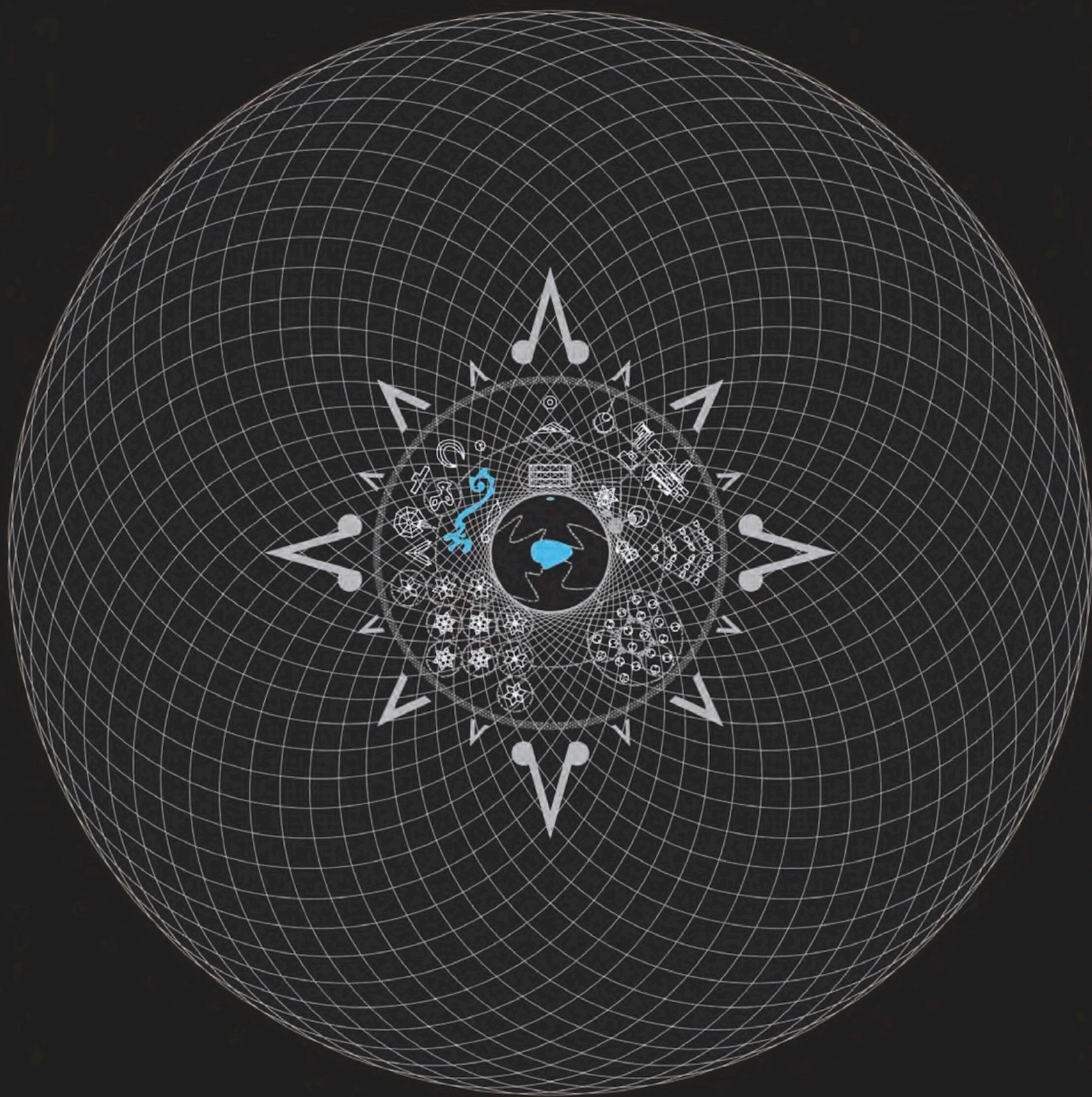




thousand petal lotus
the buddhaField



OZEN SKY VIEW

PROPERTY 18.3 HA





CENOTE SAGRADO

30 m diametre

