

# CARRIAGE

International Real Estate



# QUINTAN ROO & RIVIERA MAYA

HOW TO SAFELY INVEST  
IN QUINTANA ROO &  
MAYAN RIVERIA

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Geography

Climate

Tourism

Why  
Invest?

COVID -  
19

# GEOGRAPHY



THE MAYAN RIVERA & THE STATE OF QUINTA ROO IS EASY TO REACH FROM ANYWHERE IN THE WORLD.



CANCUN INTERNATIONAL AIRPORT SEES DAILY FLIGHTS 24/7 EVERY DAY OF THE YEAR.

# QUINTANA ROO/ MAYAN RIVERA





**CHEAP FLIGHT FROM  
EVERYWHERE**

No matter where you live in the world you can easily get to Quintana Roo & the Mayan Rivera



MEDICAL & DENTAL



VACATION



ECO

TOURISM







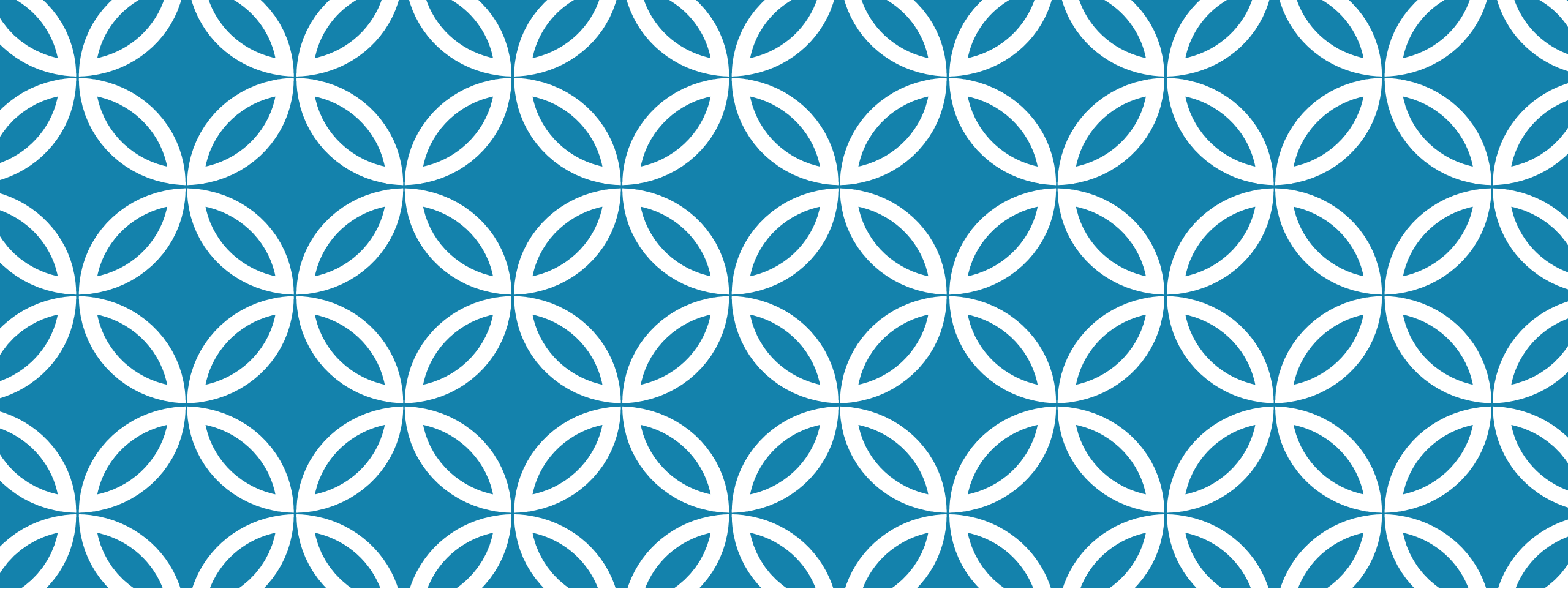
PARADISE 365

# TOURISM DRIVES THE ECONOMY & R.O.I

The sheer amount of visitors that Q.R and the Mayan Rivera receive each year encourages new developments and with the demand provides solid and predictable returns on investments.

Demand is outpacing supply in the best areas of the Quintana Roo.





**WHY INVEST IN QUINTANA ROO ?**

**HOW TO DO IT  
SAFETLY**

# WHY INVEST IN QUINTANA ROO ?

Its booming tourism remains one of the most important sectors of the Mexican economy with over 31 million foreigners visiting the area.

