



PLAYAVIVA

A P A R T M E N T S

COZIN



REAL ESTATE CO-INVESTMENT, A NEW WAY TO INVEST

CO-IN (Real Estate Co-Investment) is an accessible way to invest in real estate. You invest capital, acquire a percentage ownership in a real estate project, and receive **recurring income generated from rentals and operations**.

Profits are distributed **80% to co-investors** and **20% to the developer**, who remains actively involved as a partner throughout the entire life cycle of the project.





WHAT IS PLAYAVIVA APARTMENTS?

Playaviva Apartments is an exclusive beachfront building featuring **22 lock-off style apartments**, forming part of the Playaviva complex – a premier oceanfront development with **100 linear meters of beach frontage**. The Playaviva complex includes a **fully operational beach club and restaurant**, located on the coast of Telchac Puerto, Yucatán.



22 beachfront
lock-off apartments



Fully furnished and
equipped for
short-term rentals



Professional, hotel-level
property management



1 to 2 bedrooms (up to 6
guests in lock-off units)



Unit sizes ranging
from 31.66 m² to
133.25 m²



HOTEL-QUALITY PROPERTY MANAGEMENT



POINTS OF INTEREST





Telchac Puerto Pier

PLAYAVIVA



Telchac Puerto Main Square

TELCHAC PUERTO HIGHWAY



LOCATION

MASTERPLAN

VIRTUAL
TOUR



Beach Club



Amanacer Restaurant



Playaviva Apartments



WHY INVEST HERE?

STRATEGIC LOCATION



Located beachfront, just steps from the Telchac Puerto boardwalk – one of the most sought-after and high-growth areas on the Yucatán coast.

CAPITAL APPRECIATION



You may resell all or part of your investment at any time to capitalize on property appreciation.

PASSIVE INCOME



Receive monthly income proportional to your ownership stake once operations begin (Easter 2028).



BENEFITS FOR CO-INVESTORS

From Contract Signing

- ✓ **10% discount** on consumption within the Playaviva complex.
 - ✓ **Complimentary access** to the beach club for the investor plus one guest
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Once Operations Begin

- ✓ **15% discount** on stays at Playaviva Apartments



PAYMENT PLAN



You Decide How Much to Invest

Choose the number of Co-Investment Units you wish to acquire.



Minimum Down Payment

15% down payment



Payment Options

Cash payment, or Financing available over **12, 24, or 36 months**



INVESTMENT PROCESS



**Receive your digital
contract and make
your initial down
payment**



**Sign your contract
to become a co-investor**



**Enjoy your returns
once the project
begins operations**



An aerial photograph of a coastal town. In the foreground, a large, modern, multi-story building with a light-colored facade and many windows is under construction or recently completed. It is situated on a sandy beachfront. To the left of the building, there is a parking lot with several cars and a covered walkway. Further left, the beach meets the ocean with gentle waves. In the background, there are various smaller buildings, some with red roofs, and a dense line of palm trees. A tall antenna tower is visible in the distance. The sky is clear and blue.

COMING SOON!

OPERATIONS BEGIN IN 2028



COIN

A DEVELOPMENT BY
GRUPO
López-Rosa