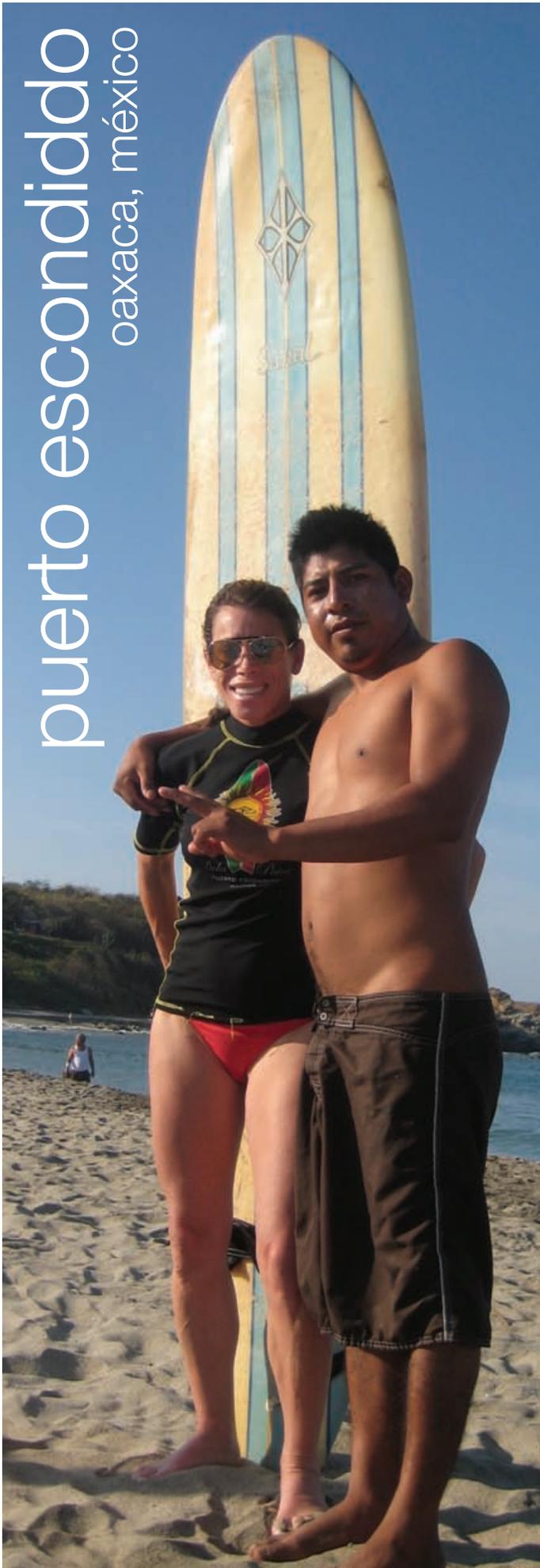


puerto escondido

oaxaca, méxico



background

Puerto Escondido, or Puerto as the locals call it, has been described as "the best overall beach value in Mexico" by Frommer's travel experts, with over 50 years in the travel industry who are we to argue with them?! The climate in Puerto is near perfect, with rainfall in the summer months only and an average temperature of 82F. Add to this, year round warm ocean water, pristine white sand beaches, and an unspoiled real Mexican town and you get an incredible experience for living, retiring or vacationing. Years ago, Puerto was best known to Mexican tourists and surfers who regard it as one of the world's top surf sites. Today it's appeal has broadened to international tourists and more recently North Americans searching for an ideal destination to purchase recreation and investment property.

Puerto lies on the southern Pacific coast of Mexico approximately 200 miles south of Acapulco, it was established in 1928 as a port for shipping coffee, but was discovered as a tourist destination after the coastal highway was built.

Puerto Escondido Maps <http://puertorealestate.com/escondidomaps.htm>

beaches surfing fishing ecotourism shopping

In addition to being a heavenly beach destination, Puerto offers some of the worlds best surfing, excellent sport fishing, fascinating ecotourism, as well as scuba diving, great markets, festivals and a wonderful community full of friendly people. The location of Puerto makes it an ideal jumping-off point for ecological explorations of neighboring jungle and estuary sanctuaries, as well as indigenous mountain settlements. Increasingly, it attracts those seeking both spiritual and physical renewal, with abundant massage and bodywork services, yoga classes, and exceptional and varied healthful dining options. What Puerto doesn't offer is huge mega-resorts, a "Spring Break" party atmosphere, big box stores or American fast food restaurants. If that is what you are looking for then Puerto may not be the best place for you.

Puerto Escondido Surf Info <http://puertorealestate.com/surf-escondido-surfing.htm>

The beaches of Puerto Escondido allow you to enjoy crystalline waters, pristine sand and a seemingly endless array of outdoor recreational activities. Playa Zicatela, the main surfing beach is long with soft sand and a steep slope, making it a good spot to do aquatic sports. Known as the Mexican Pipeline, the waves can reach up to 25 feet, which is why it hosts the only International Surfing Tournament in Mexico. Then Playa Principal, as its name suggests, is the most central beach in Puerto, this 500 yard beach with warm waters and mild surf offers boat rentals to tour the bay as well as water taxis to any of the other beaches in the area. Adjacent to Playa Principal is the Adoquin, the main area for shopping and restaurants. The adoquin is open to vehicular traffic during the day and becomes pedestrian-only at night. Playa Carrizalillo is located in a small bay at the base of a long set of steps, although it's quite a walk down to the beach it is well worth the effort. It's a small horseshoe shaped bay with white sand beach and blue-green waters it offers good swimming, snorkeling and scuba diving. The waves are small, making it a good spot for children. There are a number of small restaurants on the beach where you can enjoy the view and a lunch of fresh fish. Puerto Angelito and Playa Manzanillo are some of the most visited beaches in the area. In addition to warm waters and quiet atmosphere, it offers equipment rentals for snorkeling. Playa Bacocho, north-west of town, is a long beach with warm waters but can be dangerous due to heavy surf and undertow. This beach is divided into three sections by large rock formations. In the surrounding areas you can take a walk among the abundant vegetation that surrounds the bay.

