

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. The wonders of nature and the marvels of the Mayan civilization; add some of the world's most exquisite snorkeling and diving in 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 splendid weather found in Cancun all year round, and you have a destination where relaxation and entertainment is assured.

Welcome to Cancun!



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 with 2,600 meters of runway and operating capacity for wide-cabin airplanes; and Infratur and Foqatur government agencies were merged to form the National Foundation for the Promotion of Tourism (Fonatur).

From 1989 to date, Cancun has been the nation's most dynamic city, it contributes a large percentage of Mexico's tourism-related revenue and accounts for much of Quintana Roo's (Cancún is its largest city) gross domestic product. There are currently more than 500,000 inhabitants in the urban area and more than 26,800 hotel rooms. Additionally the entire Riviera Maya has approximately 25,000 rooms, and 10,000 are presently being built. Cancun has become the country's largest tourism destination and is the most prosperous city in the Yucatán Peninsula. It is also the Caribbean's premier destination, surpassing even the Bahamas, Costa Rica, Dominican Republic and Puerto Rico. The Mayan Ruins of Chichen Itza, 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. More than 45,000 total flights and 10 million visitors, last year alone, arrived at Cancun International Airport. More than the sum of all the tourists that visit Central and South America combined on a single year. In May 2007, ASUR inaugurated Terminal 3 in Cancun Mexico, an investment of more than 100 million dollars.

CRUISE INFORMATION

Cozumel and Playa del Carmen welcome approximately 1,658 cruises, equivalent to three million passengers per year. It is important to mention that there is a growing demand for nautical tourism, estimated in 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, 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, 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 a tropical humid splendid 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 in the inland zone of the Municipality of Isla Mujeres, State of Quintana Roo, Mexico, just 10KM (6miles) north of Cancun, and 27KM (17miles) from Cancun's International Airport. The area of Playa Mujeres is 376 hectares and 2.50 meters above sea level. Playa Mujeres is a tourist hotel, residential and commercial development displaying excellent architectural design as well as adequate city planning that gives rise to the highest level quality of life to dweller 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, golf courses, marinas, hotels, shops and restaurants, using as a basis financial, technical and market studies.

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

- A world rate golf course designed by Greg Norman and managed by Troon Golf.
- 3.7 KM of Caribbean sea front.
- 1 Marina for 176 vessels including mega yachts.
- Heliport.
- Luxury 5 star hotels, including Excellence Playa Mujeres Hotel and La Amada Hotel.
- Shopping malls and high end prestigious duty free. (Upcoming service)
- Beach clubs, Spa and Yacht Club.
- The Chacmochuc lagoon system, adjacent to the estate, is an ideal place for boat rides, ecological tours and fly-fishing.



