



GOBERNADOR

28 BEACH TOWN



WHERE LUXURY AND EXCLUSIVITY
BECOME YOUR DAILY DECREE





GRUPO 28
CONSTRUYENDO LO MEJOR

WHO ARE WE?

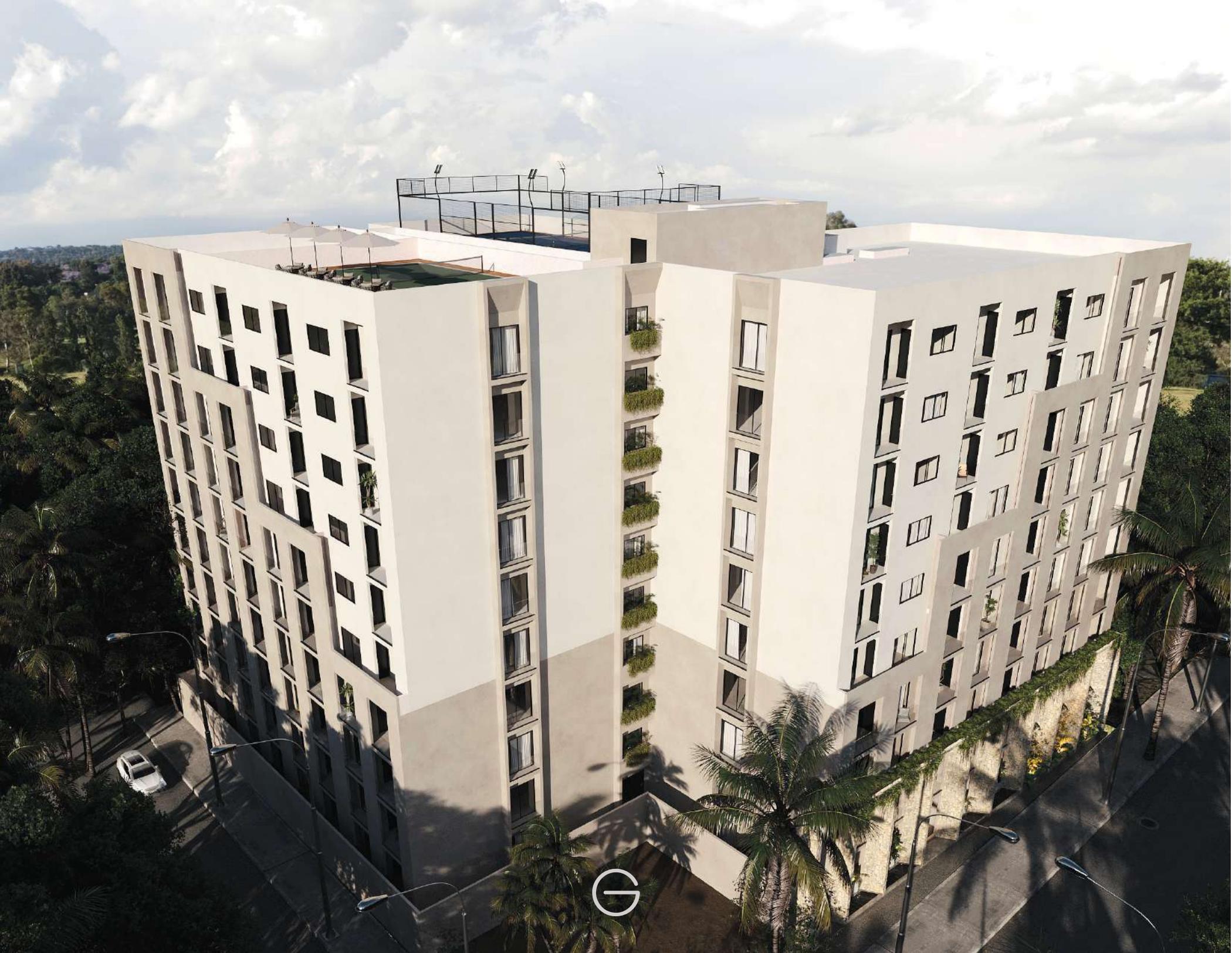
GRUPO 28 IS A 100% MEXICAN CONSTRUCTION COMPANY THAT DEVELOPS AND BUILDS WITH QUALITY, DURABILITY, SPACE AND PROFITABILITY IN MIND.

SINCE OUR BEGINNINGS WE HAVE HELPED INVESTORS AND FAMILIES TO BRING THEIR IDEAS TO LIFE BY BEING PART OF DIFFERENT SMALL AND LARGE SCALE PROJECTS IN THIS PARADISE WITH ALL THE LUXURIES AND AMENITIES AT YOUR FINGERTIPS.



WHY INVEST IN PLAYA DEL CARMEN?

