



LAGOS DEL K'IIN

**ECOLOGICAL  
LUXURY LIVING**



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**GREEN DEVELOPMENT IN HARMONY  
WITH NATURAL ORGANIC DISTRIBUTION**



LUXURY ECOLOGICAL RESIDENTIAL  
& COMMERCIAL DEVELOPMENT  
PROJECT IN THE YUCATÁN, MÉXICO



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CANADIAN DEVELOPMENT PROJECT - YUCATÁN, MÉXICO

[www.LagosDelKiin.com](http://www.LagosDelKiin.com)



THERE IS NOTHING  
LIKE BEING AT HOME  
IN A NATURAL  
SETTING. FRESH AIR,  
GREEN OPEN SPACES,  
WATER GLISTENING  
IN THE SUN...  
SERENITY

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# PROJECT FEATURES

With endless sunshine, friendly locals and beautiful ecologically sound development, Lagos Del K'iin is the perfect winter escape, investment and/or rental property opportunity for families, couples, retirement or holidays.

Managed by Canadian owners and investors, our master planned, gated residential and commercial community in the Yucatan, Mexico blends all the comforts of home with all the pleasures of living in paradise while being in harmony with the local environment.

## At-a-Glance Features:

- Vast green park spaces (30% of total development)
- Perimeter biking and walking paths
- Community leisure, resort and sports areas
- Attractive flower gardens with stunning landscaping and treed parkways
- Commercial area with supermarket, pharmacy, bank
- 3580 total Lots of various sizes up to 1 acre.
- Energy efficient solar power
- Ecological water recycling & use program



# PROJECT SUMMARY

LUXURY GATED COMMUNITY, ECOLOGICAL DEVELOPMENT PROJECT, GREEN SOLAR ENERGY, WATER RECYCLING & USE PROGRAM, SEWER BIODIGESTERS, VAST GREEN RECREATION SPACE

## About the Land:

10% of the land is donated to the local authorities in order to create spaces for public services and the 30% is green area.

**Total terrain Surface: 4,043,773 sqm**  
**Donation area (10%): 404,377 sqm**  
**Green area (30%): 1,213,132 sqm**  
**Commercial area: 26,396 sqm**  
**Services area: 85,950 sqm**  
**1,980 lots of 300 sqm**  
**408 lots of 400 sqm**  
**45 lots of 500 sqm**  
**907 lots of 600 sqm**  
**78 lots of 700 sqm**  
**87 lots of 800 sqm**  
**69 lots of 1 acre**  
**Total of lots: 3,580**

The lotification is designed in order to obtain a north-south orientation for almost the entire Project, so that each house would benefit from reduced inside heat from avoiding the strength of the west and east sun.

Also we propose a big "green lung" in the project, a huge lineal park that would be used for sports, relaxing and for kids. Also planned, exceptional landscaping, trees, flower gardens and water features.

# FEATURES OVERVIEW



## 24/7 SECURITY GATED COMMUNITY

Feel safe and secure in our gated and secured community with 24/7 on staff security and optional internal home security system. Safe, secure at home.



## GREEN RECREATION AREAS

Common areas with swimming pools, soccer field, tennis, volleyball, green spaces. Recreational area, playgrounds for children. Perimeter biking and walking paths. Breathtaking landscaping and gardens.



## COMMERCIAL, MEDICAL & PHARMACY

Access to our very own medical centre for health care, pharmacy and full services are available. Commercial areas for shops, restaurants, bars, etc.



## SOLAR POWERED

Sunshine is one thing that the Yucatan Peninsula has in abundance. Lagos Del K'iin utilizes this excess sunshine to power your lifestyle! Green development in harmony with the environment.



## SEWER BIODIGESTERS

Wastewater is collected through a network of ecological septic tanks called biodigesters. Solid wastes are transformed into organic compost for re-use as organic fertilizer. The cycle of life!



## WASTEWATER RECYCLING

Clean and safe water is a priority. All services are underground, and grey water (kitchen, shower etc.) is recovered and recycled for re-use in green space irrigation making our system top of the line.

# RETIREMENT HOME, VACATION HOME, FAMILY HOME?

WELCOME HOME!

Perfect for snowbirds, retirees, new couples and families of all sizes; this is a development that not only cares about our planet with green development, but also offers enough natural green space for a healthy lifestyle of outdoor leisure activities.

Find abundant green parks and community spaces for playtime, funtime and suntime! A peaceful, balanced & healthy lifestyle is easy to realize in this temperate sunny climate.