Puerto Escondido Beaches <http://puertorealestate.com/escondido-beaches.htm>

Puerto Escondido has several spots where you can go fishing for marlin, sailfish, dorado and tuna throughout the entire year. At Playa Principal you can rent boats and equipment for inshore and offshore fishing excursions. In November, you can compete in an annual fishing tournament. The area also has the Laguna de Maniatepec, located 10 miles west of Puerto Escondido, off Highway 200, is a 5 mile long lagoon and is surrounded by mangroves and dense vegetation. This is one the best places to go fishing where you can catch mojarra, bass, mullet and catfish. The lagoon is a spot of incredible beauty and should be on everyone's list of places to visit while in Puerto, in addition to great fishing you will also spot aquatic bird colonies such as the cormorant, pelican, anhinga, many songbirds and iguanas.

Puerto Escondido Fishing <http://puertorealestate.com/escondido-fishing.htm>

Puerto Escondido is also renowned for its Turtle Assistance Ecological Camp, located a few miles from the port, and The Living Museum of Sea Turtles, located on Mazunte Beach. The museum is designed to protect sea turtles and prevent extinction and displays a variety of sea turtles that inhabit Mexico's shores. At the same time it serves as an educational site, providing both local residents and tourists alike with a greater knowledge of their environment and of these fascinating creatures.

In Puerto you'll find many creative examples of Oaxacan crafts, such as various textiles or objects made of seashells and black coral. You'll also see many leather products, including purses, wallets, belts, hats, huaraches (Mexican sandals) and much more. You can buy these items at the outdoor markets and artisan markets on the Adoquin and along the streets of 9 Norte and 4 Poniente.

Puerto Escondido Resorts <http://puertorealestate.com/escondido-resorts.htm>

Wherever your interests lie, Puerto offers something for everyone. From the adrenaline rush of extreme sports, to the ultimate in relaxation you'll find it here.

Phase 1
Building 'A' Now
SOLD OUT!



Puerto Escondido Resorts

Phase 1 & 2 Sales Information Package



Puerto Escondido Resorts Clubhouse

Resort Amenities - Condo Floor Plans & Pricing



View from Fitness Centre
2nd Floor Clubhouse



Clubhouse from pool area



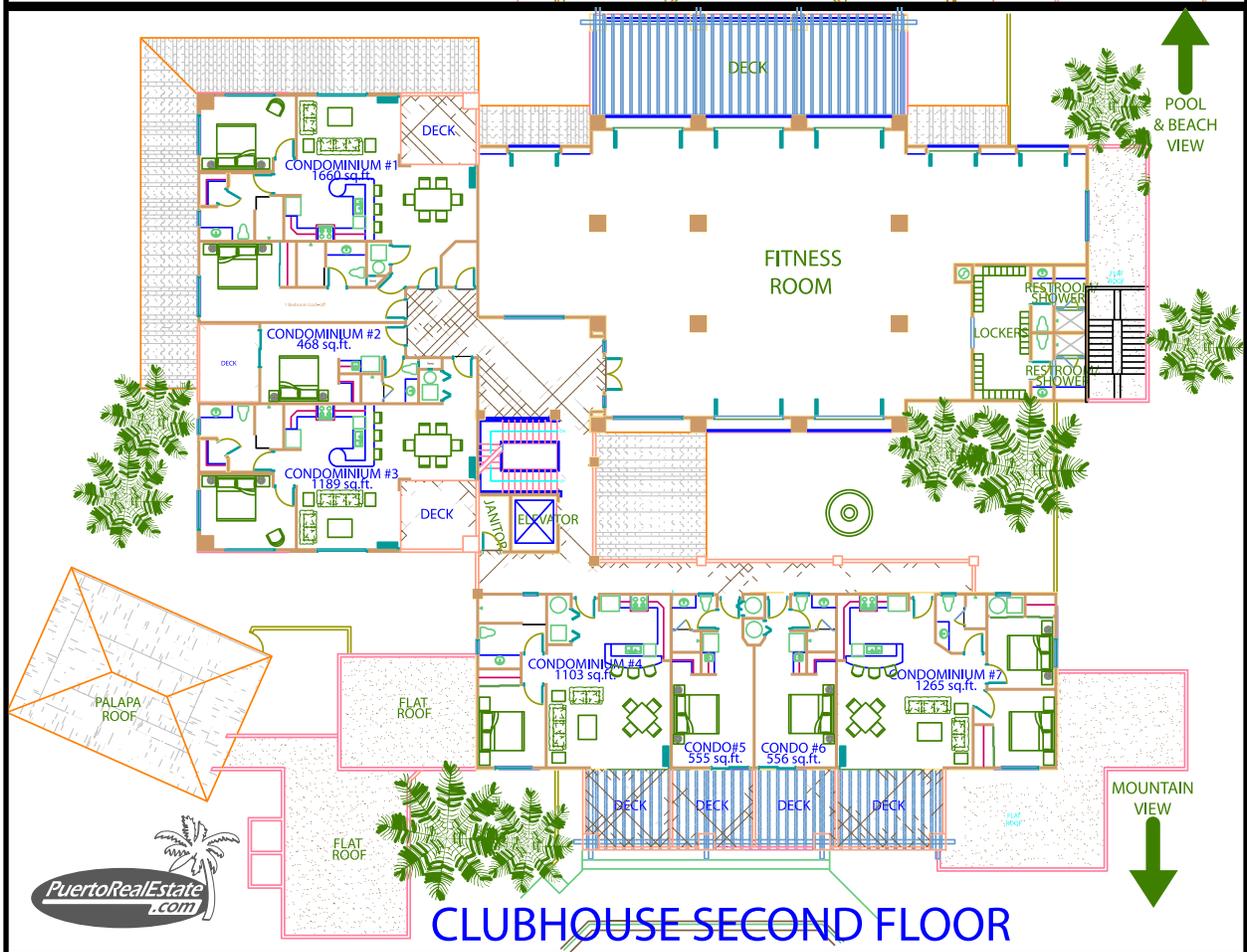
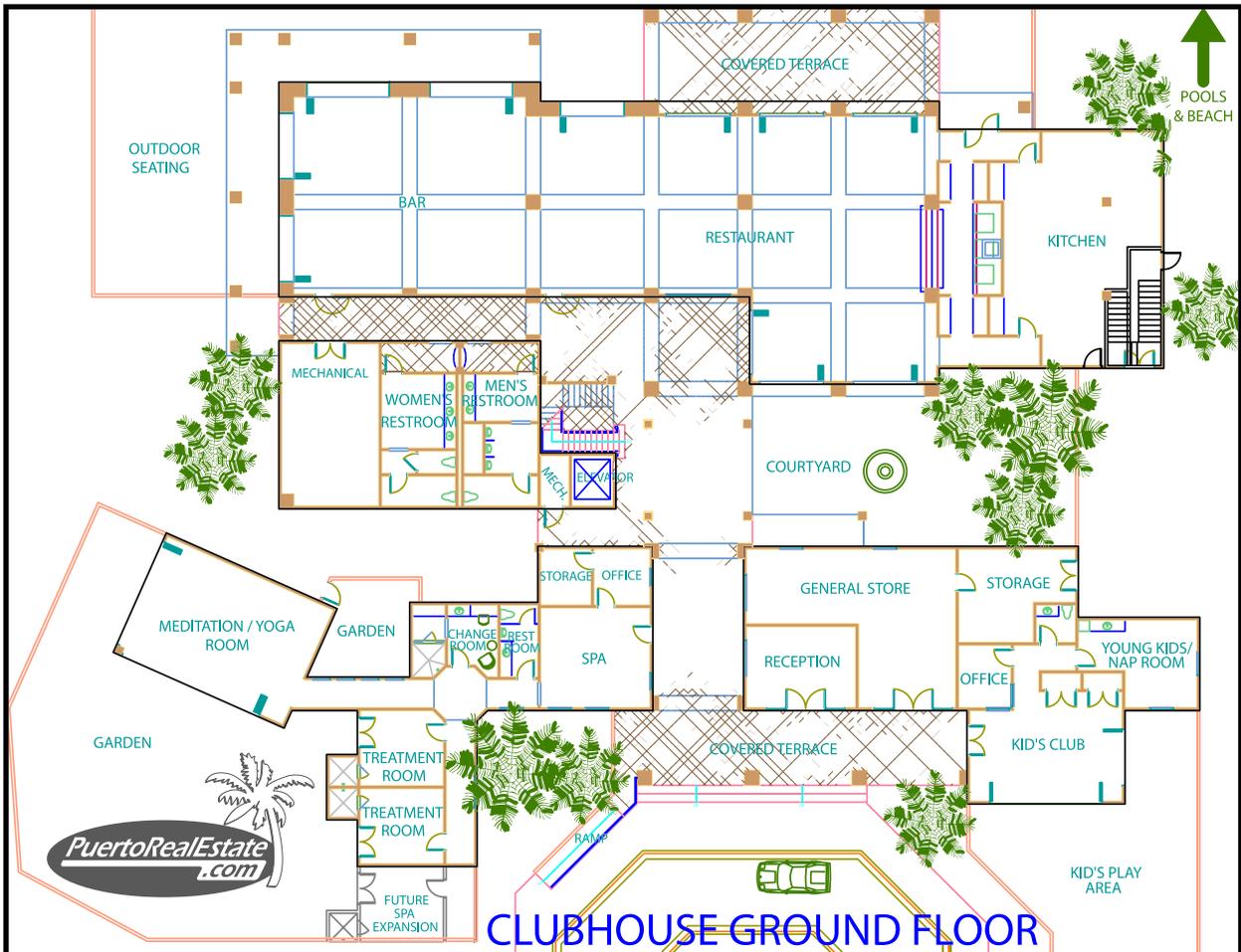
Clubhouse from front drive