- INCREASE OF 110% IN THE LAST 10 YEARS AND 425% IN THE LAST 20 YEARS (FASTEST GROWING MUNICIPALITY IN LATIN AMERICA).
- \$7,200 MDD OF ANNUAL ECONOMIC REVENUE, WITH AN INCREASE OF 236% IN THE LAST 10 YEARS.
- 82% AVERAGE HOTEL OCCUPANCY RATE FOR THE YEAR.
- 130% INCREASE IN THE NUMBER OF TOURISTS IN 10 YEARS.
- QUALITY INFRASTRUCTURE
 - MAYAN TRAIN
 - TULUM INTERNATIONAL AIRPORT





OUR NEW PROJECT, DESIGNED AND CREATED IN METICULOUS DETAIL, CONSIDERING:



- STRATEGIC LOCATION
- AMPLE SPACES
- LUXURY AMENITIES
- CURRENT MARKET NEEDS
- HIGH YIELD



104 UNITS

DEADLINE: MAY 2026

A development of



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Experts in generating unique real estate experiences in Playa del Carmen, Mexico. They offer their clients the opportunity to invest at the optimal time, taking full advantage of the potential for growth and profitability in the real estate market.

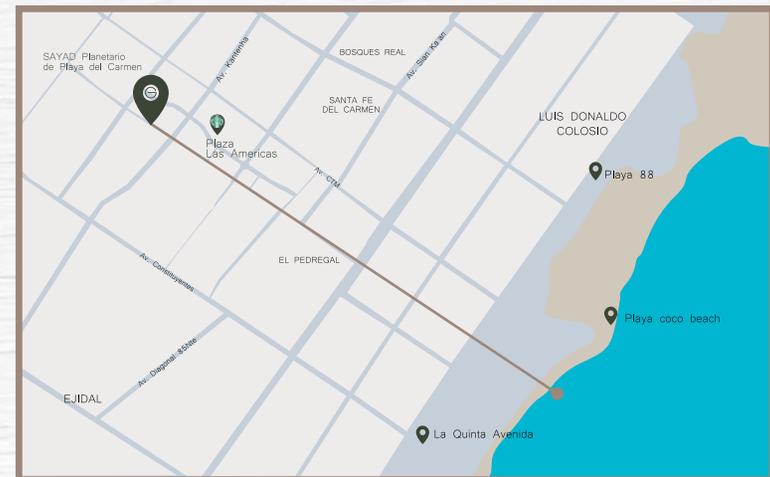




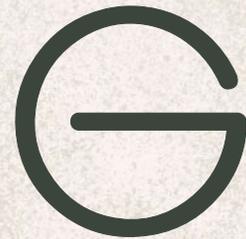
LOCATION

Located in one of the most promising areas of the Riviera Maya, it is positioned to be a reference point in the local real estate market of Playa del Carmen.

CALLE 38, COL. EJIDAL, REGION 28,
SUPERMANZANA 53, MANZANA 2, LOTE 11.



7 MINUTES FROM THE SEA



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Close to tourist attractions, shopping malls and the beautiful beaches of the region, Gobernador 28 offers the opportunity to invest through the option of vacation rentals, giving owners the ease of earning profits while enjoying all the amenities and services of this exceptional development in the Mexican Caribbean.

This project features luxury amenities to guarantee a sober and distinguished lifestyle, with 104 residential units, providing a perfect retreat to escape the routine and enjoy the best that the Riviera Maya has to offer.





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AMENITIES



CANCHA DE PADEL
PADDLE COURT



BOLICHE
BOWLING



RING DE BOX
BOX RING



GIMNASIO
GYM



BAR DE DEPORTES
SPORTS BAR



SAUNA
HOT STEAM BATH



COWORKING



LAVANDERÍA
LAUNDRY



SWIMMING POOL



JACUZZI



ÁREA DE ASADORES
BARBECUE AREA



ESTACIONAMIENTO
PARKING



PICKELBALL



JUEGO DE ARCADE
ARCADE GAME



**MESAS DE BILLAR,
PING PONG Y POKER**
TABLES BILLIARD,
PING PONG AND POKER



RECEPCIÓN
RECEPTION AREA



2 ELEVADORES
2 ELEVATORS



ZONA DE ASOLEADERO
SUN-BATHING AREA



SUCCESSION



APARTMENTS:



PROTOTYPE A

Construction: 60.40m²

Terrace: 5.5m²

Total: 65.9m²

Total 20units

APARTMENTS:



PROTOTYPE B.1

Construction :91.00m²

Terrace: 3.9m²

Total: 94.9m²

Total 38units

APARTMENTS:



PROTOTYPE B.2

Construction: 91.00m²

Terrace: 8.5m²

Total: 99.5m²

Total 49units

APARTMENTS:



PROTOTYPE C

Construction: 128.60m²

Terrace: 16.9m²

Total: 145.5m²

Total 9units







HIGHLIGHTS

- The lowest price per square meter in the area.
- All units include parking space
- Ninth project of the company
- We take care of investment returns of 10% to 12% proven with more than 100 units managed in the area guaranteeing a high yield.
- Furniture package starting at \$95,000.00
- Initial capital gain from 45%.



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