

ALUX 33

ALUX 33 PUERTO MORELOS

Premium Beachfront Investment Opportunity

Luxury Loft Condominiums in Mexico's Fastest-Growing Riviera Maya
Market

EXCLUSIVELY PREPARED FOR USA & CANADIAN INVESTORS

Why Alux 33 Represents an Exceptional Investment

FOR NORTH AMERICAN BUYERS

Alux 33 offers a rare combination of affordable beachfront access, strong rental income potential, and significant capital appreciation in one of Mexico's most accessible markets.

Located in Puerto Morelos—positioned between Cancún and Playa del Carmen—this 44-unit boutique development combines luxury amenities with a proven business model.

For USA and Canadian investors, Alux 33 delivers a simplified legal ownership structure through Mexico's fideicomiso system and tax efficiency under NAFTA treaties.

INVESTMENT OVERVIEW

6-10%

GROSS RENTAL YIELDS

Based on \$150 avg nightly rate

15-20%

5-YEAR APPRECIATION

Driven by market growth

\$225k

STARTING PRICE (USD)

~25% below comparable markets

15 min

TO AIRPORT

Direct flights from US/Canada

PROJECT OVERVIEW

The Alux 33 Development

Where Mysticism and Architecture Meet

A 44-unit luxury loft development located in the vibrant heart of Puerto Morelos, just 200 meters from the Caribbean Sea. Embracing a boutique hotel concept, Alux 33 features modern finishes including natural Chukum and Maya Beige marble, designed for an intimate connection with nature.

UNIT TYPES	Studio & 1-Bedroom Lofts
SIZE RANGE	48 - 53 m ² (516 - 570 sq ft)
STARTING PRICE	~\$225,000 USD
STATUS	Pre-Construction Pricing

Premium Amenities

- 🌊 50m Infinity Pool
- 🧘 Yoga & Wellness Area
- 🏋️ Fully Equipped Gym
- 🍹 Pool Bar & Restaurant
- 🛡️ 24/7 Private Security
- 🏠 Boutique Management





LOCATION EXCELLENCE

Strategic Location

15 MINUTES FROM CANCÚN AIRPORT

Puerto Morelos occupies an ideal position on the Riviera Maya, offering unprecedented accessibility for North American investors. Just 15 minutes from Mexico's busiest international gateway.



Cancún Int'l Airport
15 Minutes



Reef National Park
1 Minute



Cenotes Route
5 Minutes



Polo Club
8 Minutes



Playa del Carmen
45 Minutes



Tulum
60 Minutes

Infrastructure Upgrade: Tren Maya

The new Tren Maya station in Puerto Morelos will further enhance regional connectivity, linking the town directly to Cancún, Tulum, and major archaeological sites.

Puerto Morelos Market Value

THE RIVIERA MAYA'S EMERGING VALUE MARKET

Puerto Morelos is the Riviera Maya's most attractive value market, combining authentic Caribbean charm with lower entry costs.

Unlike Playa del Carmen and Tulum, Puerto Morelos remains undervalued: investors can secure prime beachfront access at significantly lower prices, offering immediate equity and strong appreciation potential.

Analysts project a 15–20% increase in values over the next five years due to limited beachfront inventory and improved connectivity.

Average Price per Square Foot (USD) - Beachfront Markets

25–35%

COST SAVINGS VS. COMPETITORS

8–9%

ANNUAL MARKET GROWTH

30%

5-YEAR APPRECIATION FORECAST

Strong Cash Flow from Day One: 6-10% Gross Rental Yields

\$150

AVG NIGHTLY RATE

Conservative estimate based on market comps (\$120-180)

68%

OCCUPANCY RATE

~250 days annually

\$1,250

EST. MONTHLY REVENUE

Gross income before expenses

Annual Revenue Projection

Gross Rental Income	\$13,500 - \$15,000
Occupancy Days	250 Days
Average Daily Rate	\$150 USD
Gross Yield	6.6% - 8.0%

Operating Expenses & Net

Property Management (20-25%)	(\$3,000)
Utilities & HOA	(\$2,400)
Maintenance & Insurance	(\$1,000)
Net Operating Income	~\$8,600 USD

SEASONAL INSIGHT

High season (Nov-Apr) generates most rental income, helping owners cover annual expenses during peak months.