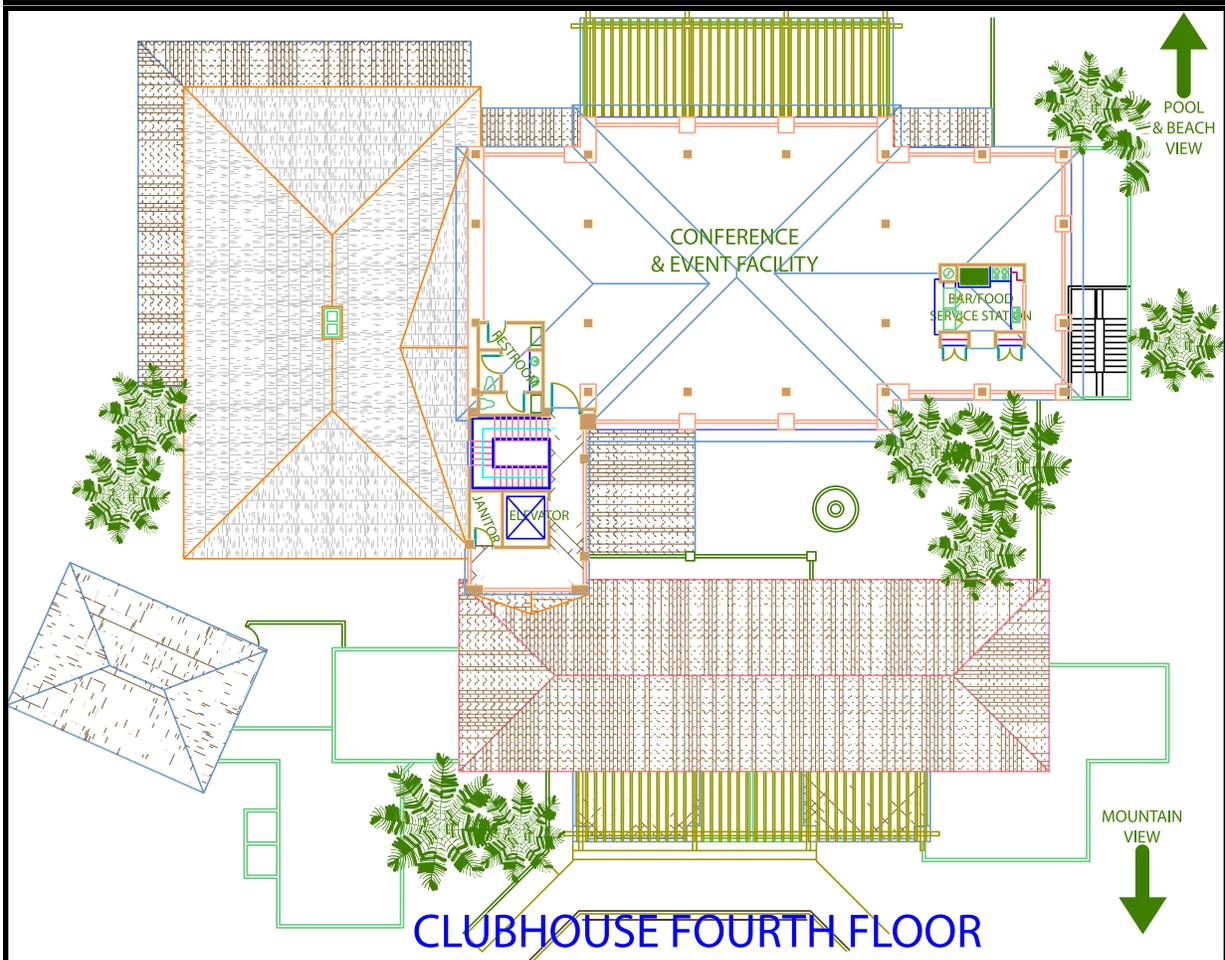
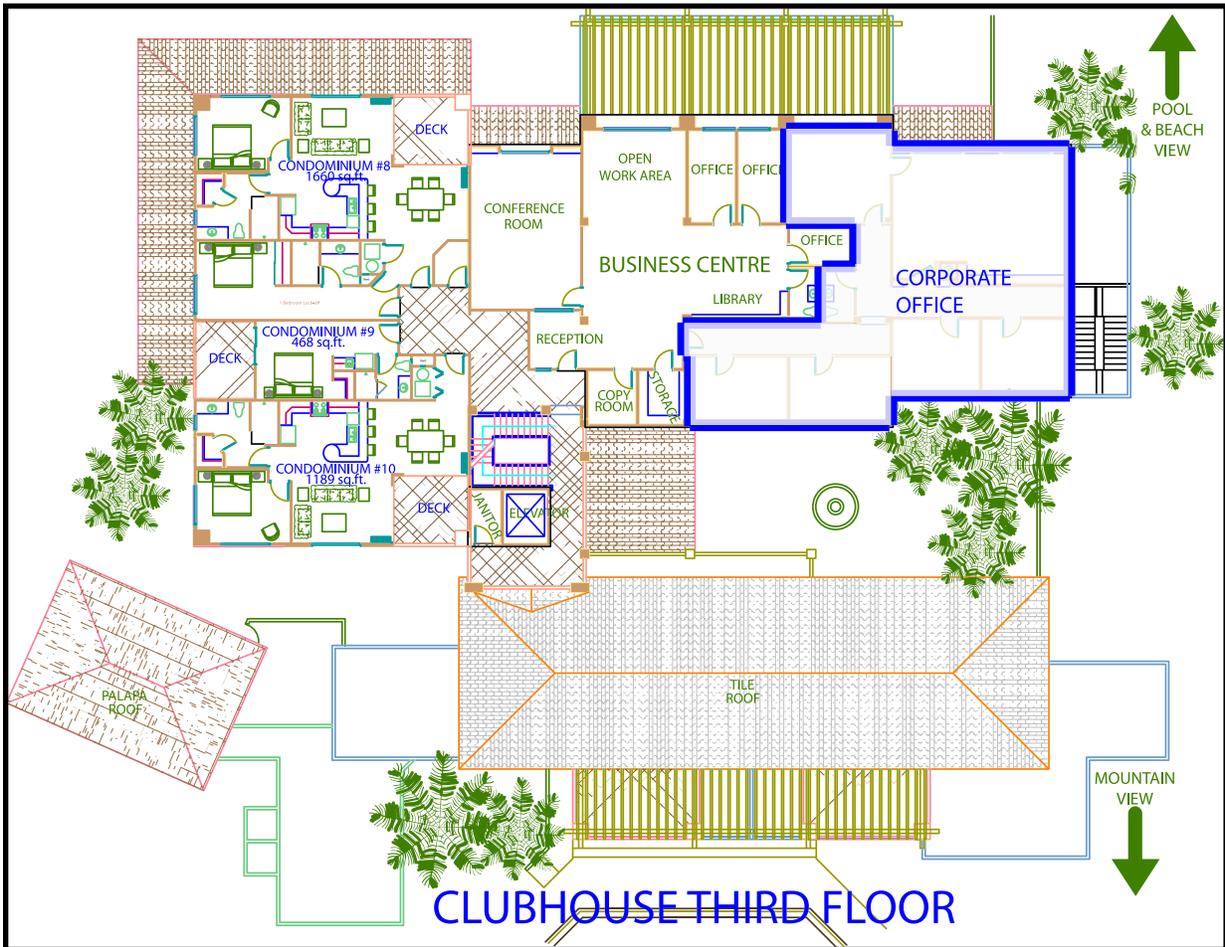


