GRUPO VELAS
Desarrollos Inmobiliarios

# SELVANOVA
## residencial

selvanova.mx

Welcome.

Grupo Velas is a company with more than 47 years of experience in the real estate sector in Mexico. We are dedicated to offering high-quality developments in strategic locations, designed to provide you with the security and profitability you seek in each investment.

**1. Chihuahua:**
Cd. Juárez

**2. Tamaulipas:**
Matamoros
Reynosa
Conurbada area
(Tampico, Madero y Altamira)

**3. Baja californica sur:**
Los Cabos

**4. Queretaro:**
Queretaro

**5. Quintana Roo:**
Playa del Carmen



**Quintana Roo is a place the whole world always wants to return to.**

Millions of travelers arrive every year seeking captivating sun, inspiring seas, and an energy not found in any other destination. This constant tourist influx not only fills hotels, airports, and vacation rentals... it also drives the value of every square meter built here.

Investing in **Playa del Carmen** is an intelligent decision due to the increasing demand for lodging, experiences, and housing every year. Here, **capital gain is not a promise: it's a reality.**
Your property is not just a home: **it's an asset that works for you.**

In Quintana Roo, every door opened to a visitor is an opportunity, and every season is peak season when your investment is in the right place.

Because there are destinations for vacationing... But Playa del Carmen is the destination for building a future.





# PLAYA DEL CARMEN

Destination

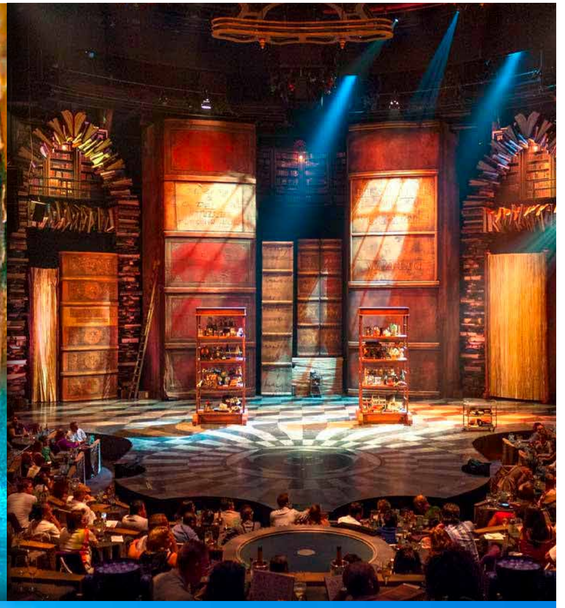





## BEACHES







## GASTRONOMY









## RECREATIONAL OPTIONS

# SELVANOVA
residencial

# SELVANOVA RESIDENCIAL

Selvanova offers an **balanced lifestyle** that combines contemporary design, nature, security, and high capital gain, in one of the fastest-growing areas of Playa del Carmen. It is the ideal home for families and an intelligent investment for those seeking profitability, well-being, and connection with the essential.

Selvanova's mission is to create communities where everyone can flourish with tranquility, vision, and a sense of belonging. That's why, more than just houses, **we build the place where everyone wants to live.**



