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OTA'S MANAGER



Florencia Martínez
Audit



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Operational Supervisor



Abismar Ramirez
Maintenance Leader

What is a fractional property?

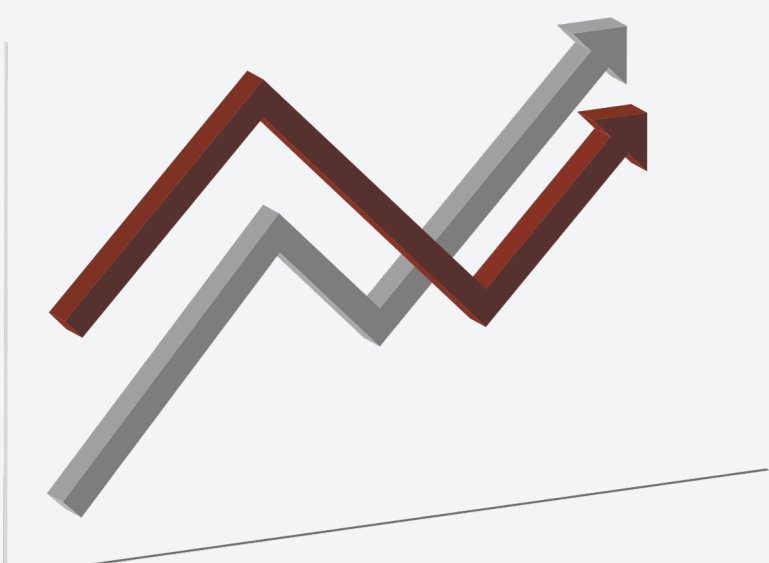
A fractional ownership property is a real estate investment model that allows access to high-end real estate without purchasing a full property. In this scheme, a property is divided into twelve fractions, and each investor obtains the right to use, enjoy, and rent their unit for four weeks a year, in addition to participating in rental income and the asset's appreciation.

This model, common in many parts of the world, offers a convenient and accessible way to own a share of a larger property without assuming the full high costs of acquisition, operation, and maintenance. All owners share ownership of the common areas and the responsibilities associated with their management, while a professional team handles maintenance, administration, and hotel operations, eliminating any operational burden for the investor.

For over fifteen years we have created exceptional lodging experiences and, for the last four years, we have successfully operated fractionalized properties under a collaborative economy model: accessible investment, guaranteed use, diversification and an asset that can be sold, inherited or rented.

Being part of this system means integrating yourself into an ecosystem where wealth growth, guaranteed vacations and professional management coexist, allowing you to enjoy yourself without worries.

Grow your wealth, take vacations and receive rental income... stress-free.



ADVANTAGES OF ACQUIRING A FRACTIONAL SHARE OF REAL ESTATE



01 Property subdivision:

Fractional real estate allows investors to own a portion of a property asset without having to purchase the entire property. This lowers the barrier to entry for investors and allows them to diversify their real estate investments with smaller amounts.

02 Access to premium real estate investments:

Fractional ownership of real estate allows access to properties that were traditionally only available to institutional or high-net-worth investors. **Retail investors can participate in premium projects that might otherwise be out of their reach.**

03 Improved liquidity:

It can improve liquidity in the real estate market. They are easily transferable on the platforms that support them, which can facilitate **the buying and selling of shares compared to traditional property sales.**

04 Transparency and traceability:

Current technology provides an immutable and transparent record of all transactions related to fractional real estate. **This can enhance investor confidence by offering greater visibility into how assets and profits are managed.**



05 Cost reduction:

Fractional real estate can reduce the costs associated with real estate investment, such as intermediary fees, notary fees, and other expenses related to property transfer.

07 Portfolio diversification:

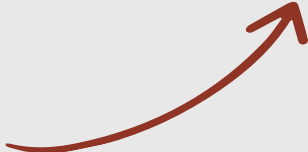
By using fractional ownership, investors can diversify their investment portfolio with real estate assets, giving them greater diversification and potentially reducing the risk associated with investing in a single property.

