



AFLORA

RESIDENCE CLUB

OWNERSHIP FACTS & FINANCIAL INFORMATION

REAL ESTATE OWNERSHIP WITH RESORT-STYLE AMENITIES

A place where individuals share ownership of luxurious, private residences and enjoy abundant and flexible lodging in their elegant homes throughout the year.

Wellness & Lifestyle Amenities

- Wellness Lagoon
- Coworking Lounge
- Kids Playground
- PANZA Restaurant & Bar
- Semi-olympic swimming lane
- Hanging Net
- Bath House Spa & Temazcal
- Signature Starlight Pool
- Hammocks & swings
- Sunset Tower Lobby
- Climbing Wall
- Fire Pit
- Wellness Tower & Gym
- Sculpture Garden

Residential Offerings & Starting Prices

Select from distinct and equally appealing residences and ownership options. All Club residences are elegantly furnished and fully accessorized.

3BR Apartment with private terraces

\$112,000 purchase price **\$390** monthly assessment

1BR Penthouse with private roof garden, outdoor kitchen & plunge pool

\$95,000 purchase price **\$320** monthly assessment

*Prices are subject to change. Prices in USD.
*Departure Cleaning Fee: 1 Bedroom: \$195 Per Stay, 3 Bedroom: \$275 Per Stay.
*Annual Assessment & Departure Cleaning Fees are estimates subject to change.

WHAT'S INCLUDED IN OWNERS FEES

The Aflora Residence Club Annual Owner Assessments cover your share of the Club's operating expenses, property taxes, utilities, professional management, staff salaries, maintenance of residences, landscaping, insurance, replenishment reserves, and master association fees. Housekeeping fees will include mid-week cleaning and departure cleaning.

ADDITIONAL DETAILS

FACILITIES & MAINTENANCE

Maintenance Payroll & Benefits, HVAC, Landscaping, Pest Control, Window Cleaning, Plantings, Appliance Repairs, Hot Tub Repairs, Buildings Repairs, Safety Equipment, Tools & Equipment, Signage Repairs, Painting Supplies, Lighting & Lightbulbs, Key Lock repair, and Gas Grill Repairs

HOUSEKEEPING

Housekeeping Payroll & Benefits, Cleaning Supplies & Equipment, Laundry Cleaning Supplies, Bedding, China, Glassware & Utensils, Detergent & Kitchen Supplies, Paper Products, and Linen & Terry Replacements

GENERAL & ADMINISTRATIVE

Manager & Concierge Payroll & Benefits, Employee Training, Recruitment & Employee Uniforms, Office Supplies, Printing, Travel & Related Expenses, Software, Postage, Owner Relations (Events, etc.), and License Fees & Permits.

FIXED EXPENSES

Insurance to include; Property, Liability, Directors & Officers, Property Taxes, and Management Fees

UTILITIES

Cell Phone(s), Gas, Electricity, Cable/Internet/Voice, Water & Sewer, and Fuel & Refuse

ANNUAL RESERVES

Once completed, HOA / AC will complete a 30-year reserve study on the property.
In the meantime, 3% reserves allocated.