# TIMELINE

## 2014

**Coto 1**
133 units

**Coto 5**
264 units

## 2015

**Coto 2A**
50 units

## 2016

**Coto 2B**
119 units

**Coto 6**
286 units

## 2017

**Coto 3A**
37 units

**Coto 4A**
76 units

**Coto 4B**
65 units

**Coto 7**
286 units

## 2018

**Coto 3B**
104 units




**Coto 8**
416 units

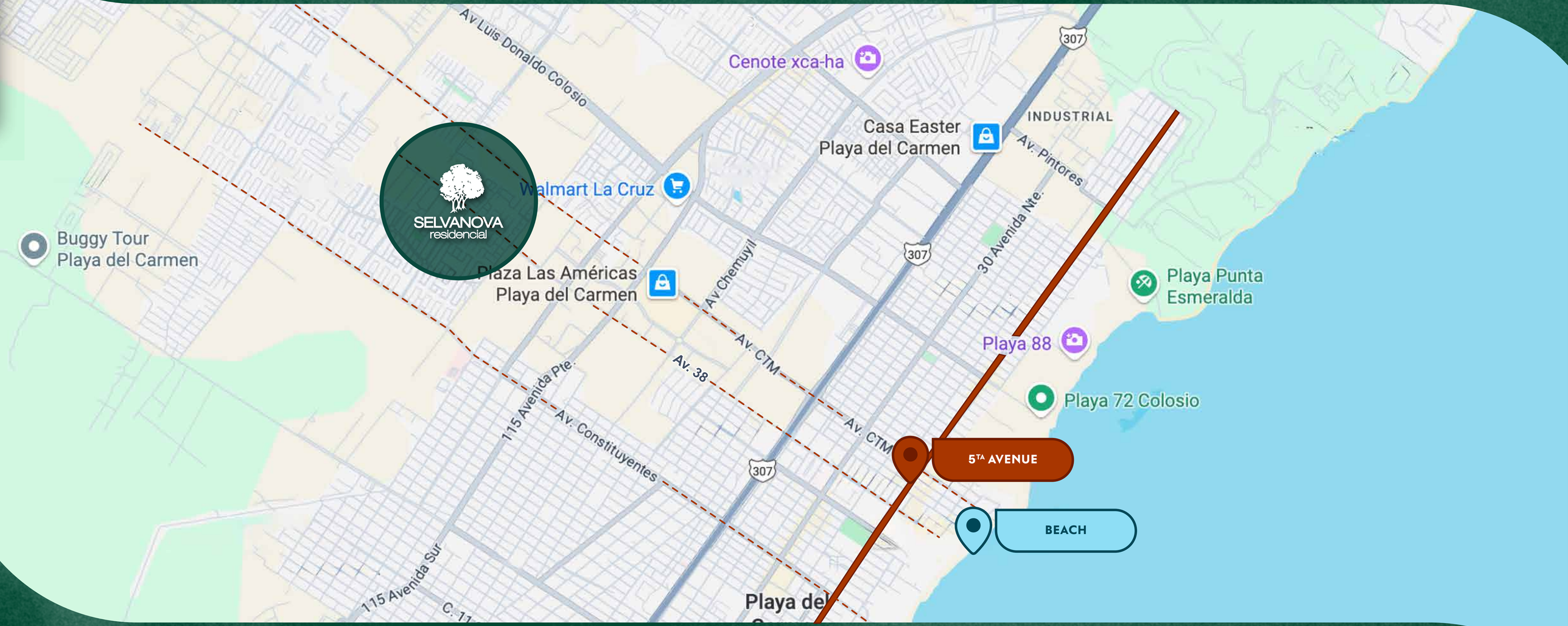
**Coto 9**
104 units

**Coto 11**
416 units

**Coto 10**
77 units

**Coto 12**
97 units

**Coto 14**
416 units




# STRATEGIC LOCATION

Selvanova Residencial is situated near main avenues, shopping centers, hospitals, schools, and only **10 minutes from the beac.** It combines connectivity and tranquility.

