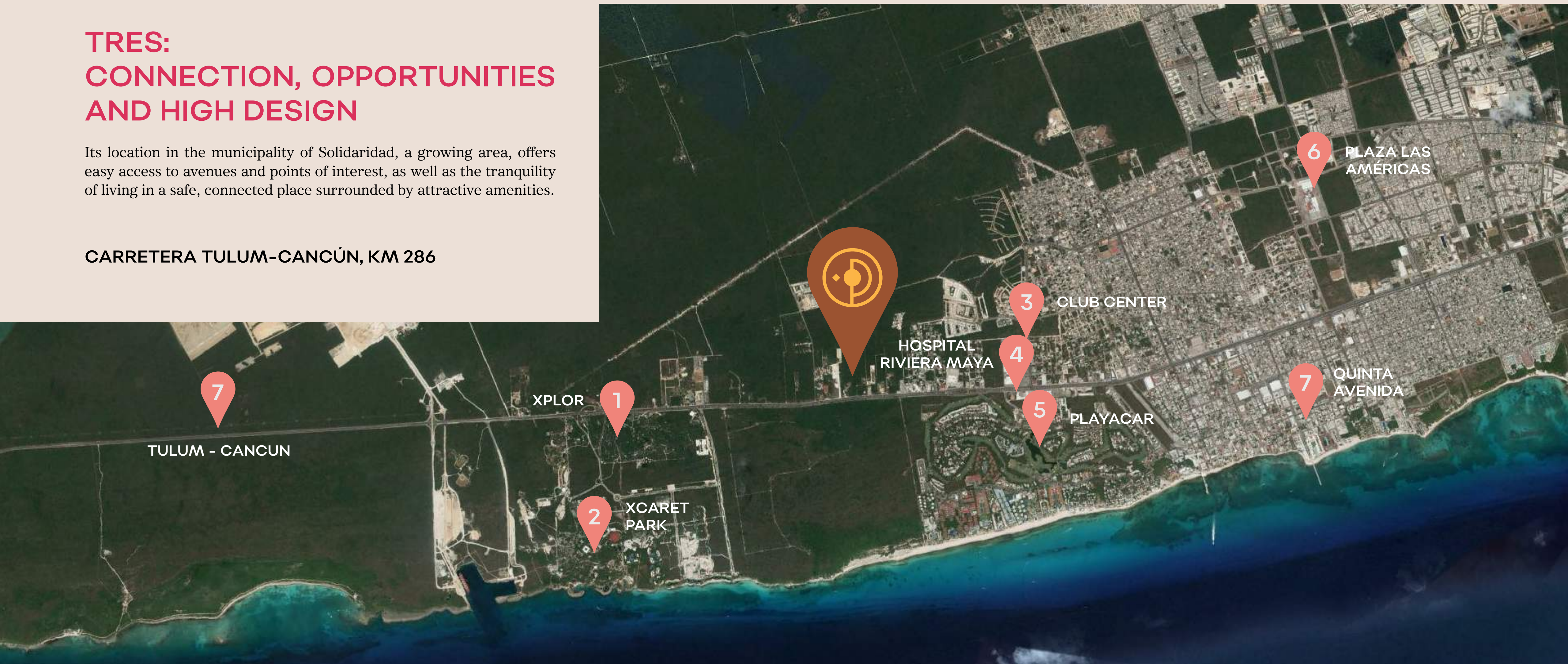




TRES: CONNECTION, OPPORTUNITIES AND HIGH DESIGN

Its location in the municipality of Solidaridad, a growing area, offers easy access to avenues and points of interest, as well as the tranquility of living in a safe, connected place surrounded by attractive amenities.

