

GUAYACÁN







- **12 apartments (from 40 to 130 m²)**
- **Private parking**
- **Shared common area with a swimming pool**



An aerial photograph of a beach with waves crashing onto the shore. The water is a deep, dark green, and the foam of the waves is a bright, frothy white. The sand is a light brown color. The text "A comfortable way to live sustainably" is overlaid in the center of the image.

A comfortable way to live sustainably

Ubicación

La Barra de Colotepec

15 minutes from Puerto Escondido Airport

5 minutes from the Oaxaca - Puerto Escondido highway junction
Oaxaca - Puerto Escondido

Puerto Escondido International Airport

La Punta, Zicatela

Oaxaca Highway

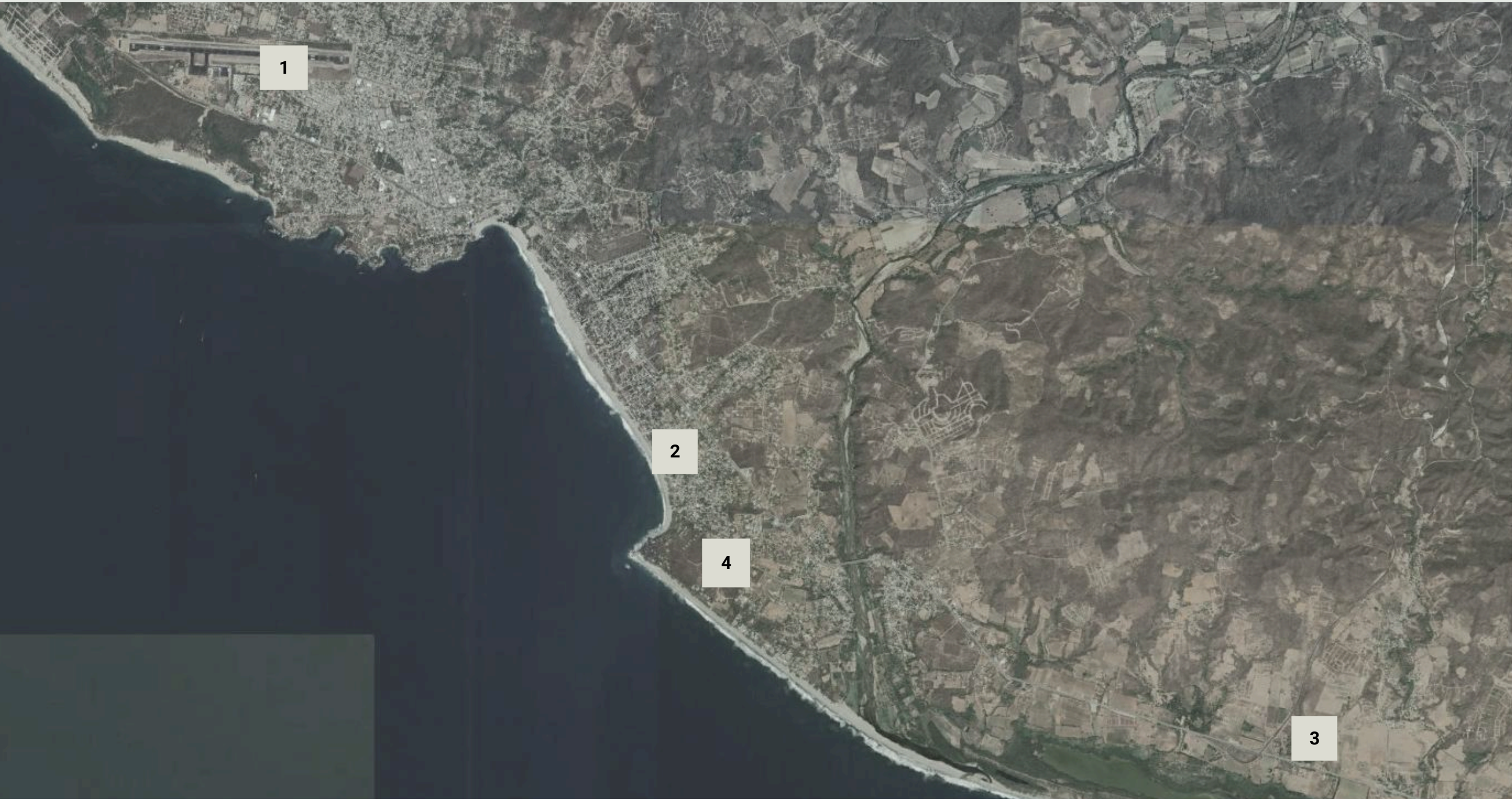
GUAYACÁN

1

2

3

4





5-minute walk from La Punta
Close to the P.E.-Oaxaca highway
Close to the beach

Location

La Barra de Colotepec



Location

La Barra de Colotepec





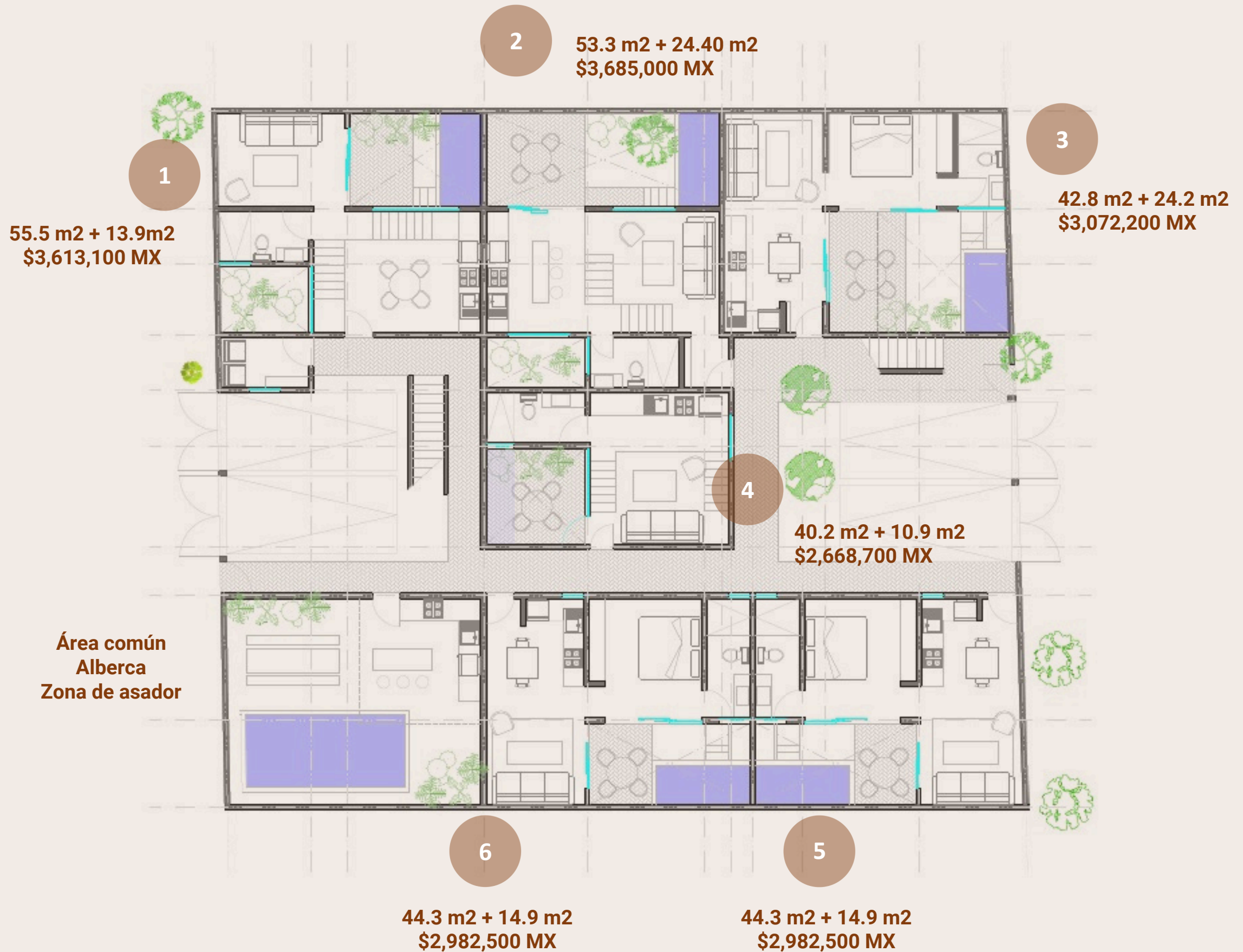


THE PROJECT
GUAYACÁN

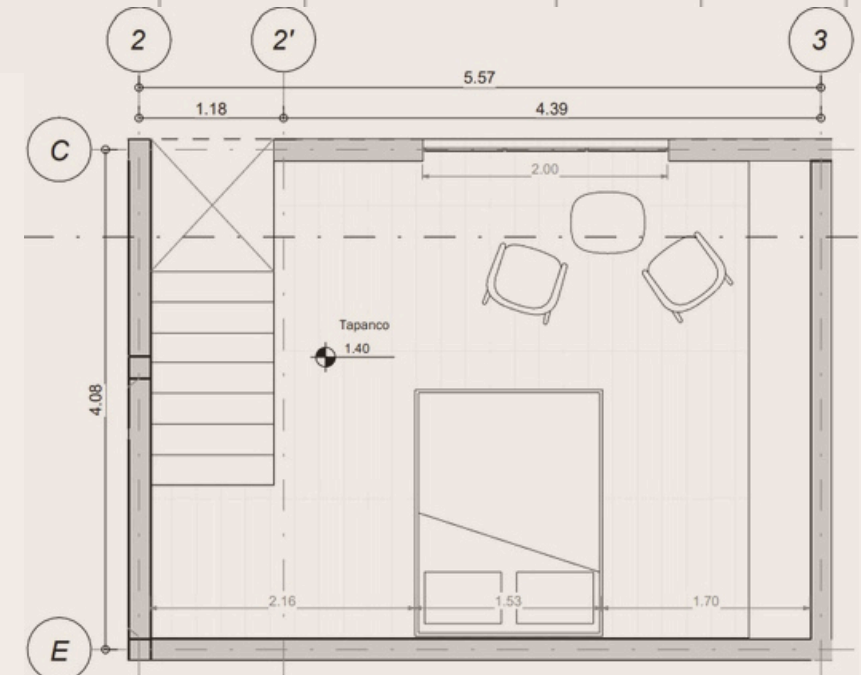
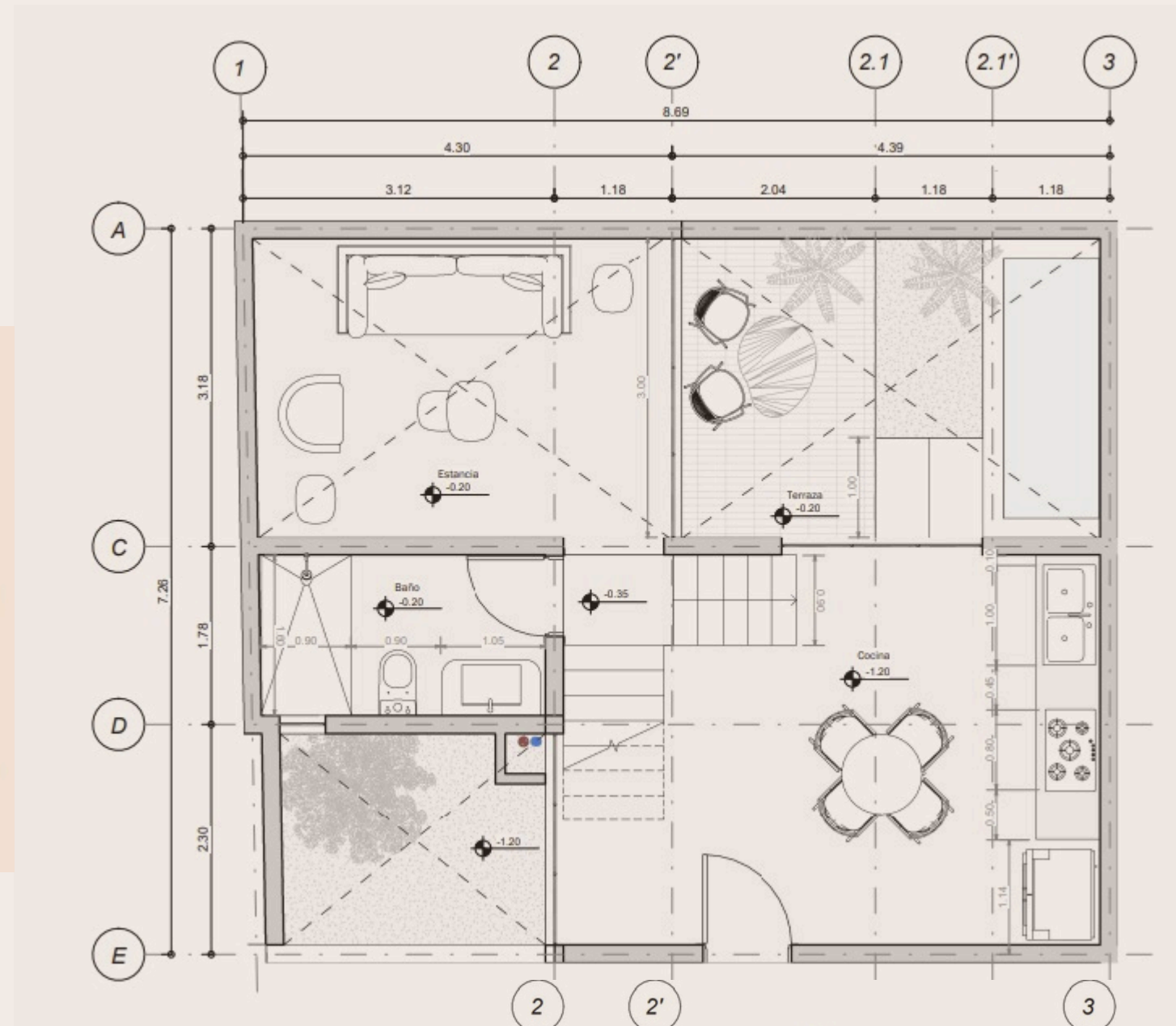
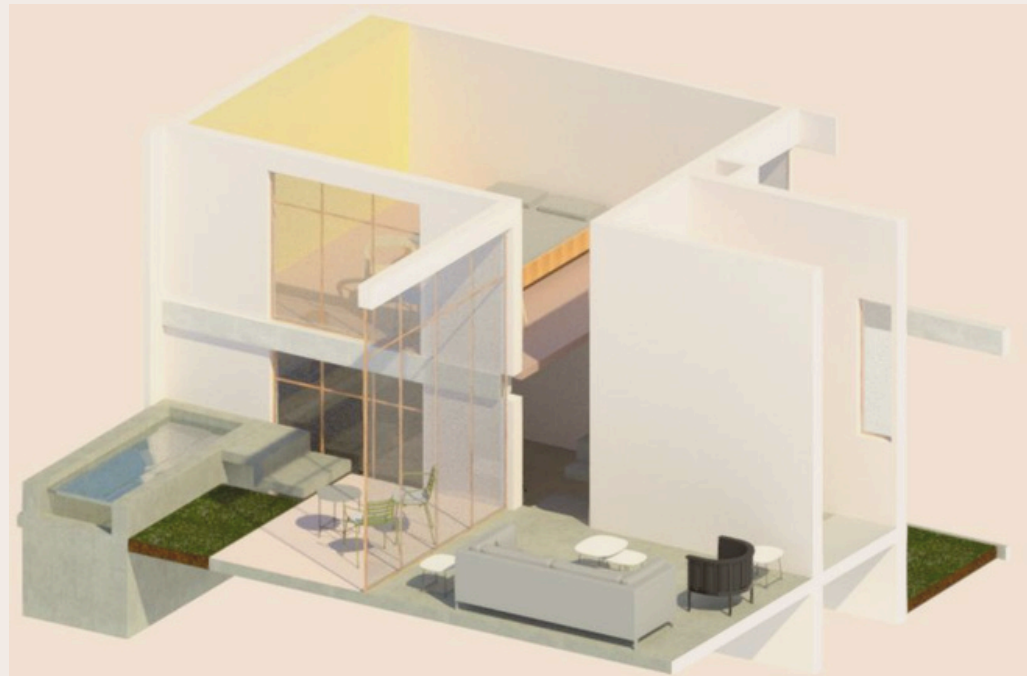




Ground floor

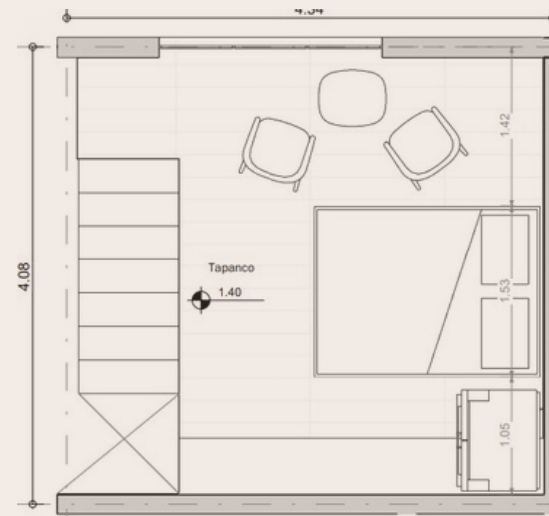
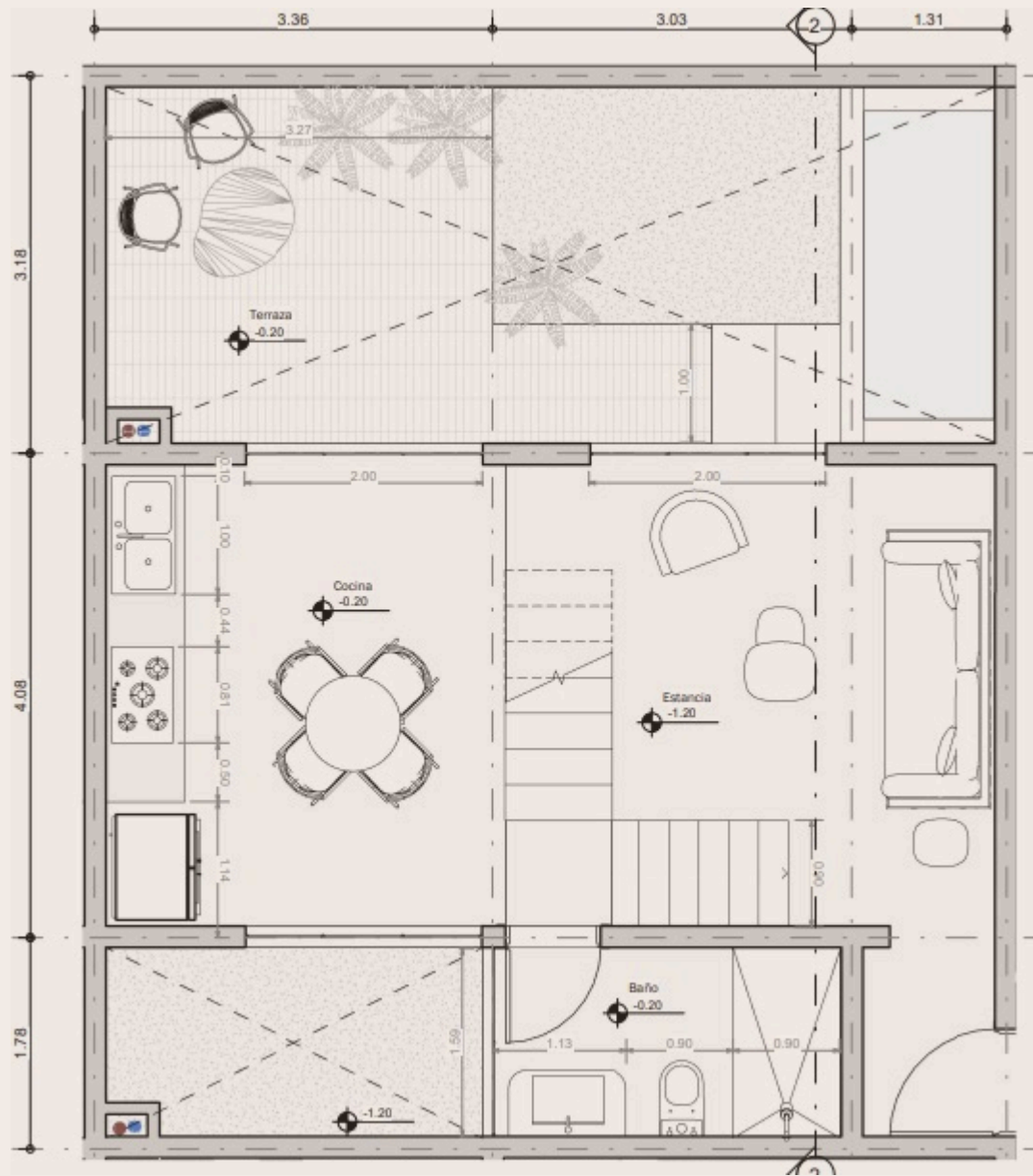


APARTMENT 1 (Townhouse)



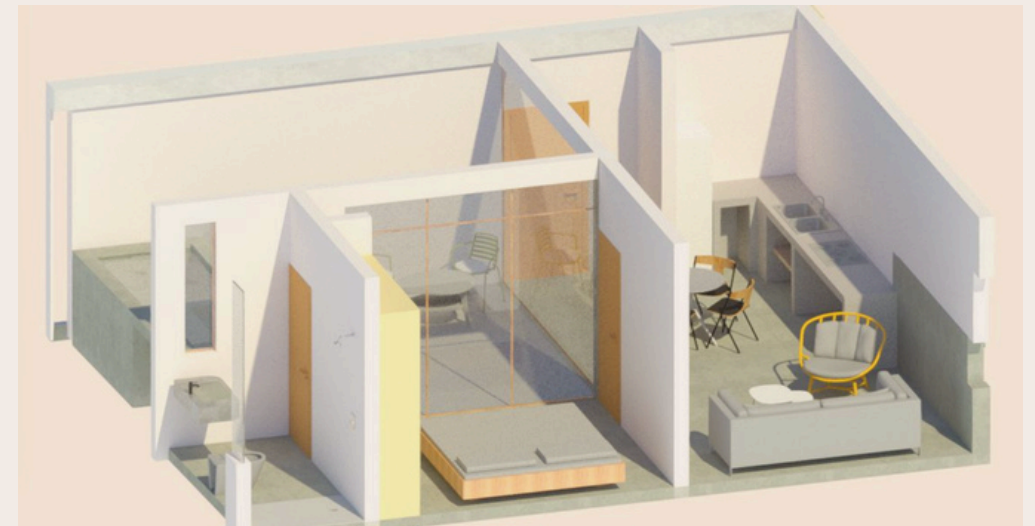
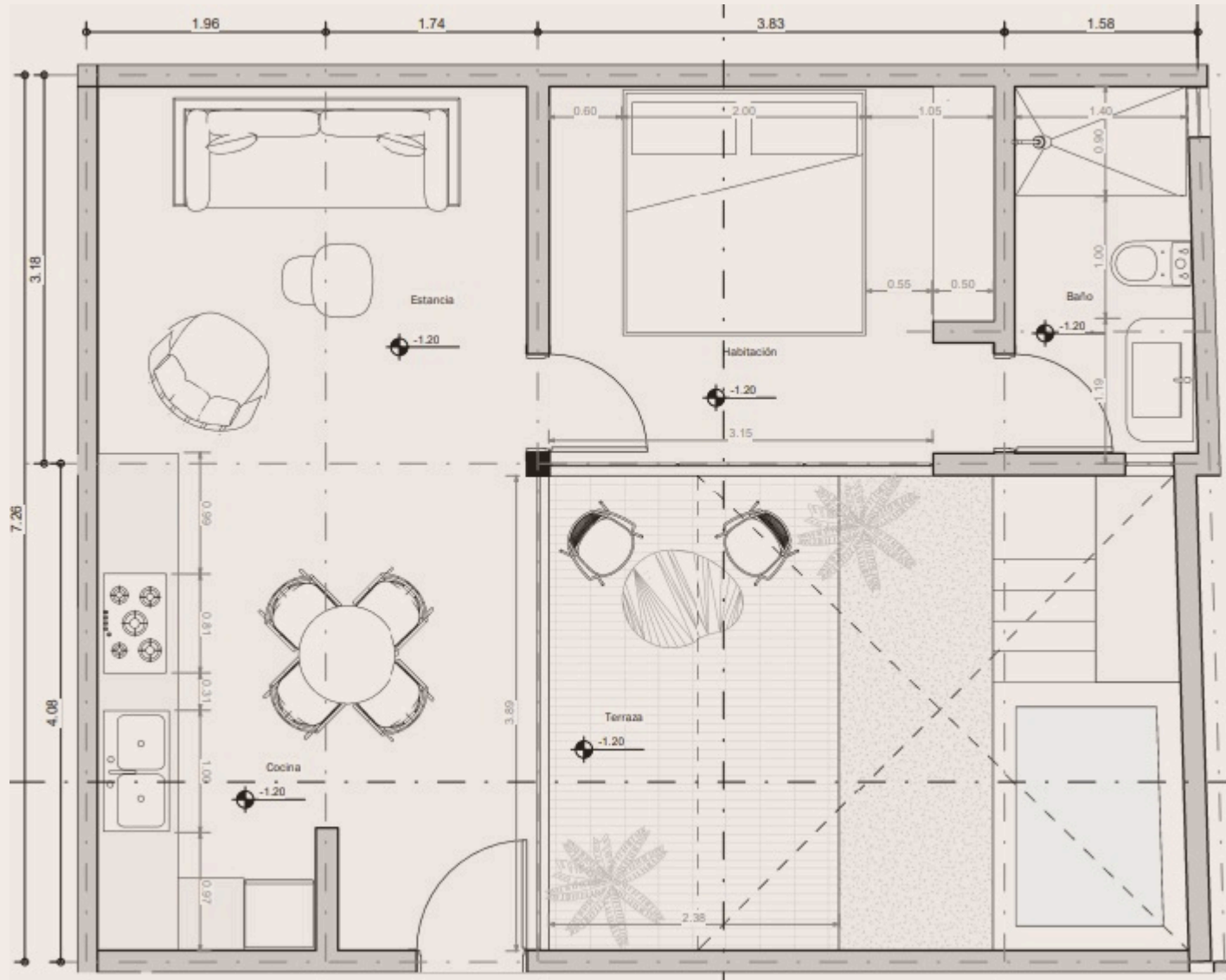
- 13.9 m² – outdoor patio
- Double-height ceilings
- 1 bedroom
- \$3,613,100
- Ground floor

