

You've
Finally
Found it.
Welcome
Home.

La Amada



ABOUT CANCUN, MEXICO

Cancun is a place like no other. . .

White sandy beaches, clear turquoise waters, small hotels and expansive resorts, fine dining and festive entertainment. Take the wonders of nature and the marvels of the Mayan civilization, add some of the world's most exquisite snorkelling and diving at the second largest coral reef in the world, combine a full range of water sports and championship golf courses, and you have a location that will delight your senses. Also consider the splendid weather found in Cancun all year round, and you have a destination where relaxation and entertainment are assured.

Welcome to Cancun!



Only four decades ago Cancun was a deserted island and few even knew of its existence. The first hotels opened in 1974 (Playa Blanca, Bojorquez and Cancun Caribe); the international airport was inaugurated in 1973 with a 2,600 meter runway and operating capacity for wide-cabin airplanes; and the Infratur and Fonatur government agencies were merged to form the National Trust for the Promotion of Tourism (Fonatur).

From 1989 to date, Cancun has been the nation's most dynamic city; it generates a large percentage of Mexico's tourism related revenue and since it is Quintana Roo's largest city it accounts for much of the state's gross domestic product.

Cancun has become the country's largest tourism destination and is the most prosperous city in the Yucatan Peninsula. It is also the Caribbean's premier destination, surpassing even the Bahamas, Costa Rica, the Dominican Republic and Puerto Rico.

The Mayan ruins of Chichen Itza, a 2 hour drive east of Cancun, have been named one of the new 7 Wonders of the World.

AIRPORT INFORMATION

Cancun International Airport handles the second largest volume of traffic in Mexico, but receives the highest score for its modern facilities and equipment, and above all, security.

In May 2007, ASUR inaugurated Terminal 3 in Cancun Mexico, with an investment of more than 100 million dollars and in 2009 a new runway was opened.

CRUISE INFORMATION

Cozumel and Playa del Carmen welcome approximately 1,658 cruises, with three million passengers on board, per year. It is important to mention that there is a growing demand for nautical tourism, and there are an estimated 1,000 sites for vessels or yachts, and a big demand for mega yachts.

CONSULATES

Argentina, Germany, Belgium, Belize, Brazil, Canada, Chile, Cuba, Denmark, Spain, The United States of America, Finland, Great Britain, Guatemala, The Netherlands, Ireland, Italy, Norway, Poland, Sweden and Switzerland.



VISAS

Mexico Visa Policy permits citizens of the countries listed below to travel to Mexico without a visa (FMTTV):

Andorra, Argentina, Australia, Austria, Belgium, Canada, Chile, Costa Rica, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hong Kong, Hungary, Ireland, Island, Israel, Italy, Japan, Latvia, Liechtenstein, Lithuania, Luxemburg, Malta, Monaco, Netherlands, New Zealand, Norway, Poland, Portugal, San Marino, Singapore, Slovakia, Slovenia, South Korea, Spain, Sweden, Switzerland, United Kingdom, Uruguay, USA & Venezuela.

LANGUAGE

Spanish & English

WEATHER

Cancun has splendid sub-tropical weather. The average maximum and minimum temperatures are:

From January to March: 20° to 30° C (68° to 86° F)

From April to June: 22° to 32° C (71° to 89° F)

From July to September: 24° to 33° C (75° to 91° F)

From October to December: 20° to 31° C (68° to 87° F)



LA AMADA, IN PLAYA MUJERES, MEXICO

The Master Community of Playa Mujeres and La Amada are found on the mainland part of the Municipality of Isla Mujeres, in the State of Quintana Roo, Mexico, just 10KM (6miles) north of Cancun, and 27KM (17miles) from Cancun's International Airport. The area of Playa Mujeres covers 376 hectares and is 2.50 meters above sea level. Playa Mujeres is a hotel, residential and commercial development showcasing excellent architectural design as well as expert city planning that result in first class quality of life for dwellers and visitors alike, while increasing the value of the property in the area.

To ensure an adequate return on investment for investors, La Amada and Playa Mujeres created a master plan with the help of renowned consultants in tourism development, offering golf courses, marinas, hotels, shops and restaurants, based on financial, technical and market studies.

