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*Adding Unique Experiences.*



## *Our beginnings*

**W**e are a young company that with only 10 years of experience in the Riviera Maya we have achieved planning, fully design, operate and manage lodging centers (Boutique and small hotels) whose facilities and services stand out for its warmth. We are also present in building management and housing, vacation management and condo hotels; we also have two companies (industrial laundry, bakery and French pastry) that gives service to our hotels.



## \ Philosophy

To transmit to our guests that we are not only hotels to sleep, besides having facilities designed and studied for the greatest enjoyment, They will be served by our staff whose sensitivity to service will help them to live unique experiences.

## \ Mission

Create welcoming and different spaces so that whoever visits them will be pleasantly surprised by the facilities and architecture of our hotels, but above all by the treatment they will receive from our collaborators, who will make them feel like a companion, like a friend, and without a doubt they will make all our guests live a unique experience.

## \ Vision

Being a hotel group that reaches each corner of Mexico, taking to each tourist destination of this country the love for service and treatment that distinguishes us and be recognized for our quality and excellence.

## \ Values

- \* At Bunik Hotels we value respect towards ourselves, to those around us and to our environment.
- \* Transparency and honesty are practiced with our customers, employees, suppliers and shareholders.
- \* Equal opportunities are fostered, non-discrimination and the diversity of people, ideas and cultures.
- \* We continuously innovate our products to fill the expectations of all who visit us, but, above all, we maintain a close and friendly working environment in our collaborators, while working, have fun and in where our customers feel at home.



## *Milestones in our History*

2012

After months of planning open the first hotel group, La Pasión Hotel Boutique, boutique hotel concept, with 41 rooms.

2013

With the intention of adding additional services to our hotels, opened a chain of industrial laundries, Vincci.

2014

launches to the market and opens the Hotel Casa La Galeria, adding to the group 18 rooms.

2015

Two new hotels were created and launched in the center of Playa del Carmen: El Secreto Hotel and La Armonía.

2016

Bunik opens El Gallinero du Chocolat, cafeteria and French pastry, which complements breakfast of the hotels with their fine bakery.

2017

Manages 150 vacation rental properties with a market value of \$ 70MM usd.

2018

- Launch and opening of La Leyenda Boutique Hotel with 26 rooms. Remodeling and expansion of La Armonía.
- B & B Condos, sister company of Bunik Hotels, starts operations and is in charge of the management of luxury condominiums in the Riviera Maya.

- The concept of Singular Hotels was born as a sister company specialized in the management of luxury condo hotels, whose first opening (Singular Joy) is expected for June 2019 and Singular Dreams for 2020.

2019

- Integral planning and market launch of “LA LEYENDA, 40 ROOMS”
- Opening of the first member of the hotel condo chain (SINGULAR).

2020-2022

- Global planning of the project and market launch of “LA GLORIA HOTEL”.
- There will be, distributed in various projects, 250 more apartments to our holiday operation.
- Opening of the second member of the condo hotel chain.
- Launch of a project with a Pool for rent format.

2023 - 2025

- A brand new condohotel line under The Bojo brand is implemented; with an integral design and opening of BOJO Playa del Carmen, 192 units.
- Opening of new projects with condohotel and pool systems



# Our Awards

Thanks to our guests for the trust placed in Bunik Hotels, because due to this and their recommendations we have been recognized year after year with various awards, which would not be possible without the great team of collaborators behind our brand.

2014

Travelers' Choice Certificate *La Pasion Hotel Boutique.*

2015

- Travelers' Choice Certificate *La Pasion Hotel Boutique and Casa la Galeria.*

2016

- Travelers' Choice Certificate and Certificate of Excellence *La Pasion Hotel Boutique and El Secreto Hotel.*
- Guest review awards, Travelers' Choice and Certificate of excellence *Casa la Galeria.*
- Guest review awards, *El Secreto Hotel and La Armonia.*

2017

- Travelers' Choice and Certificate of Excellence *La Pasion Hotel Boutique.*
- Very good your score certificate (hotels.com) *La Pasion Hotel Boutique and Hotel Casa La Galeria.*

2018

- Travelers' Choice Certificate *La Pasion Hotel Boutique.*

TOP NRN HOTEL / RIVIERA MAYA 2018 Award

- by Expedia, *La Pasion Hotel Boutique.*

2019

- Travelers' Choice Certificate, QUALITY - PRICE. *La Pasion Hotel Boutique.*

- Travelers' Choice Certificate, SERVICE. *La Pasion Hotel Boutique.*

- Travelers' Choice Certificate, ROMANTIC. *La Pasion Hotel Boutique.*

- Loved by guests Certificate. *El Secreto Hotel.*

- Loved by guests Certificate. *Hotel La Galeria.*

- Loved by guests Certificate. *La Pasion Hotel Boutique.*

2020

- 3 of our hotels enters the Tripadvisor's Hall of Fame.