06 Flexibility and accessibility:

The fractions real estate they can They can be bought and sold more quickly and efficiently, and investors can access their investments from anywhere in the world. This provides flexibility and accessibility a the investors.

08 Participation in revenue streams:

Depending on the structure of the real estate fractions, investors may have the right to participate in the income streams generated by the property, in vacation condo rentals.



Earn compound returns
from 21% (13+8)

21%

8% VACATION CONDO RENTALS
13% ANNUAL CAPITAL GAIN



PLAYA DEL CARMEN

THE HEART AND JEWEL OF THE RIVIERA MAYA.





TULUM

TREND, GROWTH AND MAGICAL MAYAN TOWN.





THE SMARTEST WAY TO INVEST IN THE RIVIERA MAYA



INVESTMENT FRACTIONS

Receive income from vacation condo rentals



VACATION INSTALLMENTS

For a lifetime of vacation enjoyment.



REASONS TO INVEST WITH CORAX INVESTMENT

01

LOW CAPITAL IMMOBILIZATION

You can enjoy a high-level unit with a very low investment.

02

HIGH PROFITABILITY

Because it is a vacation property, it has two aspects: real estate and hotel, since what is acquired is a part of the business.

03

COMPETITIVE COST

The cost of the unit is divided among several owners, so that each one can diversify their investment portfolio, for personal use or rental.

04

FORGET ABOUT MAINTENANCE

Cost 0%. Optimal Maintenance. The operation, administration and maintenance of the units is handled by professionals with extensive experience in hotel properties.

05

LEGAL CERTAINTY

The properties fractional have the same rights that a whole property has. They are sold, rented, inherited.

06

WARMTH AND QUALITY

Exclusive vacation condos with different formats: Traditional 50.45m2 studio unit, Investment Unit - 141m2 penthouse, just one year old, fully equipped, furnished and delicately decorated to make vacationing or investing an unforgettable experience.



07

MODERN AND FUNCTIONAL

Designed to satisfy discerning clients. Our properties offer everything needed to achieve that balance between design, comfort, convenience, and distinction, at competitive prices, with flexible cost structures to enhance the competitiveness of fractional investors.

08

UNBEATABLE LOCATION

Our properties are located in the heart of the area with the greatest real estate and commercial development in Playa del Carmen and Tulum.





