

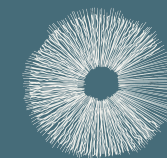


O C N

PUERTO ESCONDIDO

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PUERTO ESCONDIDO
OAXACA, MEXICO

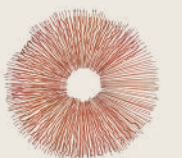


PROPERTY OVERVIEW

OCN RESORT & RESIDENCES

The property is located in Palmarito Beach, just a few meters away from the best and most renowned hotel in Puerto Escondido, "Hotel Escondido", and next to the emblematic "Casa Wabi".

Facing the picturesque beaches of the Pacific Ocean, with its back to the imposing mountains of Oaxaca, our land is located just a few minutes away from the fastest growing tourist area in Puerto Escondido.

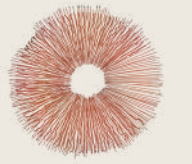




PROPERTY OVERVIEW

OCN RESORT & RESIDENCES

Our property will hold 124 units in varying sizes, perfectly tailored to suit your lifestyle. The common areas will be equally impressive, with beach club access, a restaurant crafted by world-renowned chef Brad Kilgore, kids club, and the exclusive "Casa Mezcalita", among others. The Casa Mezcalita will offer a unique experience for guests, where they can learn about, sample, and even craft their own mezcal.





DEVELOPMENT PARTNERS



ESTUDIO AARN ARCHITECT

AARN is an architectural firm led by a graduate of the Universidad Iberoamericana in Mexico, renowned for his expertise in *sustainable design* through his work in *Mozambique, Sao Tome and Principe in Africa*. Additionally, the firm has participated in various international design projects in *Lisbon, Brasilia, and Nampula*, ranging from social housing and educational programs, to large-scale projects such as a rum factory, all with a focus on sustainability.

Currently, the firm is headquartered in Oaxaca, with plans to expand to new locations in Puerto Escondido and Puebla. AARN's commitment to sustainable design and expertise in international projects make them a leading force in the industry, offering innovative solutions for a better, more sustainable world.

MEVAZ CONSTRUCTION COMPANY

Mevaz is a civil construction company that provides services such as consulting, feasibility studies, project development, budgeting, supervision, and maintenance. They have worked with local governments around Oaxaca, such as the municipality of Santo Domingo Tehuantepec, as well as non-governmental organizations and associations, including Kitse Tahana Chatinio, A.C. among others

ADMINISTRATIVE PARTNERS



JORGE LUIS ECHAIDE AMADOR CO-PROJECT MANAGER

Jorge is an attorney specializing in **Administrative Litigation, Privacy and Data Protection, Real Estate, and Trusts**. Throughout his career, he has served as a legal advisor to **Be Grand** in Mexico and **MEXXAMER** in the United States. He has worked with various national and international companies and is a member of the board of directors at **Shark Tank Mexico**.

HUMBERTO MENDOZA GONZALEZ LEGAL

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

ADMINISTRATIVE PARTNERS

BRAD COZZA REAL ESTATE

Real estate broker and investor, Brad has attributed more than USD 555 million in sales during his 15-year career. The Cozza team, located in Miami and specializing in pre-construction and investment opportunities, manages luxury residential and commercial portfolios in California, Chicago, New York, and Miami. They have clients in Canada, Mexico, Dubai, and of course, the United States.



OCN
PUERTO ESCONDIDO



WHY PUERTO ESCONDIDO?



POPULAR AND AFFORDABLE



500% APPRECIATION IN PROPERTIES



BELOW MARKET VALUE PRICES



ORGANIZATION INNOVATION



SHORT-TERM RETURNS



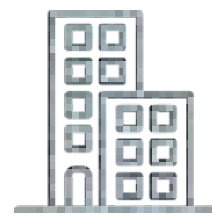
350% CURRENT GROWTH
750% ESTIMATED IN 2 YEARS



WHY INVEST IN OCN?



VACATIONING
FUN AND SAVINGS



FIRST DEVELOPMENT OF ITS
KIND IN PUERTO ESCONDIDO



HIGH RETURN
ON INVESTMENT



UNIQUE CONCEPT



MARKET

ECONOMIC ANALYSIS

Puerto escondido de is a hidden area quickly becoming discovered by tourists and developers alike. Averaging 9-10 flights a day, PXM has reported the expansion of its runway to double flights by the summer of next year.

With a total population just south of 60,000 residents, Puerto Escondido last year reported 589,000 visitors, up from 342,000 reported in 2018. This boost in tourism has been well-planned by the state of Oaxaca which witnessed the growth of Tulum and Puerto Vallarta in recent years.

Due to different causes and unquestionably related to the rival of COVID-19 and the open tourism policy of the country and state of Oaxaca. Puerto Escondido began to build its own personality beyond surfing. Travelers from different parts of the world, driven from their countries by the situation during the pandemic discovered this Mexican paradise and decided to start investing in it. Thus, the city grew a little by little, and more and more entrepreneurs committed to this jewel in the Pacific. More hotels, more restaurants, and more tourists offers starting appearing, and of course, the biggest names in tourism have started taking notice.

PUERTO ESCONDIDO INTERNATIONAL AIRPORT

TRANSFORMATION IN PROGRESS

Strategic Investment: The Federal Government is committed to boosting the tourism development of Mexico. To achieve this, 2.5 billion pesos will be allocated for the expansion of Puerto Escondido Airport.