Cancun and the Riviera Maya are one of the highest-concentrated areas for tourists, opening up an amazing opportunity to buy an investment property in Mexico.

# YOU NEED TO MAKE MONEY ON THE BUY

1. It is not how much you sell for but rather what you have left in your jeans that matters.
2. Over the last decade I have seen sellers sell at a loss and still owe taxes.
3. Knowing how to BUY will save you thousands of dollars of your hard earned money.

Preferential exchange rate of \$ 17.95 mxn

20% down payment

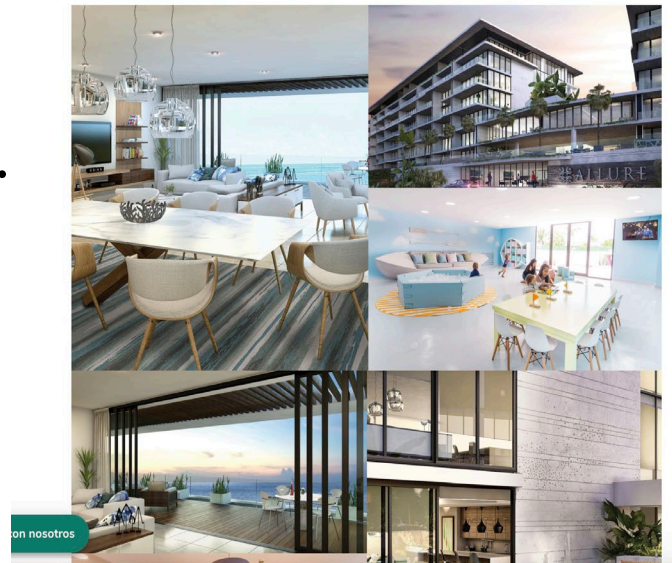
30%  
in 4 monthly installments

Delivery  
possession

Internal Financir  
+ Furniture certifica

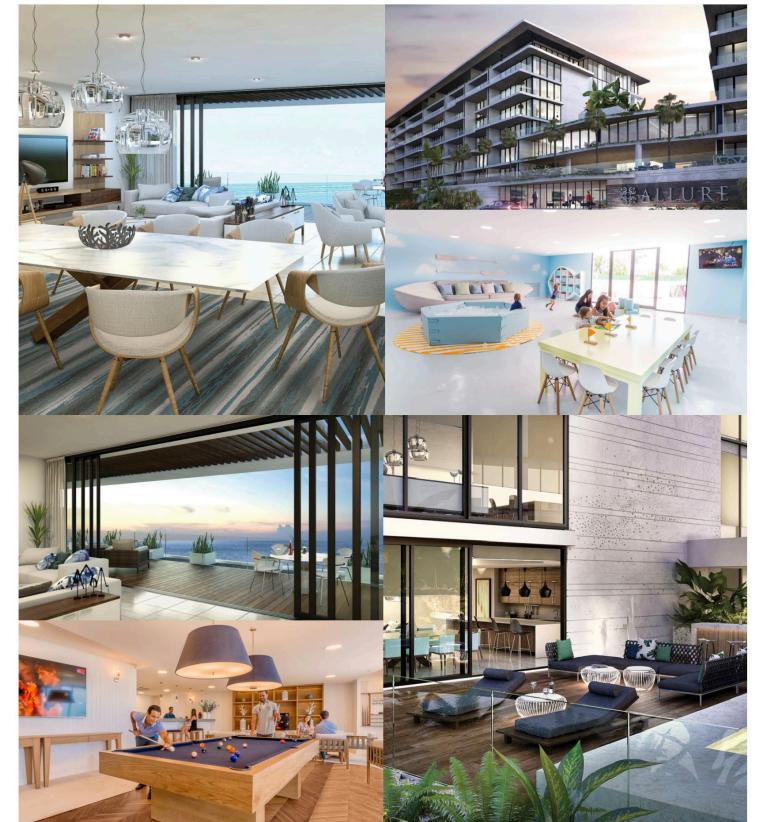
2, 3 and 4 bedroom apartments and Penthouses  
in **immediate delivery** .

The most luxurious residential development in Puerto Cancun with everything you need to enjoy life by the sea.



2, 3 and 4 bedroom apartments and Penthouses  
in **immediate delivery** .