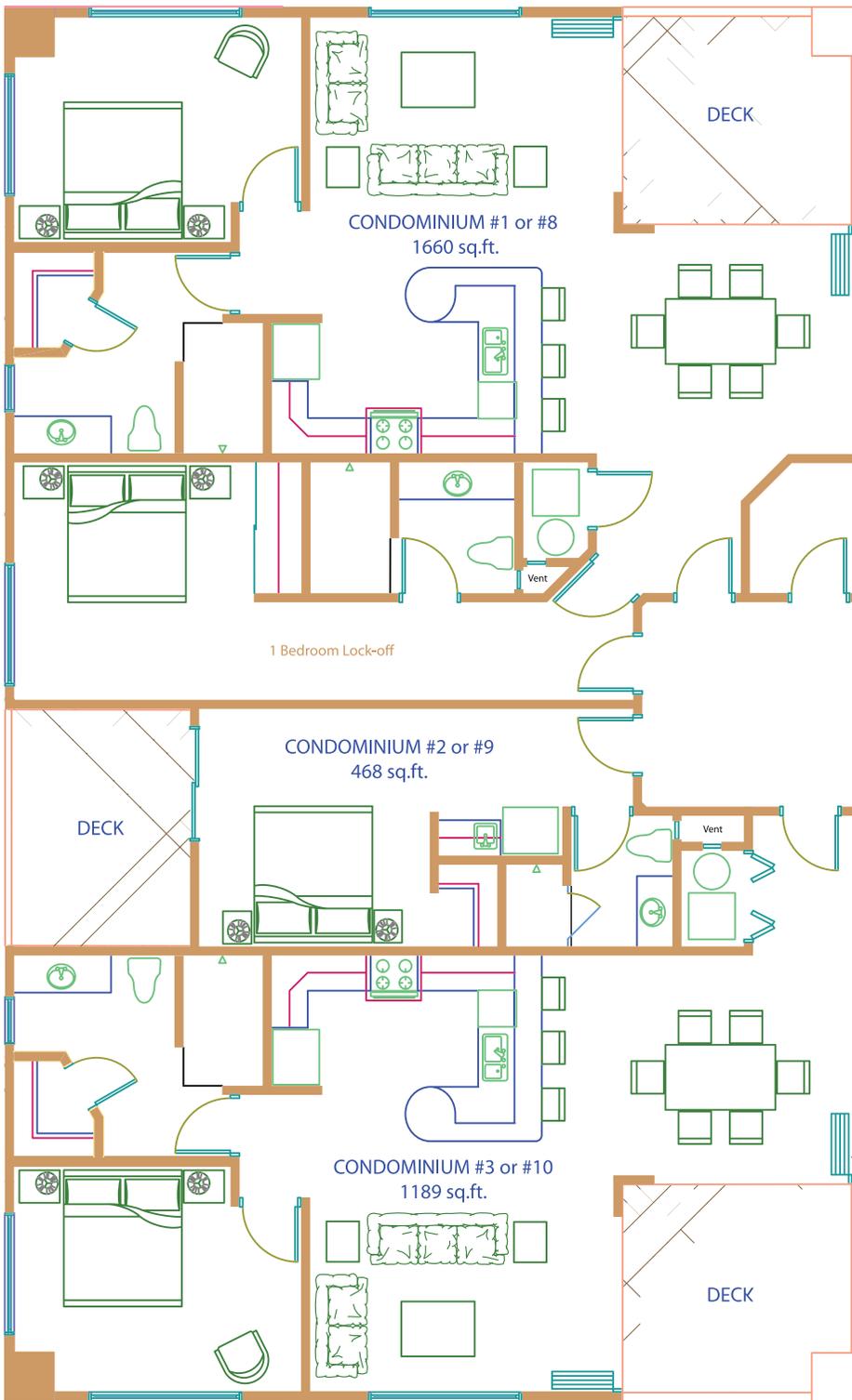
Puerto Escondido Resorts Amenities

Available to all Resort Members & Guests

- ✦ **2 Swimming Pools** - Infinity edge swimming pool with swim-up bar located adjacent to the beach. Splash pool with 2 waterfall features located closer to clubhouse building.
- ✦ **Ernie Peppers** - our family oriented casual dining restaurant & relaxing lounge will provide great food & service in a fun atmosphere.
- ✦ **Fitness Facility** - located in the premier area of the resort, offering the best ocean views and equipment to keep you motivated on staying fit, even while on vacation!
- ✦ **Business Centre** - take a working holiday and utilize private and well equipped offices and board room. The centre will include wireless internet access, business library, PC's, private telephone rooms, printers and fax machines.
- ✦ **Senses Spa** - a dedicated space for massage therapy, pedicures, manicures, yoga, stretching, and meditation.
- ✦ **General Store** - selling all the basic necessities for living...and playing in the sun.
- ✦ **Kid's Club** - we're dedicated to providing a great experience for all 3 generations, the resort will have a dedicated child care facility offering stimulating and fun activities for kids.
- ✦ **BBQ Pavilion, Tennis & Sports Field** - 2 Tennis courts, a multi purpose sports field and BBQ picnic area, located across the boulevard from the Clubhouse building.
- ✦ **Laguna Manialtepec Beach Club** - go from ocean beach to lake beach, with access to the nearby Lake Manialtepec, an area of tremendous beauty and ecological diversity. Boat rentals, mooring and fractional ownership boats will be available. Enjoy waterskiing, kayaking, bird watching and boat tours on the 9 mile long lake.