An International Airport: With this significant investment, Puerto Escondido Airport will become an important point of entry and departure for international travelers. We are excited to announce that it will soon offer direct flights to destinations in the United States, Canada, and South America.

A Leap in Connectivity: This investment is not only an improvement in infrastructure but also a leap in connectivity that will benefit the region and travelers. Puerto Escondido will be a vital link for those seeking to enjoy the wonders of Oaxaca and its surroundings.

We are proud to have the support of the Secretary of Tourism, Miguel Torruco Marqués, who has been a tireless advocate for this project that will open new doors to prosperity and tourism in Puerto Escondido.



COMPS



CASONA SFORZA

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



HOTEL ESCONDIDO, PUERTO ESCONDIDO

Rates:	Booking.com	\$500 per night
	Expedia.com	\$500 per night
	Hotels.com	\$500 per night
	Travelocity	\$500 per night

LOCATION

LAGUNA DE MINIALTEPEC



OCN
PUERTO ESCONDIDO

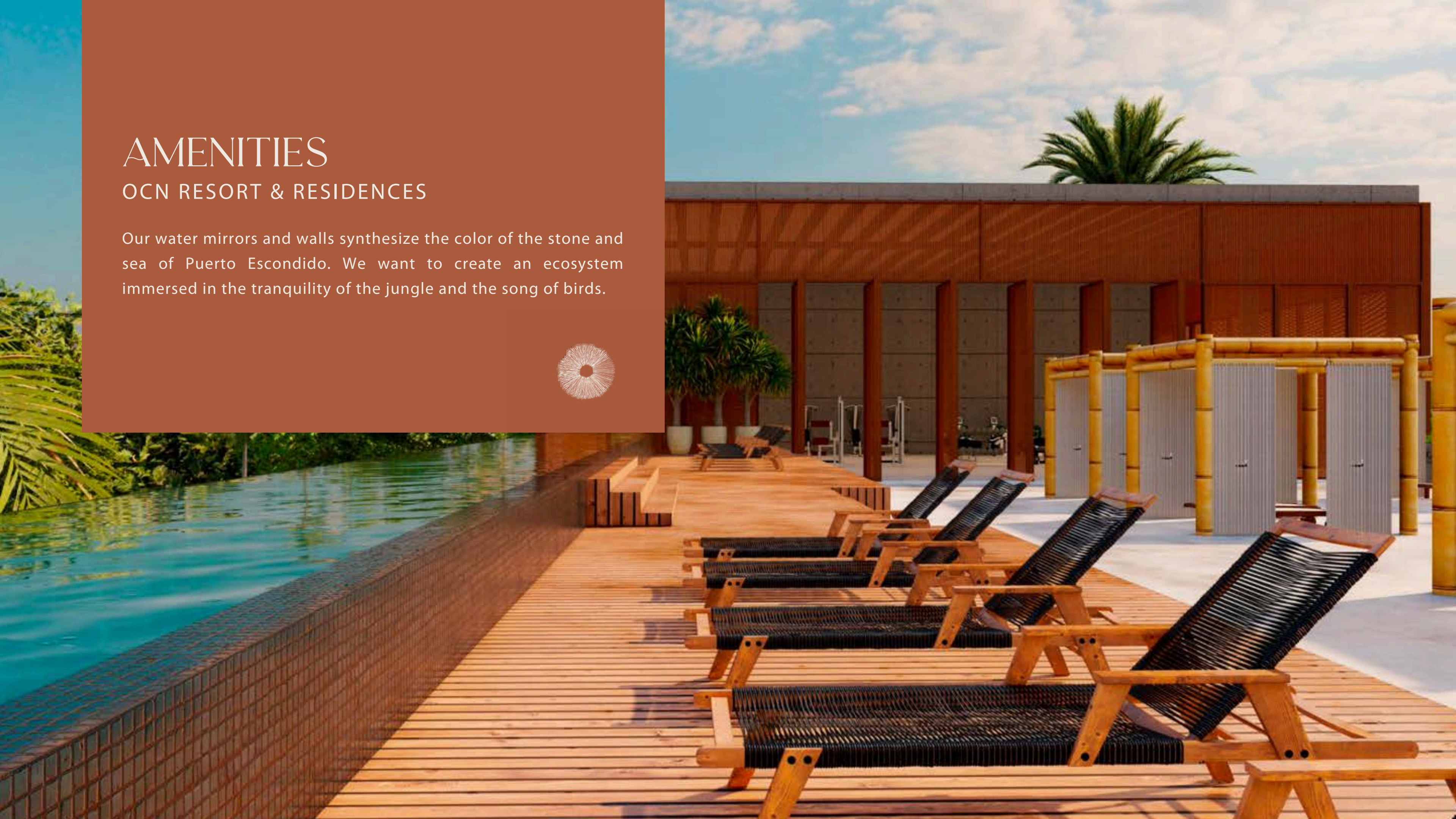
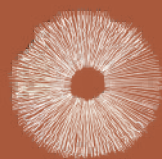
PUERTO ESCONDIDO

OAXACA, MEXICO

AMENITIES

OCN RESORT & RESIDENCES

Our water mirrors and walls synthesize the color of the stone and sea of Puerto Escondido. We want to create an ecosystem immersed in the tranquility of the jungle and the song of birds.





