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Income Generating
Vacation Properties

THE INTERNATIONAL BUYER SERIES

Mexico

A place of your own.
A plan to get there.



L'Topia, Tulum. Artist's concept from published project material. Final design and finishes may differ.

BUYER GUIDE & PLANNING PACK

U.S. Buyer Edition | October 2026

01 / A CLEARER START

Begin with your life.

A useful shortlist starts with how you want to use the home.

01 A home for your time away

How many weeks will you use it, and in which months?

Begin with the daily routine you want, then assess the location and home.

02 A longer stay or retirement

Which services, transport and permitted stay arrangements will you need?

Research living logistics separately from the appeal of a short holiday.

03 A home that may be rented

How do owner-use rules, operating costs and management terms affect your plans?

Ask for a written operating model. Treat forecasts as assumptions to test.

INSIDE YOUR GUIDE

Understand the locations

Compare three location profiles

Explore project examples

Understand the buying journey

Plan costs and compare homes

Prepare your questions and visit

Read the ownership answers

Meet the team and take the next step

This guide helps you prepare. It does not replace independent legal, tax, financial or transaction-specific advice.

02 / PLACES & PERSPECTIVE

Start with the setting.

An area, a community and a development are different decisions.

THE LOCATION LADDER	
REGION / DESTINATION	The wider place and daily context
COMMUNITY / NEIGHBORHOOD	The setting, access and local rules
DEVELOPMENT / EXACT HOME	The specific building, unit and contract

Three location lenses

Mexico / Quintana Roo

This collection focuses on Tulum in Quintana Roo. The state name describes a wider geography, not one neighborhood or a nationwide inventory.

[Explore this collection](#)

Tulum: town and coast

Separate town routines from beach outings, archaeological visits and the final journey to your exact residence.

[Explore this collection](#)

Specific local settings

Compare the La Veleta/Holistika and Tankah descriptions against an actual address. Independent venues do not establish included amenities.

[Explore this collection](#)

[Open the official destination resource](#)

02 / COUNTRY ORIENTATION

Put the places in context.

Our Mexico collection focuses on Tulum in Quintana Roo.



01 **COUNTRY / MEXICO**

The gold outline provides country context, not a map of offered developments.

02 **STATE / QUINTANA ROO**

Use the exact Tulum address to plan arrival, services and coast access.

03 **SETTING / EXACT RESIDENCE**

Town, La Veleta/Holistika and Tankah are different location lenses.

Country highlighted in gold. Natural Earth public-domain 1:110m outlines; neighboring land shown in gray. General orientation only, with no project pins, routes or surveyed boundaries.

[Open the official destination resource](#)

03 / THE LOCATION COMPARISON

Three lenses. Better questions.

Compare the geographic scale, then the exact address and ownership terms.

Tulum

Town routine versus a coastal outing

Which services and beach entrance would I actually use, and how would I get there?

La Veleta / Holistika

The specific address and independent venues

Which benefits belong to the property, and which venues require separate payment or booking?

Tankah Bay

The exact coastal parcel and service arrangements

What does the site plan establish, and which written access rights and utility arrangements apply?

These are location lenses, not current offers. The exact residence, documents and proposed terms determine what is being purchased.

03 / COMMUNITY COMPARISONS

Tulum



Amari Uptown, photograph from the published project materials. Named project illustration, not a photograph of the whole area.

TOWN & WIDER DESTINATION

Tulum's tourism council distinguishes the archaeological site, the town and the coastal road. Beaches, cenotes and the town centre are different stops on the map. Start by deciding where you expect to spend an ordinary day: near town services, on the coast, or moving between them. A Tulum address alone does not describe that routine. For a short visit, trace your arrival and beach outings. For a longer stay, add groceries, a clinic, laundry and working from home. Tour the actual address and repeat the journeys you expect to make; a destination-wide description cannot establish the convenience of a particular residence.

ASK: Which named beach entrance would I use, and what transport does the journey require?