THE MASTER PLAN WAS DEVELOPED BY THE PRESTIGIOUS INTERNATIONAL FIRM HART & HOWERTON, AND IT COMPRISES:

- A WORLD RENOWNED GOLF COURSE DESIGNED BY GREG NORMAN.
- 3.7 KM OF CARIBBEAN BEACH FRONT.
- 1 MARINA FOR 176 VESSELS, INCLUDING MEGA YACHTS.
- DRY MARINA SERVICES AND TRAVEL LIFT.
- HELIPORT.
- LUXURY 5 STAR HOTELS, INCLUDING THE EXCELLENCE PLAYA MUJERES HOTEL AND LA AMADA HOTEL.
- SHOPPING MALLS AND HIGH END PRESTIGIOUS DUTY FREE GOODS. (UPCOMING SERVICE)
- BEACH CLUBS, SPA AND YACHT CLUB.
- THE CHACMOCHUC LAGOON SYSTEM, ADJACENT TO THE RESORT, IS AN IDEAL PLACE FOR BOAT RIDES, ECOLOGICAL TOURS AND FLY-FISHING.



PUNTA SAM

■ *La Amada*

ISLA MUJERES

Caribbean Sea

Cancun Downtown

LAGUNA
NICHUPTÉ

Hotel Zone

Cancun International Airport



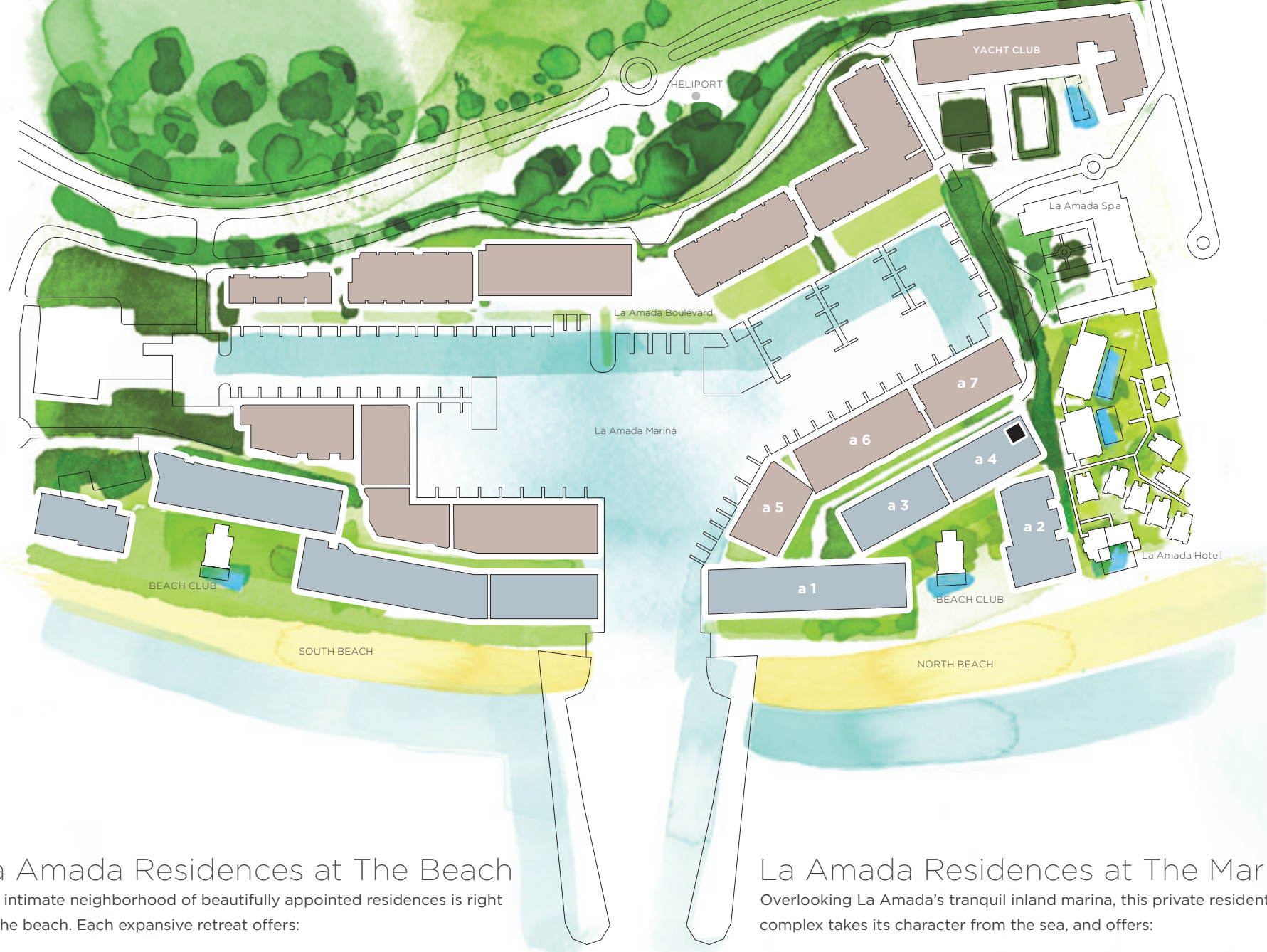
LA AMADA RESIDENCES, HOTEL, AND MARINA

La Amada is a low density development and at the same time a flexible project adapting to the needs of future investors and residents. La Amada provides exclusivity and privacy, as well as majestic natural surroundings.

La Amada is conceived as the heart of a new Cancun resort development. This freestanding beachfront community includes an inland marina, a Greg Norman signature golf course, luxury residences, gourmet restaurants, elegant shopping and a 5-star hotel.

La Amada has been carefully planned as a low-density Caribbean village complete with all the services and amenities of contemporary luxury living.

La Amada Residences epitomize contemporary luxury living. Now you can own a home at La Amada. Choose from marina residences and beachfront homes featuring spectacular views, and find out why La Amada is fast becoming the world's most sought-after second home getaway.



La Amada Residences at The Beach

This intimate neighborhood of beautifully appointed residences is right on the beach. Each expansive retreat offers:

- Beachfront location and Caribbean views
- Masterfully designed interiors
- Superb craftsmanship
- Spacious open-air living
- Private pool and sundeck area

La Amada Residences at The Marina