WELLNESS CENTER SERVICES



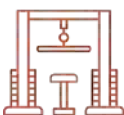
ESPRESSO LOUNGE



SAUNA



BUSINESS CENTER & COWORKING



GYM



LOCKER ROOMS



SPA



YOGA STUDIO



WIFI



CONFERENCE ROOM



ENTERTAINMENT AND GASTRONOMIC EXPERIENCE



THEATER



POOL ATTENDANTS
AND TOWEL SERVICE



KIDS CLUB



SUSHI BAR



RESTAURANT BY CHEF
BRAD KILGORE

A portrait of Chef Brad Kilgore, a man with a goatee and short hair, wearing a white chef's coat. He has his arms crossed and is looking directly at the camera. The background is a textured, light-colored wall. On his left sleeve, there is a circular patch with the text 'KILGORE' and 'BRADLEY' around the perimeter. On his right chest, the name 'Kilgor' is embroidered.

BRAD KILGORE

CHEF

OCN
PUERTO ESCONDIDO

Chef Bradley Kilgore, the best chef in Miami, was born and raised in Kansas City, Missouri. His passion for cooking began at an early age, leading him to attend the renowned Broadmoor Technical Center and Johnson and Wales University. Kilgore's career took off after moving to Chicago, where he worked at two 3-star Michelin-rated restaurants, Alinea and L2o. He then moved to Miami and worked at the five-star Azul in the Mandarin Oriental Hotel and the St. Regis Bal Harbour, where his team was the only one to receive 4 stars from the Miami Herald that year.

In 2015, Kilgore opened Alter in the art-focused Wynwood district of Miami. The restaurant's progressive American menu, highlighting Floridian ingredients and serving a 15-course tasting menu, received national and international recognition. Alter received 4 stars from the Miami Herald, making Kilgore the only chef to receive the award twice. Kilgore continued his career by opening several other successful restaurants, including BRAVA, Kaido, Ember, and MaryGold's. He currently oversees Verge, a modern American restaurant at the private members-only racetrack resort, The Concours Club, and the Raleigh Sales Pavilion in Miami Beach, a first-of-its-kind residential condominium sales pavilion offering bespoke meal services to ultra-high net worth clients.

MARIGOLD'S BRASSERIE

Kilgore serves as the Culinary Director of the Arlo Wynwood hotel, in Miami's preeminent creative and cultural district and as chef partner of the property's signature restaurant, MaryGold's Brasserie. The Florida-inspired brasserie showcases approachable but refined fare along with a cocktail program by Bar Lab, a three time "Top 50 Bars in the World" award winner, that melds imaginative ingredients with meticulous technique.



THE CONCOURS CLUB

Kilgore serves as the Culinary Director of the Concours Club, a world class private motorsports club adjacent to Opa-Locka private airport in Miami, featuring the one of-a-kind members only restaurant, Verge. Offering an approachable, comforting vision of sophisticated American cuisine, each dish can be tailored to individual Member needs and desires, creating a kind of "personal chef" experience in a private restaurant setting. The eclectic menu features an evolving selection of classic favorites elevated by seasonal organic ingredients, single-origin meats and Chef Kilgore's signature flair.











BEACH CLUB



EXTERIOR POOL



ENTERTAINMENT



DJ



SOCIAL BAR



PLAY AREA



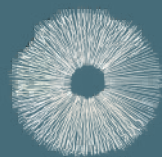
POOLSIDE LOUNGE

SPA

Enjoy a selection of deeply restorative experiences made for perceiving the art of wellness not only with your senses, but with your heart.

These ancient practices of wellbeing combined with the best staff and our excellent service will make your experience unforgettable.

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

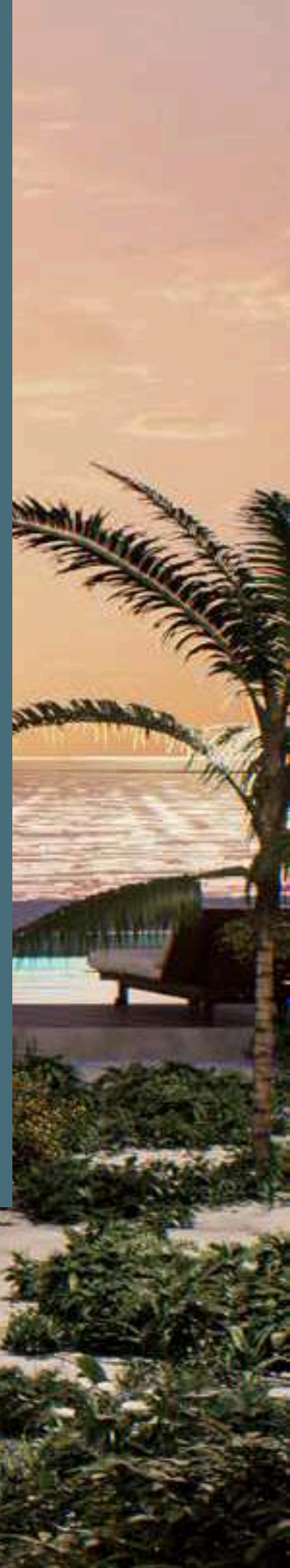
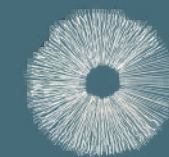




DAY CLUB/ NIGHT CLUB

OCN Resort and Residences will have a sister property in Old Puerto Escondido for its guests to enjoy and be transported by OCN's luxury car service.

