



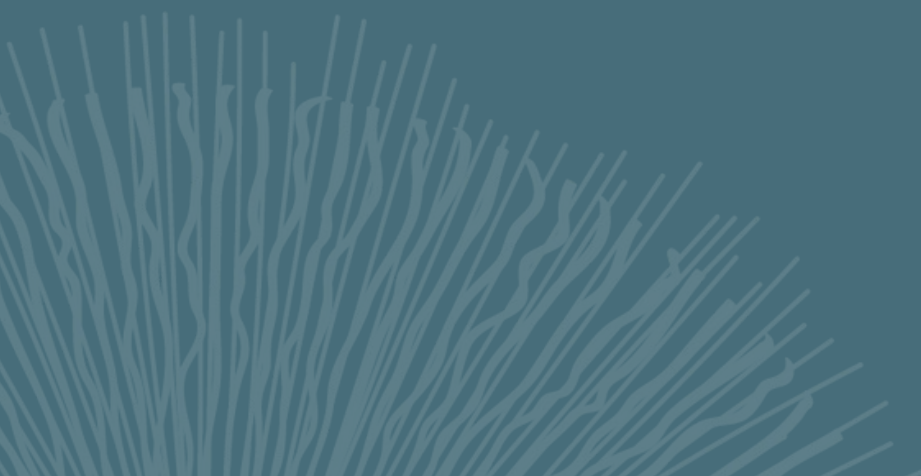
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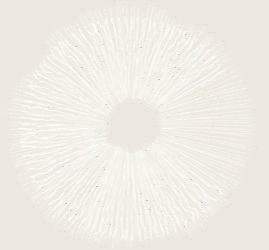
P U E R T O E S C O N D I D O



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PUERTO ESCONDIDO
OAXACA, MÉXICO



PROPERTY OVERVIEW

OCN RESORT & RESIDENCIAS

Located in Playa Palmarito, just a few meters from the most renowned hotel in Puerto Escondido, Hotel Escondido, and the iconic Casa Wabi, our residential and hospitality development will take place.

Facing the paradisiacal beaches of the Pacific Ocean and backed by the majestic Oaxacan mountains, our property is situated just minutes away from the fastest-growing tourist area of Puerto Escondido.



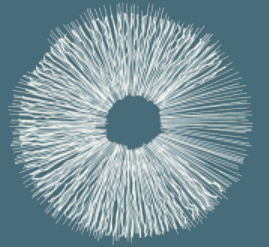
PROPERTY OVERVIEW

OCN RESORT & RESIDENCIAS

Discover a unique and exclusive development in the area, composed of 124 independent villas available in three different sizes —each carefully designed to suit your lifestyle and reflect your essence. Every space has been thoughtfully created to offer comfort, privacy, and a deep connection with nature, while you enjoy world-class amenities:

- Private beach club
- Bar and two signature restaurants
- High-performance gym
- Wellness spa with signature rituals
- Professional padel courts
- Multipurpose room and art gallery
- Sunset Bar: An unparalleled spot where breathtaking sunsets meet unique recipes and signature cocktails.





ADMINISTRATIVE TEAM

HUMBERTO MENDOZA GONZÁLEZ **Legal**

Specialist in advising multinational clients on complex transactional matters, Intellectual Property, Trademark Litigation, Privacy and Data Protection, Entertainment Law, Corporate Governance, Business Development, and Business Economics.

OSCAR ZEPEDA ZUÑIGA **Engineering**

Specialist in construction and lighting processes, fire protection systems, structures and foundations, as well as in aeronautical, sports, and residential lighting. Experienced in sustainable finishes and processes, with key clients including the federal government and airport groups.

CAPACCIO REALTY **Official Brokerage**

Capaccio Realty is a Miami-based real estate firm specializing in investments and exclusive properties across South Florida. We are the official broker for the OCN project, providing our clients with direct access to this unique investment and lifestyle opportunity.



CONSTRUCTION TEAM

ESCONDIDO DEVELOPMENT CONSTRUCTION COMPANY

High-end engineering and construction with international standards.

Portfolio of 70+ completed projects with senior site management, quality control, and FAA / ICAO compliance.

- National airport network (ASUR, GAP, AICM, ASA): maintenance and upgrades; projects at Atizapán Aerodrome and the new aerodrome in Michoacán.
- Estadio Azteca: complete LED lighting renovation with touch control and light/sound show; over 2,500 lumens at field level.
- 35 residential buildings for the Fideicomiso Lázaro Cárdenas (600 homes), delivered within 24 months.
- 80 residences in Cuautitlán Izcalli featuring hydraulic infrastructure, urban lighting, and premium finishes.

We don't compete on price — we act as a technical—construction partner for high-value projects, minimizing risk while maximizing quality, timing, and return.



DESIGN TEAM

ESTUDIO AARN **Architecture**

AARN is a studio led by an architect graduated from Universidad Iberoamericana in Mexico. It has stood out in sustainable design through its experience working in Mozambique and São Tomé and Príncipe, Africa. The studio has also participated in several international design projects in Lisbon, Brasília, and Nampula — ranging from social programs focused on housing, education, and sustainability to large-scale projects such as a rum factory. Currently, the studio's main office is located in Oaxaca, with new branches expanding to Puerto Escondido and Puebla.

