



## CAMPECHE PLAYA GOLF MARINA & SPA RESORT

In the state of Campeche, in the privileged Peninsula of Yucatan, bathed by the marvelous Mexican waters, a new tourist and residential alternative is being erected and launched by Grupo Mall, a company from Spain that stands out for undertaking special and unique real estate developments in which design, excellence, sustainability, differential elements and an environmental commitment, prevail. This treasure is meant for all those who are looking for beach destinations where ecological and **cultural** attractions blend in with **exceptional white sand beaches**.



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## Executive Summary

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### Campeche Playa Golf Marina and Spa Resort

Its beauty, its cultural level, its archeological treasures, the kindness of its people, its gastronomy and the State folklore, are some of the multiple characteristics which make of Campeche such a special place, a place to invest in...

Granted with a privileged location within the Mayan Route and only 45 minutes away from the fortified city of Campeche, declared as Humanities Heritage by UNESCO, "**Campeche Playa Golf Marina & SPA Resort**" project will be the major tourist residential complex of the Gulf of Mexico and the most important eco-tourist development in Latin America.

One of the purposes of carrying out a tourist development of such magnitude is the sustainable use of the natural, archeological and cultural richness of the zone, which have, in fact, been helpful in the influence of the design and esthetic of the Resort. For this, Grupo Mall's principal objectives have been, among others:

- ✓ To develop of a tourist and residential infrastructure and services which excel for its quality and respect for the natural environment, provided to the national and international population a beach destination which preserves and promotes a great variety of natural ecological, historical and cultural resources offered by the zone.
- ✓ To work jointly in the balanced domestic and regional development considering economic, social and environmental factors, in such a way that minimizes the environmental impact.

The eco - project is designed by Muñoz and Albin architectural firm and just for its esthetical, ecological and town-planning design, the intervention of 17 specialized consulting firms is being required by participating in each of the corresponding areas (engineering, architecture, landscaping, etc.)

The tourist development will offer a set of services, such as a Jack Nicklaus Signature 18 hole Golf course and a Marina, where the environmental and ecological aspects have been emphasized

For the Resort drainage, the natural drainage of the land will not be modified, in fact the existing channels will be respected and any action that could interrupt such channels will be avoided. As an example of this, there are no basements in the development and all the parking lots will be constructed over the surface.

Another taken measure is the relocation of the old highway from the coast to the surrounding exterior of the Resort, which not only will reduce the transit density to the coast, but it will also gain ecological land in the sideway areas of the project. In the same way, the high-tension lines will be deviated outside of the Resort's limits.

Definitively, with Campeche Playa Golf and Marina Resort, Grupo Mall its undertaking one of the most ambitious and respectful projects with the environment, the culture and the people of the Gulf of Mexico



## **Nicklaus Design Golf Course Specifications**

The Jack Nicklaus signature Golf Course will also be ecological, fitting in a natural form with the biological corridor. In addition, it will integrate all the activities of the Resort, such as the yacht Marina, the apartments, the biological corridor, the hotel and preventive medicine clinic, prevailing the landscapes of native vegetation. Native and dominant species of the region will be used to reforest the extensions of fragmented vegetation, therefore promoting an interrelation with the biological runner. The irrigation system will be through water coming from the purifying plant, as well as from rainwater that will be collected in the lakes that are integrated into the landscape. The total of the residual waters will be treated in the purifying plant in such way that from this treatment the necessary water to irrigate the golf course will be obtained as well as the manure for the fertilization of the latter. As well, chemical products will be avoided in the care of the golf course.

The most important features of the Golf Course in the Campeche Playa Golf Marina & Spa Resort are the following:

- The Golf Course measures 7,372 yards, when measured from the tees; 6,700 yards when measured from the intermediate tees and 5,000 yards from the ladies tees.
- It is a PAR 72 Golf Course
- Holes number 7 and 8 will enjoy lake shots
- Hole number 11 and the green of hole number 12 will be situated next to the sea.
- This Golf Course will be comfortable and suitable for the average player and it will represent a challenge for professional players.
- The Golf Course will enjoy smooth grading changes aligned with the ground's own leveling.
- The design variety will allow all kinds of shots.
- The Golf Course will culminate with the ninth holes on opposite sides of the lake.





## Town Center, Marina, Beach, Spa, Health Center

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### **TOWN CENTER**

The pier is the main centre of the development. This is where the visitors will be able to enjoy a great number of leisure and amusement attractions. It consists of a Marina and a Town Center with leisure areas and pedestrian paths.