SOLD

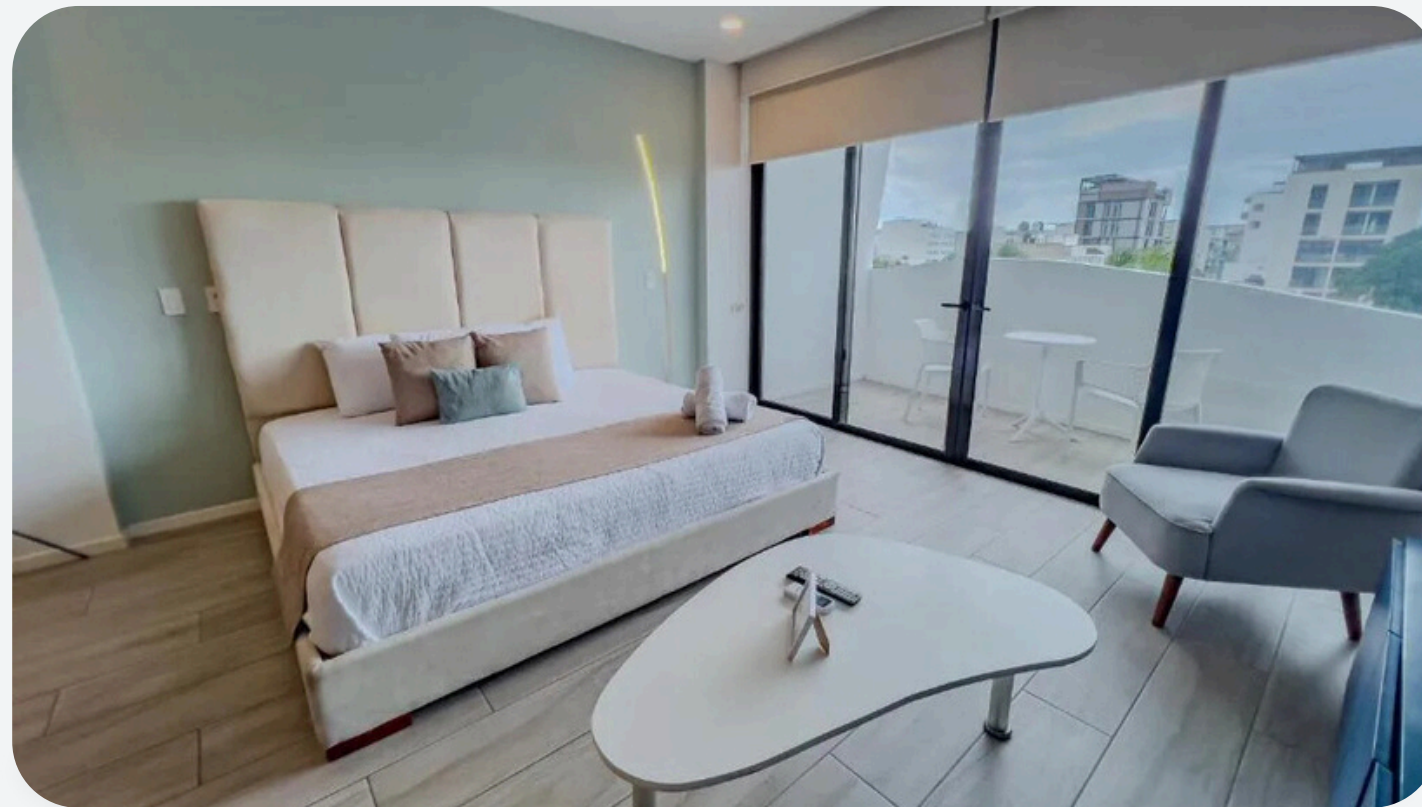
DELIVERY: IMMEDIATE

UNIT: MARE CONDO

CHARACTERISTICS:

- 1 bedroom
- 1 bathroom
- Kitchen
- Dining room
- Rooftop
- Furnished and equipped
- Rooftop infinity pool
- Common areas
- 24/7 security
- Wi-Fi
- Reception
- Private parking

[Click here to see location](#)





75% SOLD

DELIVERY: AUGUST 2026

UNIT: MAIA

CHARACTERISTICS:

The building includes:

- 1 rooftop terrace
- 1 panoramic bar
- Yoga area
- Solarium
- Infinity pool
- Lounge
- Underground parking
- Restaurant
- Bicycle parking

[Click here to see location](#)





**LAST AVAILABLE
FRACTION**

DELIVERY: IMMEDIATE

UNIT: TOH VILLAGE

CHARACTERISTICS:

- 289 mt2
- 3 bedrooms
- 3.5 bathrooms
- Kitchen
- Dining room
- 2 swimming pools
- Garage
- Garden
- Balcony
- Solarium
- Furnished and equipped

[Click here to see location](#)