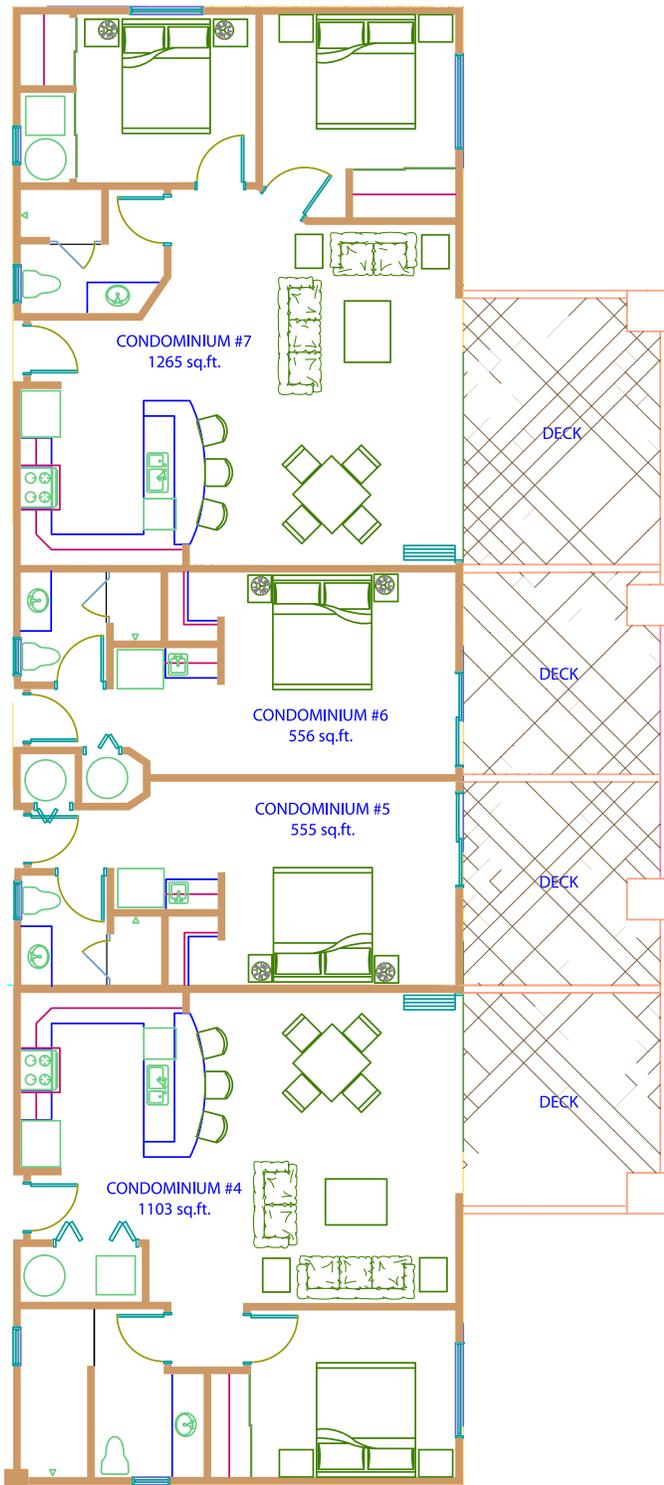






Clubhouse Condos Floor Plans & Pricing

Condo	View	Floor	Total Area	Price	Price/sq.ft.
Condo #1 (Unit #321) 2 Bedroom Lock Off	Ocean	2nd	1660 sq.ft.	C/S	\$161
Condo #2 (Unit #322) Studio Unit	Mountain	2nd	468 sq.ft.	SOLD	\$150
Condo #3 (Unit #323) 1 Bedroom Unit	Mountain	2nd	1189 sq.ft.	\$180,000	\$151
Condo #8 (Unit 331) 2 Bedroom Lock Off	Ocean	3rd	1600 sq.ft.	\$274,000	\$165
Condo #9 (Unit #332) Studio Unit	Mountain	3rd	468 sq.ft.	\$81,000	\$154
Condo #10 (Unit #333) 1 Bedroom Unit	Mountain	3rd	1189 sq.ft.	\$187,000	\$157



Clubhouse Condos

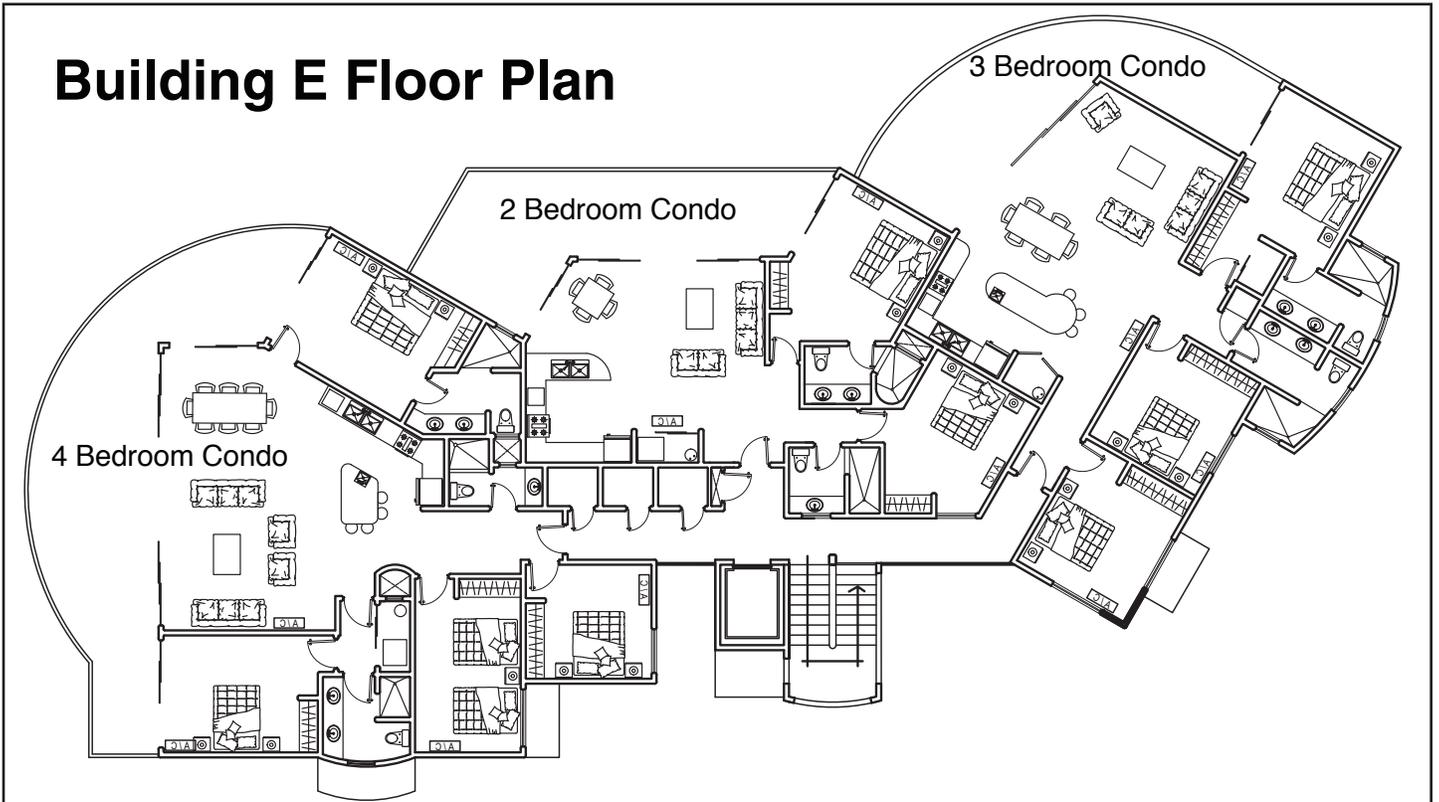
Floor Plans & Pricing

Condo	View	Floor	Total Area	Price	Price/sq.ft.
Condo #4(Unit #324) 1 Bedroom Unit	Mountain	2nd	1103 sq.ft.	\$174,000	\$158
Condo #5 (Unit #325) Studio Unit	Mountain	2nd	555 sq.ft.	SOLD	\$146
Condo #6 (Unit #326) Studio Unit	Mountain	2nd	556 sq.ft.	SOLD	\$151
Condo #7 (Unit #327) 2 Bedroom Unit	Mountain	2nd	1265 sq.ft.	\$199,000	\$157

Note: Until contract signing, condo prices, sizes, specifications and availability are subject to change.



Building E Floor Plan



Note: Until contract signing, condo prices, sizes, specifications and availability are subject to change.