ASK: Where would I buy weekly groceries and obtain urgent medical care from this address?

ASK: Which airport or rail station will I actually arrive at, and how is the final transfer arranged?
Explore Tulum

Source: Quintana Roo Tourism Promotion Council / Caribe Mexicano

03 / COMMUNITY COMPARISONS

La Veleta & Holistika



L'Topia, artist's concept. Final design and finishes may differ. Named project illustration, not a photograph of the whole area.

LOCAL SETTINGS & INDEPENDENT VENUE

Connect's published L'Topia record names La Veleta; its Amari Cosmos record refers to Holistika. Holistika itself lists an Avenida 10 Sur address. Its own facilities include yoga spaces, a jungle art walk and Tierra, a vegetarian and vegan restaurant. These give you concrete places to investigate instead of relying on a broad wellness label. Visit the places you would genuinely use, then test the route from the specific property. A nearby independent venue is not automatically a resident amenity, an included membership or a service run by the development. Compare the address and written inclusions rather than the neighbourhood name alone.

ASK: Can I comfortably make the route to my chosen restaurant or class after dark?

ASK: Which activities require separate booking or payment, and are any benefits written into my purchase documents?

ASK: Who supplies water, drainage and internet to this specific property, and who handles interruptions?

Explore the Tulum collection

Source: Holistika Tulum

03 / COMMUNITY COMPARISONS

Tankah Bay



Ti-Ha Residences, artist's concept. Final design and finishes may differ. Named project illustration, not a photograph of the whole area.

COASTAL AREA

Ti-Ha's published record places it in Tankah Bay. For local context, Casa Cenote identifies its own setting in Tankah Tres, between a freshwater cenote and a Caribbean beach, and operates a beachfront restaurant. That is a useful landmark for planning a visit; it does not establish Ti-Ha's exact position, access arrangements or relationship to that operator. Compare this coastal proposition with a town-based address by walking the actual access route and arranging the journeys you would make for supplies. Ask to see the view from the specific residence, alongside the site plan. Keep a developer's concept image separate from photographs of the finished surroundings.

ASK: Where exactly is my parcel or unit relative to the coast, road and cenote?

ASK: What written beach-access arrangements apply, and what is separately operated or charged?

ASK: How are water, wastewater, backup power and routine deliveries handled at this address?
Explore Tankah project

Source: Casa Cenote Hotel & Restaurant

04 / FROM SETTING TO HOME

From area to shortlist.

Three published examples show what to investigate next.



Amari Uptown, photograph from the published project materials.

Amari Uptown

Tulum, Quintana Roo, Mexico

Which exact residence, included furnishings and condition are shown in the current documents?

[Explore the project](#)



L'Topia, artist's concept. Final design and finishes may differ.

L'Topia

Tulum, Quintana Roo, Mexico

Which written facilities and access rights apply to this exact home, rather than nearby independent venues?

[Explore the project](#)



Ti-Ha Residences, artist's concept. Final design and finishes may differ.

Ti-Ha Residences

Tulum, Quintana Roo, Mexico

Which coastal parcel, orientation, beach-access terms and service arrangements apply to this unit?

[Explore the project](#)

Project examples come from the September 6, 2026 published collection. They are not current offers or availability. Request dated unit-specific plans, pricing and written terms.

05 / THE BUYING JOURNEY

A clear route forward.

A planning sequence to discuss with your team and independent advisers.

1

Define the brief

Set your purpose, working budget, timing and the features that matter most. Choose two settings to investigate before building a long property list.

2

Shortlist and explore

Compare the exact locations, layouts and written project information. Use a site visit or Zoom walkthrough to ask specific questions.

3

Bring in independent advice

Ask your independent Mexican lawyer to explain title, permits, contracts and the proposed transaction. Discuss financing with the lender and home-country reporting with an appropriate tax adviser.