60% SOLD

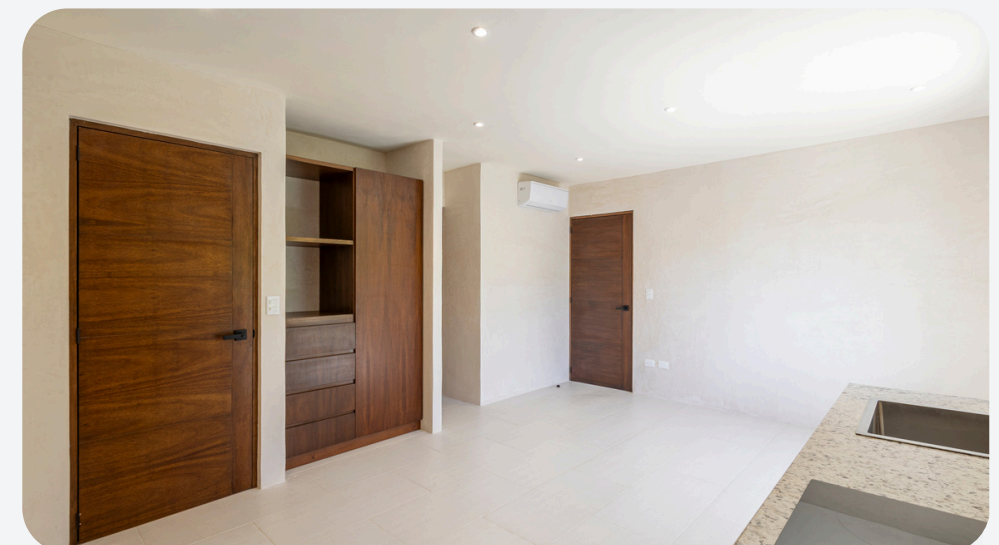
DELIVERY: NOVEMBER 2026

UNIT: VILLA QUETZAL

FEATURES:

- 249 m²
- 4 bedrooms
- 4.5 bathrooms
- Kitchen
- Dining room
- Garage
- Garden
- Pergola
- Solarium
- Private pool
- Rooftop pool
- Furnished and equipped

[Click here to see location](#)





WHY CHOOSE FRACTIONAL INVESTING?

While other models concentrate spending on a single buyer, the fractional ownership model optimizes every resource: less capital tied up, higher operating turnover, and a more balanced return. A comparative chart makes this clear: **fractional ownership is not only more accessible, it is structurally more efficient.**

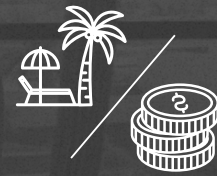


COMPARATIVE	CORAX INVESTMENT (FRACCIONAL)	TIMESHARE	PROPERTY WITH MORTGAGE LOAN
REAL PROPERTY RIGHTS	✓	✗	✓
GENERATION OF ADDED VALUE	✓	✗	✓
RENTAL INCOME	✓	✗	✓
MAINTENANCE COST 0*	✓	✗	✗
TRANSFER AND INHERITANCE	✓	✗	✓
AFFORDABLE AND COST-EFFECTIVE	✓	✗	✗
ASSET WITHOUT DEBT	✓	✗	✗
FINANCIAL FLEXIBILITY	✓	✗	✗
USE OF THE PROPERTY	✓	✓	✓
LIQUIDITY	✓	✗	✓
DIVERSIFICATION	✓	✗	✗

SERIAL FRACTIONS



GREAT
Type C (STUDY)



SOLD



CASA TOH



Tipo D (VILLA)
3 BEDROOMS

LAST AVAILABLE FRACTION

FRACTION OF 2 WEEKS \$555,000 MXN

FRACTION OF 4 WEEKS \$995,400 MXN

PRE-SALE \$10,000,000 MXN

ENTIRE HOUSE



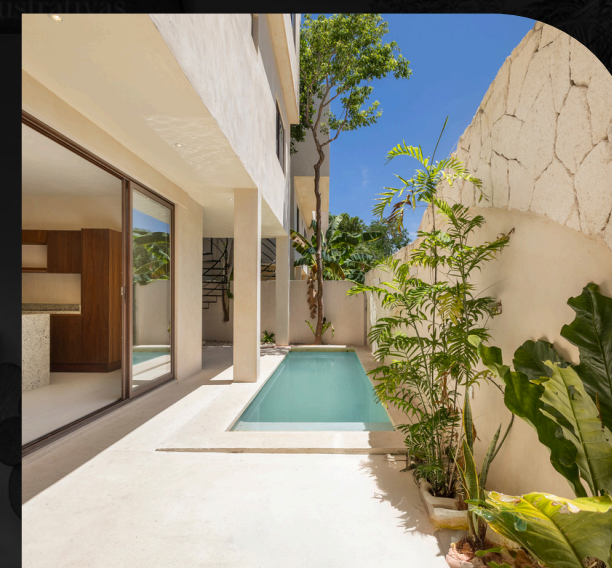
MAYA
Type C (STUDY)



