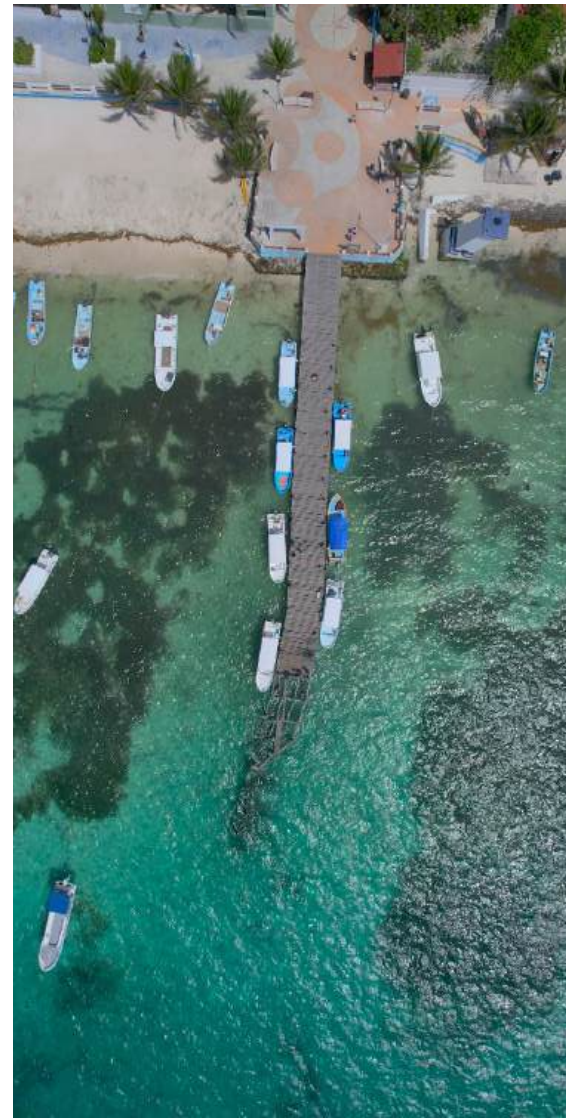


MIRAMARE

OCEAN VIEW STUDIOS



THE TRUE ESSENCE *OF VACATION LIVING*

Puerto Morelos offers unique experiences, combining a relaxed atmosphere with steady growth.

Authentic vibe: a coastal town with a strong identity, offering endless adventure activities and traditional cuisine.

Imagine waking up steps from the ocean, in a peaceful town where life moves at your pace.

It's a hidden gem where you can truly disconnect, recharge, and live well.





You're embracing a lifestyle: morning walks on the beach, fresh ceviche at a local spot, diving into the world's second-largest reef, and being part of a small, welcoming coastal community.

It's the perfect place to escape winter, retire in peace, or invest in the kind of life you actually want to live.



Just minutes from the heart of Puerto Morelos, the Ruta de los Cenotes is a lush corridor of jungle that hides one of the Yucatán Peninsula's most unique treasures: dozens of freshwater cenotes, natural sinkholes filled with crystal-clear water.

It's a paradise for eco-adventure lovers, offering cenote swimming & snorkeling – in open-air pools, caves, or semi-closed cenotes with surreal light and rock formations.

Ziplining and canopy tours above the jungle. ATV rides & jungle trails to explore off-the-beaten-path routes in nature.

Yoga and wellness retreats. Many cenote parks also offer holistic spaces to reconnect and unwind.

Whether you're a thrill-seeker or looking to connect with nature, the **Puerto Morelos** offers something unforgettable.

NATURE, ADVENTURE & MAGIC UNDERGROUND





DISCOVER THE MAGIC OF PEACE AND SERENITY.

Strategically Located - Just 20 minutes from Cancún International Airport and 30 minutes from Playa del Carmen.

Grand Outlet – **Luxury Shopping** at Your Doorstep:
The largest shopping destination in Latin America, featuring world-renowned luxury brands, only 10 minutes away.

A Thriving Investment Hub:
Over \$7 billion USD in real estate investment already in place.

High Market Value:
Average property sales are 35% higher than in Tulum.







This exclusive **condo-hotel features 44 units**, thoughtfully designed to harmonize with the natural surroundings and the laid-back lifestyle of Puerto Morelos.

Each unit is meticulously crafted and fully equipped to meet the expectations of even the most discerning guests.

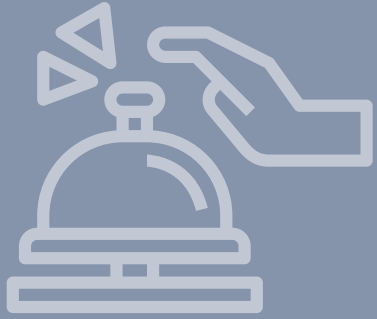
At **Miramare Oceanview Studios**, comfort and elegance come together to offer a truly unique experience in a paradisiacal setting.