The most luxurious residential development in Puerto Cancun with everything you need to enjoy life by the sea.



# MAKING MONEY ON THE BUY LOOKS LIKE THIS

**BLUME**  
BOUTIQUE CONDOS

**\$18.50** /USD  
TIPO DE CAMBIO

**\$250,000.-**  
CERTIFICADO MUEBLES

AVANCE DE **95%** ESTRUCTURA

FORMA DE PAGO: 10% ENGANCHE | 20% EN 12 MENSUALIDADES  
70% RESTANTE CONTRA ENTREGA VERANO 2021

**10% + 20% + 30%**  
ENGANCHE | MENSUALIDADES HASTA 2021 | A LA ENTREGA DE POSESIÓN

**40%** FINANCIAMIENTO INTERNO SIN INTERESES

ENTREGA VERANO 2021

**BLUME**  
BOUTIQUE CONDOS

VISITA NUESTRO CONDO MUESTRA

**\$18.50** X USD  
TIPO DE CAMBIO

BOUTIQUE PENTHOUSES & DEPARTMENTS

## Apartments in Puerto Cancun

Luxury and exclusivity in the Caribbean

- Pool bar
- Gym
- SPA
- Kids Club
- Dock
- Pub
- Bussines Center
- 24/7 security

Departments from **\$ 664,555.50 USD**

# CANCÚN



# APRECIATION = ROI

# CANCÚN

PRE-SALE remains your fastest ROI  
On average 25% - 60% in 24 months

PUBLICLY TRADED DEVELOPERS ARE A SAFE BET IN COVID  
/ BEST DEALS

Invest in the following;

- Location to beach



*Beachfront or waterfront condos and houses fetch a premium regardless of condition or age = ROI*

- Views & Amenities



*Condos with full amenities = ROI  
Condos with Short Term Rental approval = ROI.*

- Buy the 10<sup>th</sup> + floor corner units  
or top floor condos of the building.



*Top floor units have the highest ceilings and often larger outdoor areas.*



# CANCÚN

\$180,000 USD    1 bed , 1 bath  
Amana Condos    850 ft2

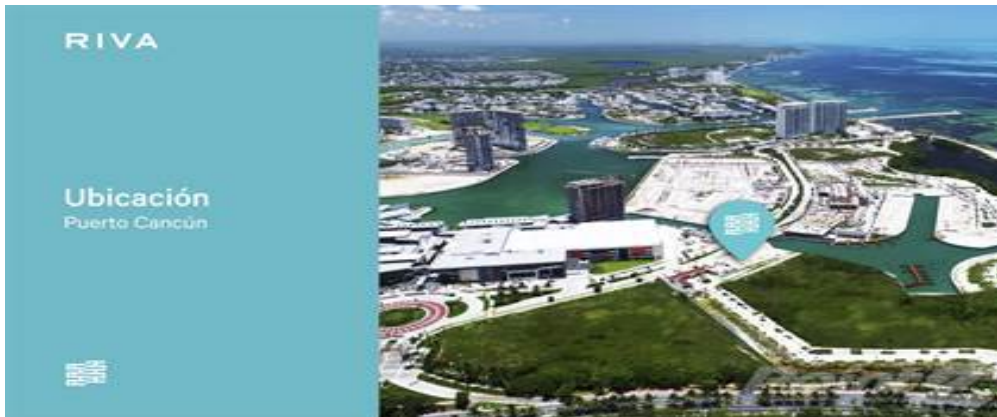
## RESALE DEALS AVAILABLE IN THIS BUILDING

\$345,000 USD    2 bed – 2 bath  
Marina Condos    1,065 ft2



# CANCÚN

\$400,000 USD    3 bed , 4 bath  
Amana Condos    850 ft2



ONLY 2 UNITS LEFT/ MY PERSONAL FAVORITE

\$3,000,000 USD    5 bed – 6 bath  
Hotel zone.    5,605 ft2



# APRECIATION = ROI

HEIGHT RESTRICTIONS APPLY

# MAYAKOBA

BUY FROM DEVELOPERS BUT NOT PRE-CONSTRUCTION

Invest in the following;

- Location to OCEAN



*Mayakoba is a new luxury focused city split by the main hiway, OCEAN side properties are the highest ROI*

*Condos with full amenities and BIG pools = ROI*

*Condos with Short Term Rental approval = ROI*

- Spend as much as you can afford, there is no room to “go cheap” in Mayakoba or your ROI will suffer.