5 minutes from **shopping centers**

9 minutes from **5th Avenue**

10 minutes from **the beach**

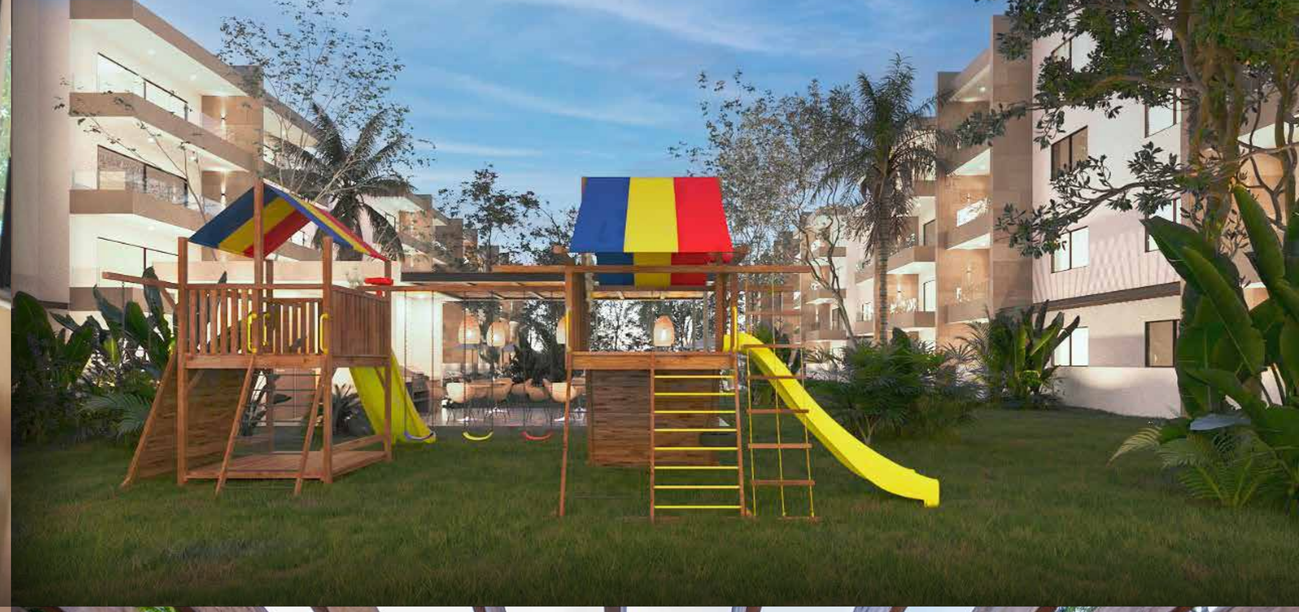
2 blocks from the **service cross**

It borders 3 of the **main avenues**
(Av. CTM, Av. 38 y Av. Constituyentes)