PUNTA SAM

■ *La Amada*

ISLA MUJERES

Caribbean Sea

Central Cancun

LAGUNA
NICHUPTÉ

Hotel Zone

Cancun International Airport



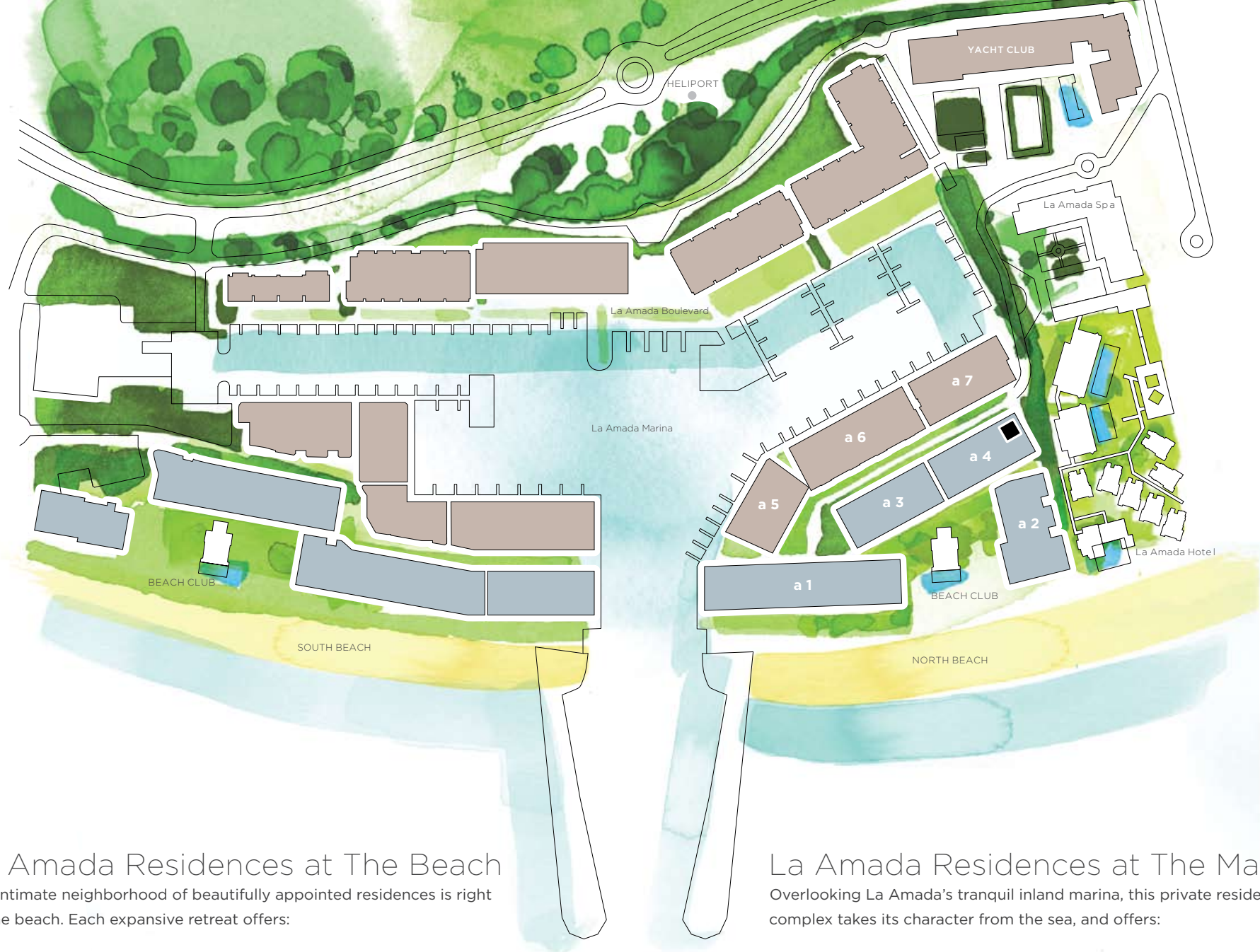
LA AMADA RESIDENCES, HOTEL, AND MARINA

La Amada is a low density development but 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 accounts for everything its residents might 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, all is right here, in one cozy community.

HIGHLIGHTS

- 2 miles of beach
- Full-service inland marina with 176 slips .
- 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

ON- DEMAND SERVICES:

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

UPCOMING SERVICES:

- * Dry marina services
- * Yacht club with lounge, restaurant, pool, gym, and concierge area
- * Upscale, 150,000 square-foot commercial area alongside the marina, including shopping and dining
- * Kids Club playground area and Teens Club.



DEVELOPMENT TEAM

La Amada is being developed by an experienced resort group, with the solid financial backing of two well-established Spanish banks.

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 residential communities, with a primary geographic presence in the Caribbean.

CAJA DE AHORROS DEL MEDITERRÁNEO - CAM

www.cam.es

CAM is the leading savings bank in the Spanish states of Valencia and Alicante, with 1,002 branches worldwide and consolidated assets of 48 billion Euros. [2005 Annual report figures]

Bank of Spain registry number 2090.

CAIXA DE BALEARS - SA NOSTRA

www.sanostra.es

Sa Nostra is the leading financial entity in the Spanish state of Balearic Islands, with 280 branches in Spain and consolidated assets of 8 billion Euros. [2005 Annual report figures] Bank of Spain registry number 2051.

INVESTMENT OPPORTUNITY

Prices start at \$330,000 with only 30% deposit required!

THE MAIN BENEFITS OF THE INVESTMENT ARE:

- Front line Caribbean beach residences
- Flexible financial options available. Referral to Financial Institutions.
- Capital appreciation over 10% per annum.
- Rental programs. Optional
- 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 the world-wide renowned designers of golf courses to give the environment 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 signs and endorses the Moon Spa & Golf Club as Nicklaus Signature, and his company, Nicklaus Design, which takes the honors 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

UNDER CONSTRUCTION

- 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, recently opened.