A state of the art 30,000 sq feet ultra-sensory dayclub and nightclub will host international DJs and celebrities. OCN guests will gain and access to VIP daybeds and table areas.





WE GO THE EXTRA MILE . . . RESIDENTIAL SERVICES

24 HR OCN MASTER HOST AND CONCIERGE SERVICE

Personalized 24/7 travel assistance to make your day-to-day easier. We want you to be as comfortable as possible within our facilities and have everything you need; from tour or restaurant reservations to spa treatments or additional cleaning assistance, don't hesitate to contact our concierge.



GENERAL AMENITIES



RETAIL SPACE



PADEL COURTS



HAMACAS GARDEN
24/7



SCULPTURE AREAS



MEZCAL LOUNGE



SECURITY AND
TRANSPORT
24/7

VILLAS





CASITA VILLA

1272.2 sf / 118.20 m2



NATIVO VILLA

1437 sf / 133.50 m2



OLA VILLA

2260 sf / 210 m2

CASITA VILLA

1272.2 sf / 118.20 m²

- POOL
- 1 BEDROOM
- 1 GUEST BATHROOM
- 1 MASTER BATHROOM
- 1 FULLY EQUIPPED KITCHEN
- 1 DINING ROOM
- 1 STUDY
- 1 TERRACE: FULL LIVING ROOM, DINING AREA
- 1 BARBECUE AREA
- 1 LAUNDRY ROOM
- 1 STORAGE ROOM