Overlooking La Amada's tranquil inland marina, this private residential complex takes its character from the sea, and offers:

- Marina-front location with marina and ocean views
- Views of the promenade and commercial area
- Rooftop infinity pools and sundecks
- Luxurious indoor finishing

AMENITIES AND SERVICES

La Amada is a carefully planned development that offers everything its residents could desire. From its sports facilities and comprehensive amenities and services to its unique geographic setting stretching from the Caribbean to the picturesque national wildlife preserve that is the Chacmochuc Lagoon, everything is right here, in one secluded community.

Highlights

- **2 miles of beach**
- **Full-service inland marina with 176 slips, dry marina services and travel lift.**
- **Beach club**
- **A Greg Norman signature golf course with beach and lagoon-front holes**
- **Tennis and paddle courts**
- **A 35,000 square-foot Spa with restaurant and fitness facility**
- **Lounge and concierge facility**
- **Heliport**
- **24/7 private security.**
- **Deli Shop**
- **Kids Playground Area**

On demand services:

- **Transfer to and from Cancun International Airport**
- **Limousine service**
- **Housekeeping**
- **Laundry and ironing**



DEVELOPMENT TEAM

La Amada is being developed by the IXC Group, which is the result of a strategic alliance between the Excellence Group, and two well known Spanish savings banks, CAM and SA NOSTRA, focused on promoting Resort Real Estate development investments in the Caribbean.

EXCELLENCE GROUP LUXURY RESORTS



WWW.EXCELLENCE-RESORTS.COM

EXCELLENCE IS A LUXURY RESORT GROUP SPECIALIZING IN HOTEL MANAGEMENT AND WORLDWIDE REAL ESTATE DEVELOPMENT.

THE MAJORITY OF OUR BUSINESS IS BASED ON THE CREATION, DEVELOPMENT AND MANAGEMENT OF 5-STAR LUXURY RESORTS AND HIGH-END

CAJA DE AHORROS DEL MEDITERRANEO - CAM



WWW.CAM.ES

CAM IS THE LEADING SAVINGS BANK IN THE SPANISH PROVINCES OF VALENCIA AND ALICANTE, WITH 1,002 BRANCHES WORLDWIDE AND CONSOLIDATED ASSETS OF 48 BILLION EUROS.
BANK OF SPAIN REGISTRY NUMBER 2090.