APARTMENT 2 (Townhouse)



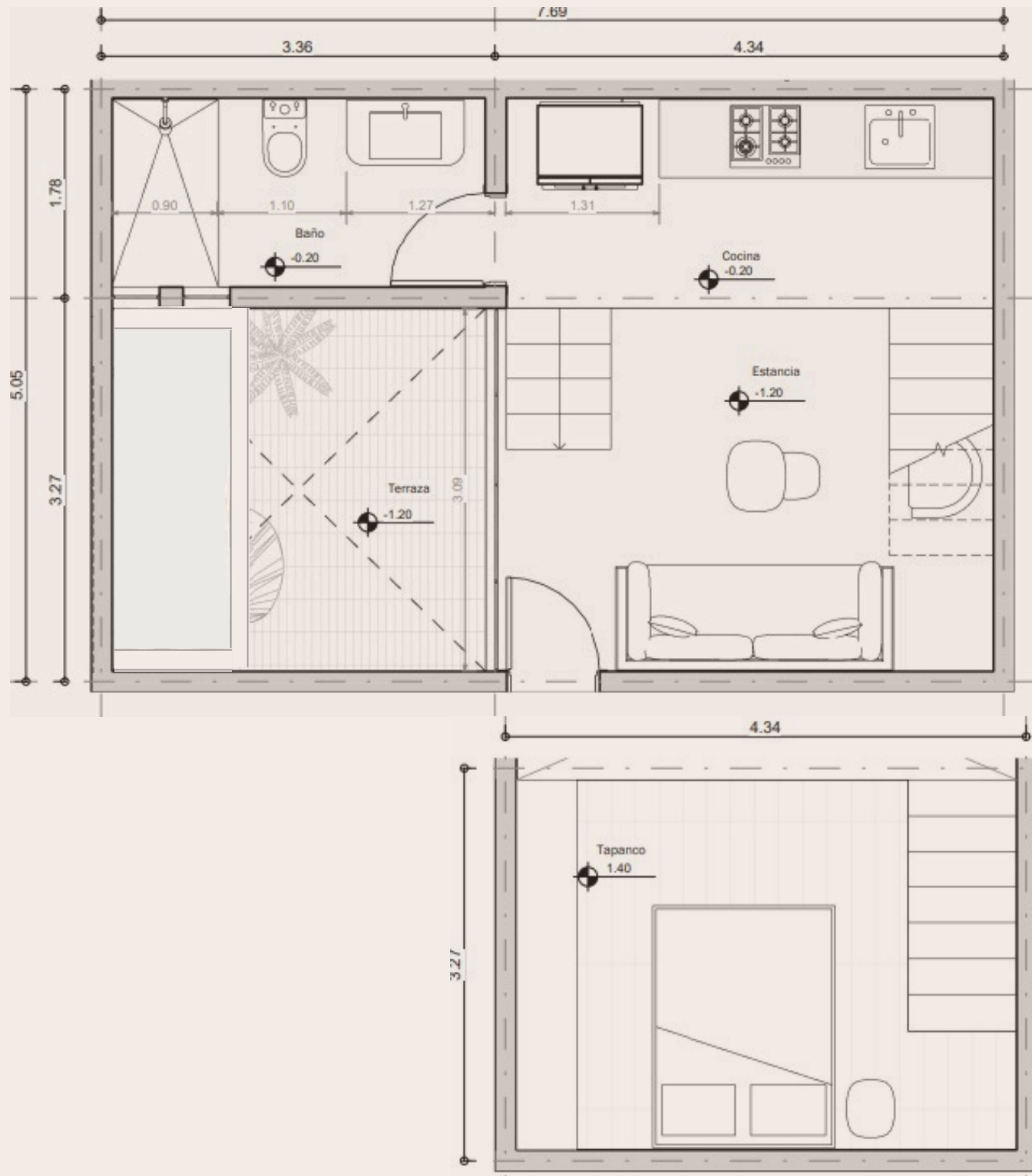
- 53.3 m² – interior area
- 24.4 m² – outdoor patio
- Double-height ceilings
- 1 bedroom
- \$3,685,000
- Ground floor

APARTMENT 3 (Townhouse)



- 42.8 m² – interior area
- 24.2 m² – outdoor patio
- 1 bedroom
- \$3,072,200
- Ground floor

APARTMENT 4 (Townhouse)

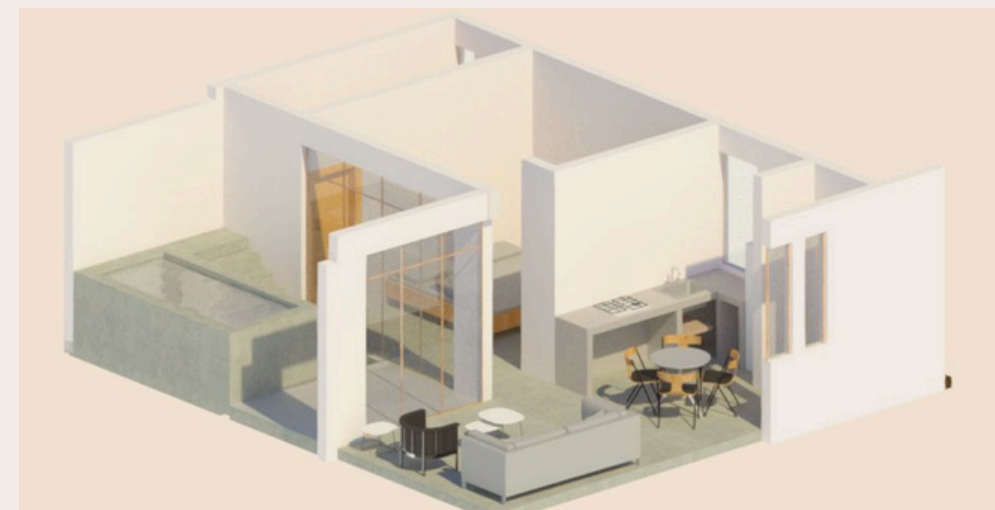
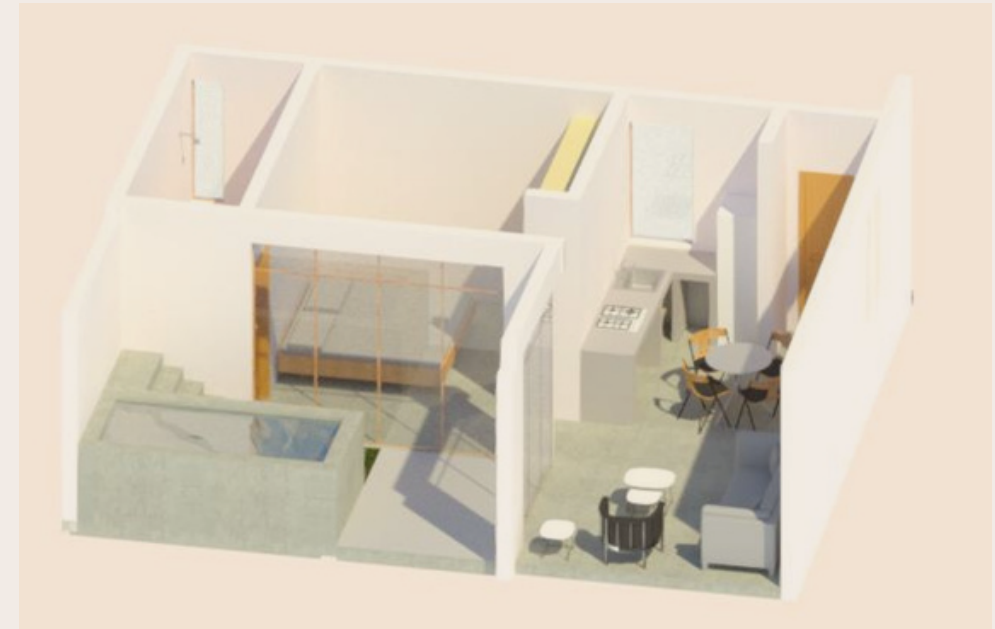
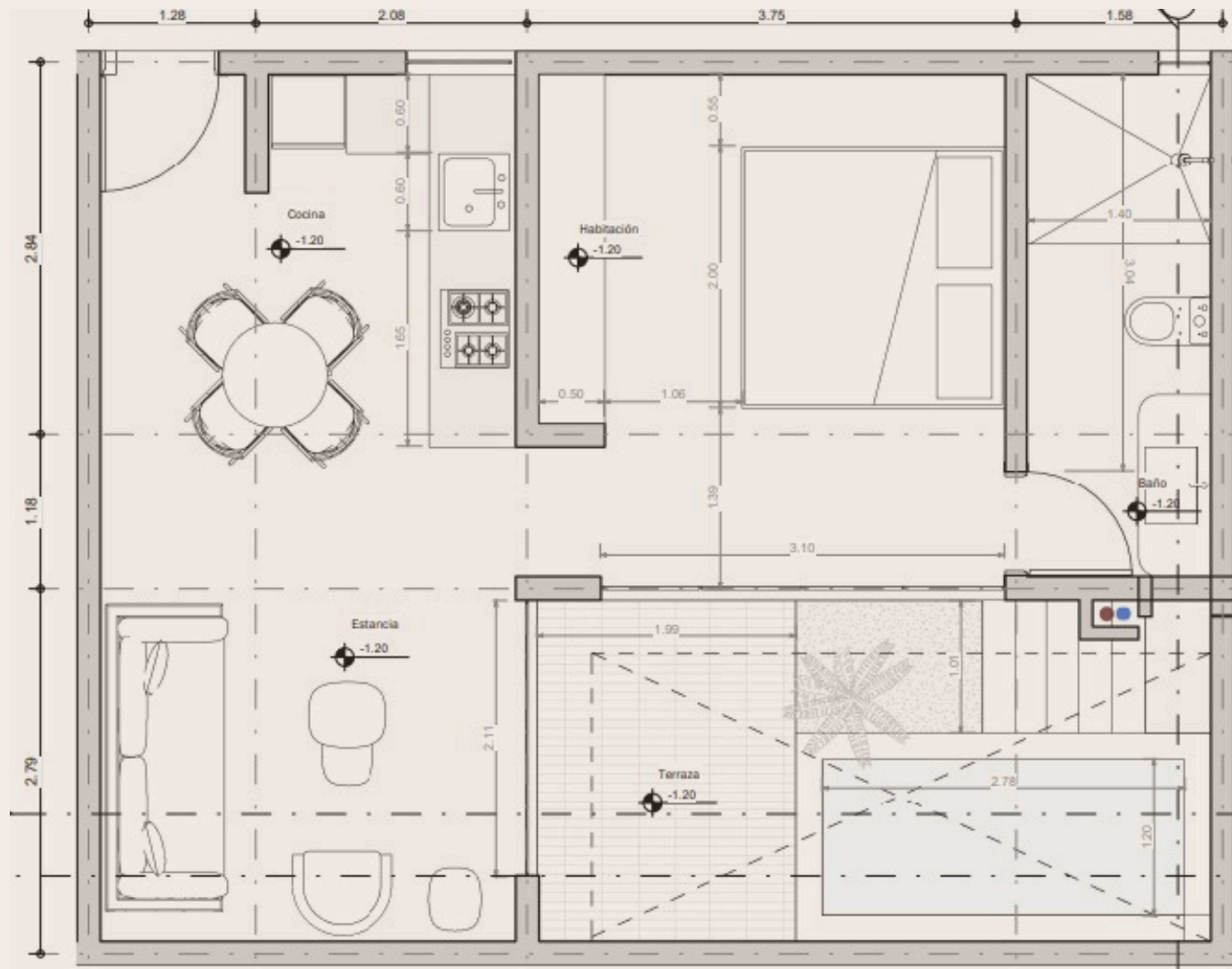