AEZKAURIATZA **Interior Design**

With over 10 years of experience in architecture and interior design, Alejandra De Ezkauriatza is dedicated to creating spaces that reflect each client's essence and functionality. She graduated with academic excellence from Universidad Anáhuac in Mexico City.



WHY PUERTO ESCONDIDO?



Popular and affordable



Below market price



100% capital gain



Innovative concept



30% current growth
60% projected over the next 2 years



Short-term investment return



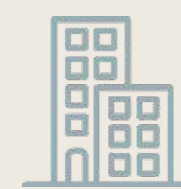
WHY INVEST IN OCN?



Average rental
yield of 50%



Investment +
Leisure



Unique real estate
concept in the area



Attractive return
on investment



MARKET

ECONOMIC ANALYSIS

1. Accelerated Tourism Growth

Tourism skyrocketed by 145% from 2021 to 2022, and while full annual figures for 2025 are not yet available, between January and July there was a 10% increase, reaching 557,842 visitors compared to the same period the previous year. Important note: the air occupancy rate stands at 84%.

2. Rising Tourist Spending

In 2024, the combined economic impact of Puerto Escondido and Huatulco exceeded 12.7 billion pesos.

3. Expansion of the Hospitality Offer

Since 2022, construction activity in the region has accelerated, with a 500% increase in projects, while the hotel infrastructure continues to diversify in style and variety, from cozy cabins to contemporary boutique resorts such as Hotel Humano, Castillo de Arena, Xique, and others.



MARKET

ECONOMIC ANALYSIS

4. Infrastructure Improvements:

- Expansion and modernization of the airport
Investment of \$50 million USD in connectivity and accessibility projects
- New highway from Oaxaca to Puerto Escondido
- Development of new docks, roads, and public services

5. Government Support:

- Tax incentives and facilities for private investment
- State and federal programs for tourism promotion and marketing
- Public investment of \$75 million USD planned for 2024–2026



PUERTO ESCONDIDO INTL. AIRPORT

TRANSFORMATION IN PROGRESS

Airport Expansion and Modernization

- Total Annual Passengers

2019: 342,000 passengers | 2024: 850,142 passengers

- Domestic Flights

Mexico City, AIFA – Santa Lucía,
Guadalajara, Monterrey

- International Flights

Active:

Houston (IAH) – United Airlines

Scheduled/Announced:

Dallas–Fort Worth – American Airlines

Toronto – Air Canada Rouge

Feeder Cities:

Los Angeles, Vancouver, Calgary

COMPARATIVES



CASONA SFORZA

Rates:

Booking.com	USD \$408 per night
Expedia.com	USD \$482 per night
Hotels.com	USD \$482 per night
Travelocity	USD \$482 per night



HOTEL ESCONDIDO, PUERTO ESCONDIDO

Rates:

Booking.com	USD \$500 per night
Expedia.com	USD \$500 per night
Hotels.com	USD \$500 per night
Travelocity	USD \$500 per night

LOCATION

LAGUNA DE
MINIALTEPEC



OCN
PUERTO ESCONDIDO

PUERTO ESCONDIDO
OAXACA, MÉXICO

AMENITIES

OCN RESORT & RESIDENCIES

Our reflecting pools and walls capture the hues of Puerto Escondido's stones and sea. We've created an ecosystem immersed in the tranquility of the jungle and the song of the birds.





WELLNESS CENTER SERVICES



Espresso Lounge



Water treatment plant



Gym



Coworking



Yoga Studio



Wifi



Padel Tennis



Conference Room



Sauna



Dressing Room



Spa



ENTERTAINMENT / GASTRONOMIC EXPERIENCE



Movie Room



Pool attendants
and towel
service



Kids Club



Sushi Bar



Chef Brad
Kilgore's
Restaurant





BRAD KILGORE

CHEF

Education and Training

- Originally from Kansas City, Missouri.
- Trained at Broadmoor Technical Center and Johnson and Wales University.
- Early experience in high-end kitchens in Chicago.

Professional Achievements

- Nominated for the James Beard Award as one of the most innovative chefs in the United States.
- Experience in 3-Michelin-star restaurants: Alinea and L2o (Chicago).
- The only chef to receive a 4-star rating twice from the Miami Herald.
- Internationally recognized for redefining modern gastronomy with multicultural influence.



BRAD KILGORE

CHEF

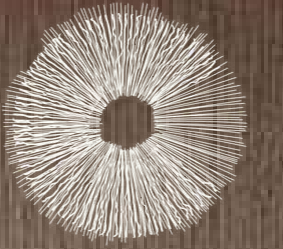
Featured Restaurants

- Alter (Miami) – Progressive American tasting menu (15 courses) featuring Floridian ingredients.
- BRAVA, Kaido, Ember, MaryGold's (Miami)
- Sebastian Café (San Francisco) – Ranked among the city's Top 3 breakfast spots.
- Oise Restaurant – Itameshi cuisine (Italian-Japanese fusion).
- CIMA Rooftop (Honduras) – High-end wood-fired cuisine.
- Ama – Italian cuisine with Japanese influence.

Current Projects

- Verge – Modern American restaurant at The Concours Club (Miami).
- Raleigh Sales Pavilion – Personalized culinary service for ultra high-net-worth clients.
- International expansion with exclusive and differentiated concepts.