Along the Marina there will be three and four story residential buildings with commercial units for restaurants, boutiques, supermarkets etc...

### **MARINA**

The resort is washed by the waters of the Gulf of Mexico that offer the possibility for deep sea fishing of Couch's sea bream, grouper, tuna, a Mexican type of jack fish and ray as well as shrimp and all sorts of shell fish among others.

With the Resort there will be a Marina with a capacity of 150 slips, and a Yacht Club for sea enthusiasts. The club will consist of a clubhouse, restaurant, meeting room, changing room, gym, dry marina, etc...

### **BEACH**

The resort has 2.6 kilometers (8,530 Feet) of high quality fine white sand beach with an attractive palm trees in the background.

### **SPA**

The modern spa will provide skin care and a wide range of personalized treatments in a calm atmosphere specifically designed to revitalize the body and the mind. Here you will find the latest in relaxation and rejuvenation treatments.

### **HEALTH CENTER**

The development includes a health care center equipped with all the latest technology that offers medical attention, emergency care and one-day care surgical services.



## Maya Culture

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*4000 years ago the Stock market did not exist but the Mayans in Mexico knew where to invest...*

The State of Campeche was one of the most important sites of the ancient Mayan culture and today enjoys numerous archaeological sites in a perfect state preservation.

Such is the case with the archaeological ruins of Calakmul, Biosphere Reserve, and the Historic Fortified City of Campeche which has been declared UNESCO World Heritage; both of which are a must on any visitor's itinerary. Its colorful vibrancy, its beauty, the air of history in its commerce, which is reminiscent of its defense against pirates, of its culinary traditions... all this adds to the authenticity of Campeche City, a city that has conscientiously preserved its history and its legacy.





## Hawksbill Sea Turtle Preservation

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In the protection of the Hawksbill Sea Turtle, there will be active joint participation with the local population, ecological groups as well as with academic and governmental institutions who work in the projects and programs of preservation and protection of the Hawksbill Sea Turtle, the participation with the *State Committee for the Protection and Conservation of the Marine Turtles of Campeche* will allow a direct support for this purpose, by implementing a program that its included in the environmental investment of the "Campeche Beach, Golf, Marina & Spa Resort" tourist project.

In this sense, a **Museum of the Hawksbill Turtle** will be created for the Community of Campeche and it will be **integrated in the Resort**. Finally, to reflect our commitment with the ecological preservation in the Gulf of Mexico, we will donate facilities in the Resort for a **Prevention and Research Center of the Hawksbill Turtle**.

The conservation area will consist of an extension of 181.62 hectares (appx 449 acres) which at the moment displays vegetation that is characteristic of the region; this area will be conserved in its present state. Rustic footpaths will be created through the native vegetal zone to evaluate its development and the forest vitality by implementing reforestation measures for the displaced flora and fauna, fomenting with this a biological corridor.





## **LEGAL REQUIREMENTS & TITLE INSURANCE**

Mexico offers an exciting opportunity for real estate investments. The 1994 liberalization of ownership provisions, provides non-Mexican nationals with greater legal freedom and ownership rights, opening the market to new sources of capital and providing non-Mexican nationals with many exciting investment locations. But before any investment is made a purchaser needs to be aware of the basic issues that surround property transfers and ownership laws.

### **CAN AN AMERICANS OWN PROPERTY IN MEXICO?**

Yes, Americans and other foreigners may obtain ownership of property in the interior of Mexico. However, under Mexican law, foreigners cannot own property outright within the restricted zone. The restricted zone encompasses all land located within 100 kilometers (about 62 miles) of any Mexican border, and within 50 kilometers (about 31 miles) of any Mexican coastline.

### **HOW CAN FOREIGNERS PURCHASE PROPERTY IN CAMPECHE?**

Since Campeche Playa Golf, Marina and Spa Resort is within the "restricted zone" a real estate trust must be set up to hold title for the foreigner. Since foreigners are not able to enter into contracts in buy real estate, they must have a bank act on their behalf, much as a trust is used to hold property for minors because they also can not contract.

### **TITLE INSURANCE**

Stewart Title has been providing buyers, sellers, and lenders, with title insurance to protect their real estate investment purchases in Mexico.