- 40.2 m² – interior area
- 10.9 m² – outdoor patio
- 1 bedroom
- \$2,668,700
- Ground floor
- Swimming pool



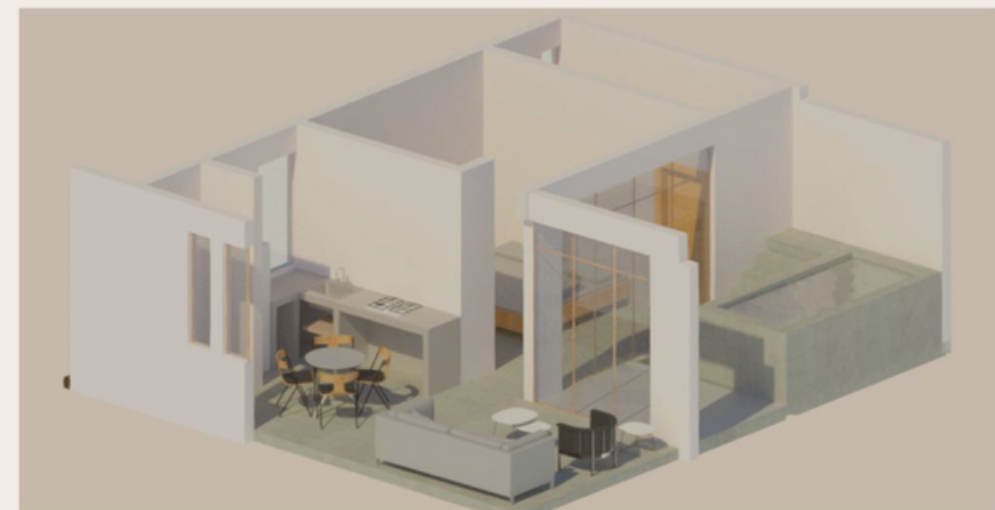
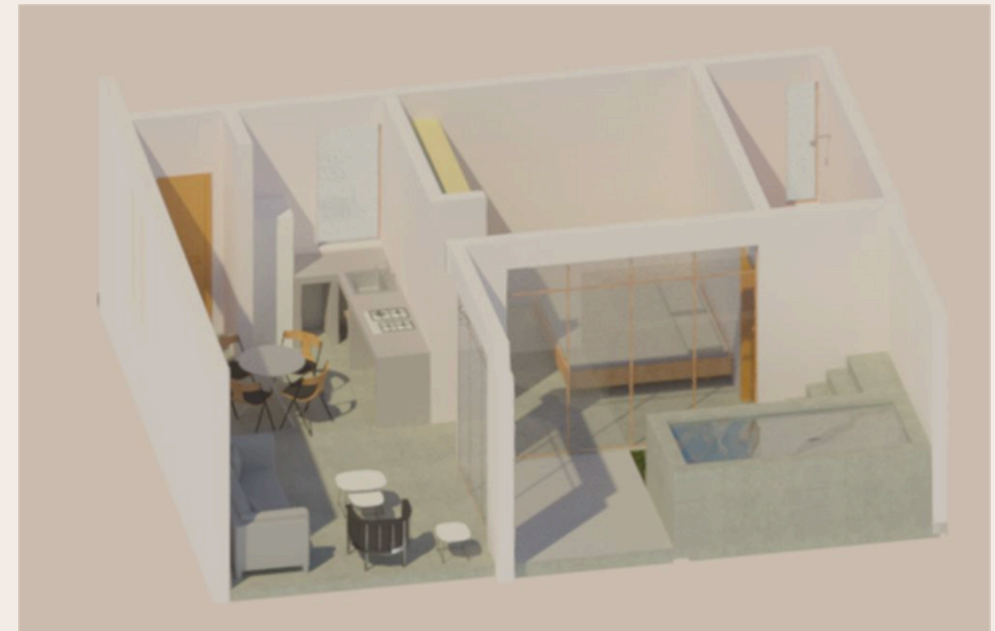
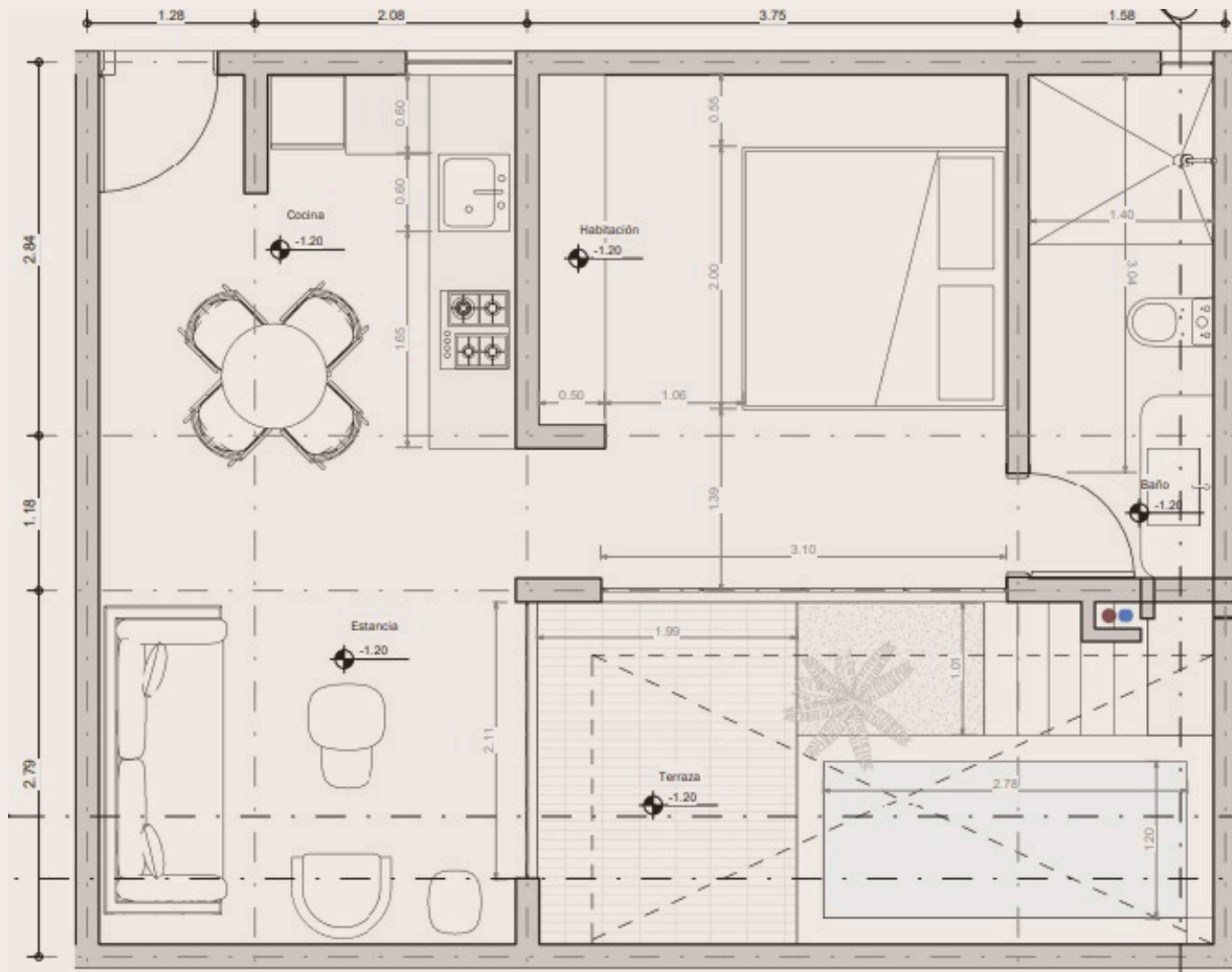
APARTMENT 5

- 44.3 m² – interior area
- 14.9 m² – outdoor patio
- 1 bedroom
- \$2,982,500
- Ground floor



APARTMENT 6

- 44.3 m² – interior area
- 14.9 m² – outdoor patio
- 1 bedroom
- \$2,982,500
- Ground floor