# SELVANOVA CONDOS
## COTO 11 GATED COMMUNITY 11



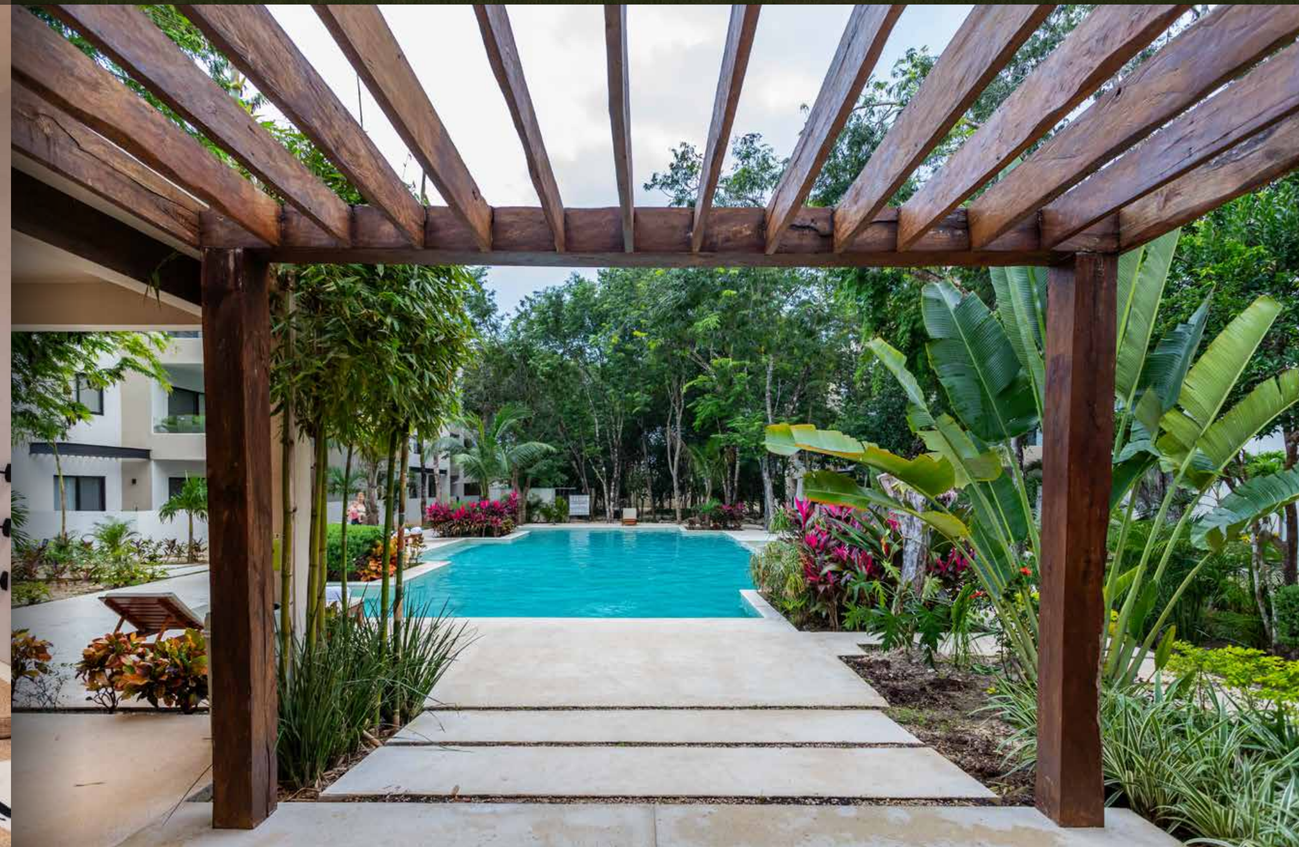




# AMENITIES

- Swimming pool
- Children playground
- Gym
- Gated entry
- Terraces with grills
- Spacious gardens
- Kids club
- Elevators



# MODELS



Borneo
Ground floor



Borneo
Level 2, 3, 4



Borneo Ampliado
Ground floor



Borneo Ampliado
Level 2, 3, 4

Illustrative images, may have changes without prior notice.




- 3 bedrooms
- 2 bathrooms
- Large terrace
- Laundry closet
- Parking for one vehicle

# MODEL BORNEO

MODEL
# BORNEO





Illustrative images, may have changes without prior notice.
Decorative furniture not included in the home purchase..




- 3 bedrooms
- 2 bathrooms
- Large terrace
- Laundry closet
- Parking for one vehicle

# MODEL
# BORNEO EXPANDED

MODEL

# BORNEO AMPLIADO





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# SELVANOVA HOUSES
## COTO 12 GATED COMMUNITY 12







# GENERAL INFORMATION

Perimeter wall | Gated entry | Spacious gardens

# AMENIDADES

- Swimming pool
- Sports bar
- Kids club
- Gym
- Multipurposes room
- Terraces with grills
- Children playground



*Illustrative images, may have changes without prior notice.



- 3 bedrooms
- 3½ bathrooms
- Parking space for two vehicles
- Laundry closet

# MODEL ENCINO PLUS

Illustrative images,
may have changes without prior notice.