POOL CLUB



Outdoor Pool



Entertainment



Dj



Social Bars



Game Room



Exterior Lounge

SPA

OCN RESORT & RESIDENCIES

Enjoy a collection of deeply restorative experiences. Everything is designed for you to feel the art of wellness not only through your senses, but through your heart. These ancient wellness practices, combined with our exceptional staff and outstanding service, will make your experience truly unforgettable.

Through our deep tissue massages, revitalizing body scrubs, and rejuvenating facial treatments, you will find the peace and serenity you deserve.





WE GO BEYOND

RESIDENTIAL SERVICES

24-HOUR OCN HOST AND CONCIERGE SERVICE

Personalized travel assistance available 24/7 to make your stay as smooth as possible. We want you to feel completely comfortable in our facilities and have everything you need, from tour or restaurant reservations to spa treatments or additional housekeeping support, don't hesitate to contact our concierge.



GENERAL AMENITIES



Retail Space



Padel Courts



24/7 Hammock Garden



Sculpture Areas



Mezcal Lounge



24/7 Security and Transportation



VILLAS



CASITA VILLA

PB: 180 m² / 1937.5 sq. ft.
PA: 190 m² / 2045 sq. ft.



NATIVO VILLA

220 m² / 2368.06 sq. ft.



OLA VILLA

252 m² / 2712 sq. ft.

CASITA
STANDARD



CASITA STANDARD

PB: 180 m² / 1937.5 sq. ft.

- Pool
- Bedroom
- Guest Bathroom
- Master Bathroom
- Fully Equipped Kitchen
- Dining Room
- Home Office / Study
- Terrace: full living area, dining space
- Grill Area
- Laundry Room
- Storage Room



CASITA STANDARD EXTERIOR



CASITA STANDARD

FLOOR PLANS
PB: 180 m² / 1937.5 sq. ft.



CASITA
PLUS



CASITA PLUS

PA: 190 m² / 2045 sq. ft.

- Pool
- Bedroom
- Guest Bathroom
- Master Bathroom
- Fully Equipped Kitchen
- Dining Room
- Home Office / Study
- Terrace: full living area, dining space
- Grill Area
- Laundry Room
- Storage Room