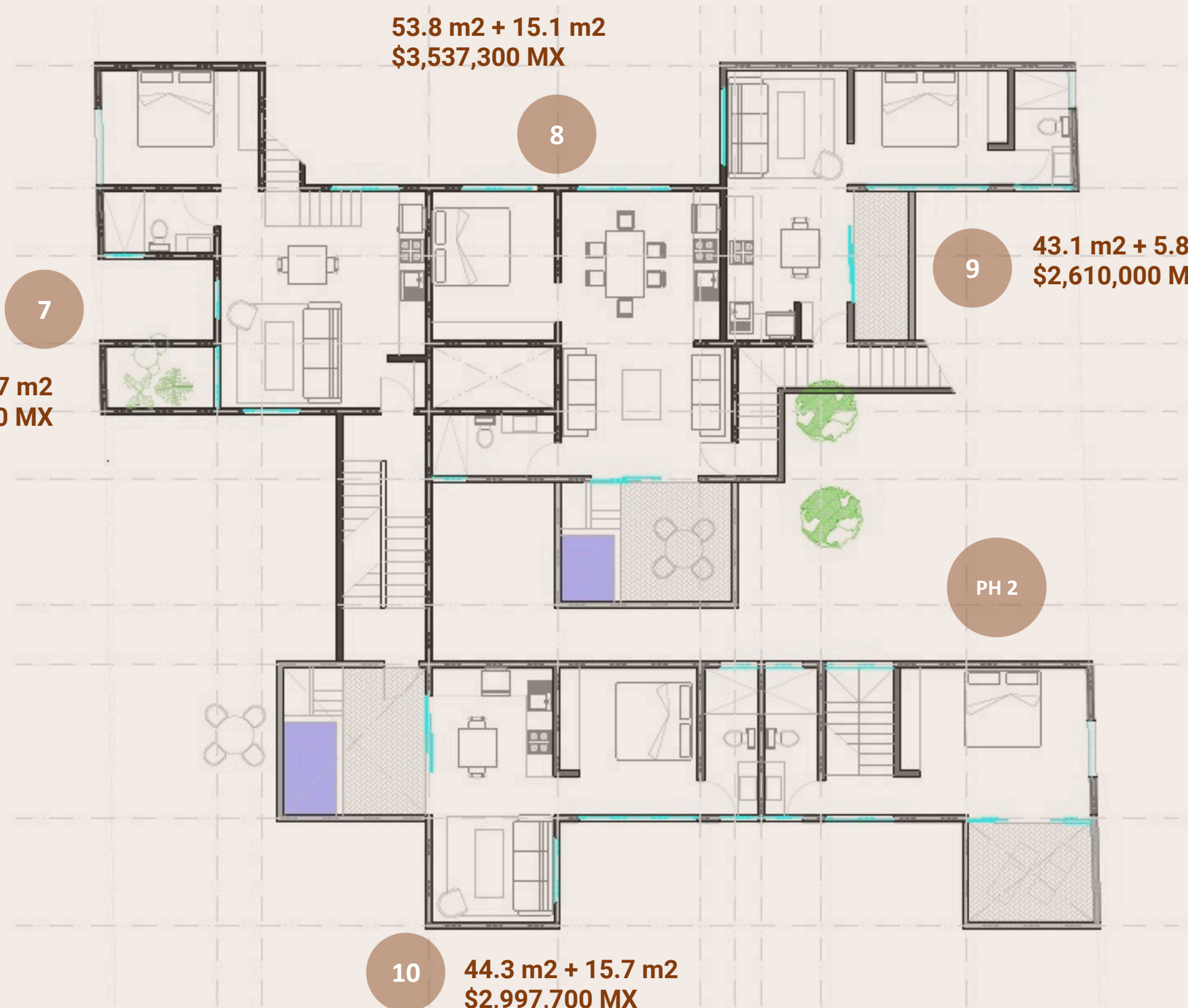
Double-height ceilings

Private patios



Ocean views

Air conditioning



53.8 m² + 15.1 m²
\$3,537,300 MX

8

9

43.1 m² + 5.8 m²
\$2,610,000 MX

7

55.2 m² + 13.7 m²
\$3,591,900 MX

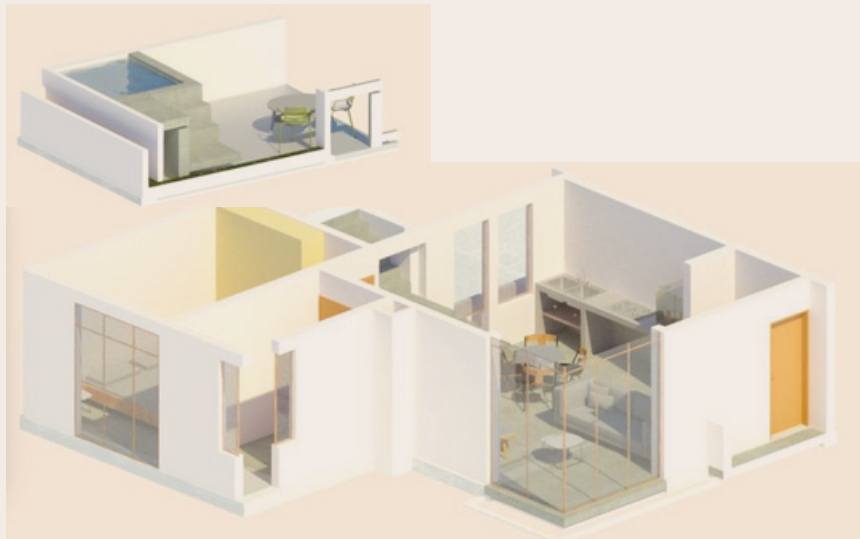
PH 2

10

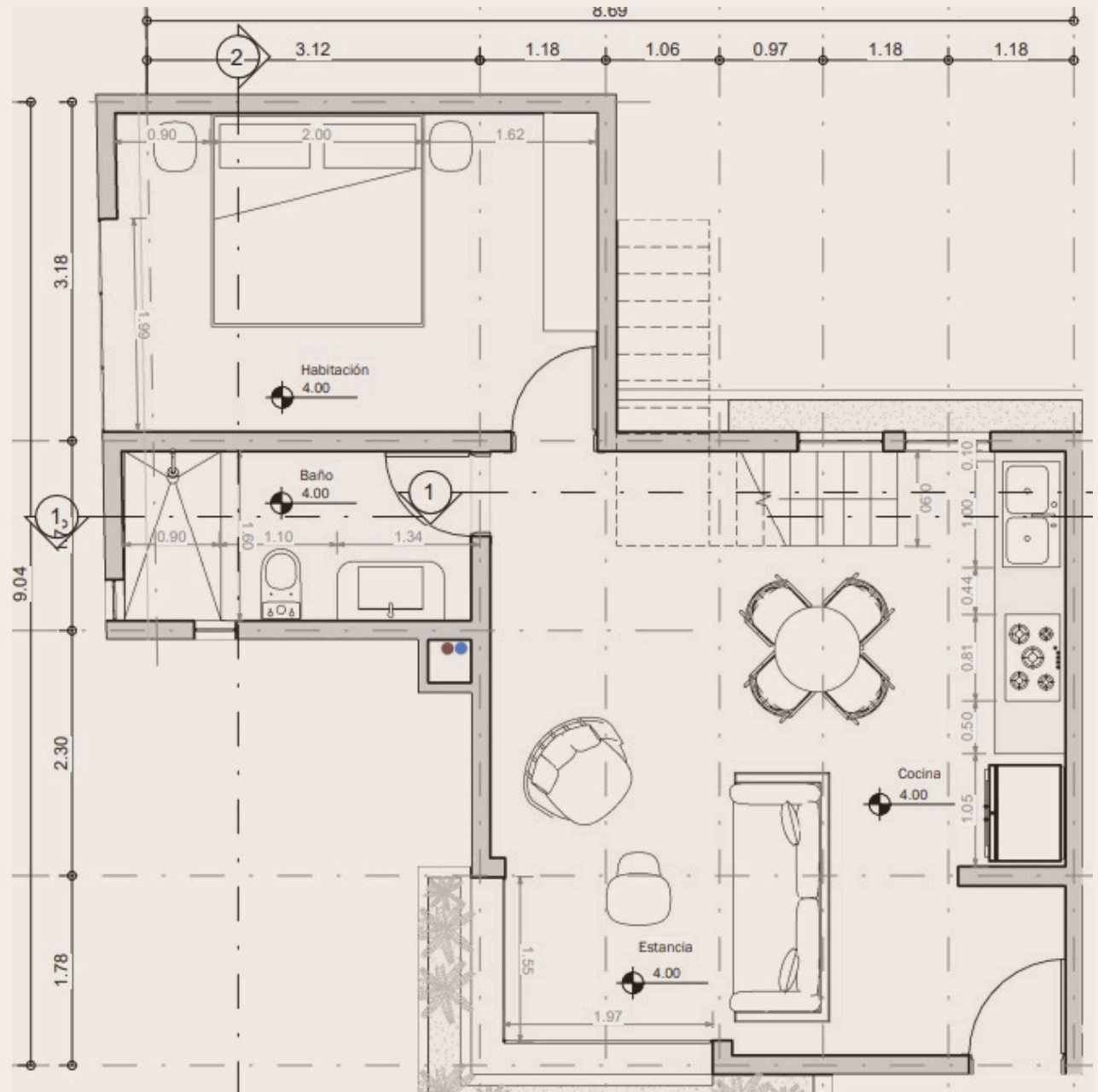
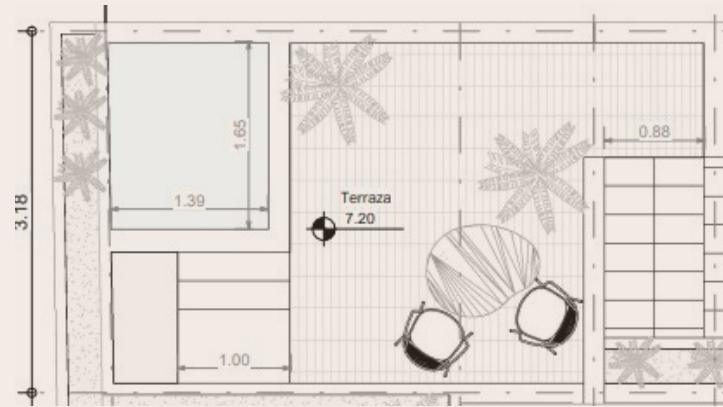
44.3 m² + 15.7 m²
\$2,997,700 MX

LEVEL 1

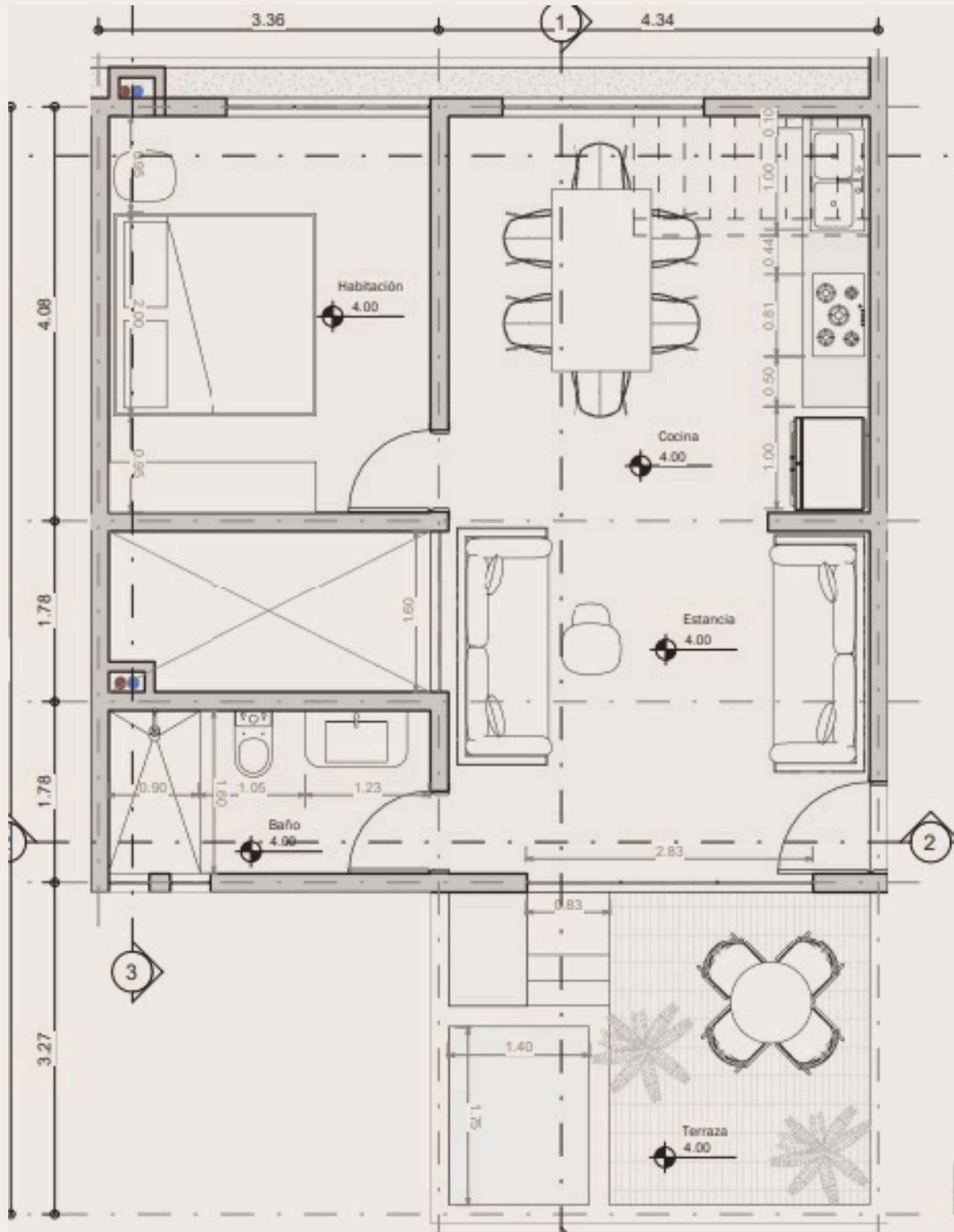
APARTMENT 7



- 55.2 m² – interior area
- 13.7 m² – outdoor patio
- 1 bedroom
- \$3,591,500
- Level 1
- Rooftop terrace