460 m2



CENOTE SAGRADO

30 m diameter

460 m2





WHITE
LOTUS

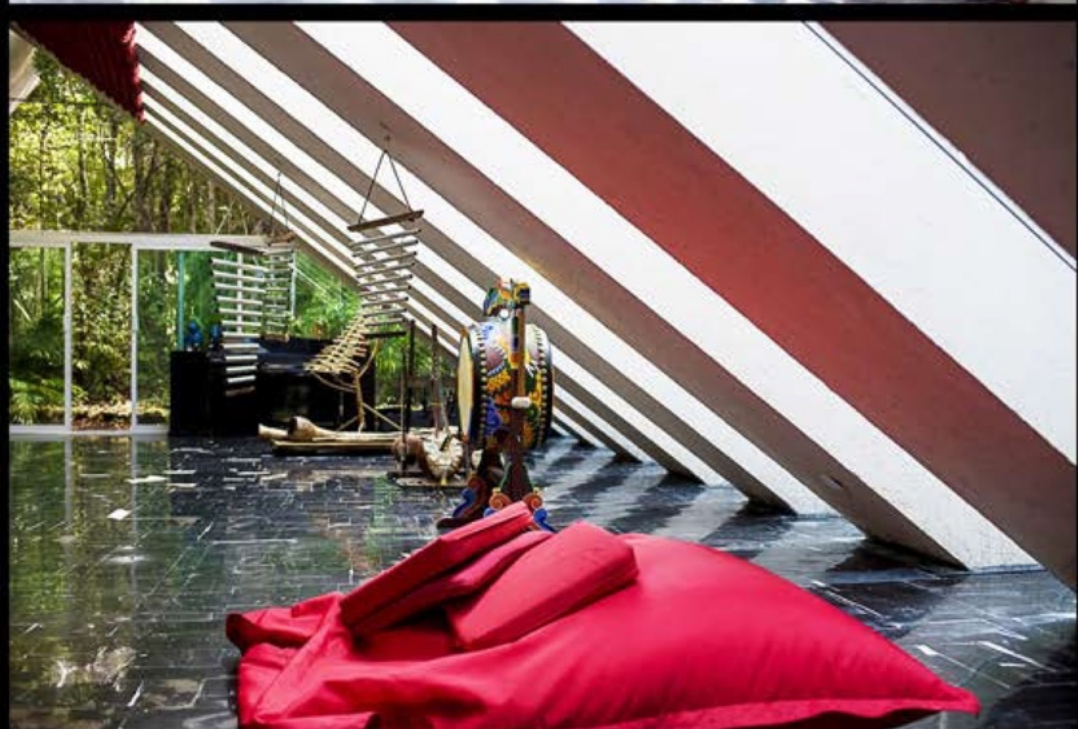
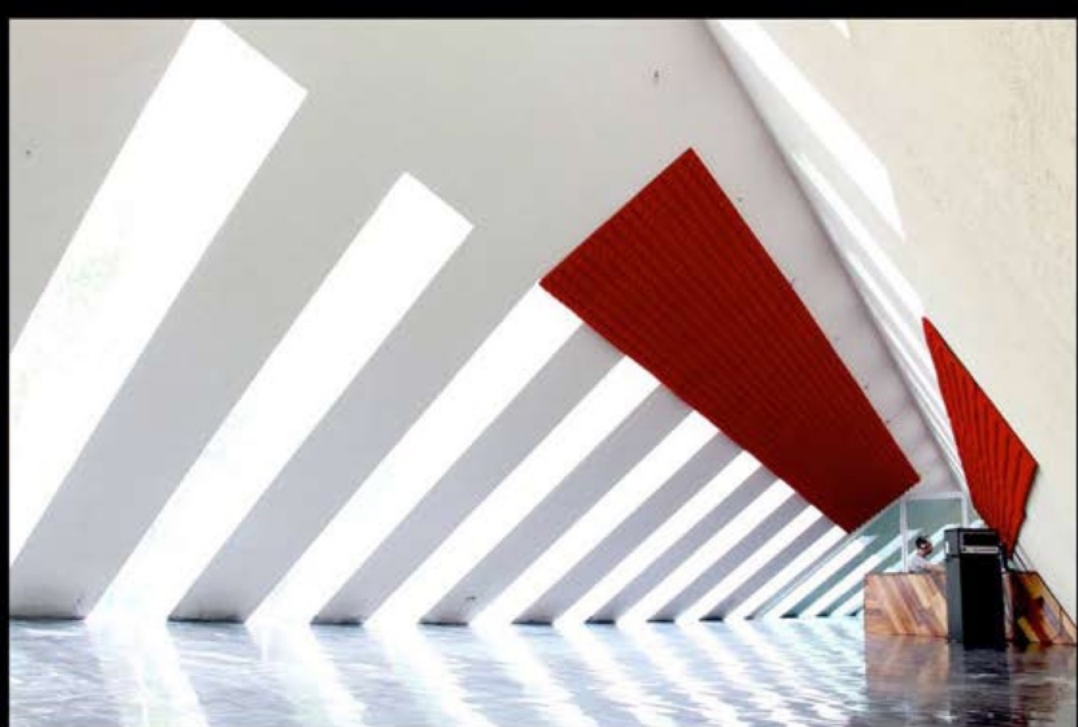
WHITE LOTUS