MODEL

# ENCINO PLUS

## GENERAL CHARACTERISTICS

Lot area: 1056.69 $ft^2$
Biult area: 1654.52 $m^2$

→| Upper floor:
Master bedroom with walk-in closet, bathroom and terrace, 1 secondary bedroom with walk-in closet and bathroom, 1 secondary bedroom with bathroom, laundry closet

→| Planta baja:
Kitchen, dinning room, living room, half bathroom



Mail floor



Upper floor

MODEL

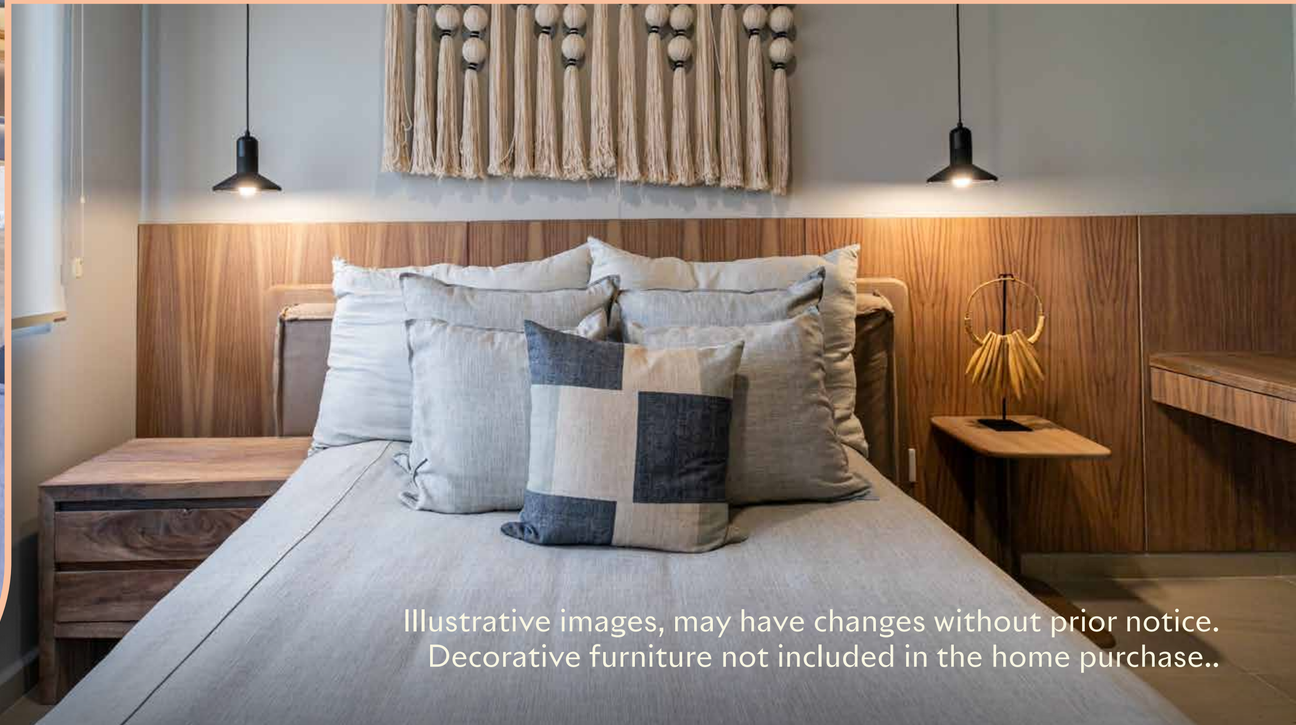
# ENCINO PLUS



MODEL

# ENCINO PLUS





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- 3 bedrooms
- 3½ bathrooms
- Parking space for two vehicles
- Laundry closet

# MODEL SAUCE 3B

Illustrative images,
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MODEL

# SAUCE 3B

## GENERAL CHARACTERISTICS

Lot area: 1118.90 ft²
Built area: 1733.63 ft²

→| Upper floor:
Master bedroom with walk-in closet and bathroom, 2 secondary bedrooms with bathroom

→| Main floor:
Kitchen, dinning room, living room, half bathroom, laundry closet and linen closet