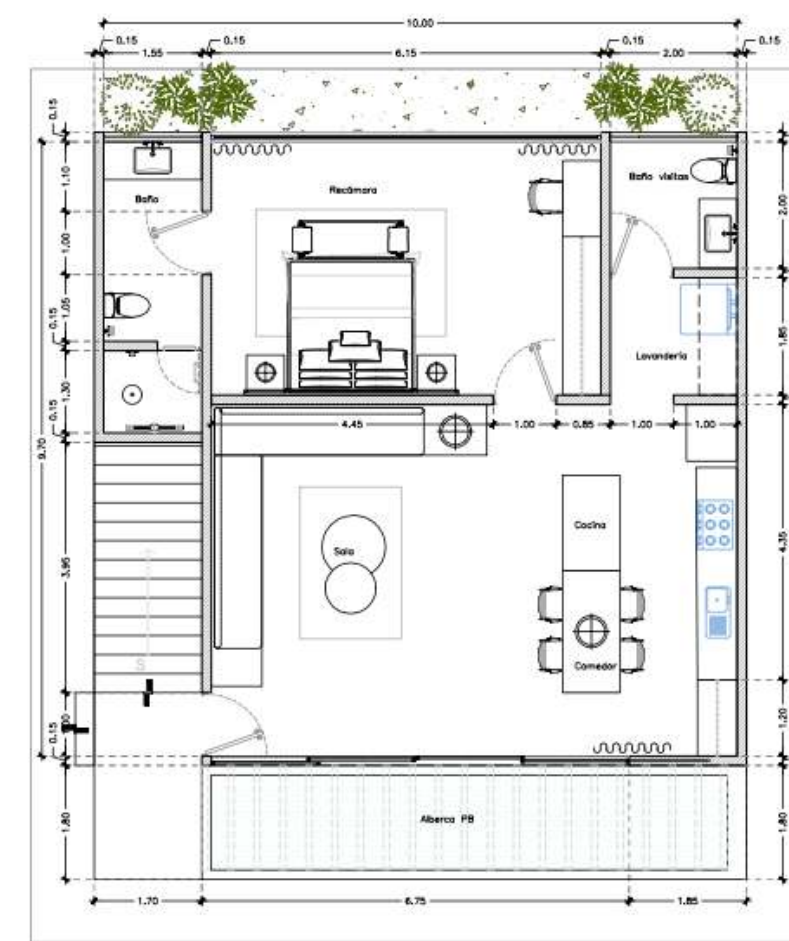




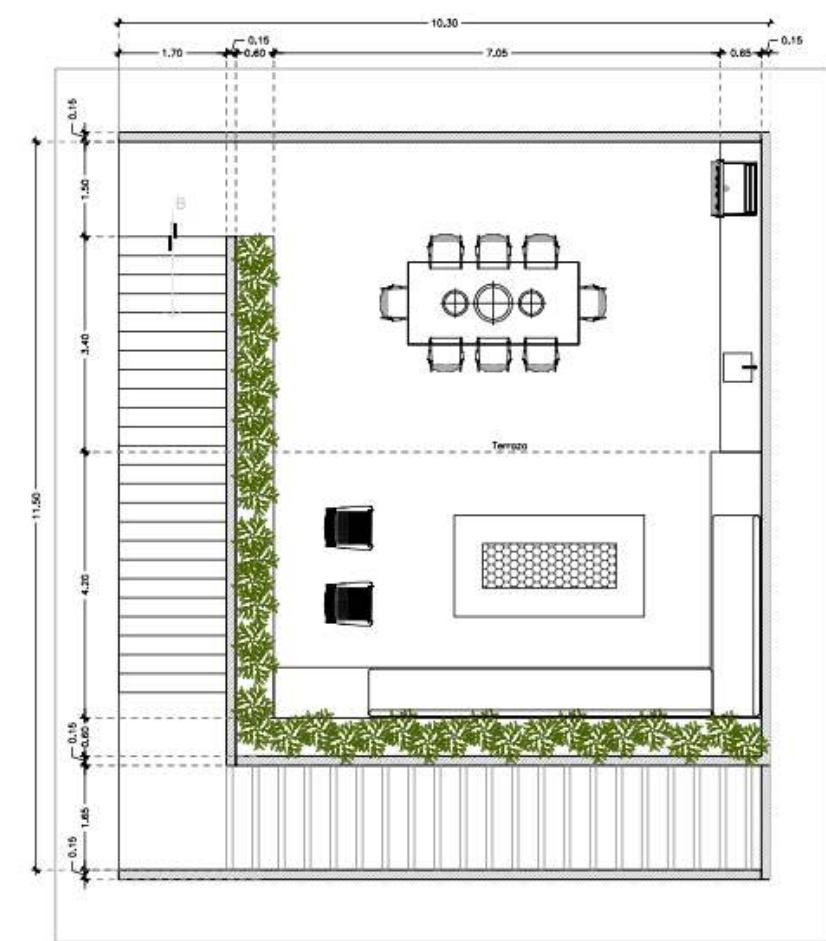
CASITA PLUS EXTERIOR

CASITA PLUS

POOL UPSTAIRS

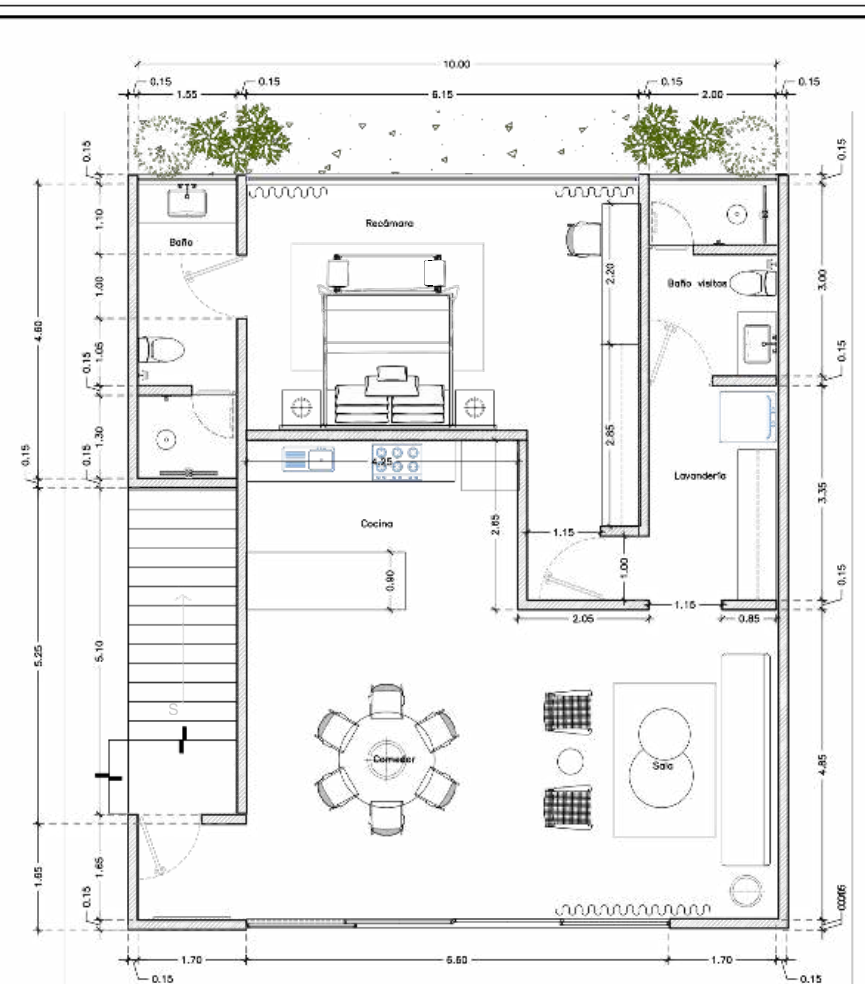


CASITA - VERSIÓN ALBERCA PB
PLANTA BAJA - ESQUEMÁTICO
 ESC. 1:50

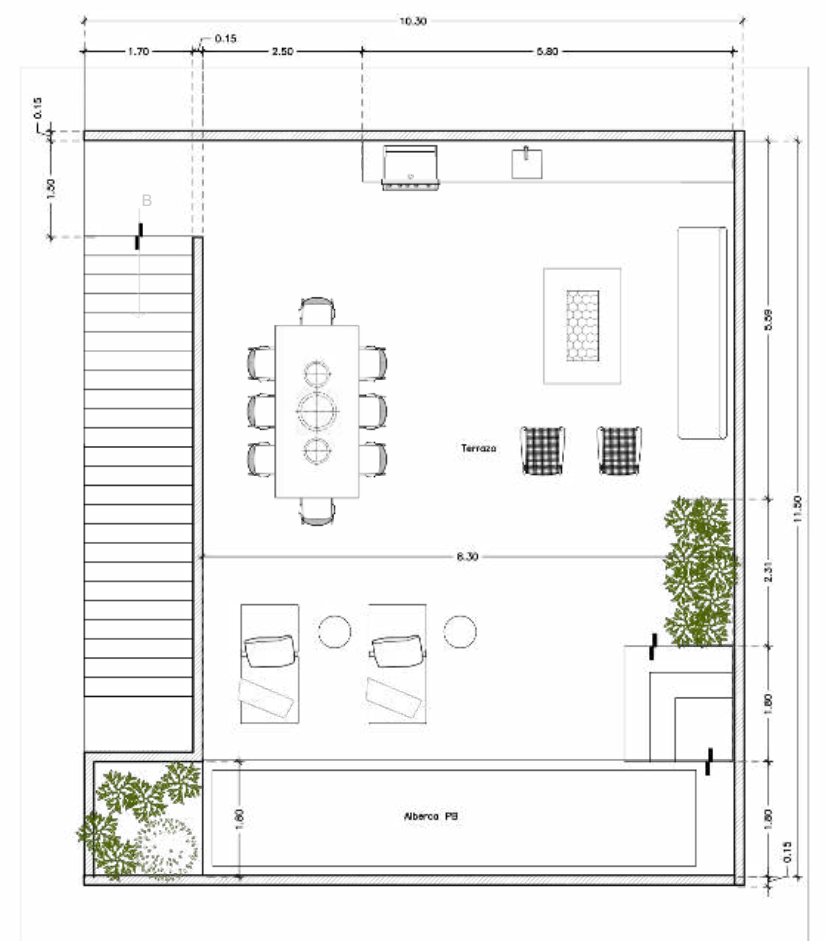


CASITA - VERSIÓN ALBERCA PB
PLANTA ALTA - ESQUEMÁTICO
 ESC. 1:50

PROYECTO: OCN PUERTO ESCONDIDO		
DISEÑO DE INTERIORES VILLAS		
ESCALA: 1:75	PLANO: PLANTA ARQUITECTÓNICA	
FECHA REVISIÓN: 20/05/2025	VILLA: CASITA - VERSIÓN A	



CASITA - VERSIÓN ALBERCA PA
PLANTA BAJA - ESQUEMÁTICO
 ESC. 1:50



