

**Buying and  
Investment  
Guide to  
Yucatán**

**Mexico:**

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**Your Path to  
Paradise and Profit**

# Guide to Buying in Yucatán

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## Introduction

Are you dreaming of a beach lifestyle? Look no further than Xanadu Beach Club in Yucatán, Mexico. Buying a condo in a resort in Yucatán offers a unique opportunity to own a piece of paradise while also generating rental income.

## Benefits of Condo Resort Ownership

- **Hassle-Free Living:** Condo resorts in Yucatan offer on-site management, maintenance, and security, making it easy to own a vacation home.
- **Rental Income:** With a growing tourism industry, condo resorts in Yucatan can generate significant rental income.
- **Appreciation:** Property values in Yucatan are increasing, making condo resorts a smart investment.
- **Luxury Amenities:** Condo resort offers luxury amenities like pools, spa, fitness center, bars, ocean front dock and restaurants.
- **Legal Deeded Ownership:** As a foreign buyer, you can own your condo outright with a legal deeded title, providing security and peace of mind.
- **Furnished Units:** Xanadu Beach Club, Suites come furnished, with a HOA plan to maintain and replace/update furnishings as needed.
- **Parking and Storage:** Our condo resort includes parking and personal storage spaces for owners.
- **Eco-Friendly Features:** Our condo resort has solar and wind generators to help save on the use of fossil fuels and the impact on the local environment.
- **Flexible Payment Plans:** Our Condo resort offer low deposits and payment plans that can be customized to most clients' situations.
- **100% Refund Guarantee:** Our pre-development purchase agreements have a 100% refund guarantee to purchasers upon failure of the project to reach the residential stage of construction.

## **Special Tax Advantage**

As an owner of a condo, you qualify for a residence card (similar to a green card), which we will help and instruct you on how to easily obtain. This residence card provides significant tax benefits, including:

- **Tax-Free Profits:** Sell your residence after 3 years or more of ownership and keep all profits tax-free.
- **Banking Benefits:** Open a bank account and receive a debit card with your residence card.
- **Senior Discounts:** Enjoy big savings with senior discounts on public transportation, restaurants, entertainment, and more.

## **Why Yucatán, Mexico?**

- **Growing Tourism Industry:** Millions of visitors each year contribute to a booming real estate market.
- **Affordability:** Property prices are lower compared to other major beach destinations.
- **Safety:** Yucatán is considered one of the safest states in Mexico, with Mérida ranked among the safest cities in the world.
- **Rich Culture:** A unique blend of Mayan and Spanish history and traditions.
- **Easy Travel:** Direct flights from many major cities in North America and Europe.
- **Shopping:** From modern malls to traditional markets, including stores like Costco and Sam's Club.
- **Nightlife:** Vibrant entertainment scene with music, dancing, and beach events.
- **Historic Sites:** Explore world-famous Mayan ruins such as Chichen Itza, Tulum, Uxmal, Ek Balam, and Coba.
- **Historic Mérida:** Visit landmarks like Plaza Grande, the Cathedral of San Ildefonso, Government Palace, Casa Montejo, and Paseo de Montejo.
- **Foreigner-Friendly Government:** Easy access to temporary and permanent residency.
- **World-Class Healthcare:** High-quality private hospitals with internationally trained doctors.
- **Year-Round Weather:** Warm tropical climate ideal for year-round living.
- **Low Property Taxes:** Attractive for real estate investors.

## **Investment Opportunity**

- **Predicted Appreciation:** Property values are expected to increase by 30–40% in the coming years.
- **Rental Income Potential:** Two-bedroom oceanfront suites can generate approximately \$22,000–\$24,000 per year, with larger units earning \$35,000 or more.
- **Low Entry Point:** Favorable exchange rates make this an attractive opportunity for foreign buyers.

## **Call to Invest Now**

The best time to invest may have been years ago—but the next best time is now. Owning a condo in a Yucatán resort offers a powerful combination of lifestyle, rental income, and long-term appreciation. With legal ownership, easy travel access, vibrant culture, and strong investment potential, this is an opportunity you don't want to miss. Start your beach lifestyle today.