*Coverage includes:*

- Payment of legal expenses to defend an insured title from claims
- Payment of valid claims up to the value of the policy
- Thorough investigation of the title prior to issuance of title policy

*Covered Risks Include:*

- Invalid documents executed under expired/non-existent owners
- False assumptions of identity concerning the legitimate property owner
- Liens and financial burdens charged to the previous property owner
- Non Registered property easements
- Hidden liens of previous property owners



### **Mortgage for Mexico Real Estate Purchases**

Real estate financing is a relatively new phenomenon in Mexico that extends the possibility of owning a home in Mexico to many who could not otherwise afford it. In the past, North American banks were reluctant to provide mortgage financing on Mexican properties due to the foreign investors' inability to obtain title to real estate within 50 kilometers of Mexico's coastline, which is where most foreign investors choose to buy property in Mexico.

To circumvent this limitation, the Mexican Government implemented a system whereby Mexican banks acquire the property and place it in trust for the sole use and enjoyment of the foreign property owner, or "beneficiary." The trust, called a "*Fideicomiso*," assures the foreign buyer of all the rights and privileges of Mexico property ownership, including the right to remodel, lease, mortgage, or sell the property at any time.

Terms of the trust usually extend to 50 years, renewable in 50 year increments, which allow the buyer to bequeath the property to an heir. Due to these changes, there are now several American mortgage firms that offer financing for values up to 80% of the property's appraised value.

Financing residences in Mexico have inherent advantages when weighed against the additional costs associated with mortgages, i.e., origination fees, discount points, bank appraisals and processing fees. All residential transactions in Mexico (regardless of who the purchaser is) require payment of a transfer tax on the declared value of the operation (which should be the purchase price and not what the seller or developer declares to minimize the capital gains tax,) notary fees, and recording costs.

These expenditures are the norm in any Mexican property transfer - and they are not inexpensive by U.S. standards. Foreign buyers must also pay for the permit from the Ministry of Foreign Affairs, a bank appraisal fee and an annual bank trust fee to administer the *Fideicomiso*. These expenditures are customary and required, but it should be noted that there is a distinct and protective benefit that purchasers receive in financed operations by foreign buyers.



Join Us for a fun trip to Campeche!  
April 20th, 2007 return on April 23<sup>rd</sup>  
All inclusive for \$500.\* (*\$500 refunded per family upon closing*)  
\* - From Chicago, Illinois



### INSPECTION TRIP AGENDA

#### FRIDAY April 20th

Arrival time to Airport.  
Welcome and transfer to the hotels by bus  
Check Inn

#### SATURDAY April 21st

Breakfast - Hotel

09:00 Transfer to "Instituto Campechano"  
09:30 Presentation – Campeche Playa, Golf, Marina & SPA Resort  
12:30 Departure to Campeche Playa Construction Site & Beach  
13:30 Arrival to Campeche Playa. Lunch and free time to walk around.  
17:00 Departure to the Archaeological Site of Edzná  
18:30 Arrival to Edzná  
19:00 Light and Sound Show in Edzná  
20:00 Departure to Hacienda Uayamón  
20:30 Arrival to Hacienda Uayamón - Drinks  
21:00 Dinner at the Hacienda  
23:00 Return to Campeche and transfer to hotels

#### SUNDAY April 22nd

Breakfast – Hotel

09:30 Transfer to the "Baluarte of San Francisco"  
10:00 Presentation "Why to invest in Mexico? How to buy in Mexico? Etc."  
12:30 Transfer to "Casa Vieja" Restaurant  
13:00 Lunch at "Casa Vieja de Los Arcos"  
15:30 Return to hotels  
17:00 Departure to "El Baluarte de San Miguel"  
17:30 Arrival at "El Baluarte de San Miguel" and visit.  
19:00 Departing from the Main Square we will start a Nigh Tour in the City Trolley  
20:15 Arrival at "Puerta de Tierra"  
20:30 Light and Sound Show in "Puerta de Tierra"  
21:00 Dinner in Calle 59 - Puerta de Tierra

#### MONDAY April 23rd

Breakfast - Hotel

12:00 Check out / Depart for airport

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Inspection Trip  
April 20th to April 23rd, 2007

leaving from Chicago

**\$500.00 per person all inclusive \***

Reimbursed \$500.00 at closing per family.

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## Registration Form

PASSENGER ONE NAME \_\_\_\_\_

PASSENGER TWO NAME \_\_\_\_\_

NATIONALITY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PASSPORT NUMBER \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_