CARRETERA TULUM-CANCÚN, KM 286





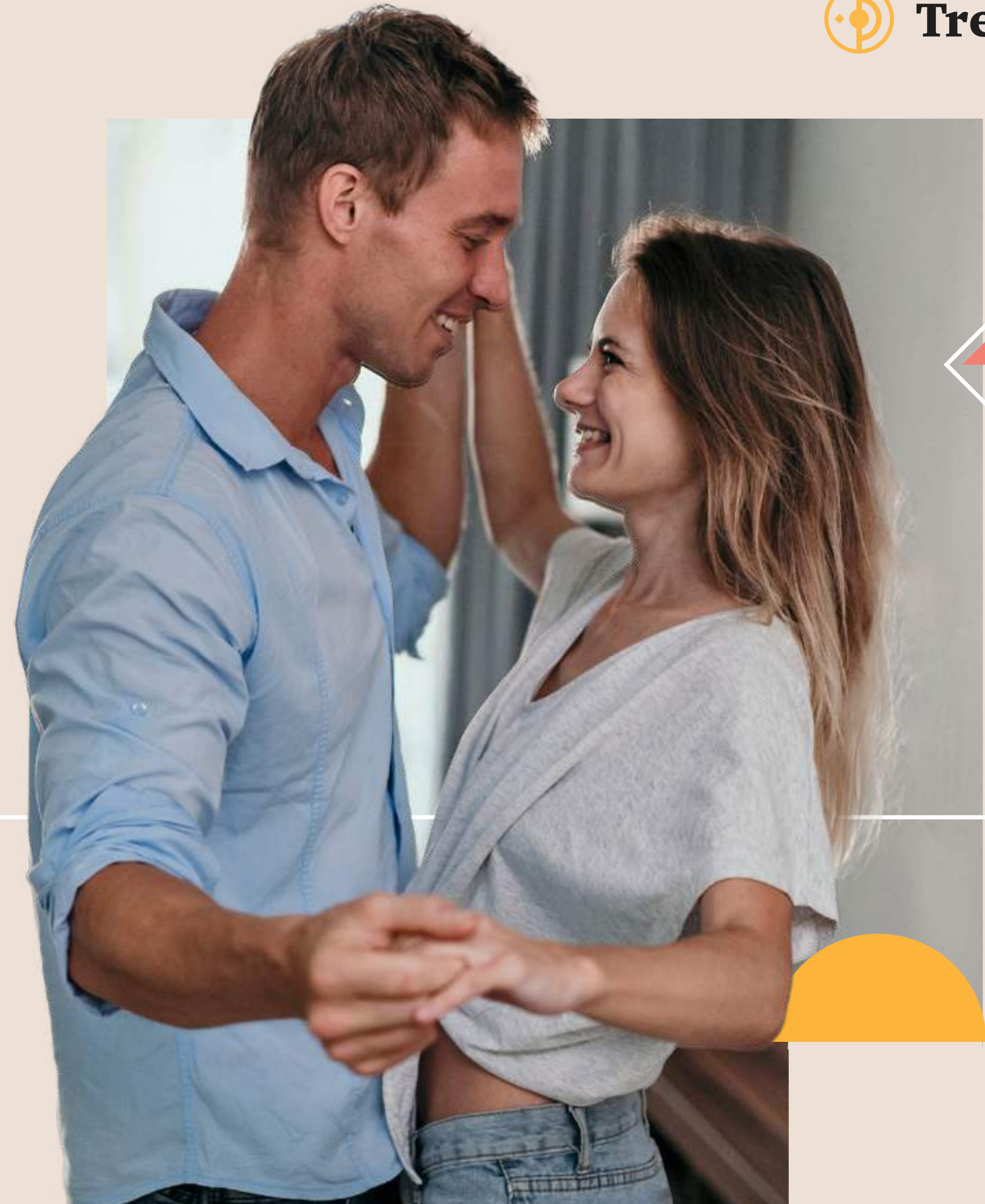
PLAYA DEL CARMEN: WHERE YOUR LIFE BECOMES THREE

The diversity of inhabitants in Playa del Carmen inspires to create a community that encourages coexistence between tourists, locals, youth and families. This is how a unique and attractive new way of living Playa arises, where the possibilities multiply and fill users with experiences.



THE PERFECT MIX TO LIVE IN PLAYA

Discover a new way of living





The architectural design focuses on the use of simple and harmonized modern details that achieve a differentiating element with other projects in the area.