Capital Appreciation & Total Returns

LONG-TERM WEALTH BUILDING

Growth Drivers

- ↑ **Scarcity:** Limited beachfront inventory in Puerto Morelos drives value.
- 🚶 **Infrastructure:** Tren Maya station improves connectivity and accessibility.
- 🌐 **Demand:** Increasing North American interest in affordable luxury.
- 📈 **Value Gap:** 25% price advantage vs. Playa del Carmen creates upside.

TOTAL ANNUAL RETURN MODEL

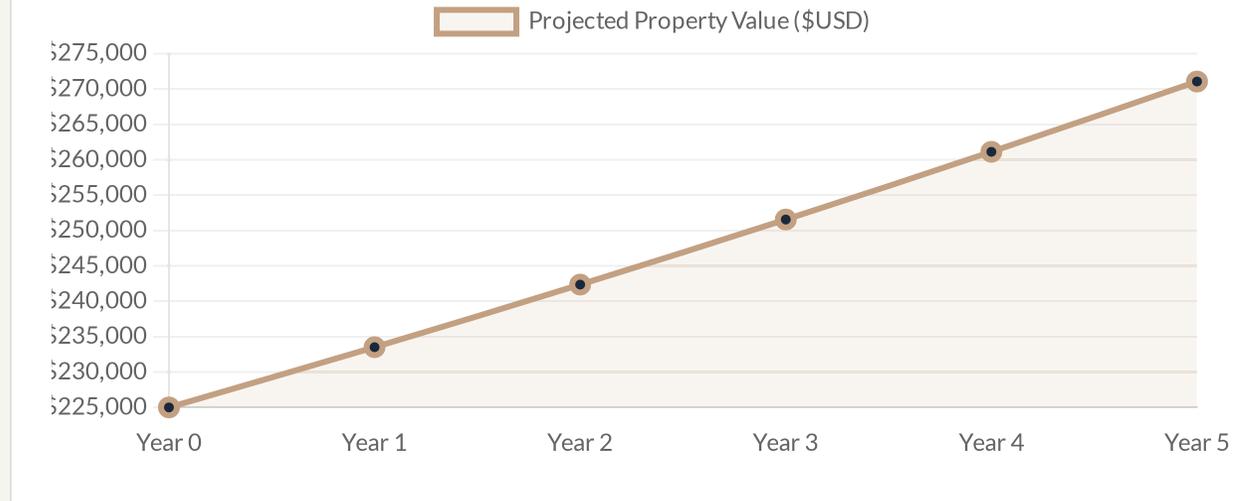
$$6-10\% + 4-6\% = 10-16\%$$

Rental Yield

Appreciation

Total Return

5-Year Value Forecast (Conservative 4% Growth)



Investment Vehicle	Annual Yield	Appreciation	Total Return
Alux 33 Beachfront	6 - 10%	4 - 6%	10 - 16%
S&P 500 (Avg)	1.5%	8 - 9%	~10% (Volatile)
US Real Estate	3 - 5%	3 - 4%	6 - 9%
US Treasury Bonds	4 - 5%	0%	4 - 5%

Financing for North Americans

MULTIPLE PATHS TO OWNERSHIP

Cross-Border Mortgages

Loans specifically designed for US/Canadian citizens buying in Mexico, offered by major institutions.

 Lenders: HSBC, Scotiabank

 Rates: ~7-8% (USD)

Home Equity Loans

Leveraging equity in your primary US or Canadian residence to fund the purchase in cash.

 Source: HELOC or Refinance

 Rates: Typically lower (6-7%)

Mexican Bank Mortgages

Direct financing from Mexican banks available to foreign nationals with valid residency or income proof.

 Lenders: BBVA México, Banorte

 Rates: 9-11% (MXN)

Cash Purchase

Using liquid capital for a streamlined transaction, often securing better terms or discounts.