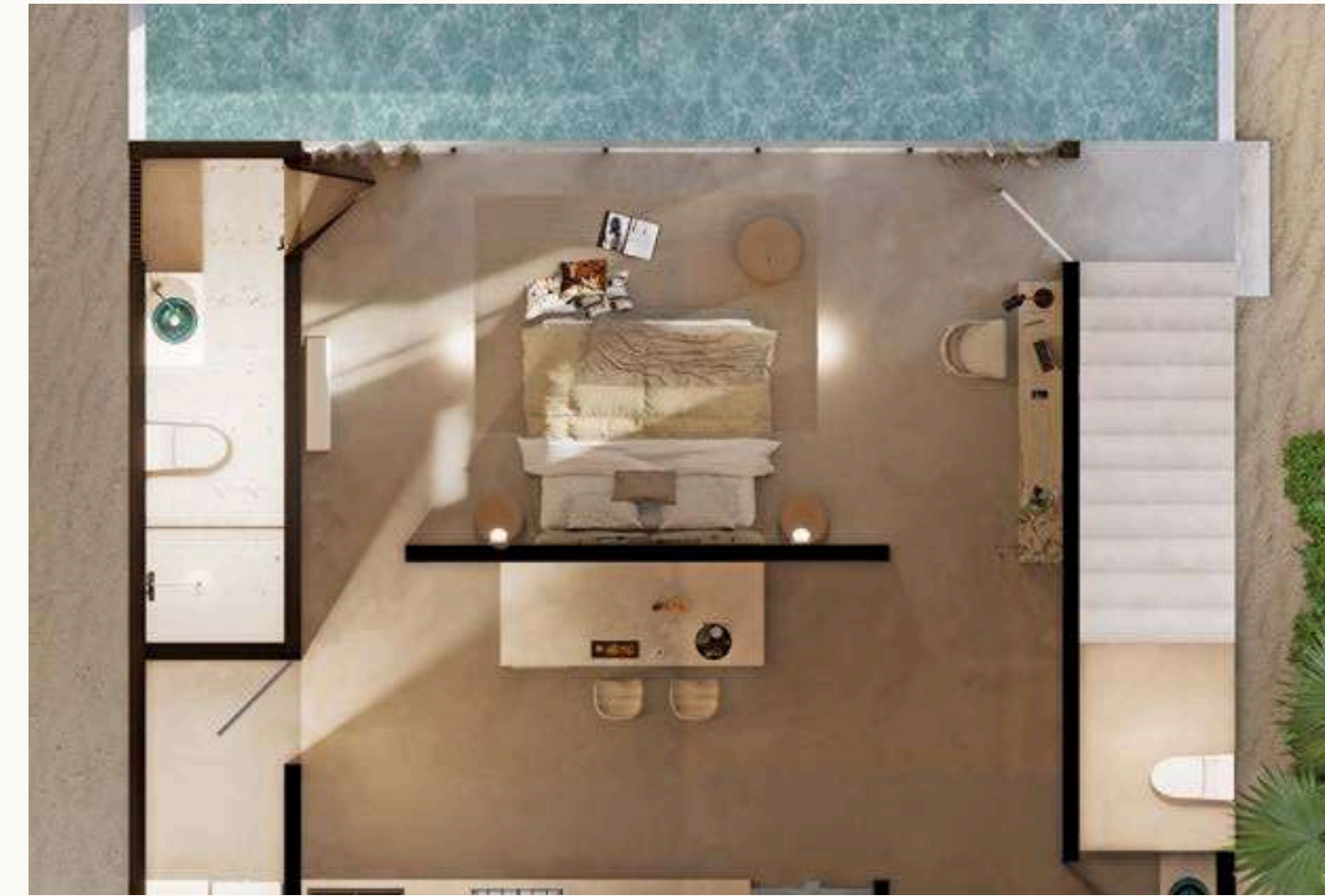
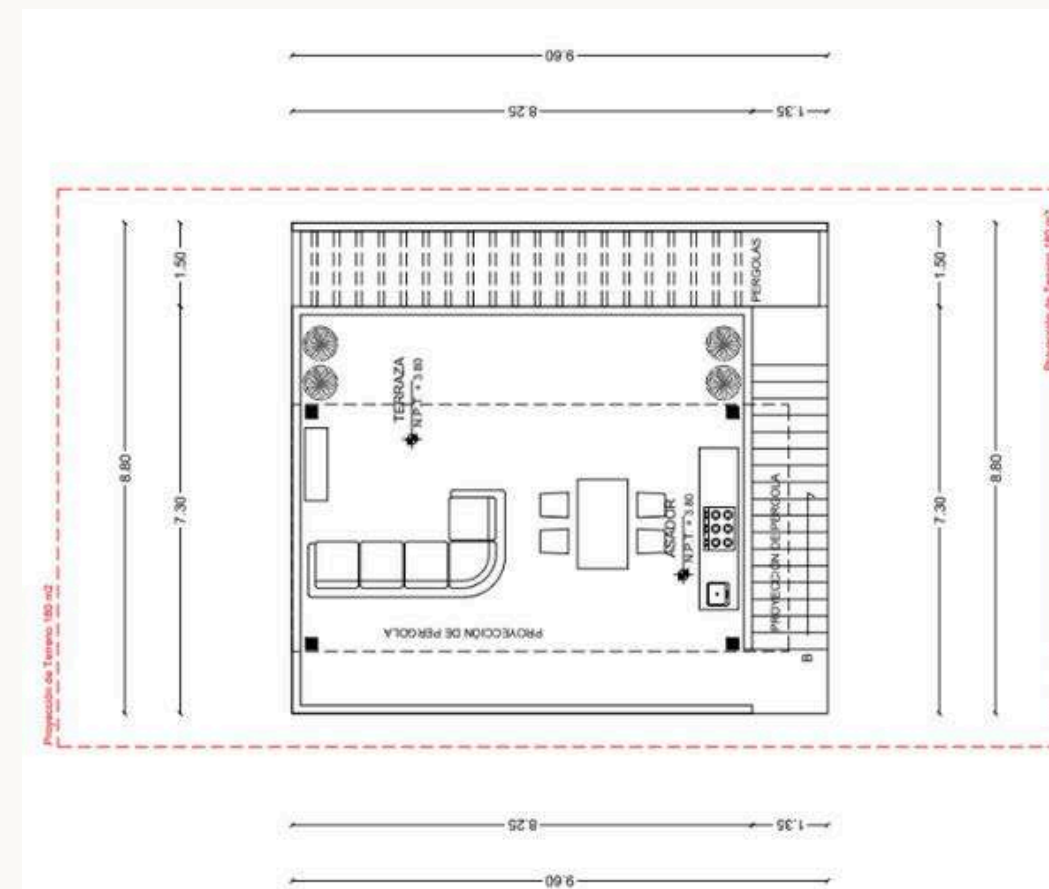