# MAYAKOBA



# MAYAKOBA

BARGINS ON HOUSES BOUGHT JUST BEFORE COVID

\$265,000

2 bed, 3 bath  
1,200 ft<sup>2</sup>

\$400,000

4 bed, 4 bath  
3,745 ft<sup>2</sup>



# MAYAKOBA

\$ 980,000 USD

3 bed, 4 bath  
2,400 ft<sup>2</sup>



BUY HERE OVER PLAYA AND TULUM

\$3,700,000 USD+

5 bed, 6 bath  
7,500 ft<sup>2</sup>



# PLAYA DEL CARMEN



## BARGINS ARE THE ONLY PLAY

Playa Del Carmen is oversaturated with condo hotel rooms

Invest in the following;

-Location to beach



*Beachfront or waterfront condos are VERY difficult to find.*

- Views & Amenities



*Condos with full amenities are VERY difficult to find.*

- Buy as close to 5<sup>th</sup> ave as possible



*Top floor units have the highest ceilings and often larger outdoor areas.*

## PLAYA DEL CARMEN

# PAUSE

DEALS ARE EVERYWHERE

BUT WILL TAKE MANY OFFERS TO SECURE ONE



# PLAYA DEL CARMEN

EVERYTHING IN PLAYA MUST BE NEGOTIATED/  
DON'T BUY ANYWHERE AWAY FROM 5TH AVE AND THE BEACH

\$256,000 USD  
Emma Condos

1 bed , 1 bath  
674 ft2

\$995,000 USD  
Penthouse

4 bed – 6 bath  
2,723 ft2



# TULUM



# BARGINS ARE THE ONLY PLAY

Tulum is the hottest area of Q.R to live and is secluded by jungle.

Higher than average rental rates

Invest in the following;

- Location to beach
- Jungle Views & Amenities
- Stick within Aldea Zama



# TULUM PAUSE

A BEAUTIFUL PLACE TO LIVE BUT  
EASY TO LOOSE MONEY AT THE MOMENT

*Beachfront or waterfront condos are NOT available because Tulum is not directly on the ocean.*