75% SOLD

- 39 m²
- Fully furnished
- Partial view to the ocean

From \$388,800 MXN



QUETZAL



Tipo D (VILLA)
4 BEDROOMS

60 % SOLD

FRACTION OF 2 WEEKS \$619,000 MXN

FRACTION OF 4 WEEKS \$1,111,000 MXN

PRE-SALE \$10,500,000 MXN

ENTIRE HOUSE

PAYMENT PLAN: **30% DOWN PAYMENT**
AND FINANCING IN INSTALLMENTS **NO INTEREST**

WWW.CORAXSOLUTIONS.COM.MX

JOIN THE FRACTIONAL TOURISM MOVEMENT

Find the best properties for sale; we have the
best options on the market.

MARCO A. LÓPEZ ROMERO
(CO-FOUNDER OF CORAX SOLUTIONS)

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CONTACT US

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@CORAXSOLUTIONS

DEVELOPED IN PARTNERSHIP WITH...



FRACCIONES EN SERIE

ESPECIAL PREVENTA

B TOKEN



- PH MARE **SOLD OUT**
- CORAX TULUM HABITAT **SOLD OUT**

\$189,000 MXN

Última disponible **\$277,999 MXN**

C ESTUDIO



- MARE **SOLD OUT**
- MAÍA

A partir de **\$345,000MXN**

D VILLA



- CASA TOH **\$948,000 MXN**
3 DORMITORIOS
- CASA ÁRBOL **\$1,035,000 MXN**
4 DORMITORIOS ***\$ 555,555 MXN**
- CASONA (Muy pronto)
+ 5 DORMITORIOS