 Process: Simple wire transfer

 Benefit: Potential 3-5% discount

Legal Ownership & Tax Planning

SECURE, TRANSPARENT, AND REGULATED

The Fideicomiso

Foreigners acquire coastal property through a bank trust (Fideicomiso). This is not a lease, but a secure legal instrument granting full ownership rights.

- **Bank Held Title:** A Mexican bank holds the legal title but acts solely on your instructions.
- **Full Rights:** You have the right to sell, rent, renovate, and bequeath the property.
- **Perpetual:** 50-year renewable terms ensure the property remains in your family indefinitely.

For US Investors

The US-Mexico Tax Treaty prevents double taxation. Income and gains are reportable to the IRS but credits are applied for taxes paid in Mexico.

- **Reporting:** Rental income is reported on Schedule E; property is a depreciable asset.
- **Foreign Tax Credit:** Taxes paid to Mexico (SAT) can be claimed as a credit against US tax liability.
- **FIRPTA:** Applies upon sale if the buyer is also a US person, requiring specific withholding.

For Canadian Investors

Similar to the US, a tax treaty exists to avoid double taxation. Canadians must report foreign property and income to the CRA.

- **T1135 Reporting:** Must declare foreign property exceeding \$100k CAD cost base.
- **Rental Income:** Reported on Form T776. Expenses are deductible against income.
- **Capital Gains:** 50% inclusion rate applies to gains upon sale, similar to domestic property.

**Disclaimer: This information is for educational purposes only. We strongly recommend consulting with a qualified international tax advisor and a Mexican real estate attorney before making any investment decisions.*

Competitive Advantages

WHY ALUX 33 OUTPERFORMS THE MARKET

01

Unrivaled Scarcity

Puerto Morelos has strict density controls and limited beachfront land, giving Alux 33 a supply-constrained advantage.

The Edge: Higher occupancy & price stability.

03

Boutique Exclusivity

With only 44 units, Alux 33 delivers an intimate, curated experience that commands premium rates and loyalty.

The Edge: Premium nightly rates & repeat guests.

02

Strategic Connectivity

Just 15 minutes from Cancún Airport and near the Tren Maya station, Alux 33 is highly accessible to arriving tourists.

The Edge: First stop for arriving tourists.

04

Turnkey Management

Investor-focused hotel-style management handles marketing, maintenance and operations for passive ownership.

The Edge: Hassle-free ownership from abroad.

Investment Timeline

FROM RESERVATION TO REVENUE

01

Reservation

Secure your preferred unit and lock in the price with a **\$5,000 USD** fully refundable deposit.

02

Due Diligence

15-day period for your attorney to review the Promise of Sale agreement and verify all legal documentation.

03

Contract

Sign the Promise of Sale and transfer the **30% down payment**. The unit is now officially yours.

04

Construction

Make monthly payments or milestone installments as the building progresses (interest-free financing).

05

Delivery

Final balance due. Title transfer (Escritura), furniture installation, and immediate **rental income** start.

Ready to Take the First Step?

SCHEDULE A PRIVATE DISCOVERY CALL WITH OUR TEAM

INQUIRE NOW

The Alux 33 Opportunity

RECAP & NEXT STEPS

Financial Highlights

- ✓ **High Yields:** Projected 6-10% gross annual rental income.
- ✓ **Appreciation:** 15-20% expected value growth over 5 years.
- ✓ **Value Buy:** Entry price ~\$225k, significantly below regional comps.
- ✓ **Tax Efficient:** Clear pathways for US/Canadian tax optimization.

Security & Lifestyle

- ✓ **Prime Location:** 200m from beach, 15 mins from airport.
- ✓ **Full Ownership:** Secure Fideicomiso bank trust title.
- ✓ **Turnkey:** Professional property management included.
- ✓ **Connectivity:** Direct access via new Tren Maya station.

Secure Your Unit Today

LIMITED PRE-CONSTRUCTION INVENTORY AVAILABLE

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