4

Review the proposed commitment

Before making a payment or signing, have the proposed reservation, refund conditions, payment schedule, currency and contractual obligations reviewed. Procedures vary by property and transaction.

5

Prepare for completion

Track the documents, inspections and agreed completion conditions with your advisers. Confirm how funds, registration and handover will be handled for your purchase.

6

Plan the first year

Confirm insurance, community rules, utilities, maintenance and any management agreement. Keep copies of your ownership documents and expense records.

Procedures, contracts and timing vary. Have the proposed steps and commitments reviewed for your specific transaction before signing or paying.

06 / YOUR PURCHASE BUDGET

Plan the whole purchase.

Get a written estimate for each item. Blank means still to confirm, not zero.

Working currency		Quote / estimate date	
Property price			
Exact unit, currency, inclusions and quote date			
Purchase taxes and duties			
Written transaction-specific estimate from your lawyer			
Professional and trustee setup			
Trust setup, taxes and disbursements in writing			
Financing and valuation			
Lender fees, valuation and funding conditions if relevant			
Currency conversion and transfer			
Exchange basis, transfer fees and payment timing			
Furniture and equipment			
Included items, optional package and delivery costs			
Inspection and completion			
Independent inspection and any agreed handover costs			
Initial reserves and setup			
Insurance, utility setup and a contingency you choose			
Your funding and contingency notes			

07 / YOUR ONGOING COSTS

Budget for owning it.

Keep amounts in one currency and convert them to the same time period.

Currency

Period: monthly / annual

Community and applicable trustee fees

Written recurring charges, frequency and separate facility costs

Insurance

Property, contents and intended-use coverage

Utilities and connectivity

Standing charges, usage and service arrangements

Property-related taxes

Confirm assessment and any applicable treatment with advisers

Maintenance and replacement

Repairs, equipment, furnishings and reserve contributions

Management and letting

Fees, commissions, cleaning and other contractual charges

What is still missing from the estimate?

08 / RENTAL OWNERSHIP

The operating story.

Build your view from written assumptions and actual operating terms.

Gross receipts

- operating costs

= operating result, before financing and tax

Gross revenue is only the start

Ask for the assumptions behind nightly rate, occupied nights, seasonality and discounts. Then identify every operating expense before discussing net income.

Your own use changes the model

Check booking priority, blackout dates, minimum stays, notice periods and whether a management arrangement limits your time in the home.

Read the management agreement

Ask who sets rates, collects money, pays expenses and handles repairs. Confirm reporting, termination, exclusivity and any separate community rules.

Stress-test a quieter year

Consider fewer bookings and higher costs. Decide what ongoing spending you can carry without relying on an optimistic forecast.

Planning framework only, not an income forecast. Keep financing, capital spending, reserves and tax treatment separate. Ask advisers how to classify each item.

09 / YOUR PROPERTY SHORTLIST

Compare the same things.

Use the exact residence and dated documents for each option.

	OPTION A	OPTION B
Area / address Exact location and daily routes		
Price / currency Quote date and written inclusions		
Layout / condition Plan, orientation and current stage		
Access / facilities What is included and on what terms?		
Ongoing costs / use Fees, rental and owner-use rules		
Outstanding questions Documents or terms still needed		

Bring this shortlist to the team. Ask for the missing documents before making a commitment.

10 / YOUR DUE-DILIGENCE FILE

Know what to review.

Use these prompts with your independent local lawyer and other advisers.

- ☐ **The exact property**
Identify the unit/parcel and proposed legal rights; ask counsel to review the actual trust or ownership documents and any beneficiary provisions.
- ☐ **Title and legal status**
Have Mexican counsel establish registered title, encumbrances and private/ejidal/communal status; do not infer status from a brochure.
- ☐ **The contracting party**
Identify the seller/developer, its authority to contract and the documents supporting the transaction.
- ☐ **Construction and approvals**
Have the relevant permits, project status, completion documents and proposed delivery terms reviewed.