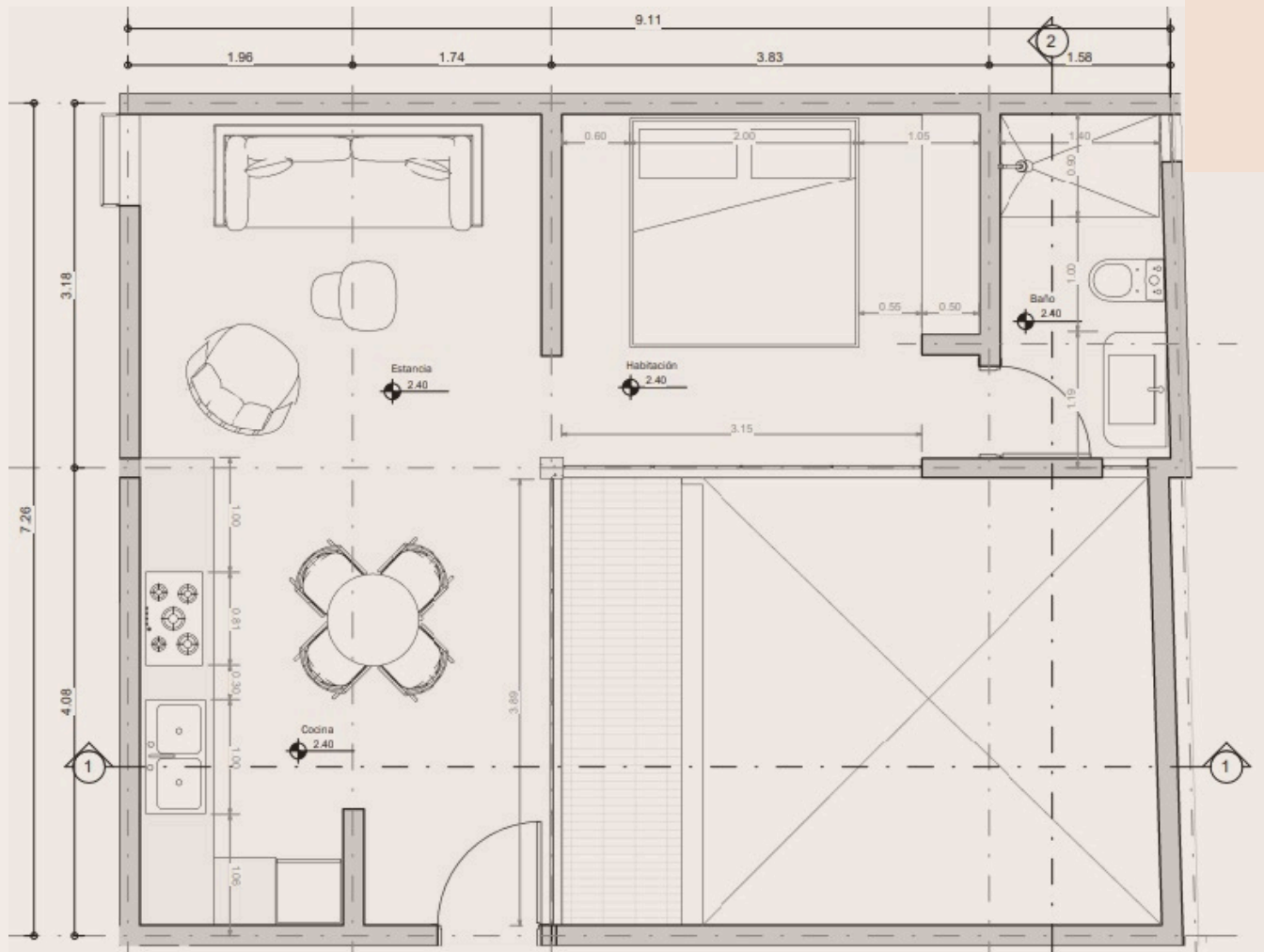


APARTMENT 8



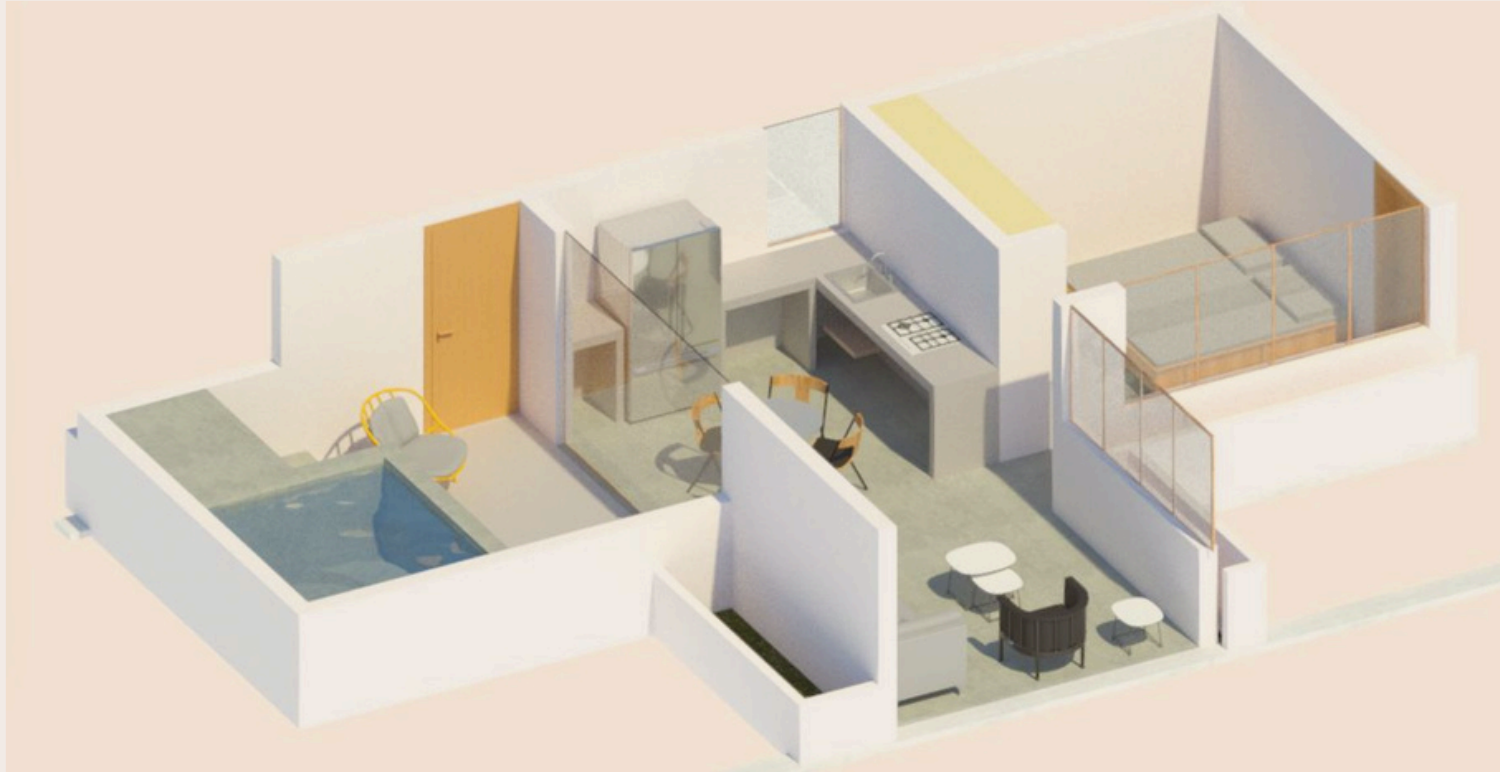
- 53.8 m² – interior area
- 15.1 m² – outdoor patio
- 1 bedroom
- \$3,537,300
- Level 1

APARTMENT 9

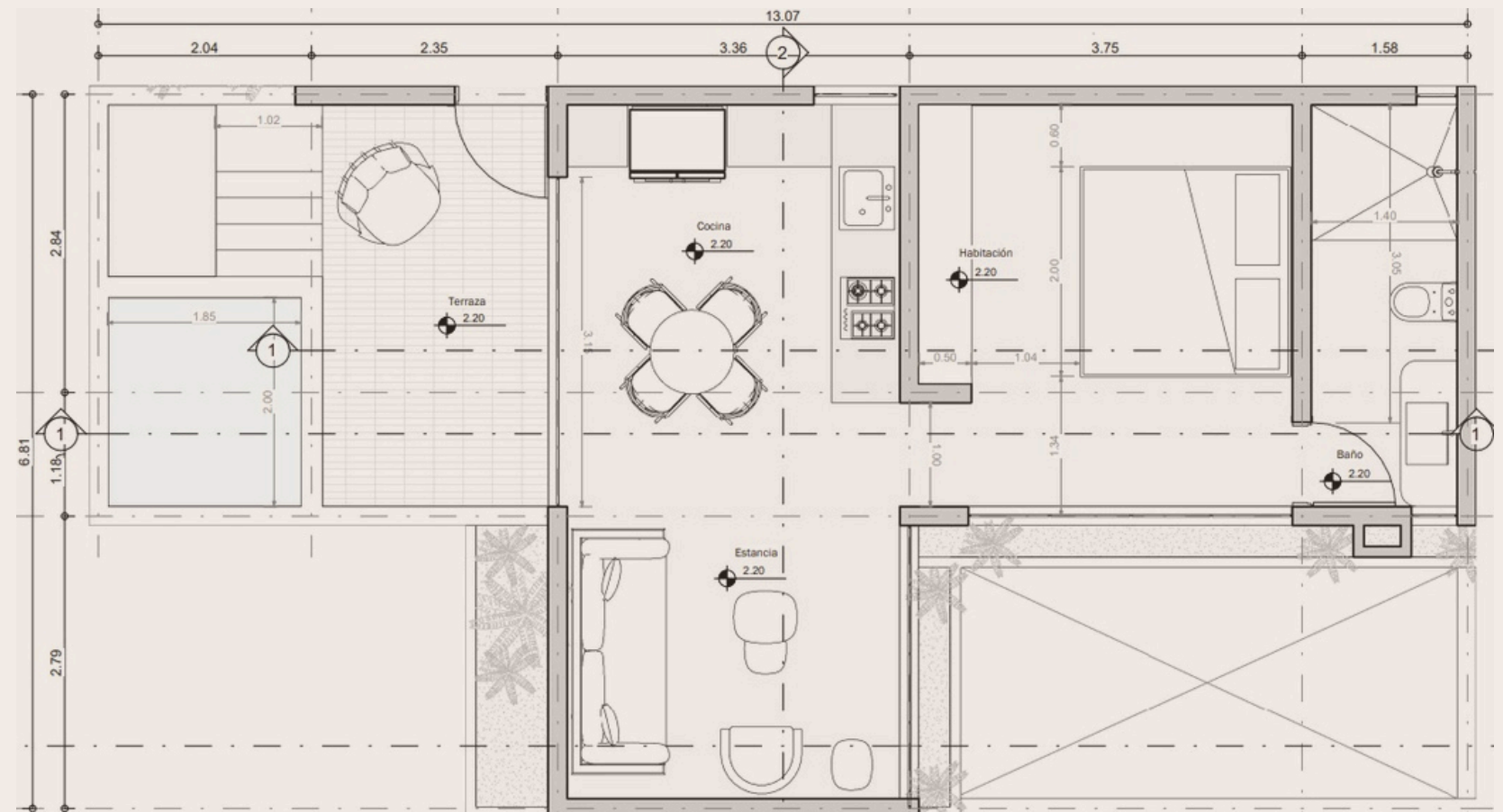


- 43.1 m² – interior area
- 5.8 m² – outdoor patio
- 1 bedroom
- \$2,610,000
- Level 1