LAND FOR MIXED USES

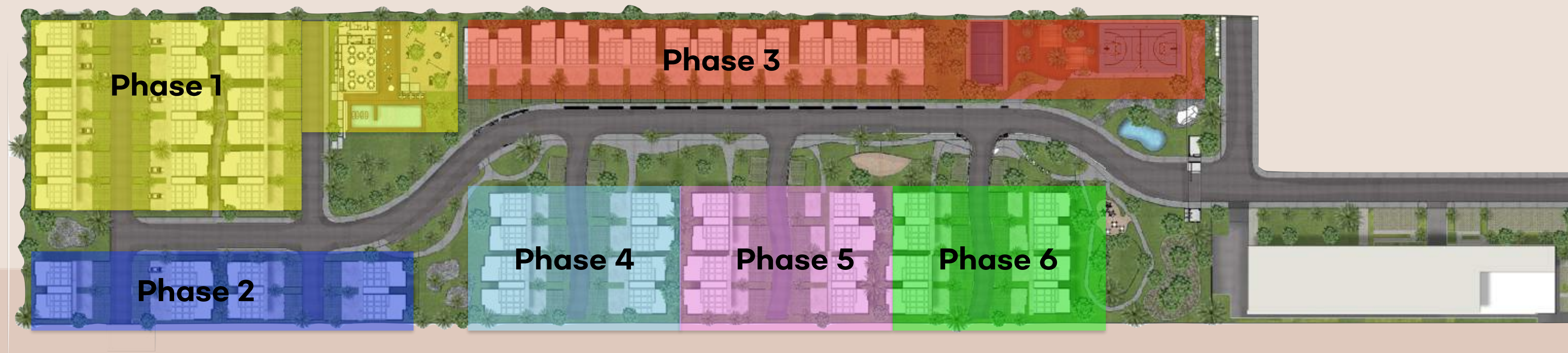


1,500 m²
ROADS
 20,000 m²
GREEN AREA

1500 m²
COMMERCIAL SPACE

6 apartments
PER VILLA
 —
 90 m² (126 units)
 and 110 m² (66 units) per villa





FEDERAL HIGHWAY 307
TO TULUM

PHASE 1: SALES STARTS

With many opportunities still ahead, Tres Patios plans a total of eight phases, including one entirely dedicated to recreational spaces that complement a master plan.

- 1st Phase
- 2nd Phase
- 3rd Phase
- 4th Phase
- 5th Phase
- 6th Phase





TRES PATIOS: YOUR HOME, YOUR INSPIRATION YOUR FUNCTIONALITY

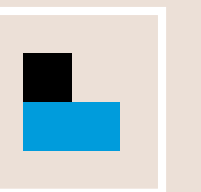
The complex is made up of 32 units for villas with apartments, and a module for apartments, all surrounded by large green areas, attractive amenities, and a swimming pool.

Each entrance is completely controlled by an **access booth**, and **two parking spaces** are considered per apartment.



TRES PATIOS: EVERYTHING IN ONE PLACE

Made for an unique community in Mexico





1ST PHASE: 36 UNITS



The images are 100% illustrative and changes may occur without prior notice.



Clubhouse



Swimming Pool

TRES: LIVE, COEXIST AND CONNECT

Tres Patios offers the perfect mix of recreational spaces for locals and tourists. The project integrates a Club House and amenities that get the most out of the users in their day to day.