YOUR NEXT REVIEW TASK

What is outstanding, and who will review it?

Document receipt is not legal approval. The appropriate checks depend on the exact property and transaction.

10 / YOUR DUE-DILIGENCE FILE

Read the proposed terms.

Use these prompts with your independent local lawyer and other advisers.

☐ **What your money buys**

Match the plan, finishes, furnishing, facilities and access rights to written inclusions, not an image alone.

☐ **Payment and change terms**

Understand currency, milestones, refund/cancellation conditions, changes, delays and how funds are to be paid.

☐ **Use and management rules**

Review community rules, rental restrictions, personal use, management obligations and ongoing fees.

☐ **Tax treatment and records**

Bring the actual ownership/trust, income and account records to a Mexican adviser and your Canadian or U.S. tax adviser.

YOUR NEXT REVIEW TASK

What is outstanding, and who will review it?

Document receipt is not legal approval. The appropriate checks depend on the exact property and transaction.

11 / LIVING LOGISTICS

An ordinary Tuesday.

The best visit tests the routines that matter to your household.

Getting around

Trace the actual routes from the residence to groceries, the beach and your usual activities. Test the journey rather than relying on a regional label.

Connectivity and services

Ask what internet, power, water and backup arrangements serve the exact building. Request service and cost information from the appropriate provider or manager.

Healthcare planning

Identify nearby care options and check directly about services, insurance arrangements and emergency planning for your circumstances.

Schooling and longer stays

Discuss school availability and admissions directly with the school. Separately confirm the immigration status and permissions appropriate to your intended stay.

USEFUL OFFICIAL STARTING POINTS

Mexico: immigration framework

Spanish statutory reference; confirm your route with the appropriate consulate or adviser.

Official Tulum destination resource

Plan your destination research; confirm exact routes, access and current operations separately.

12 / VISIT & ZOOM CHECKLIST

Make your visit count.

Go in with a shortlist. Leave with specific answers and next documents.

- 01

See the route
Visit or map the actual home-to-beach, shop and service routes; distinguish walking access from a driving trip.
- 02

Look beyond the show suite
Request the exact floor plan, orientation, balcony/view context, service spaces and building position.
- 03

Ask about the surrounding works
Check the construction phase, neighboring plots, planned facilities and current operating status.
- 04

Test an ordinary day
Consider groceries, transport, internet, medical access and the daily services your household needs.
- 05

Leave with a document list
Write down unanswered questions and who will provide the current plans, inclusions, fees and proposed contract.

Request a Zoom walkthrough



Ask the team to coordinate a project, location and floor-plan walkthrough with the relevant development team. Your email app opens; a time is confirmed separately.

13 / YOUR OWNERSHIP QUESTIONS

Rights near the coast.

Source-linked answers for preparation. Confirm your specific circumstances.

How does foreign residential ownership work near the coast?

Mexico's restricted zone extends 100 kilometres from its borders and 50 kilometres from its beaches. SRE describes an authorized bank-trust structure for foreign residential use there. Start with the exact parcel and proposed use, then have a Mexican property lawyer and the proposed trustee explain the rights, permit and documents involved.

Sources: [Secretaría de Relaciones Exteriores](#) | [Cámara de Diputados](#)

Ask your adviser: Is this exact parcel in the restricted zone, and what rights and obligations would my actual agreement create?

Do not infer that a specific property or buyer qualifies, or that this guide recommends a structure.

YOUR REVIEW FILE

Request the records behind this answer. Note the document still needed, who will review it and the question you want resolved before committing.

Your document / reviewer / next action

13 / YOUR OWNERSHIP QUESTIONS

Understand the trust term.

Source-linked answers for preparation. Confirm your specific circumstances.

How long does a permitted fideicomiso last?

The Foreign Investment Law provides for a maximum 50-year term, with extension available on application. SRE publishes a permit process for extending an authorized trust. Review the actual commencement date, remaining term, extension procedure and costs with the trustee and Mexican counsel; do not assume an extension happens automatically.