*Because height restriction apply to Tulum finding a corner unit is a MUST.*

*INVEST in TOP FLOOR CONDOS.*

TULUM IS A HOLD FOR THE NEXT 12 – 24 MONTHS / UNLESS  
LOCATED IN ALDEA ZAMA AND IS A **FIRE SALE**

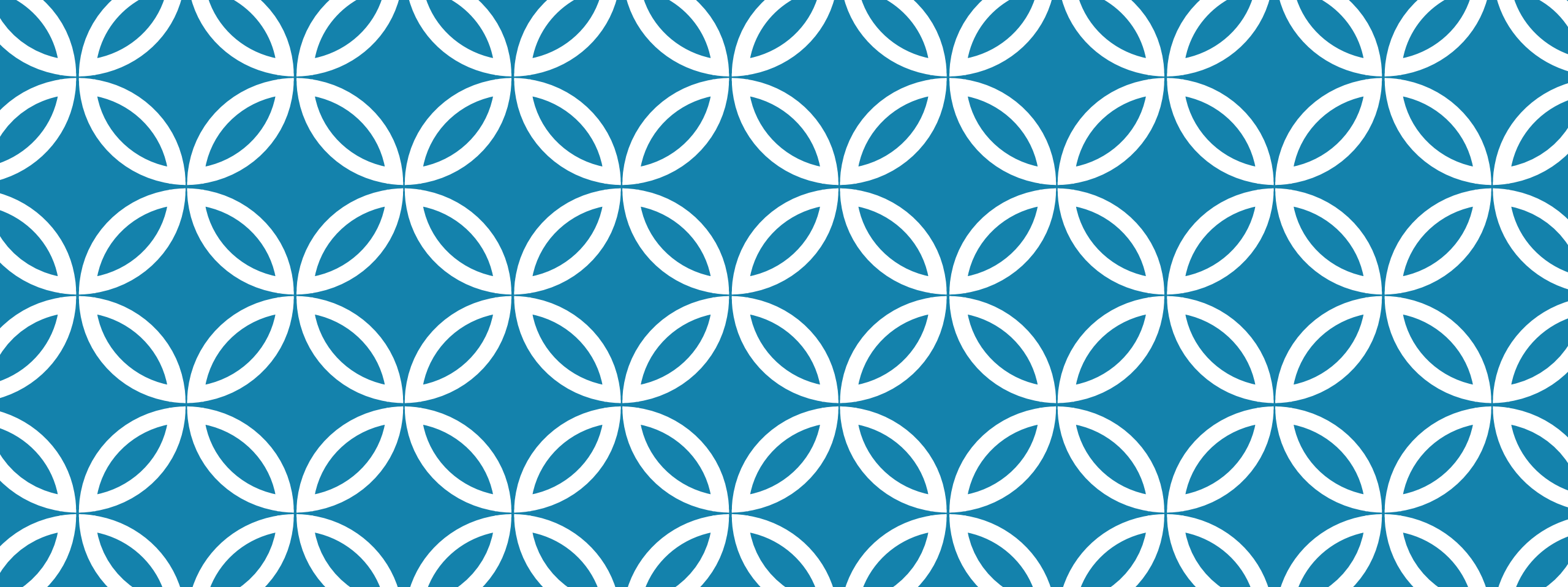
# TULUM

**PATIENCE & CAUTION IS NEEDED**

\$237,000 USD + 1 & 2 bed , 2 bath  
Xalat 688 ft2 - 1046 ft2

\$344,00 USD 3 bed – 3 bath  
P.H Corner Unit 1,033 ft2



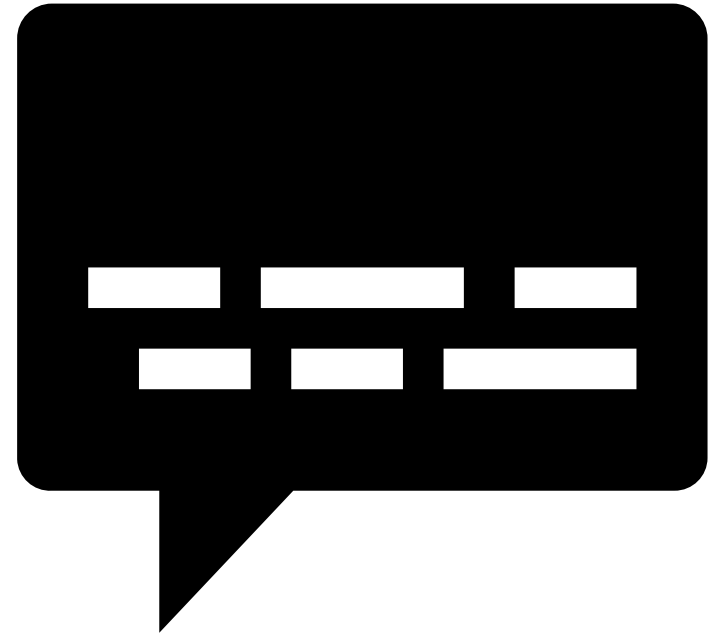


**COVID - 19** |

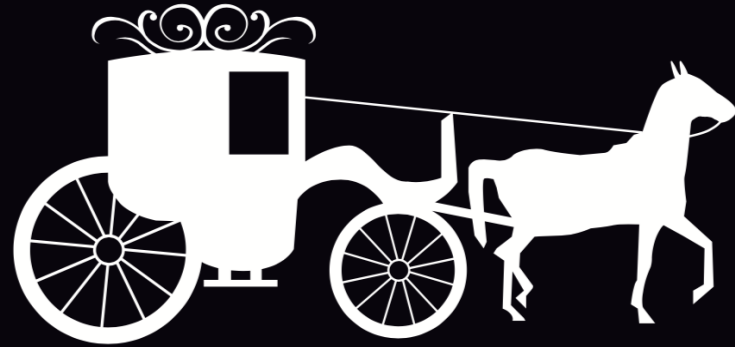
# IS IT SAFE?

The State of Quintana Roo & Mayan Riviera have been fortunate in that as the world has been under quarantine the state government has also followed suite with mandatory quarantine and closing of everything outside of essential services.

As an unexpected result of world governments limiting travel across borders and the resulting loss of travelers from around the world the spread and cases of COVID -19 has been very limited. We hope that everyone stays safe and we look forward to welcoming back the world for a well earned break.



**WE HAVE BEEN ASSISTED BY THE TRAVEL RESTRICTIONS  
TO BE BETTER PREPARED FOR THE SHEER AMOUNT OF  
VISITORS FROM ALL OVER THE WORLD LOOKING TO  
COME TO QUINTANA ROO**



# CARRIAGE

International Real Estate

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