202 m2



BUDDHAFIELD





ZEN RECORDING **RECORDING STUDIO & ART GALLERY** **207 m2**









DINING & LOUNGE AREAS

438 m2



LOUNGE AREAS



ZEN ZEN ROOFTOP NATRAJ LOUNGE





ZEN ZEN GOLDEN DRAGON ASIAN RESTAURANT

193 m2





ZORBA ZING POOL

327 m2



ZEN ZORBA ZING POOL

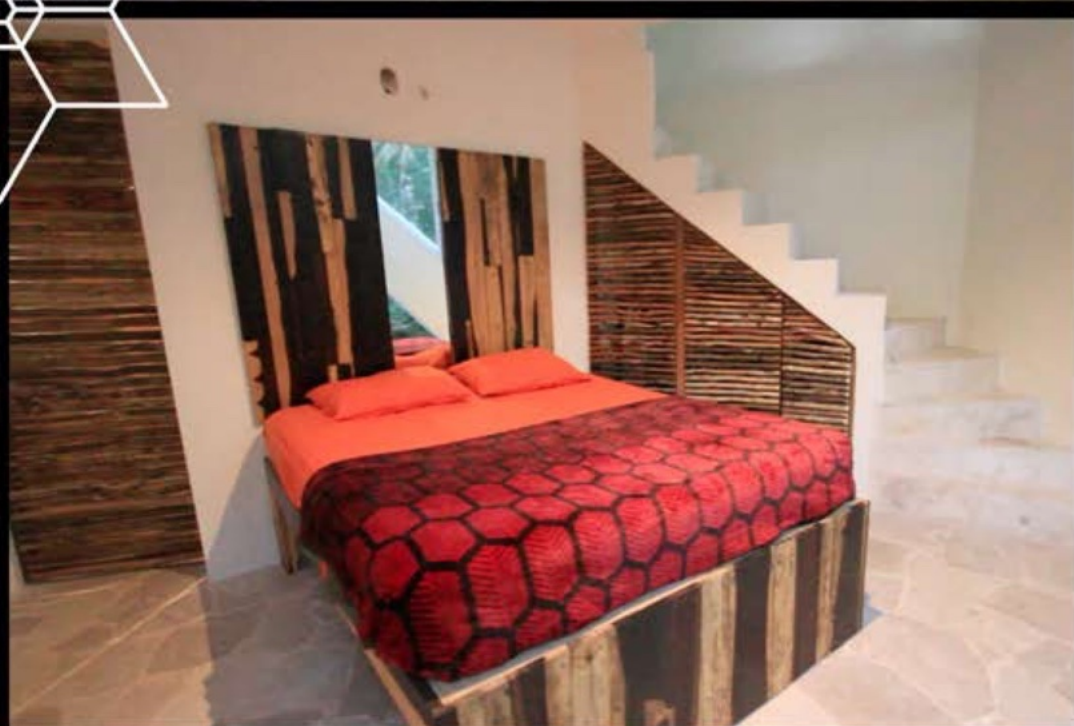
327 m2



STAR COTTAGES

12 UNITS

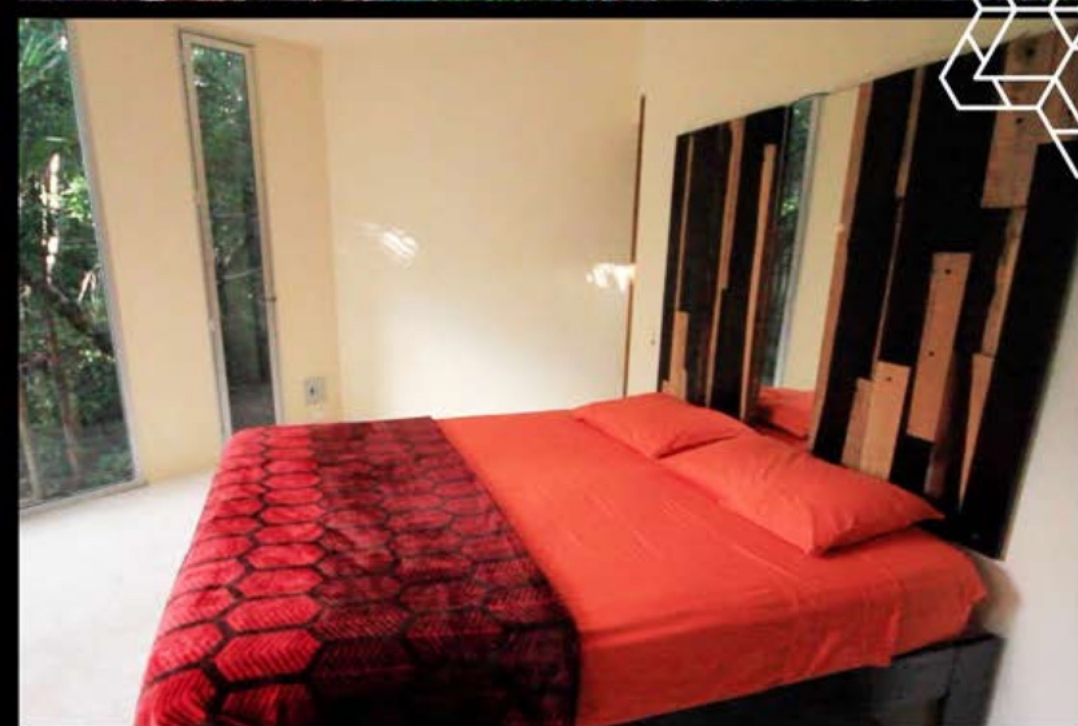
50 m2 per UNIT



STAR COTTAGES

12 UNITS

50 m2 per UNIT



HIVE COTTAGES

12 UNITS

57 m2 per UNIT

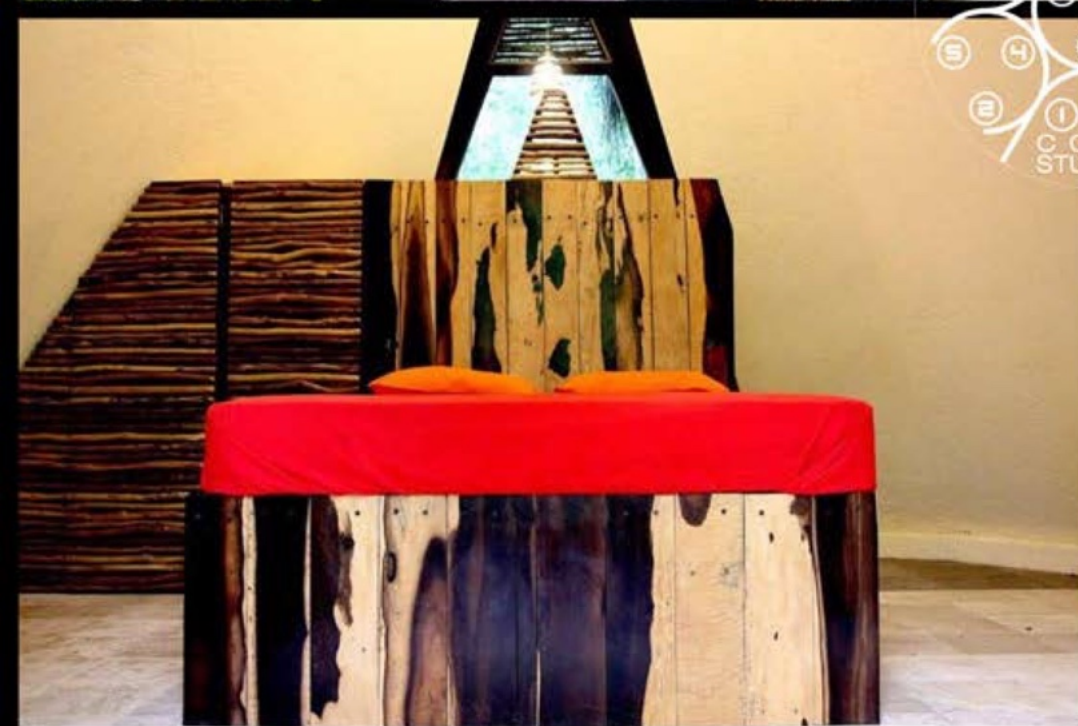




CONE STUDIOS

18 UNITS

30 m2 per UNIT



**ZEN
ZEN
CONE STUDIOS**

18 UNITS

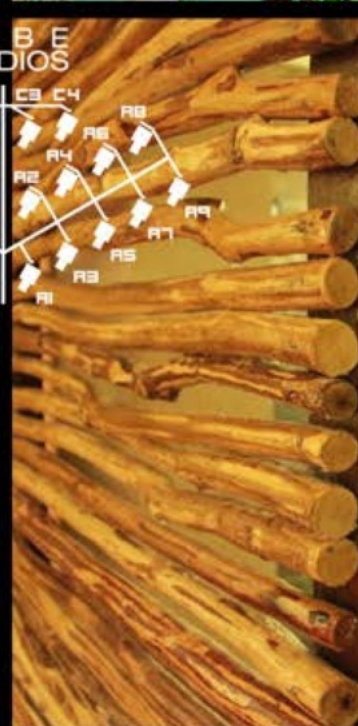
30 m2 per UNIT



CUBE STUDIOS

22 UNITS

16 m2 per UNIT

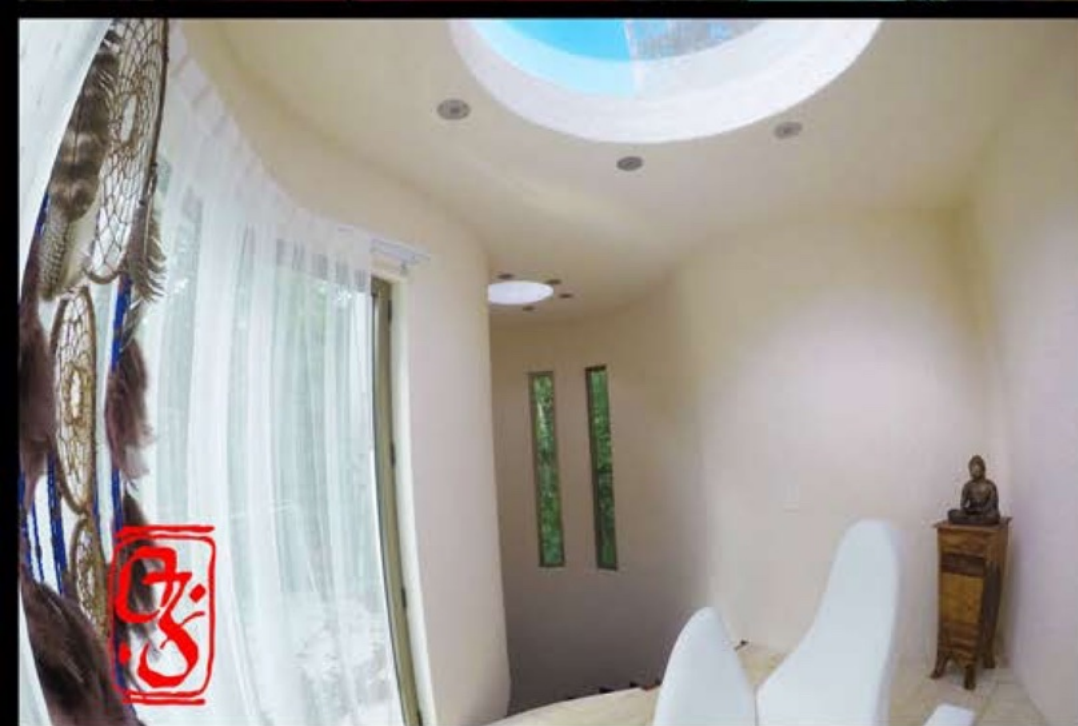


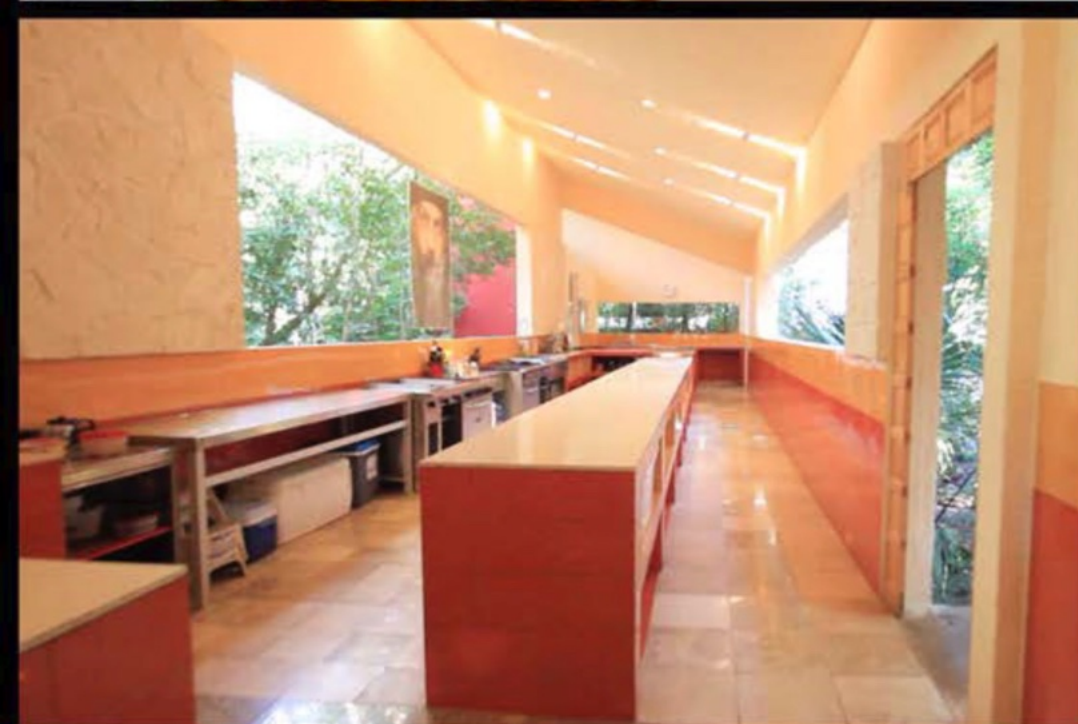
CUBE STUDIOS

22 UNITS

16 m2 per UNIT