Sources: [Cámara de Diputados](#) | [Secretaría de Relaciones Exteriores](#)

Ask your adviser: What is the remaining term, who applies for extension, and which documents, conditions and charges apply?

A statutory extension mechanism is not a guaranteed approval or a perpetual ownership promise.

YOUR REVIEW FILE

Request the records behind this answer. Note the document still needed, who will review it and the question you want resolved before committing.

Your document / reviewer / next action

13 / YOUR OWNERSHIP QUESTIONS

Read the title evidence.

Source-linked answers for preparation. Confirm your specific circumstances.

What should the title review establish?

For covered residential sales, NOM-247 addresses ownership documents, registration and disclosure of legal limitations or debts. Ask Mexican counsel to verify the seller's authority, registered title, encumbrances and any condominium regime against the exact property being offered.

Sources: [Secretaría de Economía / Diario Oficial de la Federación](#)

Ask your adviser: Which current registry evidence establishes ownership and burdens, and how will any unresolved issue be cleared before completion?

Disclosure rules do not certify clean title. Scope and local searches require professional assessment.

YOUR REVIEW FILE

Request the records behind this answer. Note the document still needed, who will review it and the question you want resolved before committing.

Your document / reviewer / next action

13 / YOUR OWNERSHIP QUESTIONS

Establish the land status.

Source-linked answers for preparation. Confirm your specific circumstances.

Why ask whether land is ejidal or privately titled?

Mexico's Agrarian Law distinguishes ejidal rights from full private title. Articles 81–84 describe formal steps involving assembly authorization, the agrarian registry and property registration, with additional first-transfer considerations. A parcel-rights document should not be treated as proof that those steps are complete. Have a Mexican lawyer establish the land's status and transferable rights.

Sources: [Cámara de Diputados](#)

Ask your adviser: Is the land private, ejidal or communal, and which records prove its present status and complete chain of rights?

This is not a recommendation to buy ejidal or communal land, or a finding about any listed project.

YOUR REVIEW FILE

Request the records behind this answer. Note the document still needed, who will review it and the question you want resolved before committing.

Your document / reviewer / next action

13 / YOUR OWNERSHIP QUESTIONS

Check the permissions.

Source-linked answers for preparation. Confirm your specific circumstances.

Which permissions belong in the review file?

NOM-247 requires covered providers to make applicable urban-development permits available. Ask for the property's land-use, construction and condominium documents, then have qualified advisers check their validity, scope and fit with your intended use.

Sources: [Secretaría de Economía / Diario Oficial de la Federación](#)

Ask your adviser: Do the documents cover this exact unit, the built condition and my intended use, including any proposed rental activity?

No permit, rental permission, environmental compliance or utility connection is established by this guide.

YOUR REVIEW FILE

Request the records behind this answer. Note the document still needed, who will review it and the question you want resolved before committing.

Your document / reviewer / next action

13 / YOUR OWNERSHIP QUESTIONS

See the full cost.

Source-linked answers for preparation. Confirm your specific circumstances.

How should I plan costs beyond the price?

NOM-247 identifies transaction costs that may sit outside the advertised price. Request a dated, itemized estimate from the notario, trustee and any lender. Separate acquisition charges from recurring ownership expenses, and ask which amounts are provisional or payable to third parties.

Sources: [Secretaría de Economía / Diario Oficial de la Federación](#) | [Secretaría de Relaciones Exteriores](#)

Ask your adviser: What is included, excluded, recurring, currency-sensitive or still estimated, and who must confirm each amount?

No standard closing-cost percentage, fee amount, financing approval or tax treatment is asserted.

YOUR REVIEW FILE

Request the records behind this answer. Note the document still needed, who will review it and the question you want resolved before committing.

Your document / reviewer / next action

13 / YOUR OWNERSHIP QUESTIONS

Plan your stay.