Building E - Condominium Pricing

Building E Condo Units	Total area (sq. ft.)	Price	Availability
4 Bed Condo - Ground Floor	2400	\$437,000	AVAILABLE
4 Bed Condo - Second Floor	2400	\$417,000	SOLD
4 Bed Condo - Third Floor	2400	\$427,000	SOLD
4 Bed Condo - Penthouse Floor	4600	\$567,000	SOLD
3 Bed Condo - Ground Floor	1920	\$357,000	AVAILABLE
3 Bed Condo - Second Floor	1920	\$347,000	SOLD
3 Bed Condo - Third Floor	1920	\$357,000	SOLD
3 Bed Condo - Penthouse Floor	4300	\$497,000	AVAILABLE
2 Bed Condo - Ground Floor	1470	\$327,000	SOLD
2 Bed Condo - Second Floor	1470	\$307,000	AVAILABLE
2 Bed Condo - Third Floor	1470	\$317,000	SOLD
2 Bed Condo - Penthouse Floor	2400	\$417,000	AVAILABLE

Puerto Escondido Resorts Condo Specifications

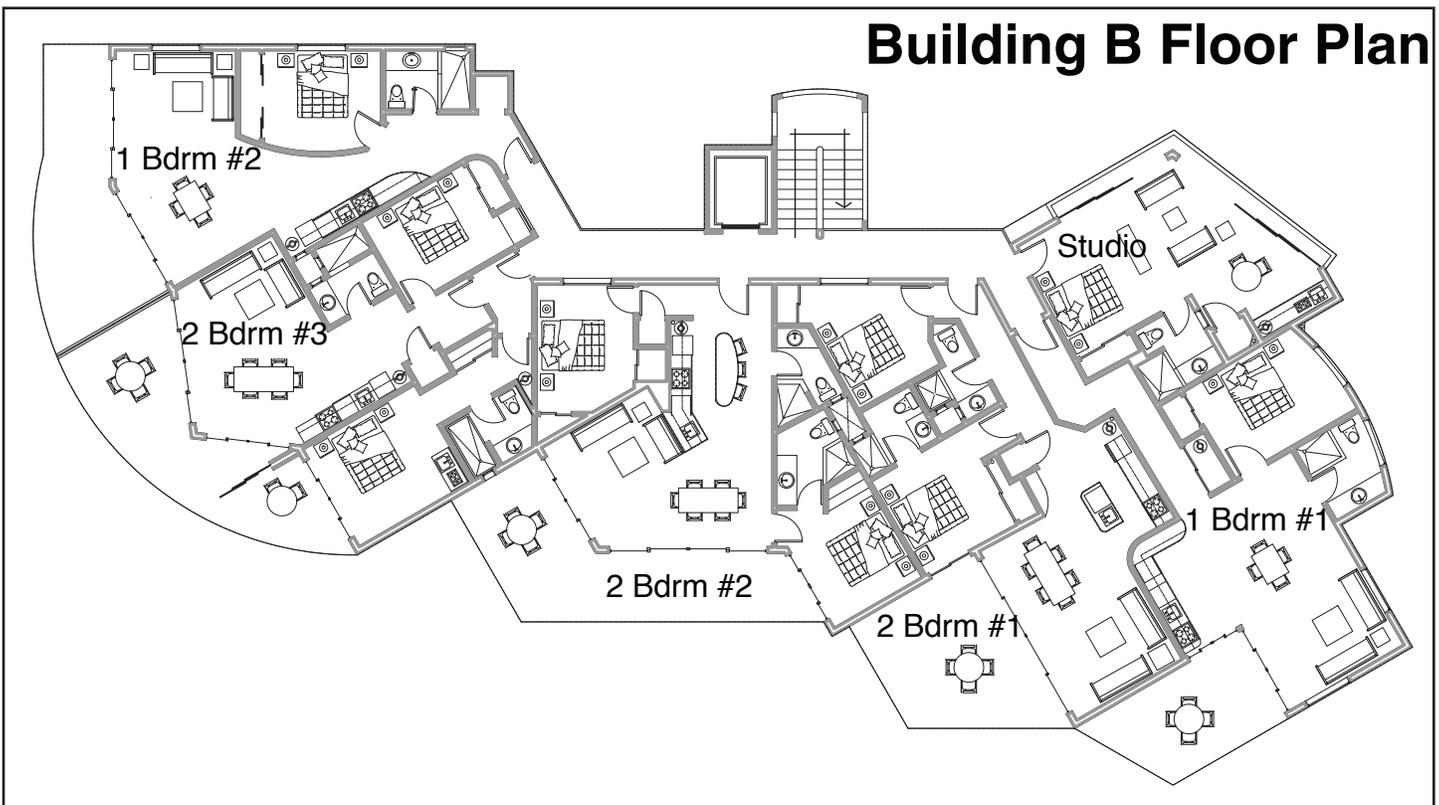
Your condo purchase will include:

- Your choice of one finishing package
 - Rustic Mexican or
 - Beach Contemporary
- Appliance Package includes:
 - Side by side refrigerator with in-door ice & water dispenser
 - Slide-in natural gas range
 - Microwave
 - Built-in energy efficient dishwasher
 - Washer & dryer
- Granite kitchen countertops and Travertine bathroom countertops
- Kitchen island or breakfast bar
- Tile flooring throughout
- Multi-zone climate control Air Conditioning system
- Granite and/or travertine marble tile walk-in showers in all bathrooms
- Designer chandeliers in dining area
- Custom-built sliding glass wall in living area creates an indoor-outdoor living space

.....amazing ocean views and the dream beach front lifestyle.

Note: Until contract signing, condo prices, sizes, specifications and availability are subject to change.





Note: Until contract signing, condo prices, sizes, specifications and availability are subject to change.

Phase 2 - Sales Launch Special Offer (Building B only)

5% Leaseback Guarantee for 2 Years

- Puerto Escondido Resorts will lease your condo for 5% of the purchase price per year for the first 2 years.
- 6 weeks of condo usage each year for the first 2 years.
- Guaranteed 10% earnings in just 2 years! Conditions apply, ask your Puerto Escondido Resorts sales rep for details.