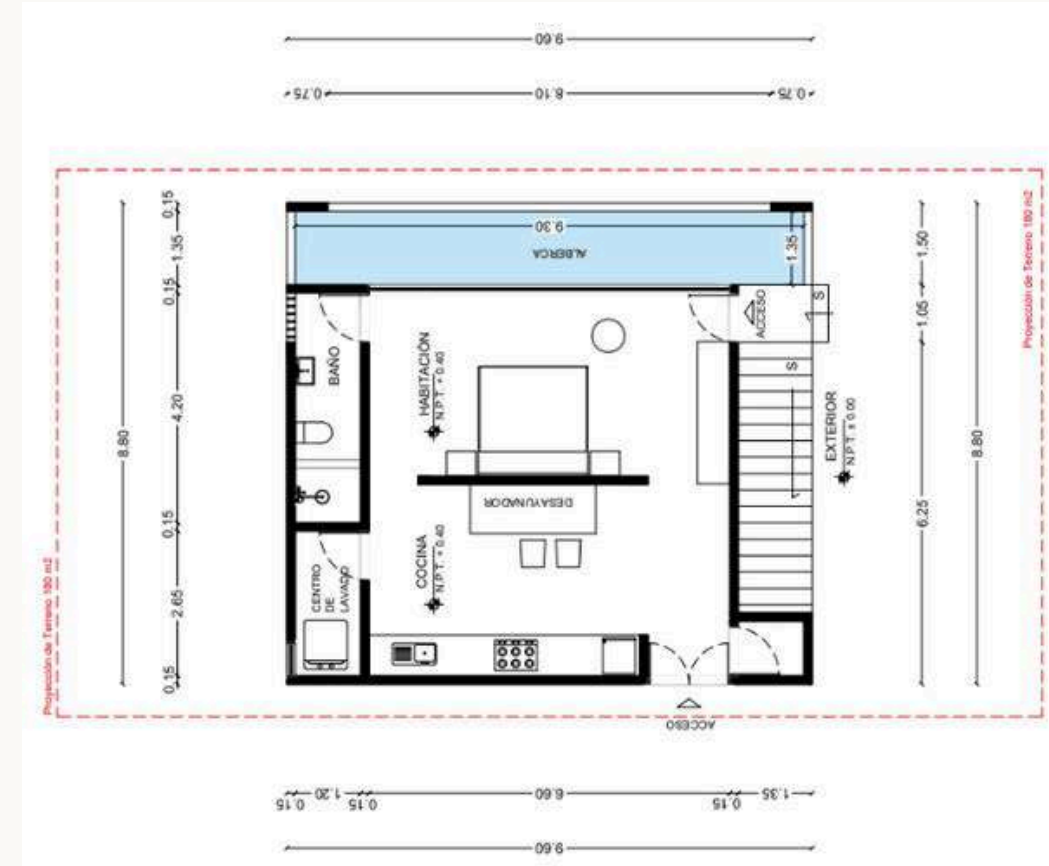
EXTERIOR CASITA STUDIO