ZEN ZEN PUBLIC BATHROOMS

100 m2



CUBES SERVICE TOWER

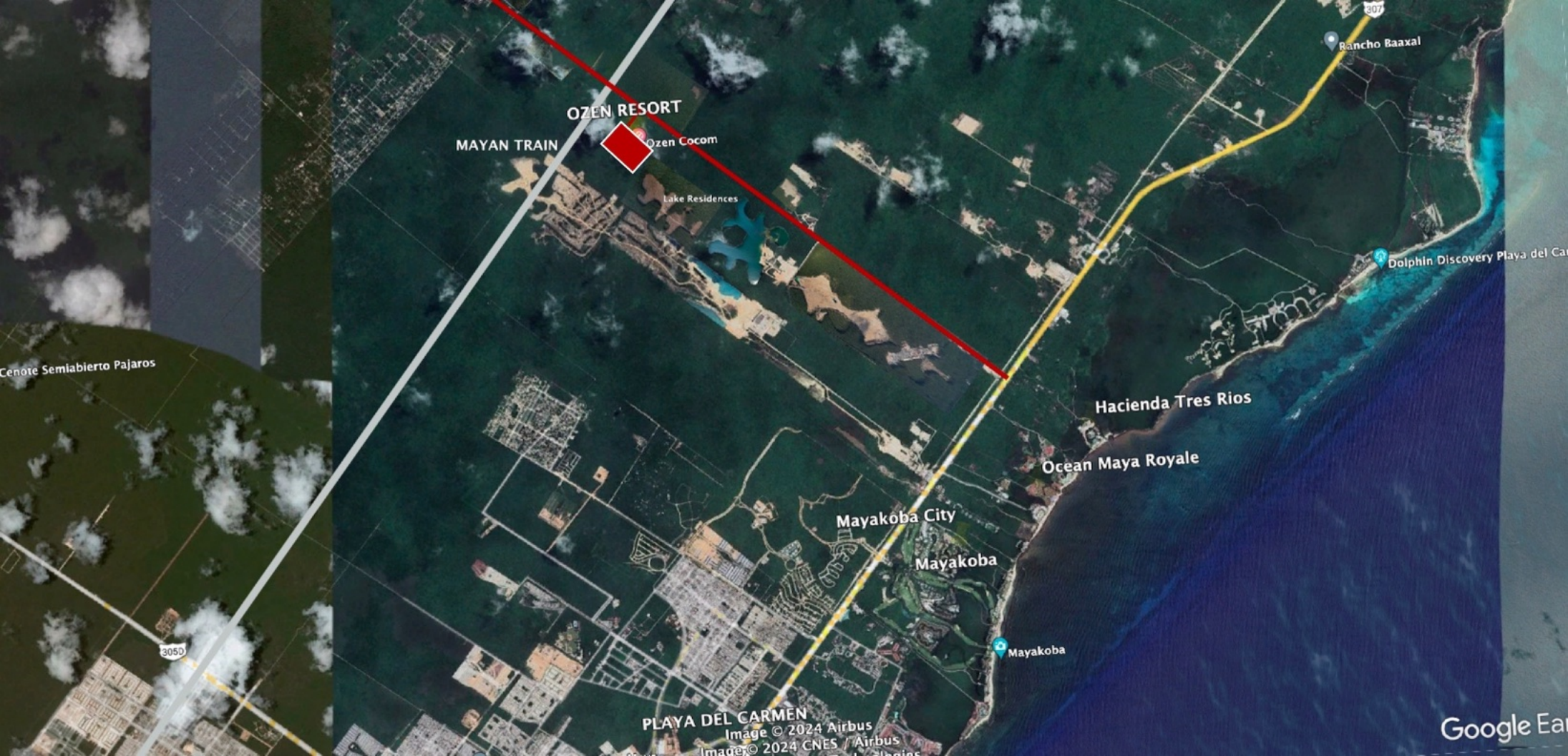
102 m²

CONES SERVICE TOWER

74 m²



TRIAX MASSAGE CENTRE 8 ROOMS 180 m2



OZEN RESORT

MAYAN TRAIN

Ozen Cocom

Lake Residences

Rancho Baaxal

Dolphin Discovery Playa del Carmen

Hacienda Tres Rios

Ocean Maya Royale

Mayakoba City

Mayakoba

Mayakoba

PLAYA DEL CARMEN

Image © 2024 Airbus

Image © 2024 CNES / Airbus

Google Earth

ESTADOS	KILÓMETROS DE VÍA		
	CONSTRUIDOS	NO CONSTRUIDOS	TOTAL
CHIAPAS	42 Km	-	42 Km
TABASCO	102 Km	-	102 Km
CAMPECHE	317 Km	226 Km	543 Km
Q. ROO	-	521 Km	521 Km
YUCATÁN	93 Km	225 Km	318 Km

TREN • MAYA

TRAMO SELVA (426 Km aprox.)
 TRAMO CARIBE (446 Km aprox.)
 TRAMO GOLFO (653 Km aprox.)

SUBTOTAL (1,525 Km aprox.)

TRAMO GOLFO

TRAMO CARIBE

TRAMO SELVA



TREN MAYA

- Ruta Tren Maya sobre vía existente