PB Dye is the master mind 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 like Paspalum and Bermuda has been used in Cancun and Riviera Maya golf courses' construction which guarantees the optimal conditions of 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
- Thalasotherapy, 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
- Cobá
- 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-visiting, 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
- Flamingos
- John Grays
- DiVino
- Casa Rolandi
- Crab House
- La Parrilla
- La Habichuela
- Labna



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 ...



FIDEICOMISO

REAL-ESTATE TRUST WITHIN THE MEXICAN RESTRICTED AREA

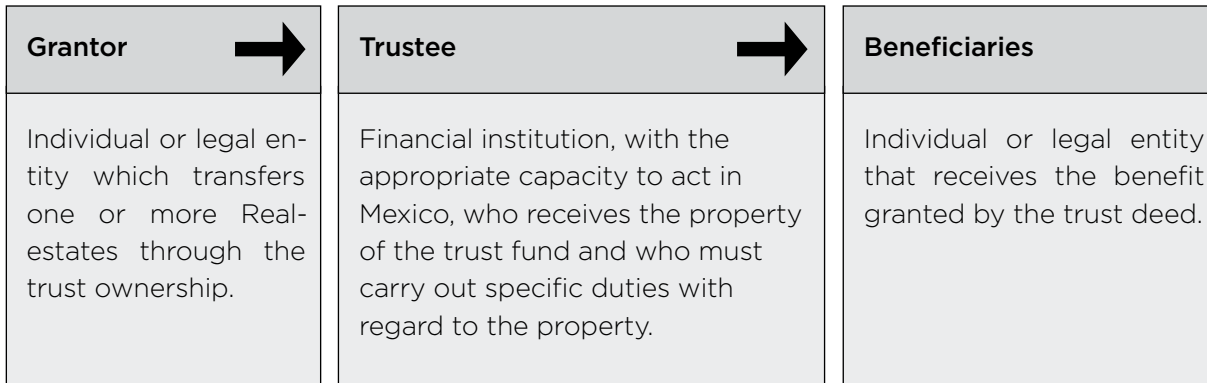
Article 27 states, “Only Mexicans by birth or naturalization and Mexican companies have the right to acquire ownership of lands, waters, and their appurtenances, or to obtain concessions for the exploitation of mines or of waters. The State may grant the same right to foreigners, provided they agree before the Ministry of Foreign Relations to consider themselves as nationals in respect to such property, and bind themselves not to invoke the protection of their governments in matters relating thereto; under penalty, in case of noncompliance with this agreement, of forfeiture of the property acquired to the Nation.

Under no circumstances may foreigners acquire direct ownership of lands or waters within a zone of one hundred kilometers along the frontiers and of fifty kilometers along the shores of the country.”

Irrevocable by the settler and revocable by de beneficiary, living trust, whereby, pursuant to statute, trustee holds legal and equitable title to trust, and the beneficiary, retains power of direction over the trustee and the power to manage and receive income from the trust property.

BENEFITS

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



THE TRUST DEED

The deed grants the settler:

- I. The Beneficiary acquires the right to use and enjoy the Real-Estate property of the trust fund.
- II. Alternate Beneficiaries may be appointed for the event of death to avoid Probate.
- III. The Beneficiary shall have the right to transfer its 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 Secretariat 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 fee's

- 1.- The authorization from the Secretary of Foreign Affairs that appoints 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.

HIGHLIGHTS:

- It's recommended to have tax and legal advise;
- This document is for information purposes only, under no matter or circumstance can be consider legal o tax advise;
- All amounts describe in this document are subject to change without need of prior notice, therefore this document is not to be deemed as an public offer;
- All amounts describe in this document are in United States Dollars;
- Other restrictions can apply.



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 Master Condominium Playa Mujeres
Pest control
Public lightning
Security
Sports areas maintenance
Water consumption in common areas
Wifi area maintenance

ADDITIONAL SERVICES - ON REQUEST

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

UPCOMING

Operation for Bars located in Swimming Pools on Decks E1+A6