Source-linked answers for preparation. Confirm your specific circumstances.

Does the property decision settle my permission to stay?

Plan immigration separately from the purchase. Mexico's Migration Law distinguishes visa and stay categories and assigns roles to immigration and consular authorities. Ask the appropriate Mexican consulate or qualified immigration adviser which route fits your nationality, intended stay and activities, and what evidence is required. Do not use a sales description as an immigration decision.

Sources: [Cámara de Diputados](#)

Ask your adviser: Which current immigration route and application process apply to my own circumstances, including any planned work?

No residence, work permission, financial threshold or guaranteed entry is established here.

YOUR REVIEW FILE

Request the records behind this answer. Note the document still needed, who will review it and the question you want resolved before committing.

Your document / reviewer / next action

13 / YOUR OWNERSHIP QUESTIONS

Brief your notario.

Source-linked answers for preparation. Confirm your specific circumstances.

How should I choose and brief the notario?

NOM-247 addresses the consumer's choice of notario, with qualifications for mortgage-financed transactions. Identify the notario early, confirm any lender requirements, and ask who will explain the deed, registration and completion conditions. Clarify separately who advises you on the contract and your interests.

Sources: [Secretaría de Economía / Diario Oficial de la Federación](#)

Ask your adviser: Who is responsible for each legal check and registration step, and what must be resolved before funds are released?

The notario's involvement does not replace independent advice or establish that this transaction falls within every NOM provision.

YOUR REVIEW FILE

Request the records behind this answer. Note the document still needed, who will review it and the question you want resolved before committing.

Your document / reviewer / next action

U.S. reporting questions.

Educational resources to discuss with your U.S. tax adviser. Your circumstances determine what applies.

Can Mexican rental income matter for U.S. tax?

U.S. citizens and U.S. tax residents generally fall within worldwide-income taxation, including taxable income from abroad. Noncitizens need a separate tax-residency assessment: green-card and substantial-presence rules, exceptions and elections can matter. A U.S. mailing address or this guide's audience label does not determine your status.

Sources: [Internal Revenue Service](#) | [Internal Revenue Service](#)

Ask your adviser: What is my tax status, and how should this property's income be reported under the rules that apply to me?

Confirm your circumstances with a U.S. tax adviser; obtain separate Mexican advice for the local transaction.

This edition is a reading preference, not a tax-status decision. Discuss any cross-border circumstances with qualified advisers. This federal overview does not cover state-specific rules or every possible filing.

Your next adviser questions.

Educational resources to discuss with your U.S. tax adviser. Your circumstances determine what applies.

How should a Mexican fideicomiso be assessed for U.S. reporting?

IRS guidance excludes directly held foreign real estate itself from Form 8938 and FBAR; entity interests and accounts need separate analysis. A Mexican fideicomiso requires its own U.S. classification review. Revenue Ruling 2013-14 addresses limited bank title-holding arrangements, not every trust contract. Ask a U.S. tax adviser to review the actual agreement before deciding which reporting rules apply.

Sources: [Internal Revenue Service](#) | [Internal Revenue Service](#)

Ask your adviser: What assets, powers and duties does the bank actually have, which arrangements apply to me, and what separate entity, account or other filing obligations follow?

The ruling's holding does not apply if the bank holds other assets or may or must undertake activities beyond holding legal title. Obtain U.S. tax advice and separate Mexican legal advice; no automatic filing exemption is asserted.

This edition is a reading preference, not a tax-status decision. Discuss any cross-border circumstances with qualified advisers. This federal overview does not cover state-specific rules or every possible filing.

Accounts and credits.

Educational resources to discuss with your U.S. tax adviser. Your circumstances determine what applies.

Could a Mexican bank account create separate reporting?

Yes. FinCEN's FBAR rules concern foreign financial accounts, including relevant financial interests or signature authority, subject to filing conditions and aggregate values. Form 8938 has its own scope and requirements. Filing one does not replace the other; some people must file both.