- ⋯ Ruta por construir
- Estación
- ✈ Aeropuerto
- Tramo Selva
- Tramo Golfo
- Tramo Caribe

0 20 60 100 200
 ESCALA GRÁFICA Km

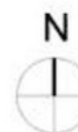
[illegible]

MA

MANZANA 003, LOTE 0
Sup: 104,033.87 m²

ITEM	UNID.	Descripción	Requisitos	Nº	CONSTRUCCION
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2	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	2	CONSTRUCCION DE MARCAJE 100, 5070 000
3	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	3	CONSTRUCCION DE MARCAJE 100, 5070 000
4	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	4	CONSTRUCCION DE MARCAJE 100, 5070 000
5	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	5	CONSTRUCCION DE MARCAJE 100, 5070 000
6	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	6	CONSTRUCCION DE MARCAJE 100, 5070 000
7	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	7	CONSTRUCCION DE MARCAJE 100, 5070 000
8	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	8	CONSTRUCCION DE MARCAJE 100, 5070 000
9	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	9	CONSTRUCCION DE MARCAJE 100, 5070 000
10	1	CONSTRUCCION DE MARCAJE 100, 5070 000	100, 5070 000	10	CONSTRUCCION DE MARCAJE 100, 5070 000

1	1	Mathematics	Algebra	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
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[illegible]

MEDIO TÉCNICO

EL SISTEMA DE COORDINADOS ESTÁ REFERIDO AL SISTEMA COORDINADO MUNDO (WGS-84) CON UNA PRECISION ± 1 M (CONSIDERAR TRANSFORMACIONES).

LAS MEDICIONES FUERON REALIZADAS A TRAVÉS DEL MÉTODO DE LAS PRISMAS CON EL USO DEL SIGUIENTE EQUIPO:

1. ESTACION TOTAL (SOKKIA MATEL) VERTICORRECCION CON PRECISION ANGULAR DE 1" Y PRECISION EN DISTANCIA DE $(\pm 2.5$ MM + 5"MM)