CAIXA DE BALEARS - SA NOSTRA



WWW.SANOSTRA.ES

SA NOSTRA IS THE LEADING FINANCIAL ENTITY IN THE SPANISH PROVINCE OF THE BALEARIC ISLANDS, WITH 280 BRANCHES IN SPAIN AND CONSOLIDATED ASSETS OF 8 BILLION EUROS.
BANK OF SPAIN REGISTRY NUMBER 2051.

INVESTMENT OPPORTUNITY

The main benefits of the investment are:

- Prices from as low as \$500,000 up to \$2 million USD.
- Beach front Caribbean residences.
- Flexible financial options available.
- Furniture packages available.
- Immediate delivery.
- Marina slips for rent.



ACTIVITIES IN PLAYA MUJERES AND THE SURROUNDING AREAS

The magical scenery of the Mexican Caribbean invites internationally renowned golf course designers to adorn the landscape with curves, mounds, fairways and greens, and create a perfect combination of natural scenery and modern design. Among the most famous is Jack Nicklaus, with more than 200 golf courses world-wide, who designed and endorsed the Moon Spa & Golf Club as a Nicklaus Signature course, and his company, Nicklaus Design, which takes credit for the Cozumel Country Club and the Grupo Mayan Golf Riviera Maya.

GOLF COURSES

- Playa Mujeres Golf Club
- Cancun Golf at Pok-ta-Pok
- Hilton Cancun Golf Cancun
- La Roca Country Club
- Moon Palace Golf
- El Camaléon Mayakoba Golf Club
- Playacar Palace Golf Club
- Iberostar playa Paraiso Golf Club
- Cozumel Country Club
- Puerto Cancun Golf Club
- Riviera Cancun
- La Roca Country Club, Tpc
- Grupo Mayan Golf Riviera Maya
- Grand Coral Golf Club

Greg Norman is making his debut with two new courses in the area: El Camaleon Mayakoba, host of the 2007 PGA Mayakoba Golf Classic Cancun-Riviera Maya, and Playa Mujeres Golf Club.

PB Dye is the mastermind behind the Iberostar Playa Paraiso Golf Club, Robert Von Hagge behind the Playacar Spa & Golf Club and Nick Price behind Grand Coral Golf Club in Playa del Carmen. Fine grass, such as Paspalum and Bermuda, has been used in the construction of Cancun and Riviera Maya golf courses, guaranteeing optimal conditions for their surface.

SPAS

- The Mandarin Oriental Spa
- The Marriott 's Spa
- The Ritz Carlton Spa
- The Rosewood Spa
- The Maroma Resort
- Hotel Hacienda Vista Real Spa
- Aventura Spa Palace
- Paraíso de la Isla Bonita Spa
- Ceiba del Mar Spa

SPA SERVICES

- Temazcal
- Dry and wet saunas
- Thalassotherapy, Hydrotherapy
- Float
- Body Wraps
- Facials
- Massages
- Aromatherapy
- Reflexology and much more

NATURAL PARKS

- Akumal "land of turtles"
- Isla Contoy National Park
- Sian ka 'an Biosphere Reserve
- Banco Chinchorro Biosphere Reserve
- Rio Lagartos Biosphere Reserve
- San Felipe Natural Reserve
- Celestún Natural Reserve

ARCHEOLOGY, MAYAN RUINS AND CULTURE

- Chichen Itza
- El Rey
- Xcaret
- San Gervasio
- Coba
- Xel-Ha
- Tulum

EQUESTRIAN CLUBS

- El Rey Polo Club
- Hacienda Andalucía
- Rancho Loma Bonita
- Lienzo Los Alamos

SPORT FISHING

- World Wide Sport Fishing Charters
- Admiral Yacht Club
- Marina Maroma
- Club Marina Puerto Aventuras
- Big Game fishing
- Luxury yachts, fishing boats and speed boat charters

BEACH CLUBS

- Playa Norte Beach Club
- Mamitas Beach Club
- Nuddy Beach Club
- Playa Mia Grand Beach
- Playa Uvas Beach Club

WATER PARKS

- Xcaret Park
- Xel-Ha Park
- Garrafón natural reef
- Chankanaab Park
- Aktun Chen Park
- Rio Secreto water park