Enjoy personal pools to cool off on a hot afternoon, and all the comforts of home... all powered by the sun!





# DESIGNED BY MASTER ARCHITECTS

The Resort covers 1000 acres of pristine Mexican land in the Yucatan, not far from the capital Merida. It will be a self-contained community, the size of a small town but with the feeling of a luxurious summer resort village, complete with commercial mecca, restaurants and supermarkets; all powered by the sun!



1,980 lots of 300 sqm  
408 lots of 400 sqm  
45 lots of 500 sqm  
907 lots of 600 sqm  
78 lots of 700 sqm  
87 lots of 800 sqm  
69 lots of 1 acre  
Total of lots: 3,580

HOME IS WHERE THE HEART IS, AND WHERE YOU LAY YOUR SWIMSUIT!

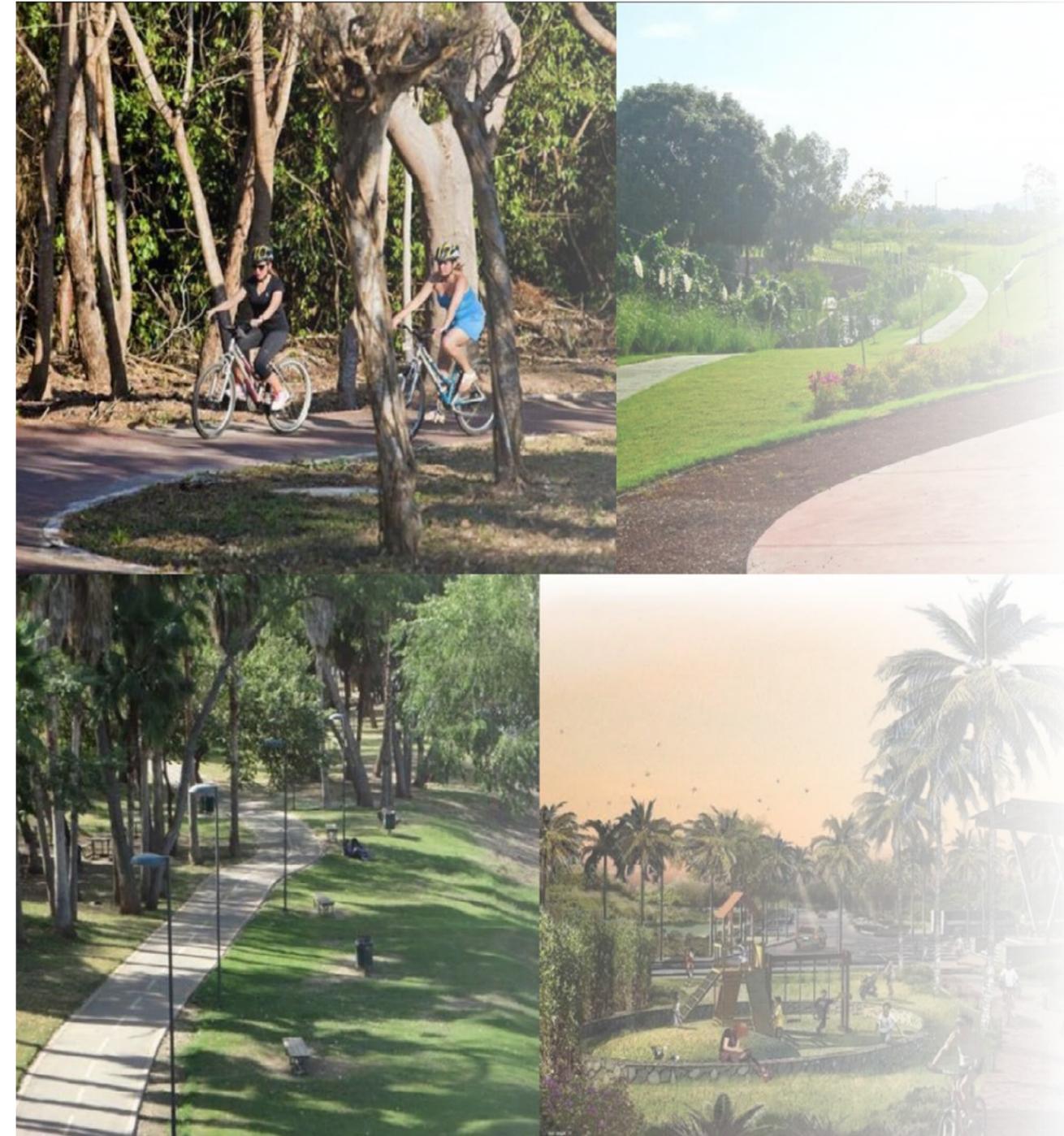


IMAGINE YOURSELF BY THE POOL IN THE SUN  
600 sqm Lot

## HOME SWEET HOME, YOUR PERSONAL PIECE OF PARADISE AWAITS...

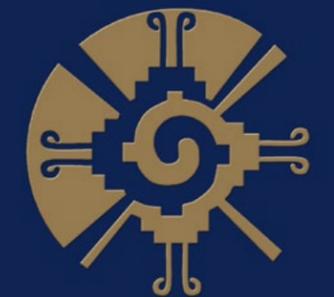
### Site features and amenities include:

- All basic underground services: water, sewage, electricity, Internet connectivity with Fiber Optic service to the home
- Domestic waste and sewage biodigester
- Common areas with swimming pool, soccer field, tennis, volleyball, green spaces
- Recreational area, playgrounds for children, tennis & basketball courts
- Commercial areas for bars, restaurants, shops, etc.
- Medical centre for health care, pharmacy
- Bike paths and boardwalk for residents only
- Gated community with controlled access and 24/7 security
- Full ownership, financing and fractional ownership available.