CASITA - VERSIÓN ALBERCA PB
PLANTA ALTA - ESQUEMÁTICO
 ESC. 1:50

PROYECTO: OCN PUERTO ESCONDIDO		
DISEÑO DE INTERIORES VILLAS		
ESCALA: 1:75	PLANO: PLANTA ARQUITECTÓNICA	
FECHA REVISIÓN: 20/05/2025	VILLA: CASITA - VERSIÓN B	

CASITA STANDARD

POOL DOWNSTAIRS

NATIVO
VILLA



NATIVO VILLA

220 m² / 2368.06 sq. ft.

- Pool
- 2 Bedrooms
- 3 Full Bathrooms
- Fully Equipped Kitchen
- Living Room
- Dining Room
- Terrace: full living area with grill space
- Laundry Room
- Storage Room





NATIVO VILLA EXTERIOR

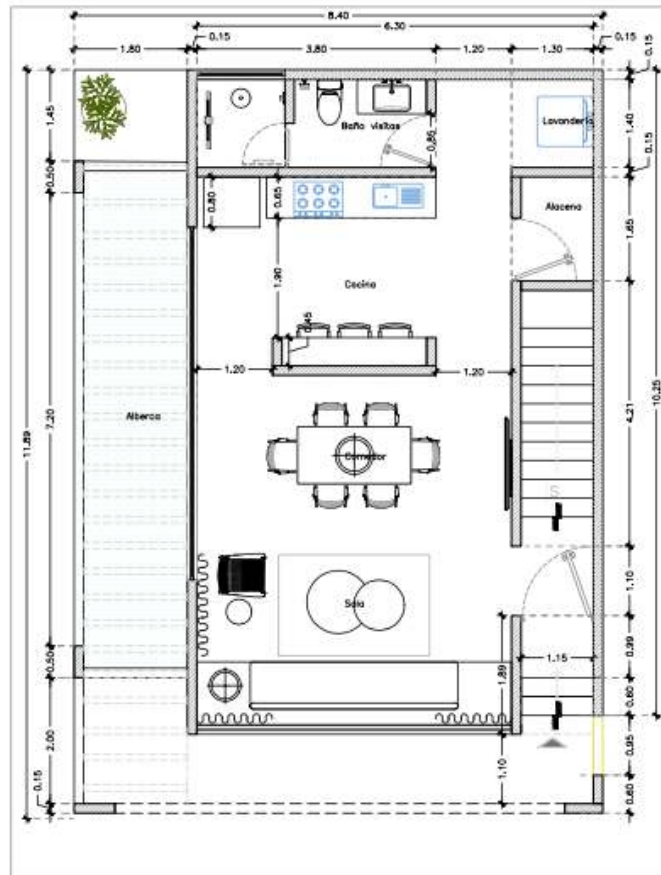
NATIVO VILLA

FLOOR PLANS
220 m² / 2368.06 sq. ft.