Enjoy world-class services during your stay in Puerto Morelos, and the peace of mind of knowing that your beachfront investment is being cared for 24/7, 365 days a year by a reliable and experienced hotel operator with a strong local presence and a portfolio of over 10 hotels across the country.

We invite you to become part of this family.

MIRAMARE COMBINES A PRIVILEGED LOCATION, A PROFESSIONAL OPERATIONAL MODEL, AND A HIGH-DEMAND PRODUCT

Amenities & Services



- Lobby
- Elevator
- Concierge Service
- Personal Butler
- Hotel-Style Housekeeping

Gastronomy & Leisure



- Ground Floor Restaurant
- Rooftop with Sun Deck
- Terrace Restaurant
- Infinity Pool
- Preferred Access to Beach Club



Convenience & Lifestyle

- Shuttle Service
- Dedicated Travel Planner



All Units Delivered Turnkey





ENZUEÑO REALTY



High-End Finishes

Rectified national porcelain flooring

Granite countertops

Parota wood carpentry

European-style railings and windows with 10mm tempered glass

LED lighting throughout

Inverter air conditioning units

Induction cooktop

Electronic door lock

Tempered glass shower enclosure



EXPERIENCE THE *BEAUTY* OF EVERY MOMENT



DEVELOPER STUKAZ

With over 15 years of experience in residential real estate development in the Riviera Maya, the group has led renowned projects such as the Selvamar and Playa Magna residential communities in Playa del Carmen, as well as housing developments in Ciudad Mayakoba, Playacar Complex, and Playa Paraíso.

They have also developed several condominium and hotel buildings, including Balkon, Terrasse, Verandah, Soho Playa in Playa del Carmen, and We in Puerto Morelos.

Most recently, they have entered the condohotel market with Miramare Oceanview Studios in Puerto Morelos, a high-value real estate project that merges investment potential and beachfront luxury on the Caribbean Sea.

Operadora Stukaz remains committed to creating projects that stand out in the real estate sector, upholding the highest standards of quality and sustainability.





MIRAMARE HOTELS

A hotel operator specialized in managing high-end boutique properties, with over 20 years of experience in Mexico.

Miramare Oceanview Studios is a beachfront boutique condohotel, professionally managed and designed to offer investors the opportunity to generate passive income through vacation rentals.



Rental Pool
optional



Revenue Distribution
70% for the Owner | 30% for the Management



- Monthly Partial Reports
- Quarterly Income Statement with Profit Distribution
- Optional Digital Dashboard for real-time monitoring



All-in-One 24/7 Management
Sales & Reservations · Maintenance · Guest Services · Housekeeping · Full Hotel Operations – all under a single professional operator



Flexibility for Owners
Stay in your unit whenever you choose, under clear and simple usage guidelines



Replacement Fund (CAPEX)
Ensures long-term aesthetics and functionality of the building through planned maintenance:
Furniture replacement · Equipment renewal · Finishes upkeep · Common area preservation

RENTAL BOOSTER | HIGH TOURIST DEMAND + LOW DIRECT COMPETITION

Puerto Morelos still has a limited supply of professional beachfront vacation rentals. *Miramare* will fill this gap with an ideal product for couples, digital nomads, and sophisticated travelers, with competitive rental prices and excellent projected occupancy.

Global Exposure for Maximum Profitability

Miramare will have an aggressive, multi-channel marketing strategy to achieve consistent occupancy year-round, combining its own channels with the most powerful platforms on the market.

Presence on Leading Global OTAs:

We will actively work with all online travel agencies (OTAs) that concentrate traffic to Mexican Caribbean destinations, including:



Airbnb



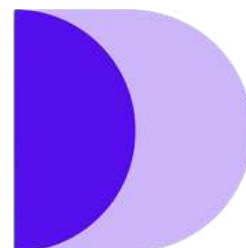
Booking



Expedia



Vrbo



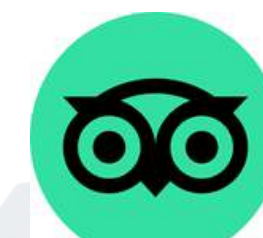
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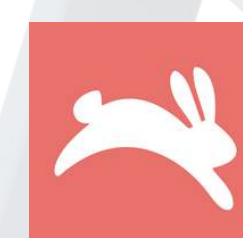
Trivago



Travelocity



Tripadvisor



Hopper



and more...

Our strategy includes synchronizing rates, availability, and promotions, with dynamic revenue management tools to maximize revenue and minimize vacancy.



- Immediate delivery
- Prices from \$148,000 USD to \$247,000 USD (ocean view)
- Miramare has no direct competition in Puerto Morelos
- This model allows owners to have confidence, control, and return, without worrying about daily operations
- Turnkey studios
- Flexibility to combine personal use and rentals
- Rental pool (optional)
- Flexible payment methods