- QUETZAL **\$1,111,000 MXN**
4 HABITACIONES ***\$ 555,999 MXN**

E 1 HABITACIÓN



- MARE **SOLD OUT**
- CORAX PLAYA DEL CARMEN
(1 + 1) Lock off

A partir de **\$395,000MXN**

F 2 HABITACIONES



- IK BACALAR **\$450,000 MXN**
2 DORMITORIOS

FRACCIONES EN SERIE

C ESTUDIO



- MARE **SOLD OUT**
- MAÍA

A partir de **\$345,000MXN**

D VILLA



- CASA TOH **\$948,000 MXN**
3 DORMITORIOS **FRACCIÓN**
ÚLTIMA DISPONIBLE

\$10,000,000 MXN
PREVENTA



- QUETZAL **\$1,111,000 MXN**
4 HABITACIONES **FRACCIÓN**
\$10,500,000 MXN
PREVENTA

PLAN DE PAGO: **PAGO INICIAL DEL 30%**
Y FINANCIAMIENTO EN CUOTAS **SIN INTERESES**

OCEANA

By Corax Solutions

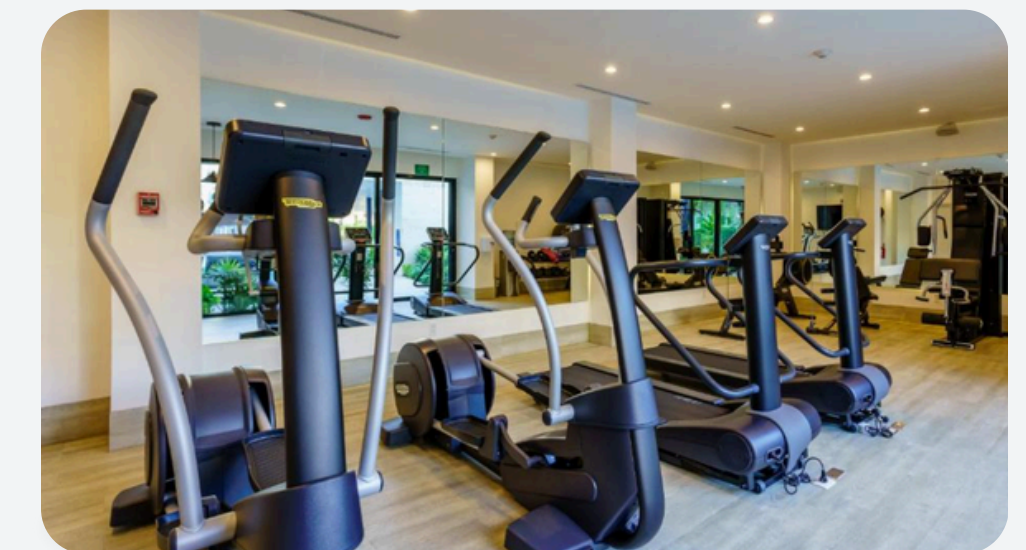
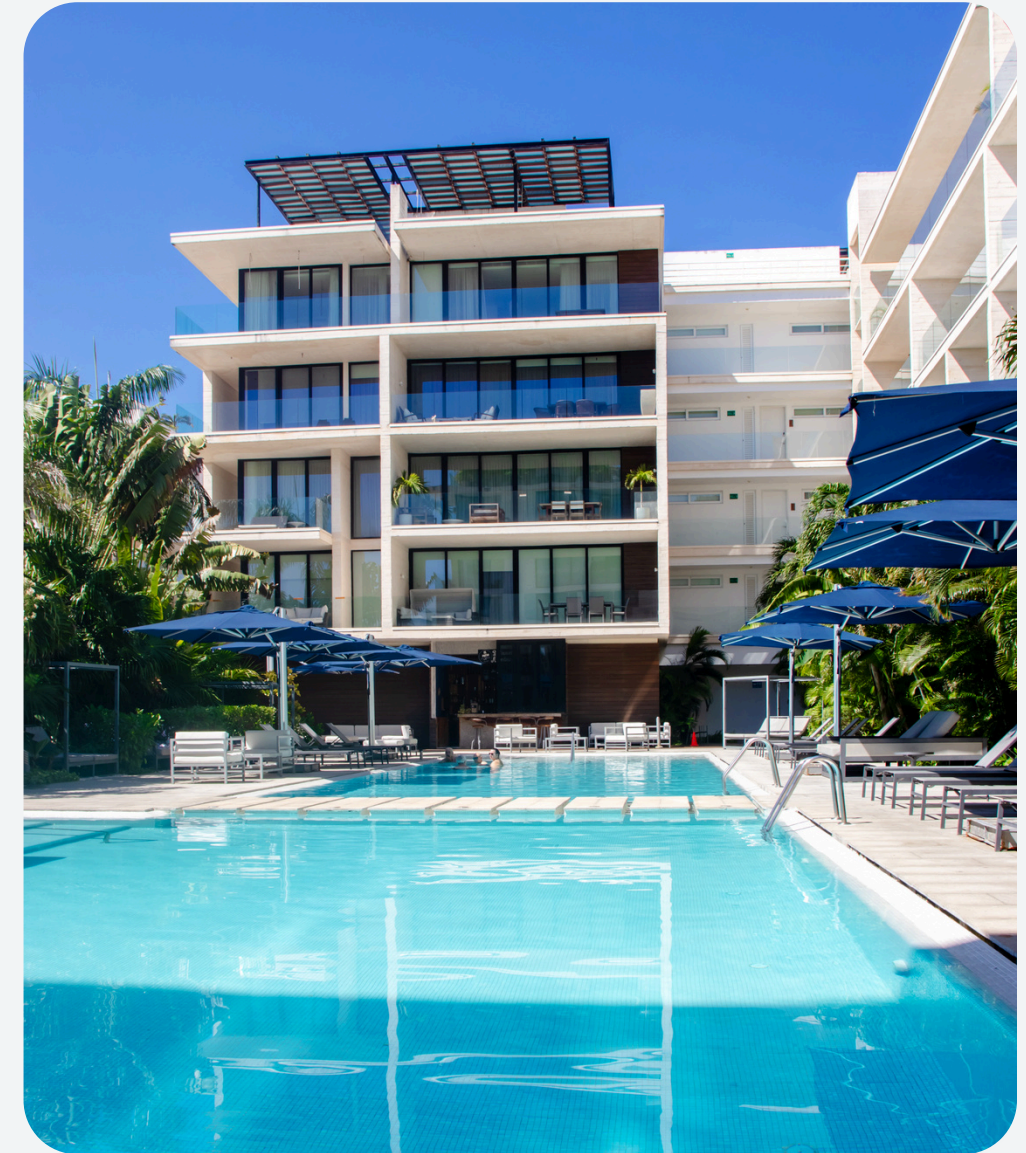
PRÓXIMAMENTE