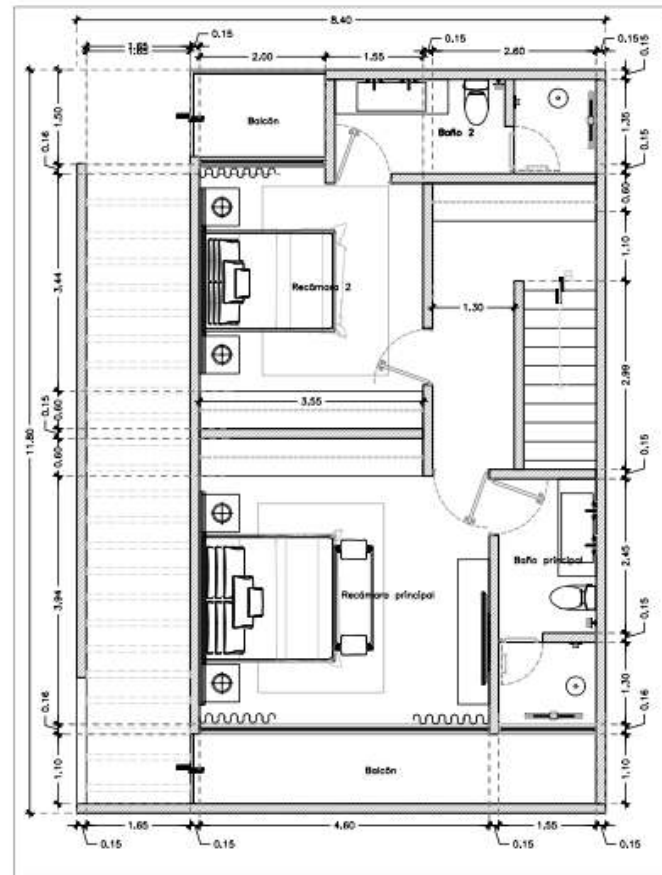


NATIVO VILLA

EXTERIOR LIVING ROOM

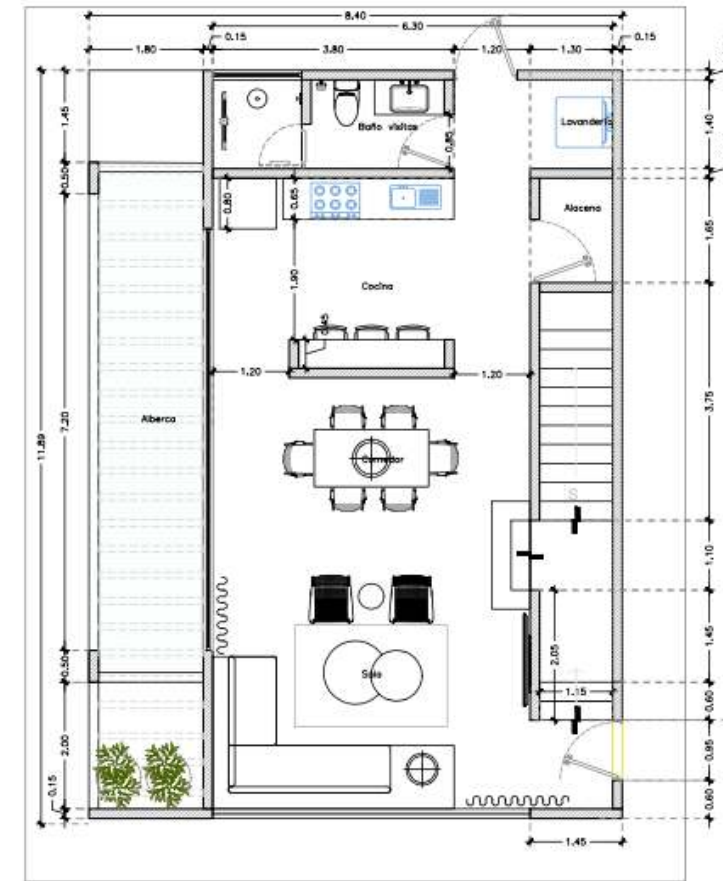


NATIVO - VERSIÓN TERRAZA EXTERIOR
PLANTA BAJA - ESQUEMÁTICO
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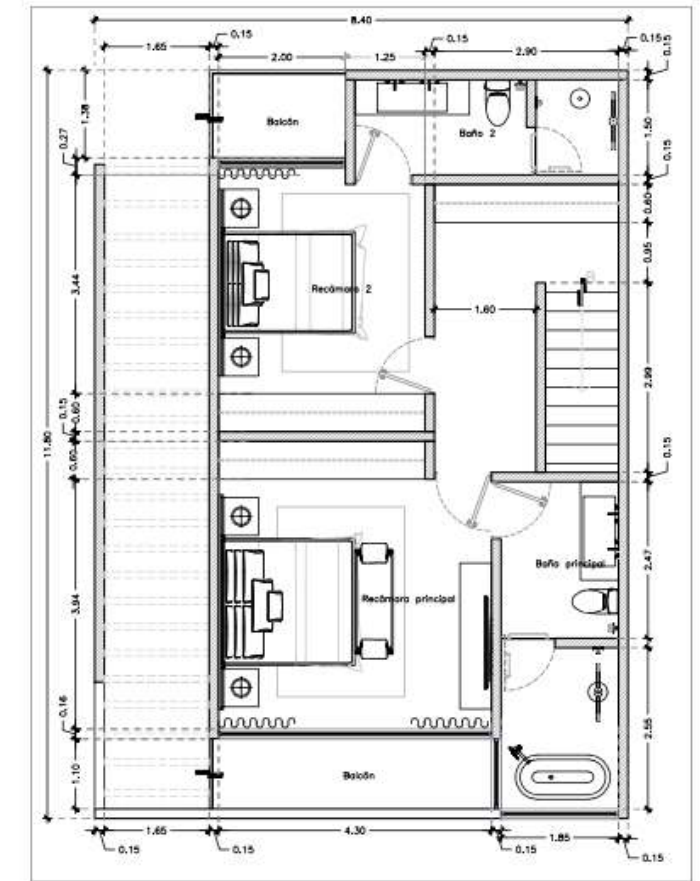


NATIVO - VERSIÓN TERRAZA EXTERIOR
PLANTA ALTA- ESQUEMÁTICO
 ESC. 1:50

PROYECTO: DCN PUERTO ESCONDIDO		
DISEÑO DE INTERIORES VILLAS		
ESCALA: 1:75	PLANO: PLANTA ARQUITECTÓNICA	
FECHA REVISIÓN: 20/05/2025	VILLA: NATIVO - VERSIÓN A	



NATIVO - VERSIÓN SALA EXTENDIDA / TINA
PLANTA BAJA - ESQUEMÁTICO
 ESC. 1:50



NATIVO - VERSIÓN SALA EXTENDIDA / TINA