APARTMENT 10

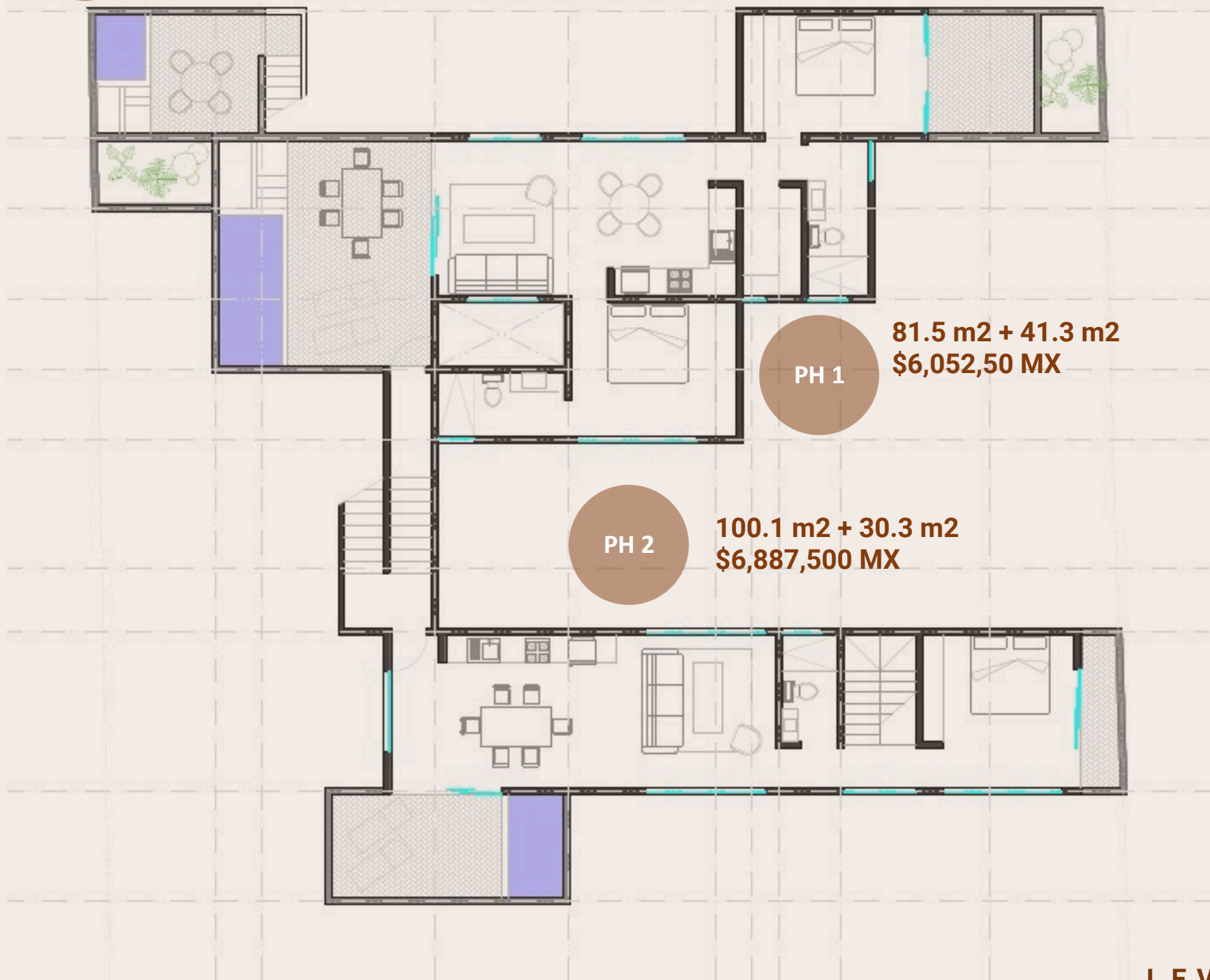


- 44.3 m² – interior area
- 15.7 m² – outdoor patio
- 1 bedroom
- \$2,997,700
- Level 1



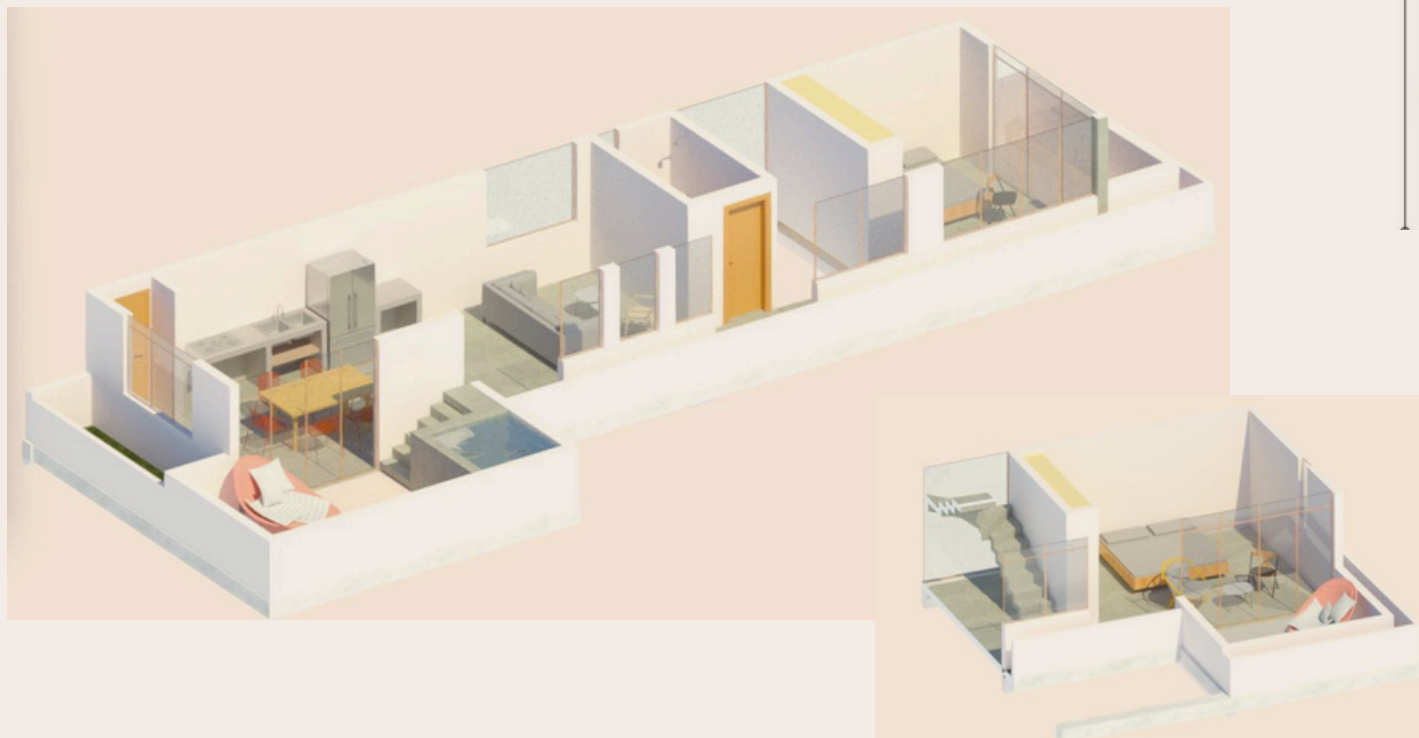
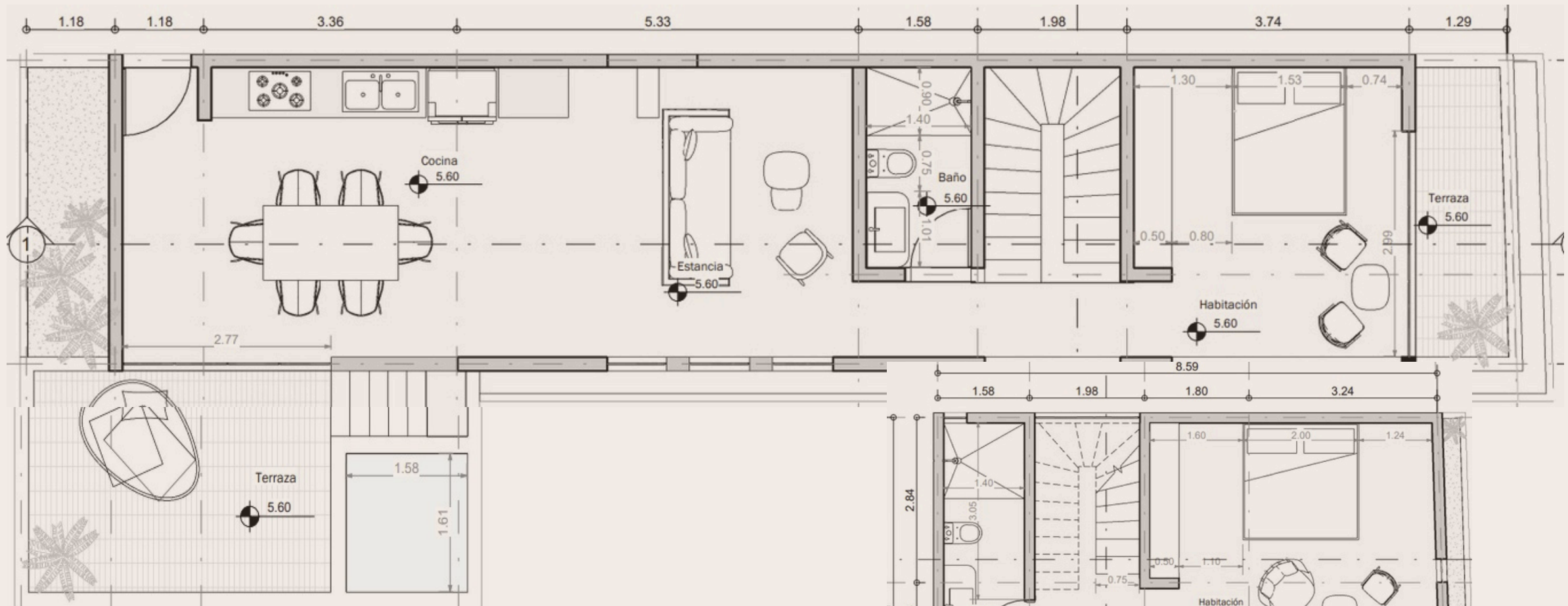


7



PH 1
81.5 m² + 41.3 m²
\$6,052,50 MX

PH 2
100.1 m² + 30.3 m²
\$6,887,500 MX



PENTHOUSE 1

- 81.5 m² – interior area
- 41.3 m² – outdoor patio
- 2 bedrooms
- \$6,052,500
- Level 2



Parking space
Water treatment plant

Backup power supply
Swimming pool & common area



MATERIALS



Macuil wood
carpentry
Terracotta tiles
Exposed concrete
Earth bricks
Polished cement
Local materials



Lugar de estacionamiento
Planta de tratamiento

Respaldo de energía eléctrica
Alberca y zona común

DESIGN & EXECUTION



TAS

ARCHITECTURE

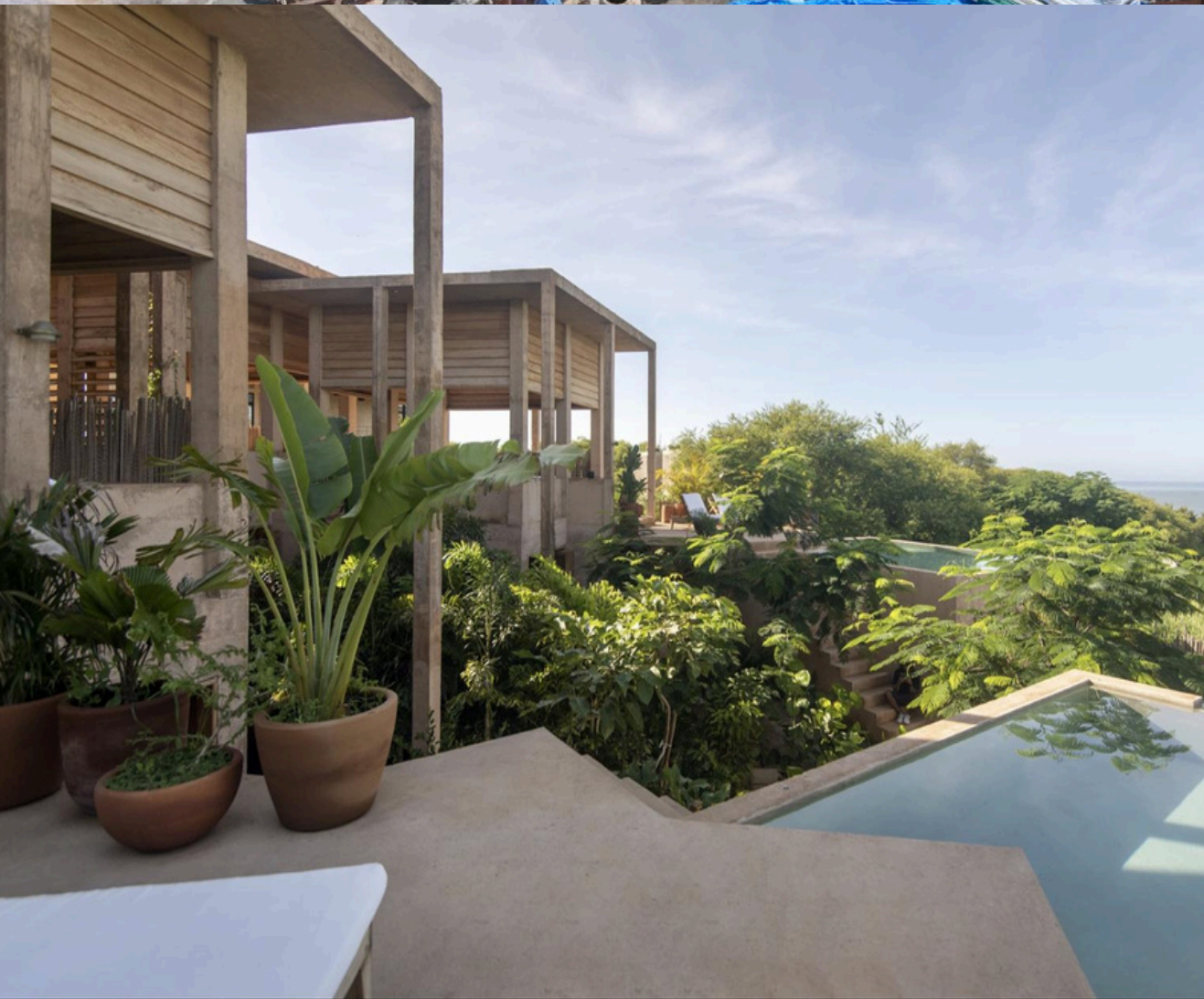
Use of local, low-impact materials, certified wood, and low-carbon-footprint composites.