## RECREATION & RESORT

Get your game on in our regulation sized basketball, volleyball and tennis courts! Or get out into the field and play soccer, football or baseball. Ride your bike around the perimeter of the property, or go for a nice long stroll on one of the many pathways.



LAGOS DEL K'IIN

# ENVIRONMENTAL HARMONY



**BODIGESTERS CONVERT  
ORGANIC WASTES INTO A  
NUTRIENT RICH FERTILIZER**

## **GREEN DEVELOPMENT IN HARMONY WITH NATURAL ORGANIC DISTRIBUTION**

The infrastructure and development at the Lagos Del K'iin is being carried out in harmony with nature and respecting the delicate local ecology.

All services are underground, and grey water (kitchen, shower etc.) is recovered and recycled for re-use in green space irrigation.

Wastewater is collected through a network of ecological septic tanks called biodigesters. Solid wastes are transformed into organic compost for re-use as organic fertilizer.

Our methods of recovery and recycling the wastewater and domestic refuse make our project one of the first and most advanced ecologically friendly urbanized projects in Mexico.



# SOLAR POWERED

Sunshine is one thing that the Yucatan Peninsula has in abundance... Maybe even an over abundance! No matter how much it rains, the sun always comes out soon enough.

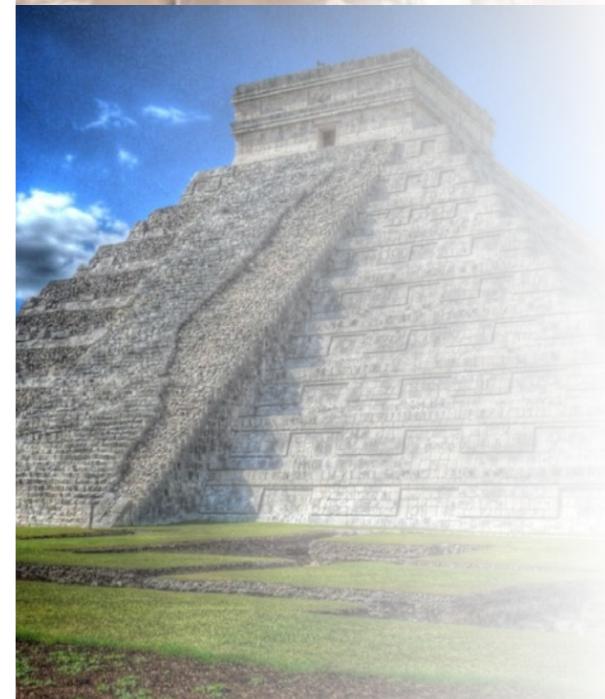
If you move to Yucatan from a place that had less sun, you start out by reveling in the rays... Soon enough, you come to value the shade almost as much!

Lagos Del K'iin utilizes this excess sunshine to power your lifestyle!