PLANTA ALTA- ESQUEMÁTICO
 ESC. 1:50

PROYECTO: DCN PUERTO ESCONDIDO		
DISEÑO DE INTERIORES VILLAS		
ESCALA: 1:75	PLANO: PLANTA ARQUITECTÓNICA	
FECHA REVISIÓN: 20/05/2025	VILLA: NATIVO - VERSIÓN B	

NATIVO VILLA

EXTENDED LIVING ROOM

OLA
VILLA



OLA VILLA

252 m² / 2712 sq. ft.

- Pool
- Master Bedroom
- Master Bedroom with Terrace
- Optional Third Bedroom or Game Room
- 2 Full Bathrooms
- 1 Half Bathroom
- Fully Equipped Kitchen
- Living Room
- Dining Room
- Terrace: full living area with grill space
- Laundry Room
- Storage Room





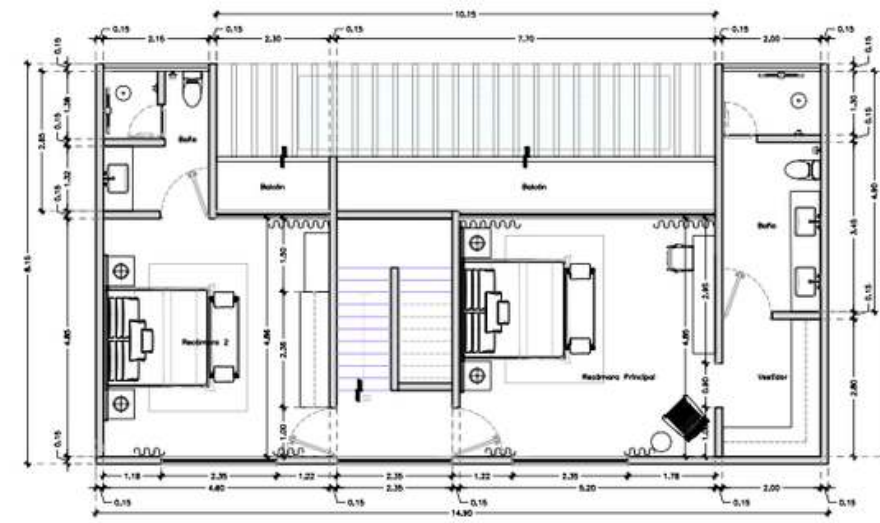
OLA VILLA

FLOOR PLANS
252 m² / 2712 sq. ft.