Building B Condominium Pricing & Specs

Condo Units & Packages	Total area (sq. ft.)	1st Floor	2nd Floor	3rd Floor	4th Floor
1 Bedroom #2 Condo	967	\$171,000	\$175,000	\$177,000	\$180,000
2 Bedroom #3 Lock-off Condo	1205	\$229,000	SOLD	SOLD	SOLD
2 Bedroom #2 Condo	1162	\$229,000	SOLD	\$228,000	SOLD
2 Bedroom #1 Condo	1091	\$219,000	\$209,000	\$218,000	\$226,000
1 Bedroom #1 Condo	932	\$165,000	SOLD	\$164,000	SOLD
Studio Condo	527	SOLD	\$79,000	\$81,000	\$85,000

Condo Specifications

Your condo purchase will include:

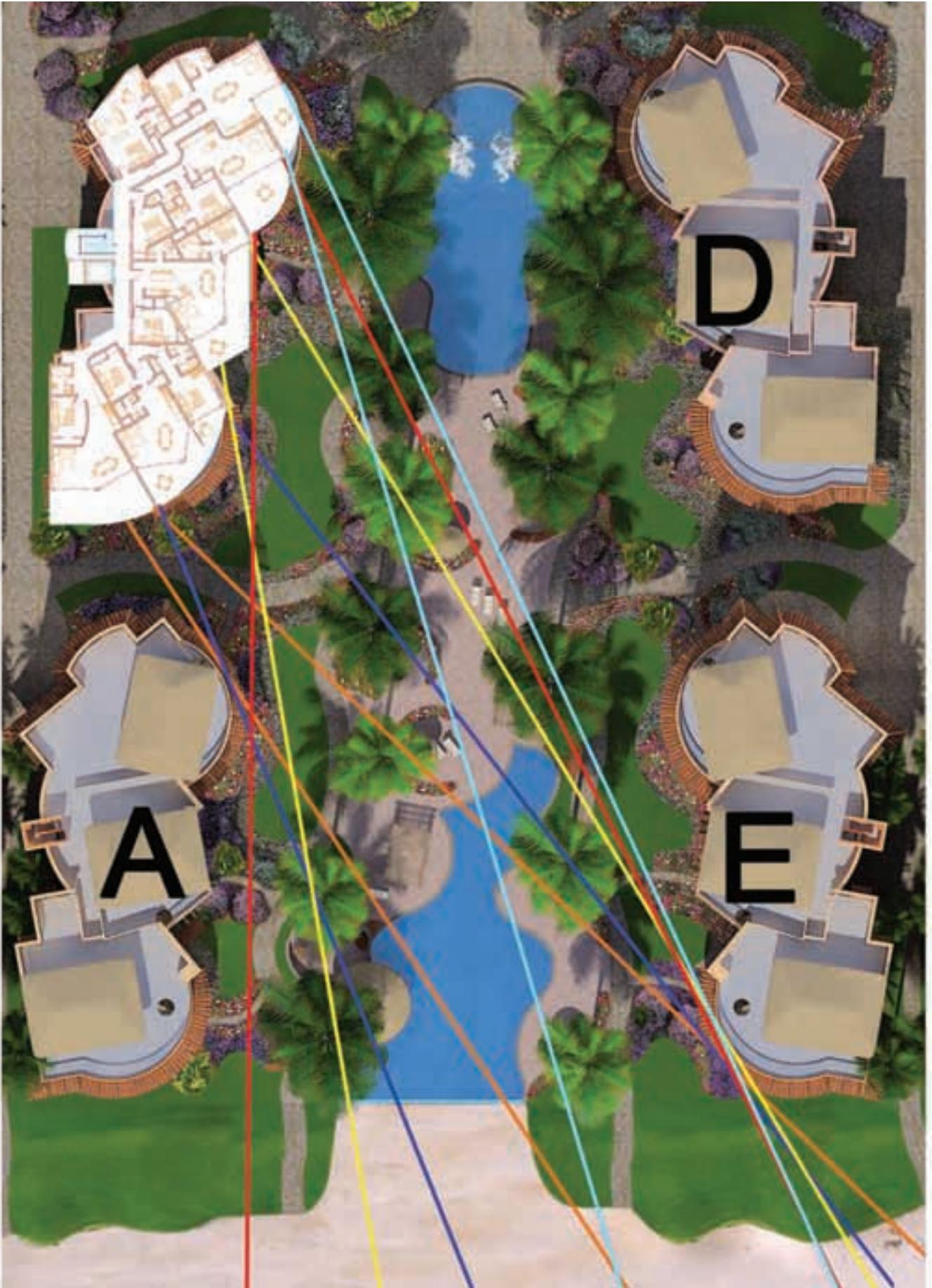
- Your choice of finishing package
 - Rustic Mexican or
 - Beach Contemporary
 - Appliance package includes
 - Refrigerator
 - Gas range & stove
 - Dishwasher
 - Stacking Washer & Dryer
 - Granite kitchen countertops
 - Tile flooring throughout
 - Multi-zone climate control Air Conditioning system
 - Travertine tile showers in all bathrooms
 - Designer chandeliers in dining area
-amazing ocean views and the dream beach front lifestyle.

NB: Studio condos have mountain views and will receive a modified appliance package.

Note: Until contract signing, condo prices, sizes, specifications and availability are subject to change.



Building B Ocean Views



Master Site Plan



Puerto Escondido Resorts Home Sites

All Dimensions shown in feet



Lot #	Price	Status	Lot #	Price	Status
16	\$265,000.00	AVAILABLE	31	\$265,000.00	SOLD
17	\$250,000.00	AVAILABLE	32	\$250,000.00	AVAILABLE
18	\$250,000.00	SOLD	33	\$250,000.00	SOLD
19	\$265,000.00	SOLD	34	\$265,000.00	AVAILABLE
20	\$100,000.00	AVAILABLE	35	\$100,000.00	SOLD
21	\$100,000.00	AVAILABLE	36	\$100,000.00	AVAILABLE
22	\$80,000.00	AVAILABLE	37	\$80,000.00	SOLD
23	\$80,000.00	SOLD	38	\$80,000.00	SOLD
24	\$70,000.00	AVAILABLE	39	\$70,000.00	SOLD
25	\$70,000.00	SOLD	40	\$70,000.00	AVAILABLE
26	\$60,000.00	SOLD	41	\$60,000.00	SOLD
27	\$60,000.00	SOLD	42	\$60,000.00	AVAILABLE
28	\$60,000.00	AVAILABLE	43	\$60,000.00	SOLD
29	\$60,000.00	AVAILABLE	44	\$60,000.00	AVAILABLE

C/S = Conditionally Sold

Note: Until contract signing, prices, sizes, specifications and availability are subject to change.