"The savings have been about what we expected. Our electric bills are about two thirds less than they were before we installed the solar system." -On using Solar Power in Yucatan

# THE MASTER PLAN

**FUN IN THE SUN!**  
3580 lots available!



# WHY MEXICO?

## TOP 5 REASONS TO MOVE TO THE YUCATAN

THERE ARE LITERALLY HUNDREDS OF REASONS TO LIVE IN THE STATE OF YUCATAN, BUT THESE 5 REASONS SUMMARIZE THE CORE BENEFITS MOST NEW RESIDENTS WILL FIND. IF YOU BUY YUCATAN REAL ESTATE, YOU WILL ENJOY:

**1 - Culture & History** - Well-kept-up colonial cities, Mayan Pyramids, beautiful architecture, traditional music, live jazz concerts, art shows, local handicrafts, artisan shops, museums and galleries are just a glimpse of the culture you will enjoy in Yucatan.

**2 - Ocean Proximity & Nature** - Merida is only 30 minutes away from the resort town of Progreso, and the long stretch of beachfront along the north of the peninsula, known as the Emerald Coast, offers many beaches to visit, in addition to ecological wonders, natural pools, caves and curious pathways.

**3 - Temperate Weather** - Sunshine and warmth. Great for snowbirds and those wishing to escape harsh winters. The excess sunshine perfect for solar energy.

**4 - Low Cost of Living!** - Much of everything cost less in Mexico. From dining out to fresh produce and electricity services, you'll find big savings here for every day living.

**5 - Modern Services** - Merida is a modern city of a million people; there are new malls, large-screen movie theaters, international stores, new golf courses, excellent hospitals, wide express ways, internet service and much more.

# STARTER VILLA

Choose from the Standard Villa, Superior Villa or the Infinity Pool Villa

## FLOOR PLAN



### THE MERIDIANA



first floor

second floor

3 MAIN VILLA OPTIONS ARE AVAILABLE PLUS INFINITE POSSIBLE OPTIONS AND ADDITIONS TO MAKE YOUR DREAM HOME A REALITY

The Meridiana is a bungalow with two bedrooms, a full bathroom, a functional kitchen with an original dining room, a living room and separate laundry room. It also features a nice covered front porch\* for staying in the shade on hot days. And of course, a rooftop terrace\* to maximize outdoor living space! (\*optional)

WORLD CLASS MEDICAL FACILITIES, PHARMACIES, CLINICS. SHOPPING CENTERS, RESTAURANTS, EXQUISITE HISTORY & RICH CULTURE AWAIT YOU IN THE YUCATAN

## LOCAL AMENITIES & ALL THE COMFORTS OF HOME IN PARADISE

### FOOD & DRINK

WONDERFUL RESTAURANTS AND CAFES WITH A RANGE OF FOOD CHOICES

### CULTURAL

CULTURE IS RICH HERE WITH COLOURFUL FESTIVALS, EVENTS AND STREET CELEBRATIONS

### FOR KIDS

SPRAY PARKS, JUNGLE GYMS AND GREAT GREEN SPACES FOR KIDS TO GET EXERCISE AND HAVE FUN

### SHOPPING

FIND ALL THE AMMENITIES OF HOME AND UNIQUE NEW EXPERIENCES IN SHOPPING AS WELL.

### MEDICAL

WORLD CLASS MEDICAL AND DENTAL FACILITIES ARE NEVER FAR AWAY WITH SEVERAL GREAT CHOICES.



# ENERGY RATING

Energy efficiency ratings and information based on recent studies for solar energy and ecological use and recycling of water resources.

## ENERGY EFFICIENCY RATING



## ENVIROMENTAL IMPACT



# FINANCING

Full ownership, Fractional ownership, time shares, whatever works for your income and budget. Our agents will work with you to get you into the property of your dreams. Reimagine yourself living in Lagos Del K'iin.



Let us help you make sense of the mexican "fideicomiso" on foreign property ownership.

There are basically three parties involved:

Fideicomitente is the seller. They grant the real estate involved and relinquish the rights that go along with the property.

Fiduciario is the trustee. A Mexican bank serves as the trustee, working in good faith for the buyer and his/her/their interests. The bank purchases and owns the property on behalf of the beneficiario.

Beneficiario or beneficiary is you or any foreigner who enters into the fideicomiso to 1 hour unsecured loans purchase real estate.

# DEVELOPER'S STATEMENT

PROVIDING ECOLOGICAL PROPERTY DEVELOPMENT WHILE DEMYSTIFYING BUYING LAND AND BUILDING A HOME IN MEXICO.

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# CONTACTS

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