Sources: [FinCEN](#) | [Internal Revenue Service](#)

Ask your adviser: Which accounts, ownership or signing authorities and account-value records should my adviser examine?

Confirm your circumstances with a U.S. tax adviser; obtain separate Mexican advice for the local transaction.

Will Mexican tax automatically eliminate U.S. tax?

No. A U.S. foreign tax credit may be available for qualifying foreign taxes, subject to conditions and limits. Not every foreign tax or amount withheld qualifies, and taxes on income excluded from U.S. gross income cannot support the credit. Have the actual income and payments reviewed together.

Sources: [Internal Revenue Service](#)

Ask your adviser: Which taxes and payment records are relevant, and what limitations apply to my circumstances?

Confirm your circumstances with a U.S. tax adviser; obtain separate Mexican advice for the local transaction.

This edition is a reading preference, not a tax-status decision. Discuss any cross-border circumstances with qualified advisers. This federal overview does not cover state-specific rules or every possible filing.

14 / REFERENCES & SCOPE

Sources worth keeping.

Source-check dates describe research, not professional approval of a purchase.

- 01 Permit for a restricted-zone real-estate fideicomiso**
Secretaría de Relaciones Exteriores | Source checked 2026-10-19
- 02 Ley de Inversión Extranjera**
Cámara de Diputados | Source checked 2026-10-19
- 03 Permit to extend or modify an authorized fideicomiso**
Secretaría de Relaciones Exteriores | Source checked 2026-10-19
- 04 NOM-247-SE-2021 - residential property commercial practices**
Secretaría de Economía / Diario Oficial de la Federación | Source checked 2026-10-19
- 05 Ley Agraria**
Cámara de Diputados | Source checked 2026-10-19
- 06 Costos y Tiempos**
Secretaría de Relaciones Exteriores | Source checked 2026-10-19
- 07 Ley de Migración**
Cámara de Diputados | Source checked 2026-10-19
- 08 U.S. citizens and resident aliens abroad**
Internal Revenue Service | Source checked 2026-10-19
- 09 Determining an individual's tax residency status**
Internal Revenue Service | Source checked 2026-10-19
- 10 Comparison of Form 8938 and FBAR requirements**
Internal Revenue Service | Source checked 2026-10-19
- 11 Revenue Ruling 2013-14**
Internal Revenue Service | Source checked 2026-10-19

A buyer education and planning guide, not individual legal, tax, financial or purchase advice. Confirm transaction-specific details with independent qualified professionals. No return, financing, tax eligibility, current availability or completion is promised.

14 / REFERENCES & SCOPE

Sources worth keeping.

Source-check dates describe research, not professional approval of a purchase.

12 Report Foreign Bank and Financial Accounts

FinCEN | Source checked 2026-10-19

13 Foreign Tax Credit

Internal Revenue Service | Source checked 2026-10-19

14 Tulum

Quintana Roo Tourism Promotion Council / Caribe Mexicano | Source checked 2026-10-19

15 Facilities

Holistika Tulum | Source checked 2026-10-19

16 Casa Cenote Hotel & Restaurant

Casa Cenote Hotel & Restaurant | Source checked 2026-10-19

17 Contact

Holistika Tulum | Source checked 2026-10-19

18 Country outlines and map data

Natural Earth (public-domain vector data) | Source checked 2026-10-19

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15 / THE CONNECT INTERNATIONAL TEAM

Your next step, together.



Let's explore your next step.

Bring us your priorities and shortlist. We can help you request current project information and coordinate the next conversation.

Ryan Coyle

Connect.ca Realty

Chris Hamm

Sales Representative

Sasha Kuzmanovic

Sales Representative

Bobbi Meunier

Sales Representative

Message us on WhatsApp



Request a Zoom walkthrough



Email the team

Explore Mexico projects

Your independent lawyer, tax adviser and lender advise on their respective areas. Project details and any appointment are confirmed separately.