Main floor

Upper floor

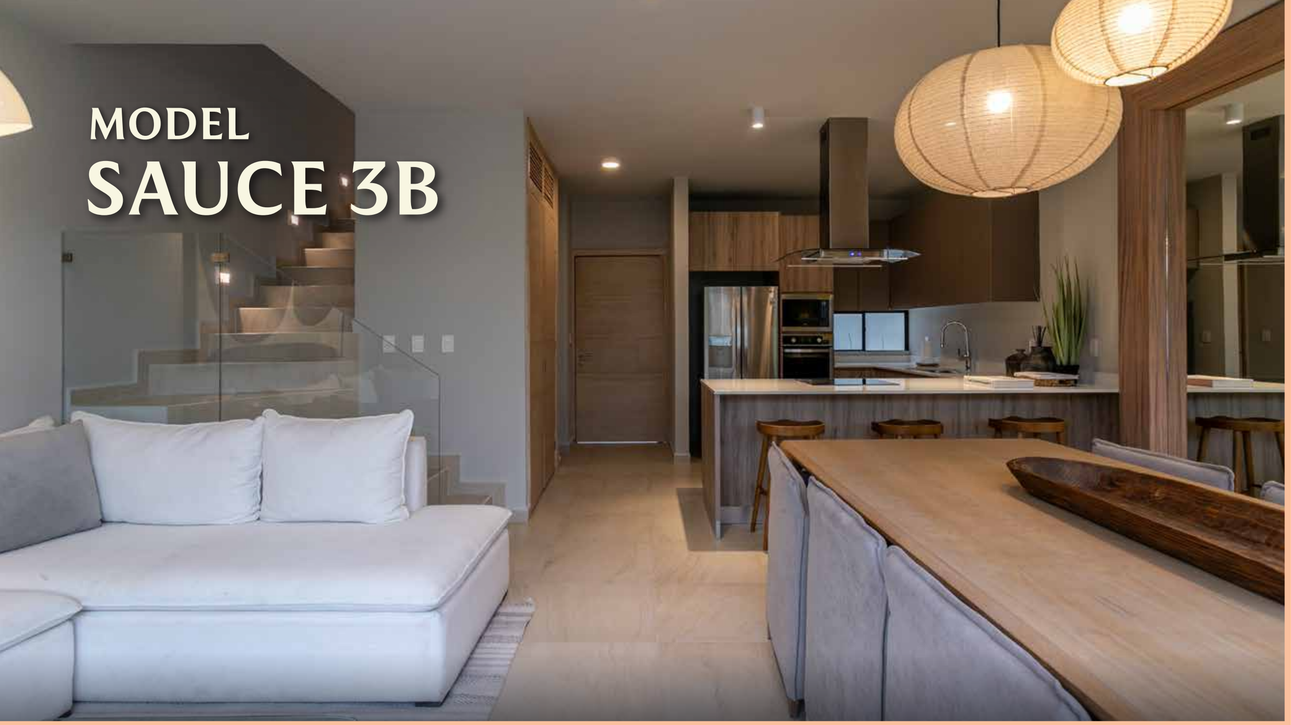
MODEL

# SAUCE 3B



MODEL

# SAUCE 3B








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- 3 bedrooms
- 3½ bathrooms
- Parking space for two vehicles
- Laundry closet

# MODEL SAUCE PLUS

Illustrative images,
may have changes without prior notice.

MODEL

# SAUCE PLUS

## GENERAL CHARACTERISTICS

Lot area: 1118.90 ft²
Built area: 1778.62 ft²

→| Upper floor:
2 bedrooms with walk-in closet, bathroom and terrace, 1 bedroom with bathroom

→| Main floor:
Kitchen, dinning room, living room, half bathroom, laundry closet and linen closet



Main floor



Upper floor



MODEL

# SAUCE PLUS

MODEL

# SAUCE PLUS







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Decorative furniture not included in the home purchase..