CASITA VILLA DISTRIBUTION PLANS

1272.2 sf / 118.20 m²

- POOL
- 1 BEDROOM
- 1 GUEST BATHROOM
- 1 MASTER BATHROOM
- 1 FULLY EQUIPPED KITCHEN
- 1 DINING ROOM
- 1 STUDY
- 1 TERRACE: FULL LIVING ROOM,
DINING AREA
- 1 BARBECUE AREA
- 1 LAUNDRY ROOM
- 1 STORAGE ROOM



NATIVO VILLA

1437 sf / 133.50 m²

- POOL
- 1 KITCHEN
- 1 DINING ROOM
- 1 LIVING ROOM
- 1 TERRACE WITH BARBECUE AREA
- 2 BEDROOMS
- 3 FULL BATHROOMS
- 1 LAUNDRY ROOM
- 1 STORAGE ROOM



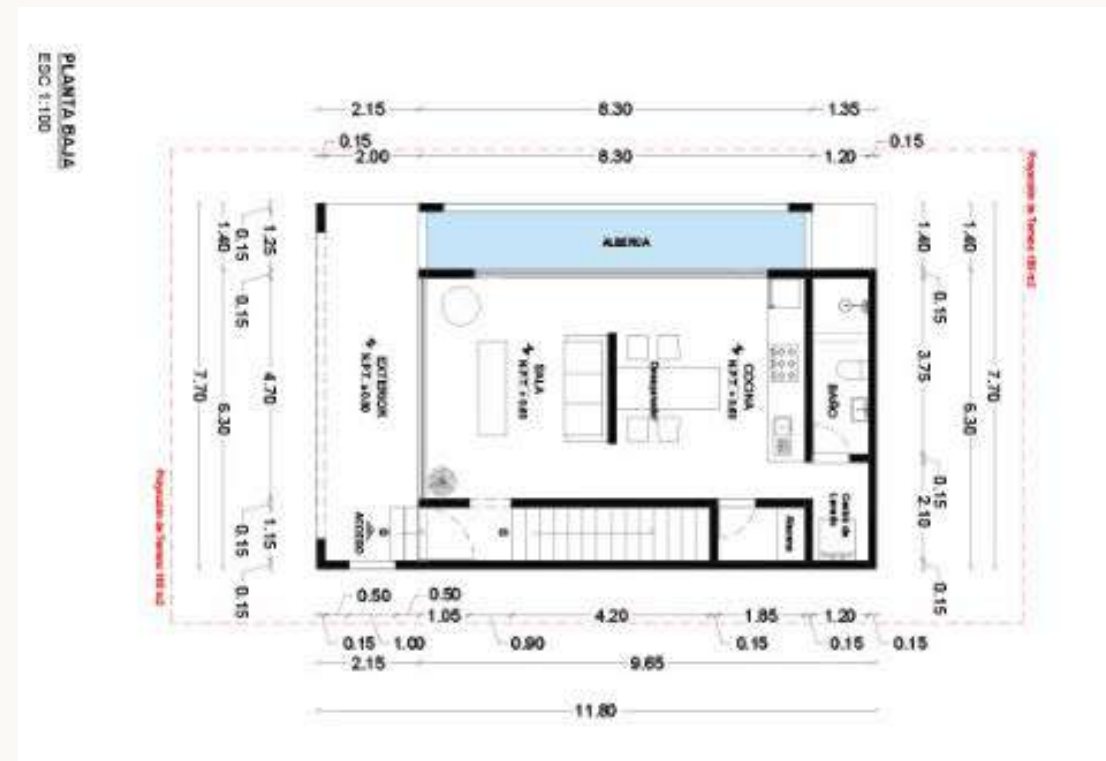
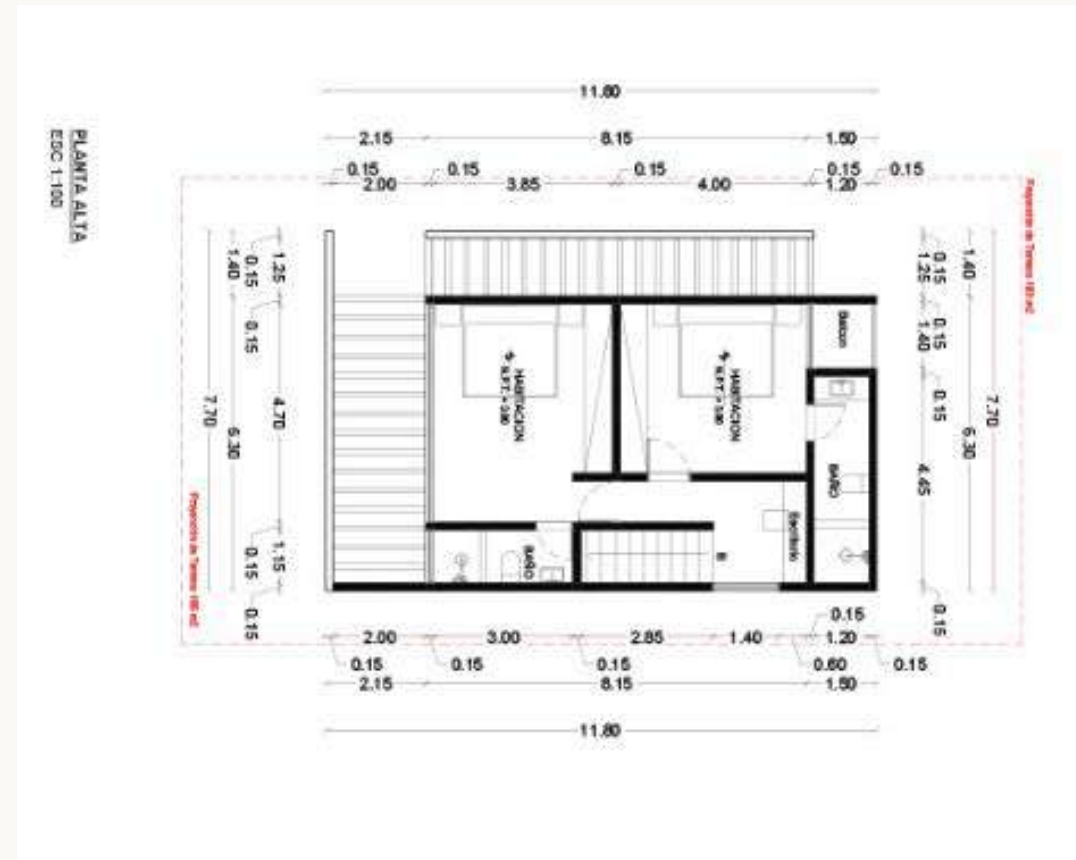
INTERIOR NATIVO VILLA