AMENITIES



Grill Zone



Paddle Tennis Court



Dynamic Playground



Hammock Garden



Urban Garden





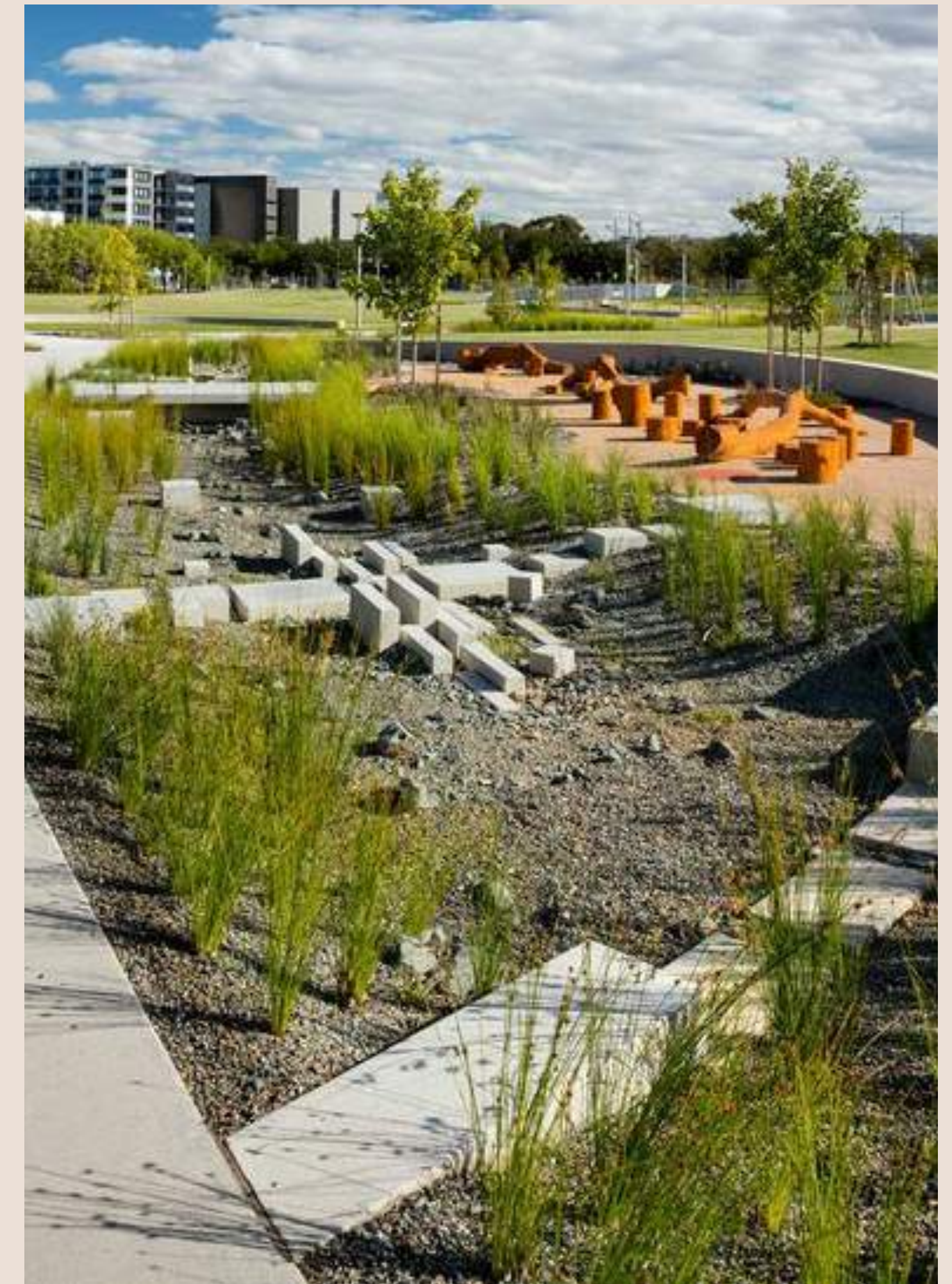
Pet Park



Neighbor Kiosco



Reading Spots



Outdoor GYM

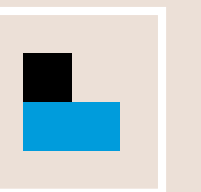




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TRES PATIOS: EVERYTHING IN ONE PLACE

The place that brings together
location, design and proximity





12 PH = 12 ROOFTOPS

**10 ROOFTOPS 90 m²
2 ROOFTOPS 110 m²**



90 m²

DESIGN

Features

- 1- Living room
- 2- Dining room
- 3- Kitchen
- 4- Closet laundry room
- 5- Master bedroom
- 6- Main bedroom's bathroom
- 7- Master bedroom closet
- 8- 2nd Bedroom
- 9- Study Bedroom
- 10- Bathroom
- 11- Terrace





90 m²

DESIGN

ROOFTOP

3rd Level

43 m²

**The Rooftop is exclusive to the PH design
*Rooftop is delivered with a floor, pergola and
water, drainage and electricity installations*



Las imágenes son ilustrativas y puedes surgir cambios sin previo aviso.





110 m²

DESIGN

Features

- 1- Living room
- 2- Dining room
- 3- Kitchen
- 4- Closet laundry room
- 5- White Closet
- 6- Master bedroom
- 7- Main bedroom's bathroom
- 8- Walk-in closet
- 9- 2nd Bedroom
- 10- 3rd Bedroom
- 11- Bathroom
- 12- Terrace