# SELVANOVA CONDOS
## COTO 14 GATED COMMUNITY 14



Imágenes ilustrativas, pueden tener cambios sin previo aviso.





# AMENITIES

- Swimming pool
- Children playground
- Gym
- Multipurposes room
- Terraces with grills
- Padel court
- Kids club
- Open-air padel lounge
- Climate-controlled lounge area



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# MODELS



Borneo
Ground floor



Borneo
Level 2, 3, 4



Borneo Ampliado
Ground floor



Borneo Ampliado
Level 2, 3, 4

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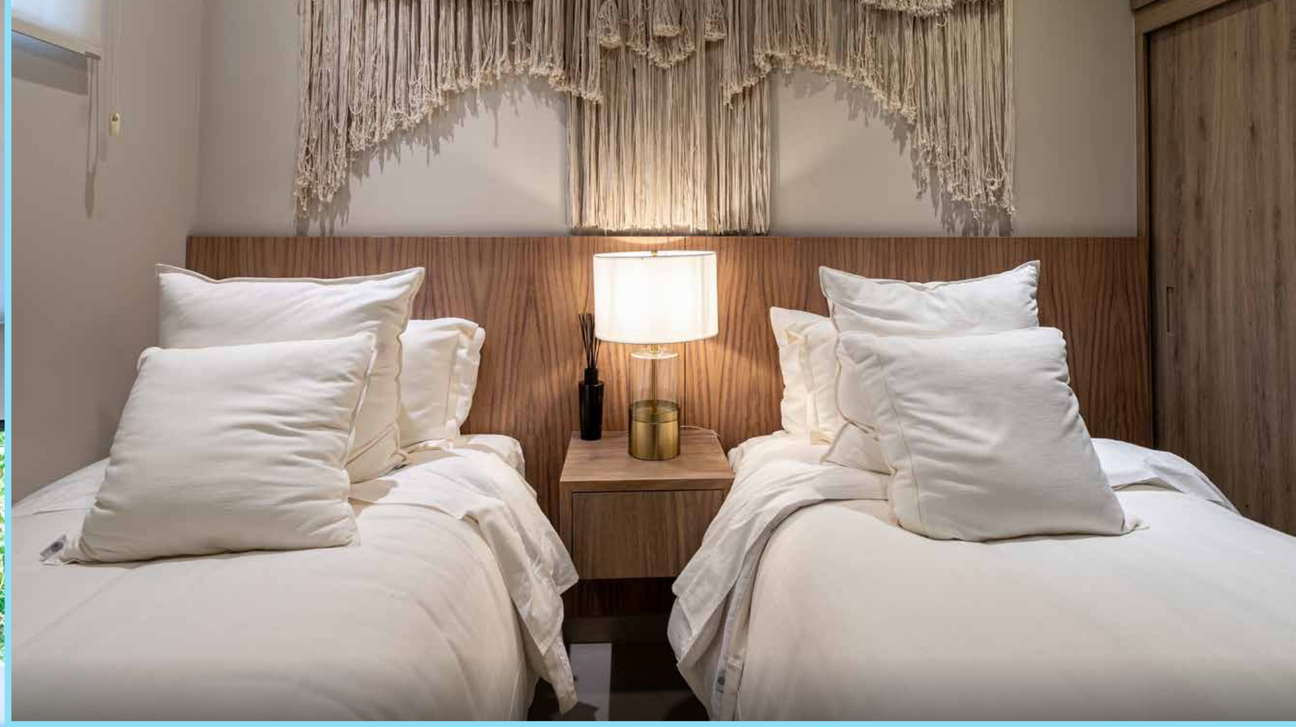
# MODEL
# BORNEO

- 3 bedrooms
- 2 bathrooms
- Large terrace
- Laundry closet
- Parking for one vehicle