QUANTÍA

CONSTRUCTION



PLANTA DE TRATAMIENTO



BLACK WATER
(WC)

GREYWATER
(Sinks, Showers, Washing machines)

RAINWATER

Treatment plant

Constructed wetland

Garden irrigation

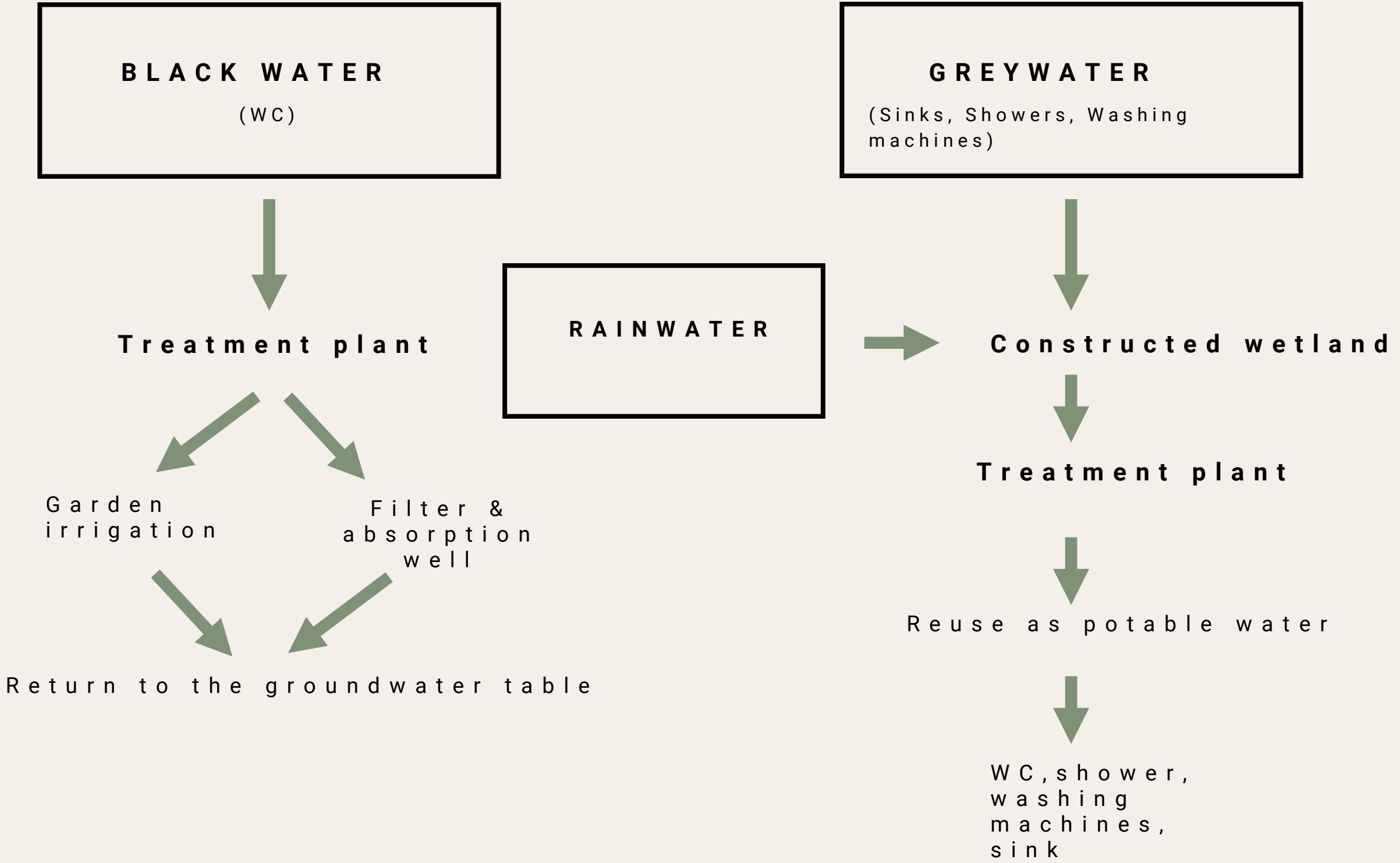
Filter & absorption well

Treatment plant

Reuse as potable water

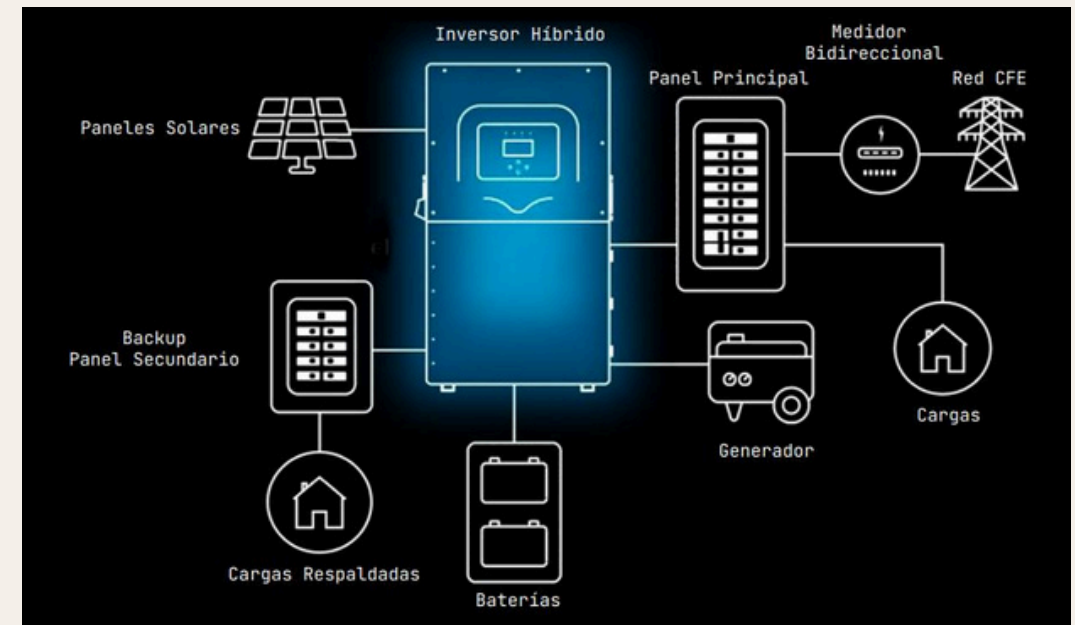
Return to the groundwater table

WC, shower, washing machines, sink



GYRA

Sustainable, smart, and reliable systems for protection, savings, and comfort.



CONTINUOUS POWER BACKUP

No interruptions during power outages, with a seamless transition and a backup time tailored to your needs.

EQUIPMENT PROTECTION

Eliminates risks caused by voltage fluctuations and power surges that can damage your devices.

FULL AUTOMATION

Fully automated systems ensuring efficient operation without manual intervention.

THE LAND
APARTMENTS



GROUND FLOOR UNITS	Interior area (m²)	Outdoor area (m²)	List price (MXN)
Apartment 1 (town house)	55.5	13.9	\$ 3,613,100 RESERVED
Apartment 2 (town house)	53.3	24.4	\$ 3,685,000
Apartment 3 (town house)	42.8	24.2	\$ 3,072,200
Apartment 4 (town house)	40.2	10.9	\$ 2,668,700
Apartment 5 (estudio)	44.3	14.9	\$ 2,982,500 RESERVED
Apartment 6 (estudio)	44.3	14.9	\$ 2,982,500

LEVEL 1 & LEVEL 2 UNITS	Interior area (m²)	Outdoor area (m²)	List price (MXN)
Apartment 7 Studio	55.2	13.7	\$ 3,591,905 RESERVED
Apartment 8 Studio	53.8	15.1	\$ 3,537,300
Apartment 9 Studio	43.1	5.8	\$ 2,610,000
Apartment 10 Studio	44.3	15.7	\$ 2,997,700
Penthouse 1	81.5	41.3	\$ 6,052,500 RESERVED
Penthouse 2	100.1	30.3	\$ 6,887,500

SCHEDULE

2 0 2 5

2 0 2 6

FEB

ABR

JUN

AGO

OCT

DIC

FEB

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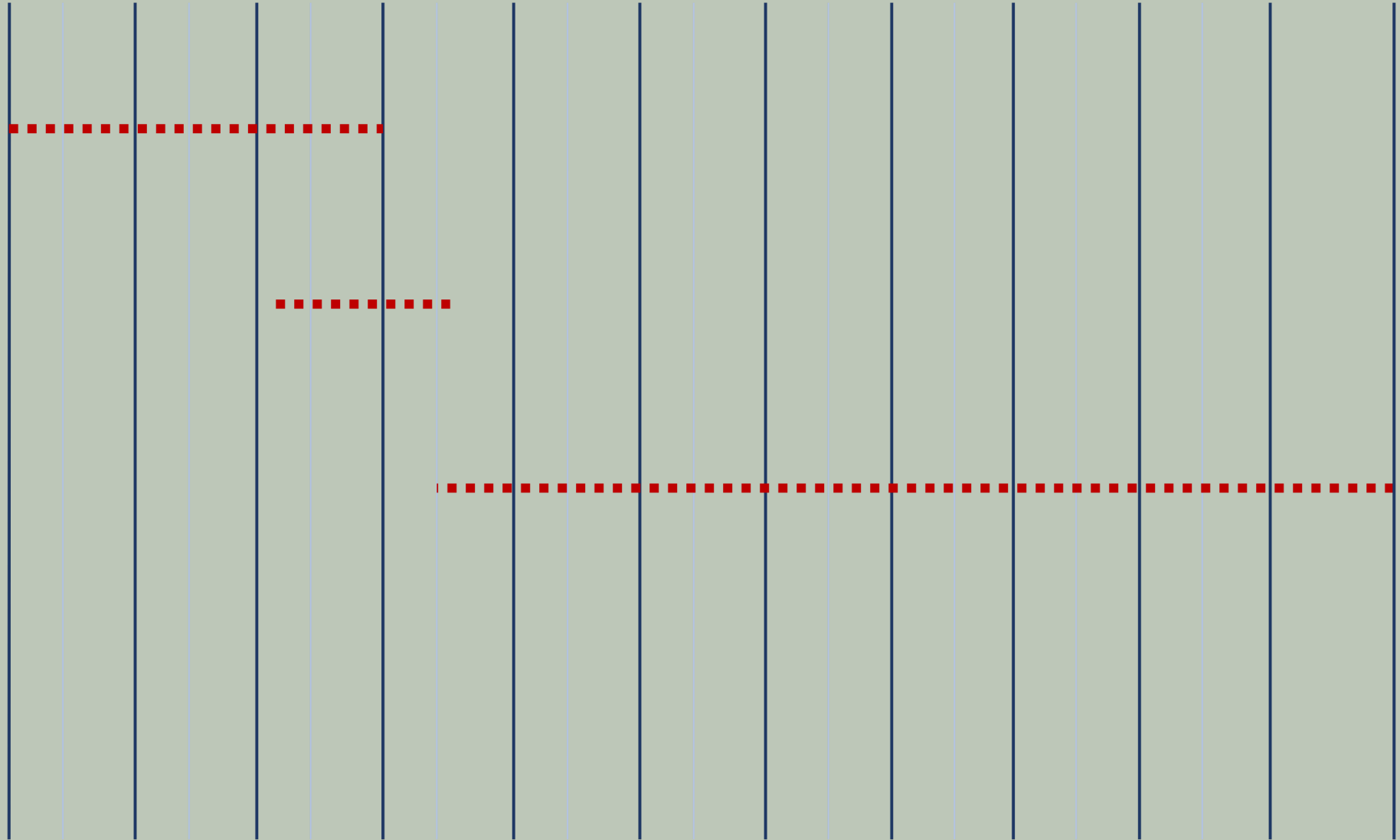
OCT

DIC

PROJECT

PERMITS

CONSTRUCTION





Thank You