



FREQUENTLY ASKED QUESTIONS

WHERE IS PITAYA PLACE LOCATED?

Pitaya Place is situated in Region 12 (Zone 11), just a few blocks away from the popular Holistika area on the New 5th Avenue. This zone is emerging as the new residential district of Tulum.

HOW MANY LOTS ARE AVAILABLE IN THE COMMUNITY?

The community comprises a total of 22 single-family lots.

WHAT ARE THE SIZES OF THE LOTS?

The lots range from 303 to 390 square meters (m²).

WHAT IS THE ZONING OF THE LOTS?

The lots are zoned for single-family homes.

WHAT AMENITIES DOES THE COMMUNITY OFFER?

The community amenities include a 1/2 Olympic pool, bamboo entrance, over-the-water hammocks, reflection pool, children's pool area, bamboo cloud pavilion, BBQ area, lounge area, and communal restrooms.

CAN I COMBINE TWO LOTS AND BUILD ONE HOME?

Yes, you can combine two lots by performing a land assembly and initiating a lot consolidation process. This involves merging the two lots together, combining the deeds, and then regularizing your home.

WHAT ARE THE CONSTRUCTION REGULATIONS FOR MY PROPERTY?

The Coefficient of Land Use (COS) indicates the percentage of the total land area allowed for construction, including the pool area. The maximum COS is 45% of the total lot area. The Coefficient of Land Use (CUS) indicates the maximum number of square meters allowed for the construction of the residence. The maximum CUS is calculated by multiplying the total land area by 1.10.



WHAT IS THE ESTIMATED COST TO BUILD MY HOME?

Construction costs range from \$1000 to \$1500 USD per square meter (m²). The exact amount depends on the chosen finishes, which represent 40% of the total building costs. For an accurate assessment, we recommend consulting your contractor and completing an executive project.

IS THE AREA URBANIZED?

Yes, Zone 11 is part of the Tulum Urban Development Plan (PDU) and is pre-planned to have streets, avenues, and services.

WHAT SERVICES ARE INCLUDED IN THE COMMUNITY?

The community will have underground electrical lines connected to CFE (Federal Electricity Commission), preparation for fiber optic internet, solar-powered community lighting, a garbage and waste separation area, and storm drainage installations.

WHAT IS A CONDO REGIMEN?

The condominium regime is constituted on real estate that because of its physical characteristics, allows its owners both the exclusive use of the private property, as well the use of the common areas which are undivided. It grants each condominium owner exclusive property rights over the individual unit, as well as the right of co-ownership of assets regarding common areas or facilities.

CAN I START BUILDING MY HOME BEFORE PAYING OFF MY LOT?

No, you must close on the property to show proof of ownership in order to obtain construction permits and licenses.

HOW LONG DO I HAVE TO START BUILDING?

There is no specific deadline to begin construction. However, once you start construction (after obtaining permits and licenses), you have 12 months to complete your build.

DO YOU OFFER CONSTRUCTION SERVICES?

Yes, we have an exceptional architectural and contracting team that can assist in designing and constructing the perfect home for you.



DO I HAVE TO ADHERE TO THE BUILDING GUIDELINES?

Yes, it is crucial for everyone to follow the building guidelines to maintain the community's integrity and ensure property values remain uncompromised.

HOW MANY LEVELS CAN I BUILD?

You can construct up to two floors, along with a rooftop solarium. The maximum height permitted is 6 meters, plus the rooftop area.

IF I CHOOSE NOT TO BUILD, DO I STILL HAVE TO MAINTAIN MY LOT?

Yes, after taking delivery and possession of your lot, it is necessary to keep it clean and free from overgrowth. This typically involves a land cleaning every 4 months. We offer the services of a professional landscaper who can clean your lot at a cost of approximately \$3000 (\$150 USD) pesos per cleaning.

CAN I RESELL MY LAND BEFORE IT IS DELIVERED TO ME?

Yes, you have the option to transfer the property rights to a new owner before closing on the property without incurring any penalties.

AM I ALLOWED TO RENT OUT MY PROPERTY?

Yes, you are permitted to rent out your property either for long-term or short-term vacation rentals.