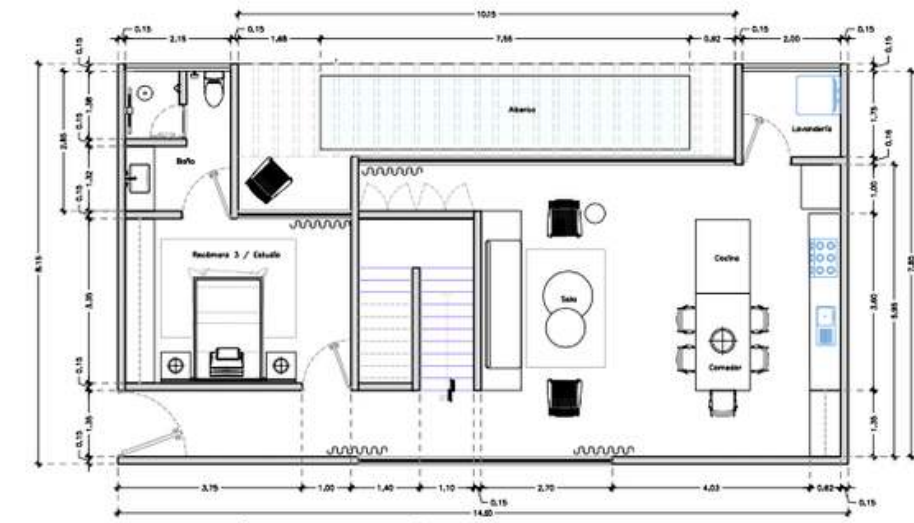


OLA VILLA

2 BEDROOMS AND GAME ROOM

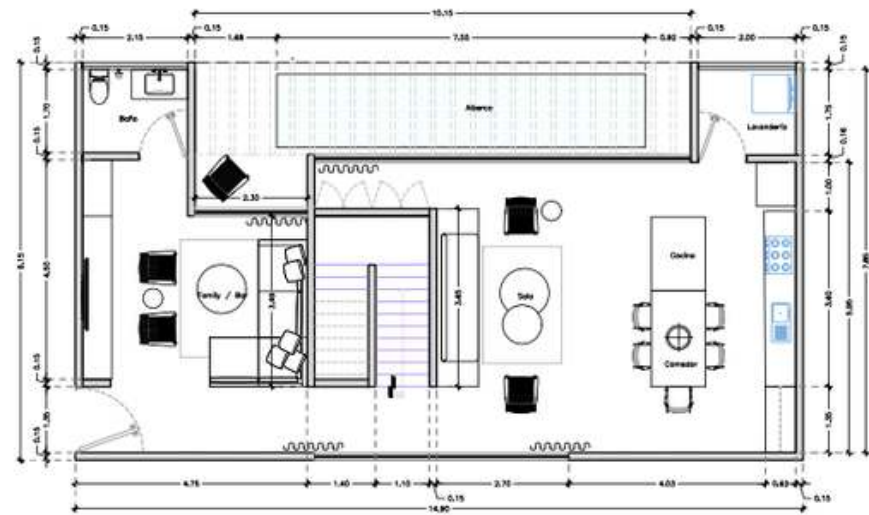


OLA - VERSIÓN TERCERA RECÁMARA
PLANTA ALTA - ESQUEMÁTICO
 ESC. 1:50

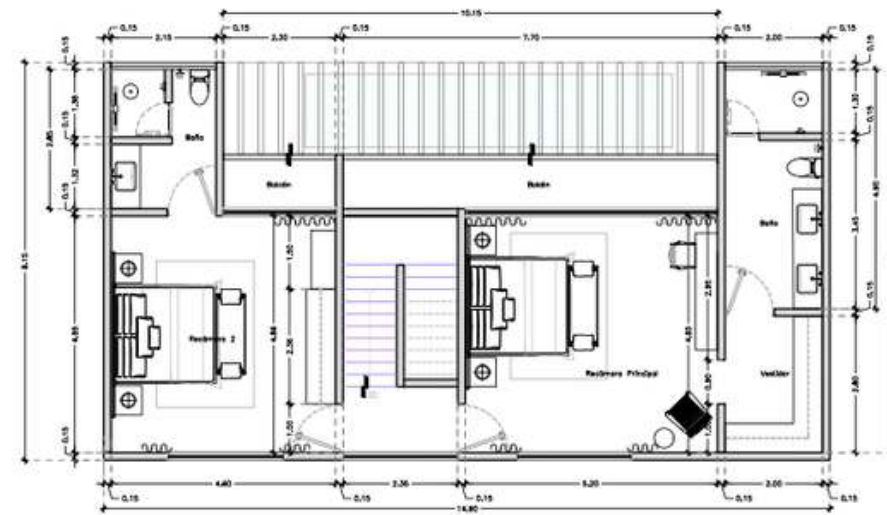


OLA - VERSIÓN TERCERA RECÁMARA
PLANTA BAJA - ESQUEMÁTICO
 ESC. 1:50

PROYECTO: OCN PUERTO ESCONDIDO		
DISEÑO DE INTERIORES VILLAS		
ESCALA: 1:75	PLANO: PLANTA ARQUITECTÓNICA	
FECHA REVISIÓN: 20/05/2025	VILLA: OLA - VERSIÓN A	



OLA - VERSIÓN BAR/FAMILY
PLANTA BAJA - ESQUEMÁTICO
 ESC. 1:50



OLA - VERSIÓN BAR/FAMILY
PLANTA ALTA - ESQUEMÁTICO
 ESC. 1:50

PROYECTO: OCN PUERTO ESCONDIDO		
DISEÑO DE INTERIORES VILLAS		
ESCALA: 1:75	PLANO: PLANTA ARQUITECTÓNICA	
FECHA REVISIÓN: 20/05/2025	VILLA: OLA - VERSIÓN A	

OLA VILLA

3 BEDROOMS