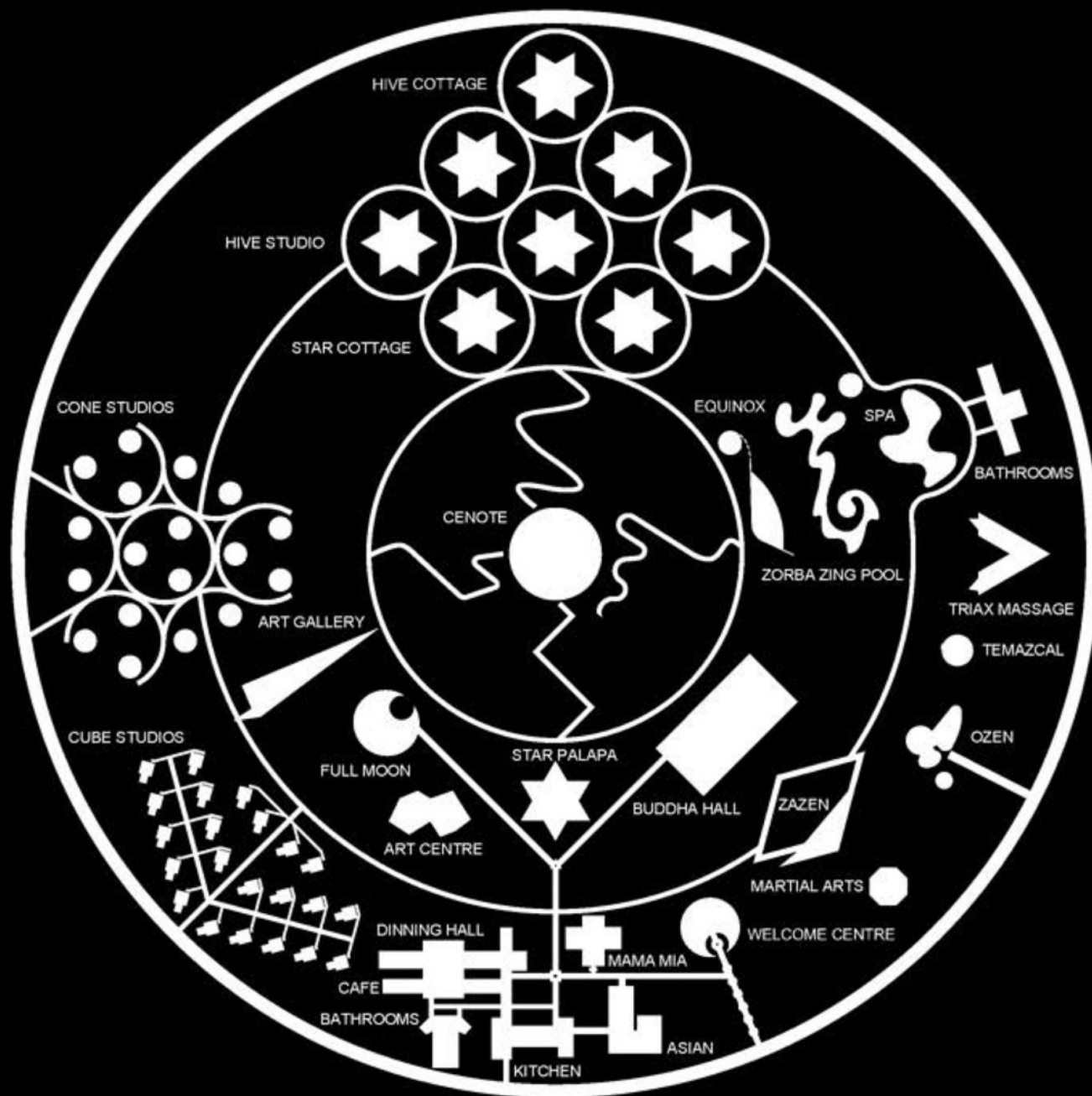
EL POST-PROCESO DE LOS DATOS DE REALIZACION EN DIBUJO CON LA SUPERVISION PROFESIONAL Y CON LA AYUDA DE SOFTWARE ESPECIALIZADO EN TOPOGRAFIA Y GEODESIA.

DETACHED SIGNIFIC	
TIME	QUANT. RISE
PLANT	EX. GARDEN
PROG.	1. 7051

SUBDIVISION
predio EL TORITO

GRUPO DEMOGRÁFICO	
PROFESIÓN	JEFE DEL PAGO (ECONOMISTA)
SEXO	MASCULINO
EDAD	40 AÑOS
ESTADO CIVIL	CONJUGADO
ESTADO	CONJUGADO
EDUCACIÓN	GRADO EN ECONOMÍA
INDUSTRIA	INDUSTRIA DE ALIMENTOS
INDUSTRIA	INDUSTRIA DE ALIMENTOS

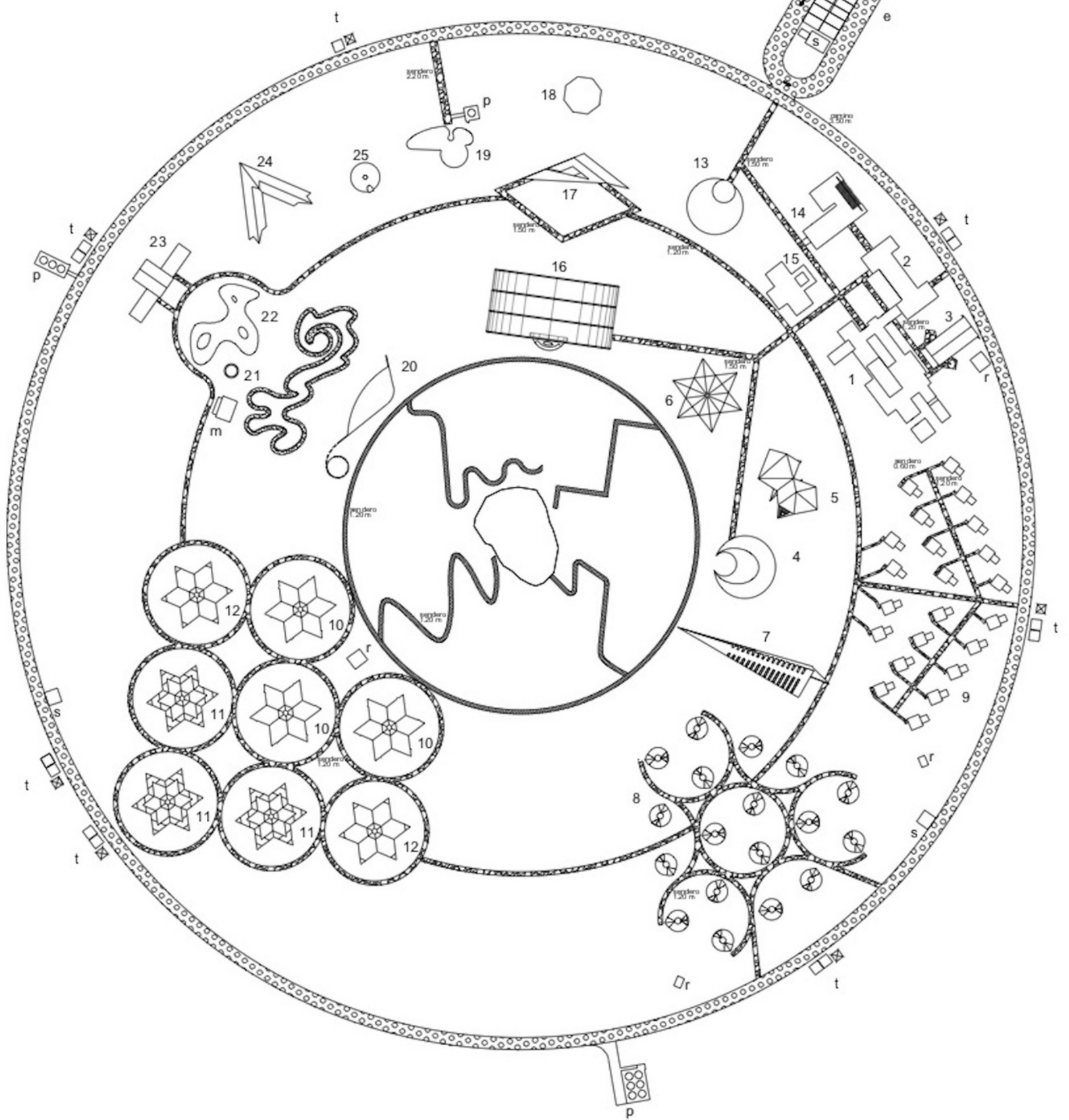
2	10/10/2010
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ZEN
WOMEN
ZEN