110 m²

DESIGN

ROOFTOP

3rd Nivel

53 m²

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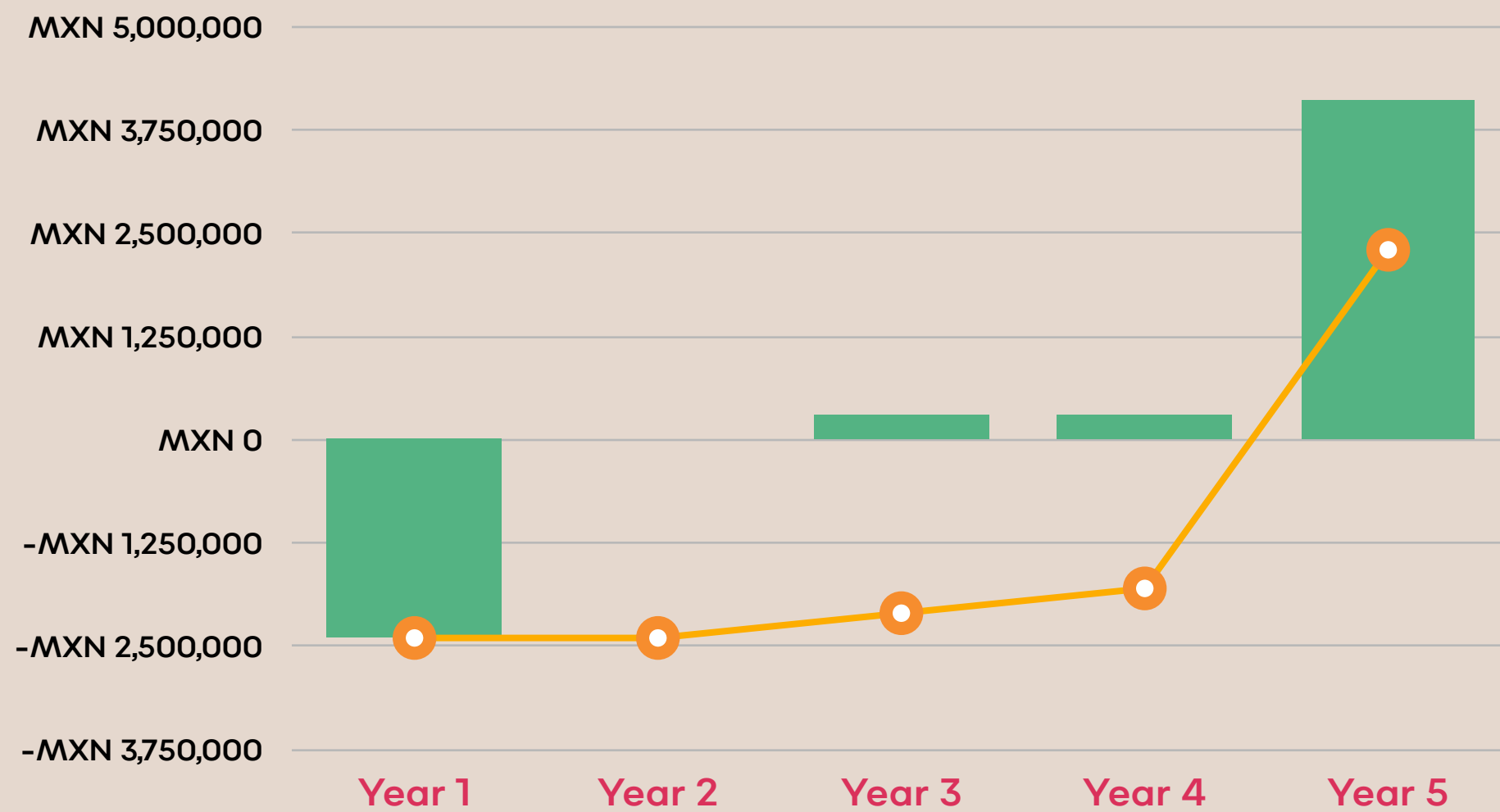


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INVESTMENT PERFORMANCE

A SOLID OPPORTUNITY



Playa del Carmen is one of the cities with the highest occupancy in all of Mexico, with occupancy ranging from 60% to 85% for short-term rentals, making it one of the most attractive cities to make a real estate investment.

INEGI reported the arrival of 14 million 937 thousand international visitors during January-March 2022, that is, 3 million 527 thousand more visitors compared to the same period in 2021, which represented an increase of 30.9%. This generates high occupancy in short stay rentals.

LONG-TERM RENTAL PLAN

Unit	90 m ²
Rent / m ²	277 / m ²
Monthly rent	MXN 25,000
90 m ² investment	MXN 2,400,000
3rd year value	MXN 3,400,000
Annual income	MXN 300,000
Annual Yield	12.5%

AIRBNB RENTAL PLAN

Unit	90 m ²
Rent per night	MXN 2,400
Monthly rent	MXN 43,920
90 m ² investment	MXN 2,400,000
3rd year value	MXN 3,400,000
Annual income	MXN 527,040
Rendimiento anual	21.96%

60% OCCUPANCY

LONG-TERM INCOME FLOW FORECAST

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Investment	2,400,000	-	-	3,400,000	3,800,000	1,400,000
Rents	-	-	300,000	300,000	300,000	900,000
Yield	-	-	12.5%	12.5%	12.5%	19.2%

**Data taken from airdna.co

“THE #1 INTELLIGENCE PLATFORM FOR SHORT-TERM RENTAL HOSTS AND INVESTORS”





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INCLUDES

Tres Patios includes the necessary equipment for each unit, which includes:

- Kitchen room • Doors
- Cooker hood • Closets
- Kitchen Grill • Floor
- Oven





EQUIPMENT PACKAGE



COMING SOON

