

A dark, moody background filled with the intricate, serrated edges of green fern fronds. The lighting is low, creating a sense of depth and texture through the fronds.

AMARI

-LUXURY VILLAS-



Buy in Mexico

How to buy a pre sale property in Mexico as a foreigner

1



Explore and select your dream home at Cosmos, considering factors such as location, property types, and current market trends.

2



Verify and finalize a purchase agreement with the seller, ensuring that all terms and conditions of the sale are clearly outlined and agreed upon.

3



During the closing process, our team will guide you through each step, ensuring a smooth and seamless experience. If purchasing a pre-sale property, this process will occur after the Trust has been established.

4



As your villa is under construction, we will assist you in establishing a Trust. In restricted zones like coastal areas, foreigners are required to purchase property through escrow (Trust), providing you with legal ownership and peace of mind.

5



Once your villa is complete, provide all necessary documentation to the Public Notary to finalize the property deeds.

6



Stay informed about tax considerations related to property ownership in Mexico. While closing costs may be higher compared to the U.S., annual property taxes typically remain below 1% of the home's value.



What payment options are available?

We have 3 different payment methods to choose from:

- **30/50/20** 5K Reservation
 - **30%** - 5K Down payment
 - **50%** - Divided into monthly payments based on delivery date
 - # of payments = # of months to delivery
 - Ex. 8 months until delivery is 8 monthly payments
 - **20%** - 5K at home delivery
 - 5K upon title delivery
- **50/30/20** 5K Reservation
 - **50%** - 5K down payment
 - **30%** - Divided into monthly payments based on delivery date
 - # of payments = # of months to delivery
 - Ex. 8 months until delivery is 8 monthly payments
 - **20%** - 5K at home delivery
 - 5K upon title delivery
- **80/20** 5K Reservation
 - **80%** - 5K down payment
 - **20%** - 5K at home delivery
 - 5K upon title delivery

For more information, contact one of our representatives.



AMARI

HOA

Home owner association

HOA FEES ARE OPTIMIZED TO INCLUDE premium amenities to our owners and a secured well maintained community.

\$350 USD (ESTIMATED)

Monthly maintenance fee includes the following for owners:



500 MBPS
FIBER OPTIC INTERNET



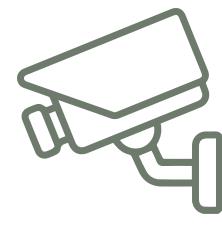
CO-WORKING



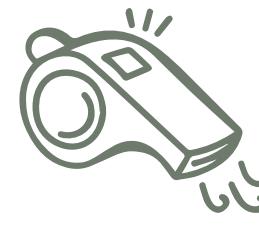
24- HOUR
GUARDED SECURITY



GYM
MEMBERSHIP



GATES, CAMARAS
AND EQUIPMENT UPGRADES



DISCOUNTS
FOR PERSONAL TRAINER



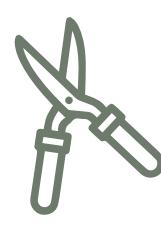
USE OF WELLNESS
CENTER



DISCOUNTS
FOR WELLNESS CLASSES



USE OF CONCIERGE
SERVICE



COMMUNITY
MAINTENANCE OF
COMMON AREAS
AND GREEN SPACES

Airbnb guests may purchase different packages like gym, wellness center and co-working.



STR

Can i rent the property through Airbnb?

- Discover the pinnacle of luxury and wellness living at our exclusive development COSMOS in Tulum, in partnership with Amari Luxury.
- A leader in short-term rental management, ensures exceptional service and attention to detail.
- Amari Luxury brings U.S. quality standards to Mexico, guaranteeing a seamless and luxurious experience.
- Enjoy personalized concierge services tailored to your needs, from arranging exclusive excursions to securing reservations at top restaurants.
- VIP transportation services are provided for owners and guests, ensuring hassle-free travel throughout Tulum's captivating jungle surroundings and beyond.
- Every detail is meticulously curated to exceed expectations, offering a lifestyle of indulgence and relaxation amidst the beauty of Tulum's lush landscapes.
- Experience a new standard of luxury and hospitality with Amari Luxury.