

The background of the entire image is a lush, green forest floor. In the foreground and midground, there are numerous ferns of various sizes, some in sharp focus and others blurred. The lighting is soft and diffused, creating a misty or ethereal atmosphere. The colors are predominantly shades of green, from vibrant lime to deep forest greens, with some darker tones in the shadows.

AMARI

-LUXURY VILLAS-



Buy in Mexico

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




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.




HOA

Home owner asociation

HOA FEES ARE OPTIMIZED TO INCLUDE premium amenities to our owners and a se-cured well maintained community.
\$350 USD (ESTIMATED)

Monthly maintenance fee includes the following for owners:



GigNet

500 MBPS
FIBER OPTIC INTERNET



CO-WORKING



24- HOUR
GUARDED SECURITY



GYM
MEMBERSHIP



GATES, CAMARAS
AND EQUIPMENT UPGRADES



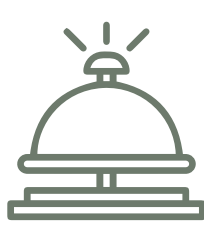
DISCOUNTS
FOR PERSONAL TRAINER



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?

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- 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.