ENTREGA: INMEDIATA

UNIDAD: OCEANA

CARACTERÍSTICAS:

- Superficie de 90.70 m²
- 1 recámara
- 1 baño
- Cocina
- comedor
- Terraza
- Amueblado y equipado
- Alberca
- gimnasio
- áreas comunes
- Seguridad 24/7
- Wi-Fi



IK

30% VENDIDO

ENTREGA: DICIEMBRE 2025

UNIDAD: IK Villas Bacalar

CARACTERÍSTICAS:

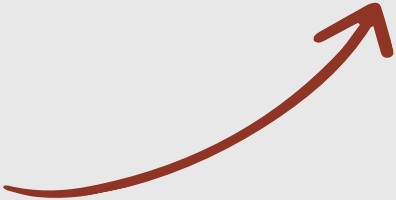
- Superficie: 82 m²
- 2 habitaciones
- 2 baños completos
- Sala de estar
- Comedor
- Cocina
- Cuarto de lavado
- Piscina privada
- Rooftop con piscina y área social
- Palapa central con zona zen
- Gimnasio de la jungla
- Parrilla y barra de hormigón
- Comunidad cerrada con seguridad 24/7
- Totalmente equipado

[Cliquez pour prévisualiser l'emplacement](#)





LA MANERA MAS INTELIGENTE DE INVERTIR EN LA RIVIERA MAYA



21%

Obtén un **rendimiento
compuesto** desde el 21%
(13+8)