RESTAURANTS

All types of cuisine are available in the Riviera Maya: Mexican, Argentinean, Italian, Seafood, American, etc., regardless of being breakfast, lunch or dinner, options range from budget, fast food type places to luxury restaurants. Many hotels offer worth-visitng, awardwinning restaurants. Here you will find a list of some of the many excellent places to eat you can find in this zone:

- Hacienda Sisal
- La Destilería
- Puerto Madero
- Harry's
- Negrosal
- Alfredo's
- Cambalache
- Lorenzillo's
- Dolce Vita
- Cenacolo
- John Grays
- Bandoneon

OTHER ACTIVITIES

- Isla Mujeres
- Holbox Island
- Bacalar "lagoon of seven colors"
- Mayan Weddings
- Swim with Dolphins
- Sweet water Cavern dive and snorkel
- Barrier Reef dive and snorkel
- Cenotes (sink holes) swimming
- Horseback riding
- Deep sea fishing
- Parasailing
- Kayaking
- Sky diving
- Water skiing
- Jett-skiing
- Helicopter charter and much more ...



LEGAL ASPECTS

The Mexican State grants foreign investors the right to possess real estate within 50 km. of the coast line and/or 100 km. from its borders, through a Trust that must be authorized by the Ministry of Foreign Affairs.

The settlement of such trust may be done following the steps described hereunder:

1. Designate an authorized trustee among the financial entities that are legally established in Mexico.
2. In order for the trustee to establish a trust in your favour it must obtain a permit from the Ministry of Foreign Affairs.
The trustee may handle this matter, in which case the beneficiary would only be responsible for providing the proper documents and covering the corresponding expenses.
3. Once the Ministry Of Foreign Affairs permit is obtained, a trust deed shall be signed by the involved parties before a Notary, who is a public faith grantor obligated to assure the authenticity and lawfulness of the transaction.

In order to streamline the buying process, La Amada Residences will gladly suggest a selection of local real estate attorneys who, upon your request, will assist you throughout the mentioned procedure.

CHARACTERISTICS OF THE TRUST DEED:

- I. The Beneficiary acquires the right to use and enjoy the Real Estate property of the trust fund.
- II. Alternate Beneficiaries may be appointed in the event of death to avoid Probate.
- III. The Beneficiary shall have the right to transfer his or her rights and to freely agree upon the contribution or payment.
- IV. The Beneficiary shall have the authority to instruct the Trustee to transfer the Real Estate Property to individuals or legal entities with legal capacity to acquire them.
- V. Prior to the agreement with the Trustee, the Trust deed may be amended under the understanding that a prior authorization granted by the Ministry of Foreign Affairs shall be necessary in order to amend the purposes and/or to increase the subject matter of the Trust Agreement.

REQUIREMENTS OF INCORPORATION AND FEES:

- 1.- The authorization from the Ministry of Foreign Affairs as per article 11 of the Mexican Foreign Investment Law.
- 2.- A deed attested and certified by a Mexican notary, who is obligated to assure the authenticity and lawfulness of the transaction.

This document is for information purposes only; under no circumstances can this be considered as legal or tax advice; we recommend using professional advisors on these matters.

BENEFITS

- The rights to use, enjoy, improve, sell, mortgage and bequeath the trust fund
- Asset Protection

Grantor



Individual or legal entity which transfers one or more Real-estates through the trust ownership.

Trustee



Financial institution, with the appropriate capacity to act in Mexico, who receives the property of the trust fund and who must carry out specific duties with regards to the property duly instructed by the beneficiary

Beneficiaries

Individual or legal entity that receives the benefit granted by the trust deed.



MAINTENANCE FEE

SERVICES INCLUDED IN THE BASIC MAINTENANCE FEE

Administration of the Condominium
Cleaning in common areas
Common swimming pools maintenance
Concierge
Elevators maintenance
Fire fighting equipment maintenance
Garbage collection
Gardening in common and private areas
Liability insurance for common areas and exteriors
Maintenance fee for Playa Mujeres Master Condominium
Pest control
Public lighting
Security
Sports areas maintenance
Water consumption in common areas
Wifi area maintenance

ADDITIONAL SERVICES - ON REQUEST

Pre-arrival purchases
Baby sitting
Buttler
Extra cleaning - housekeeping
Laundry
Leases
Medical Services
Personal Cheff
Repairs
Room Service
Transportation from and to the Airport