- Certificado Loved by guests. *For Our Hotels*

2022

- Our Hotels are positioned in the Top Sales on Expedia.

- Traveller's Choice Awards. *For Our Hotels*

- Loved By Guests. *For Our Hotels*





<b>RESIDENCIA</b>	<b>PRECIO</b>	<b>SQMT</b>	<b>AMAZONIA</b>
<b>Studio</b>	<b>\$143,968</b>	<b>44.99</b>	<b>518</b>
	<b>Año 1</b>		
Ocupación	75%		
Tarifa Promedio	134		
<b>Ingreso de renta</b>	<b>\$</b>		<b>36,545.63</b>
Costos Operacionales	\$		14,618.25
Ventas y Marketing	\$		1,096.37
2% Fondo de Reserva	\$		730.91
Cuota de Mantenimiento	\$		1,850.00
<b>Total costos</b>	<b>\$</b>		<b>18,295.53</b>
<b>Beneficio</b>	<b>\$</b>		<b>18,250.09</b>
25% Administración	\$		4,562.52
<b>Beneficio Neto para Dueño</b>	<b>\$</b>		<b>13,687.57</b>
<b>Retorno Neto</b>			<b>9.51%</b>

# BUNIK HOTELS

RESIDENCIA	PRECIO	SQMT	AMAZONIA
1 Bedroom	\$ 209,374	91.79	518
<b>Año 1</b>			
Ocupación	75%		
Tarifa Promedio	193		
<b>Ingreso de renta</b>	<b>\$</b>	<b>52,833.75</b>	
Costos Operacionales	\$	21,133.50	
Ventas y Marketing	\$	1,585.01	
2% Fondo de Reserva	\$	1,056.68	
Cuota de Mantenimiento	\$	2,200.00	
<b>Total costos</b>	<b>\$</b>	<b>25,975.19</b>	
<b>Beneficio</b>	<b>\$</b>	<b>26,858.56</b>	
25% Administración	\$	6,714.64	
<b>Beneficio Neto para Dueño</b>	<b>\$</b>	<b>20,143.92</b>	
<b>Retorno Neto</b>	<b>9.62%</b>		





<b>RESIDENCIA</b>	<b>PRECIO</b>	<b>SQMT</b>	<b>AMAZONIA</b>
<b>2 Bedroom</b>	<b>\$342,200</b>	<b>115.00</b>	<b>518</b>
	<b>Año 1</b>		
Ocupación	75%		
Tarifa Promedio	312		
<b>Ingreso de renta</b>	<b>\$</b>	<b>85,410.00</b>	
Costos Operacionales	\$	34,164.00	
Ventas y Marketing	\$	2,562.30	
2% Fondo de Reserva	\$	1,708.20	
Cuota de Mantenimiento	\$	2,450.00	
<b>Total costos</b>	<b>\$</b>	<b>40,884.50</b>	
<b>Beneficio</b>	<b>\$</b>	<b>44,525.50</b>	
25% Administración	\$	11,131.38	
<b>Beneficio Neto para Dueño</b>	<b>\$</b>	<b>33,394.13</b>	
<b>Retorno Neto</b>	<b>9.76%</b>		

# BUNIK HOTELS

RESIDENCIA	PRECIO	SQMT	AMAZONIA 518
3 Bedroom	\$ 400,000	168.00	
<b>Año 1</b>			
Ocupación	75%		
Tarifa Promedio	373		
<b>Ingreso de renta</b>	<b>\$</b>	<b>102,108.75</b>	
Costos Operacionales	\$	40,843.50	
Ventas y Marketing	\$	3,063.26	
2% Fondo de Reserva	\$	2,042.18	
Cuota de Mantenimiento	\$	3,100.00	
<b>Total costos</b>	<b>\$</b>	<b>49,048.94</b>	
<b>Beneficio</b>	<b>\$</b>	<b>53,059.81</b>	
25% Administración	\$	13,264.95	
<b>Beneficio Neto para Dueño</b>	<b>\$</b>	<b>39,794.86</b>	
<b>Retorno Neto</b>		<b>9.95%</b>	