8% RENTAS CONDO VACACIONALES
13% PLUSVALIA ANUAL

FRACCIONES EN SERIE

B TOKEN



- PH MARE
- CORAX TULUM HABITAT

A partir de **\$189,000 MXN**

C ESTUDIO



- MARE
- MAÍA

SOLD OUT

A partir de **\$345,000MXN**

D VILLA



- CASA TOH \$948,000 MXN
3 DORMITORIOS
- CASA ÁRBOL \$1,035,000 MXN
4 DORMITORIOS
- CASONA (Muy pronto)
+ 5 DORMITORIOS



- QUETZAL \$1,111,000 MXN
4 HABITACIONES

F 2 HABITACIONES



- IK BACALAR \$450,000 MXN
2 DORMITORIOS



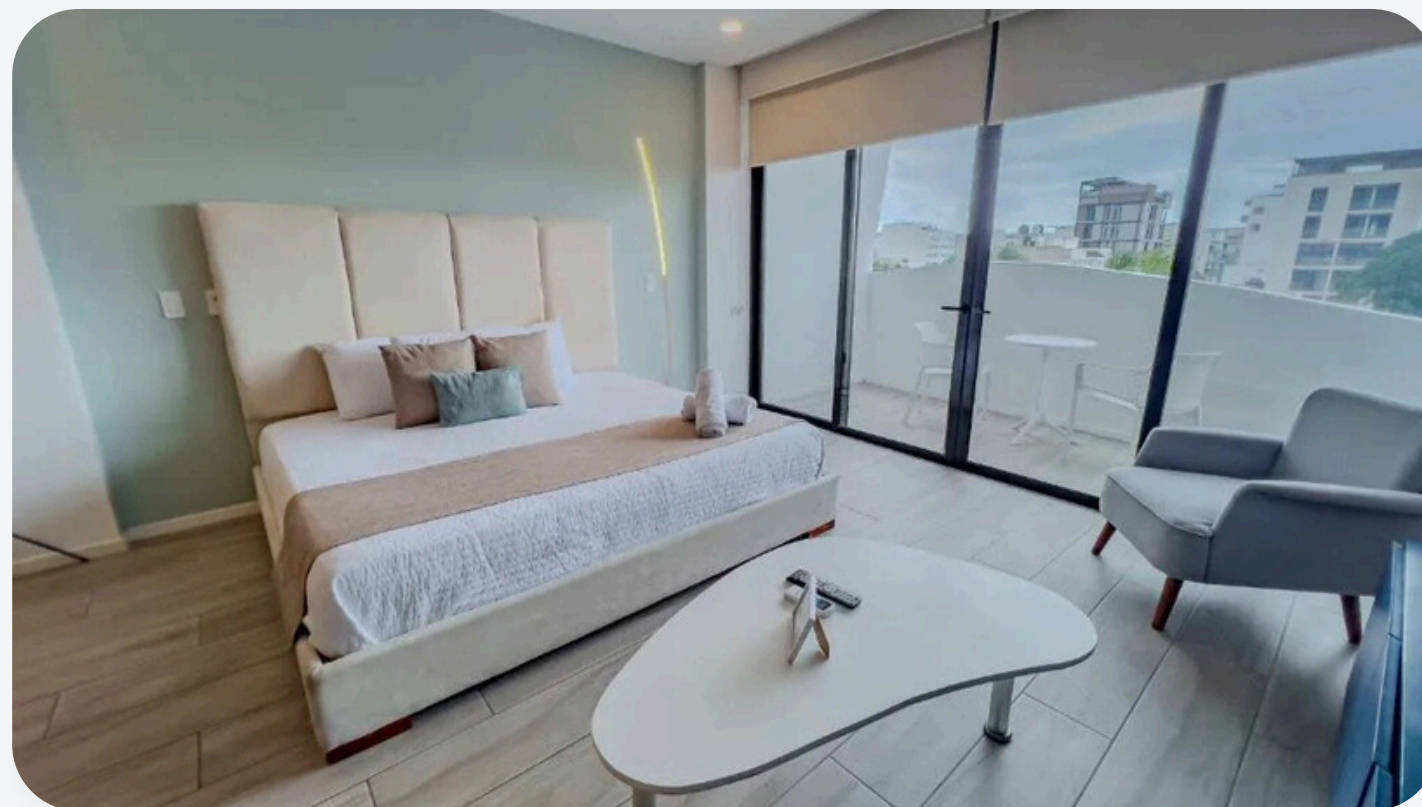
SOLD OUT

UNIT: MARE CONDO

FEATURES:

- 1 bedroom
- 1 bathroom
- Kitchen
- Dining room
- Rooftop
- Furnished and equipped
- infinity pool on rooftop
- Common areas
- 24/7 security
- Wi-Fi
- Reception
- Private Parking

[Click to preview Location](#)



PLAYA DEL CARMEN

EL CORAZÓN & JOYA DE LA RIVIERA MAYA.



TULUM

TENDENCIA , CRECIMIENTO Y PUEBLO MÁGICO MAYA.





BACALAR

LAGUNA DE 7 COLORES EL MEJOR MOMENTO PARA INVERTIR.



BACALAR

LAGUNA DE 7 COLORES EL MEJOR MOMENTO PARA INVERTIR.



50% VENDIDO

ENTREGA: VERANO 2026

UNIDAD: CASA ARBOL

CARACTERÍSTICAS:

- Total mts2 construidos: 275
- 4 recámaras
- 4 baños
- Cocina
- Comedor
- 2 albercas
- Terraza
- Cochera
- Jardín
- Balcón
- Solarium
- Amueblado y equipado

[Haga clic aquí para ver ubicación](#)