NATIVO VILLA DISTRIBUTION PLANS

1436 SF/ 133.50 m²

- POOL
- 1 KITCHEN
- 1 DINING ROOM
- 1 LIVING ROOM
- 1 TERRACE WITH BARBECUE AREA
- 2 BEDROOMS
- 3 FULL BATHROOMS
- 1 LAUNDRY ROOM
- 1 STORAGE ROOM



OLA VILLA

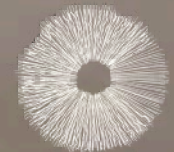
2260 sf / 210 m²

- POOL
- 1 KITCHEN
- 1 DINING ROOM
- 1 LIVING ROOM
- 1 MASTER BEDROOM
- 1 MASTER BEDROOM WITH WALK-IN CLOSET AND PRIVATE TERRACE
- 2 BATHROOMS
- 1 LAUNDRY ROOM
- 1 STORAGE ROOM





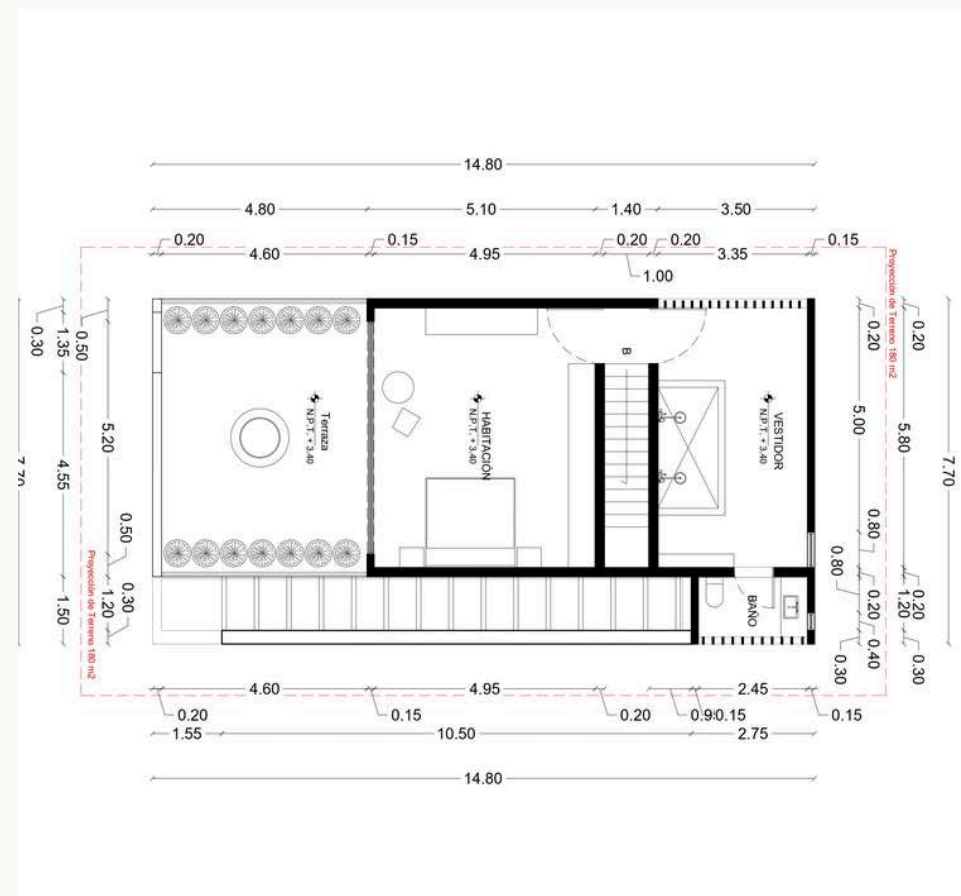
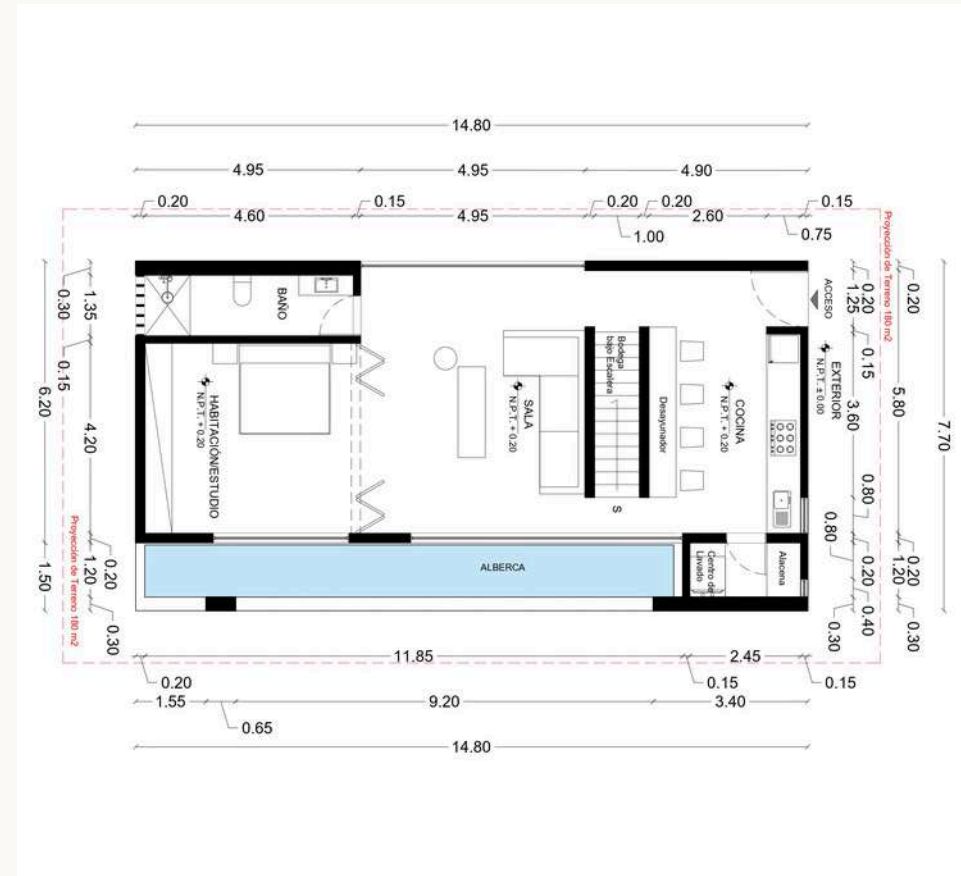
INTERIOR OLA VILLA



OLA VILLA DISTRIBUTION PLANS

2260 sf / 210 m²

- POOL
- 1 KITCHEN
- 1 DINING ROOM
- 1 LIVING ROOM
- 1 MASTER BEDROOM
- 1 MASTER BEDROOM WITH WALK-IN CLOSET AND PRIVATE TERRACE
- 2 BATHROOMS
- 1 LAUNDRY ROOM
- 1 STORAGE ROOM





Hotels and Resorts, Real Estate

A New Luxury Resort in Mexico's Puerto Escondido Is Set to Open in Summer 2024

May 31, 2023

We are excited to announce that OCN Resorts & Residences was featured on LuxExposé.com



LUXURY
TRAVEL ADVISOR

OCN Resort & Residences Coming to Puerto Escondido in Mexico

By [Newsdesk](#) Jun 27, 2023 03:54pm

[Mexico](#) [Puerto Escondido](#) [Beach Resorts](#) [Luxury Residences](#)

ROYIST

OCN Resorts & Residences will soon offer sustainable luxury stays in Mexico's Puerto Escondido



Set to open its doors in Puerto Escondido, Mexico, in the summer of 2024, OCN Resorts & Residences marries unsurpassed opulence with ecological responsibility.

O C N

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