OZEN MASTER PLAN

CONSTRUCTION 7,036 m2



MANZANA 002, LOTE 004
183,729 m²

UGA 5

URBAN USE
UGA 14

UGA 14

3.5 HA
34,863 m²

construction allowance
49 villas



OZEN RESORT

COMMERCIAL NAME
OZEN RESORT

LOCATION
Calle Circuito Sagrado, predio El Torito, access through av Maya Mística manzana 002,
lote 004, super manzana 001, región 003, Playa del Carmen, Solidaridad, Quintana Roo

PROPERTY AREA
183,729 m² = 18.37 ha

BUILT UP AREA
7,336 m²

LAND USAGE LICENSE
Eco-Touristic Hotel & Resort

EVALUATION REPORT
36 MILLION US\$ (611 MILLION MXN)

OFFERING PRICE
16,000,000 US\$ (negotiable)

CLAVE CATASTRAL SOLIDARIDAD
108003001002004

ZONES
UGA 5 (148,665 m²)
UGA 14 (34,863 m²)

ECO-RESORT DESCRIPTION

70 Hotel single & double story studio units in 5 different architectural designs

13 Recreational building structures

1 Villa with 2 master bedrooms

Meandering Swimming pool 327 m2

Cenote lake in the project center with 460 m2 area - 30 m diameter - 40 m deep

Construction with modern design and excellent building quality in a great state of conservation

PROJECT LICENSE APPROVED FOR A TOTAL OF

88 Housing units in 5 different types

19 Hotel buildings for recreation and services

1 Villa with 2 master bedrooms

ACCESS

Federal highway Cancun – Tulum, km 301

In front of the development “Tres Rios Resort”

Through av. Maya Mistica connecting to Calle Circuito Sagrado both are municipal access roads

NEIGHBORS

North: 521,49 m with lote 003

South: 528,50 m with lote 005

East: 350,00 m with predio che-hum lote 068 and 68-1

West: 350,00 m with calle circuito sagrado

NEW PROJECTS AND DEVELOPMENTS

MAYAN TRAIN - Cancun - Playa del Carmen - Tulum - 260 meters from OZEN RESORT

TRES RIOS RESORT SPA & PARK - operating

MAYAKOBA CITY - operating & expanding - 3.5 km distance

LAKE RESIDENCES - under development

ARCO VIAL highway - approved municipal plan - 400 meters distance

AMIKO massive tourist theme park - under construction

NOH-BEC housing zone - under expansion west

CRISTO REY housing zone - under expansion southwest

OZEN RESORT

calle circuito sagrado, predio el torito, access through maya mística

manzana 002, lote 004, super manzana 001, region 003,

playa del Carmen, solidaridad, quinquenta roo

www.ozencocom.com

CANCUN
40 km

CIRQUE DU SOLEIL ●

RESORTS & HOTELS

● VALENTIN IMPERIAL

● MAYAN PALACE

● VIDANTA

● IBEROSTAR

● MAROMA

● *AMIKOO*
DREAMWORKS
DISNEYLAND

● HACIENDA TRES RIOS

● BLUE BAY

● OCEAN MAYA ROYALE
● SECRETS CAPRI

● BLUE DIAMOND

● ANDAZ

● ROSEWOOD

● MAYAKOBA GOLF

● FAIRMONT

● BANYAN TREE

● GRAND VELAS

● GRAND PRINCESS

● SELVA MAR

5 km

GORSA ●



OZEN RESORT

CIUDAD MAYAKOBA ●

8 km

PLAYA DEL CARMEN

COZUMEL