MODEL

# BORNEO







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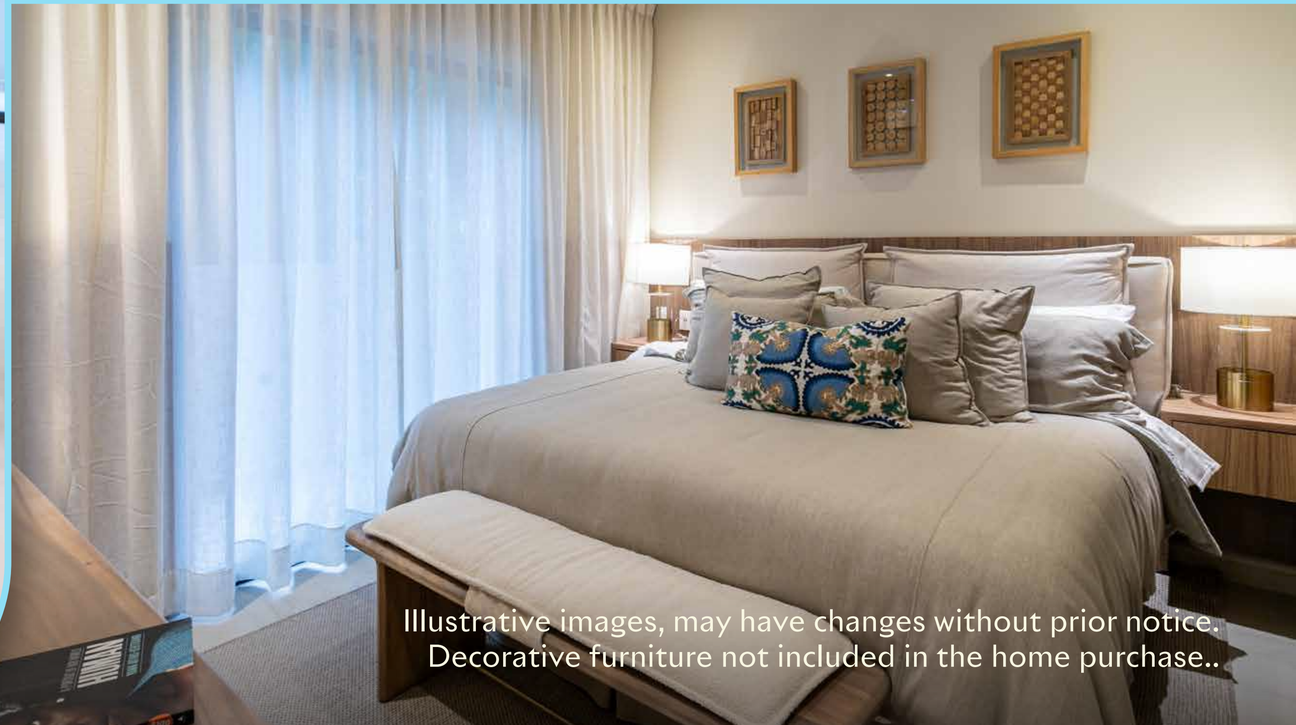
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# MODEL
# BORNEO EXPANDED

MODEL

# BORNEO AMPLIADO





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MORE THAN 47 YEARS OF EXPERIENCE

## BACKING

- More than **47 years of experience** in real estate developments
- More than **35 years of experience** in hospitality

# INVESTMENT BENEFITS

ROI (Return on Investment)

| | | Condos | Houses |
|---|---|---|---|
| Long-term Rent | Monthly | $16,000 - $20,000 mxn | $18,000 - $25,000 mxn |
| | Annual ROI | 8% to 13% | 8% to 13% |
| Vacation Rental | Average Daily Rent | $1,500 - $2,500 mxn | $3,000 - $4,000 mxn |
| | Occupancy | 75% to 90% | 50% to 80% |
| | Gross Annual ROI | 15% to 18% | 15% to 20% |
| | Net Annual ROI | 13% to 16% | 12% to 18% |

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