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Retirement in Mexico: Navigating the Legal
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Your Guide to Buying
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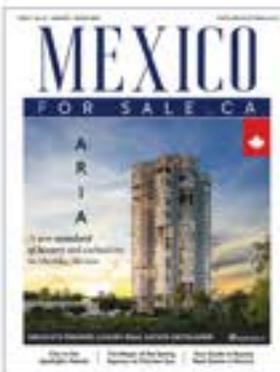
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Dear Readers,



We're thrilled to present **Mexico for Sale**, a print and digital platform created with you—Canadian investors, retirees, and dreamers—in mind.

Mexico is more than just a vacation destination; it's a place where you can discover affordable luxury, build a future, and live the life you've always envisioned. Whether you're looking to invest in real estate, enjoy a lower cost of living, or plan your retirement in the sunshine, Mexico offers unmatched opportunities.

In this first edition, you'll find a curated selection of properties and developments across Mexico's most desirable locations. From beachfront retreats to charming gems in colonial cities, we've handpicked trusted and reputable projects to inspire your next move.

Our mission with **Mexico for Sale** is to create a centralized platform—a trusted hub—where Canadians can confidently explore real estate opportunities from across Mexico.

We recognize the growing interest Canadians have in Mexico, but the search for reliable information often feels fragmented. By consolidating trusted new real estate developments and preconstruction projects in one place, we aim to bridge the gap between Canadian buyers and Mexico's vibrant property opportunities.

Through this magazine and our website, www.mexicoforsale.ca, we bring together a wealth of resources to match diverse preferences and budgets. From gated communities with golf courses to beachfront villas and urban apartments, we're here to make your dream of owning in Mexico a reality. Visit our website to discover real estate projects in more cities across Mexico.

We take great pride in the quality of the projects featured in our magazine. These developments are brought to you by top-tier real estate developers with proven track records for delivering on time and honoring agreed terms. Backed by strong financial resources, these are not just any construction companies—they are solid enterprises committed to delivering top-quality products that adhere to the strictest industry standards. By choosing to advertise with **Mexico for Sale**, these developers demonstrate their confidence in their ability to meet and exceed your expectations.

We count on the expertise of **El Portal Inmobiliario** in Mexico, a company with over 15 years of experience publishing and distributing real estate magazines that connect buyers to trusted developments across Mexico. Paired with the support of **The In Black & White Real Estate Team**, **iPro Realty Ltd.** Brokerage in Canada, we serve as your local Canadian link, ensuring a seamless process backed by professionals who understand both markets.

With every edition, we intend to expand our offerings, showcasing even more developments in diverse cities across Mexico to provide you with a comprehensive view of the country's real estate potential. This includes coveted destinations such as **Cancun, Tulum, Mayan Riviera, Playa del Carmen, Puerto Vallarta, Punta Mita, Las Cabos, San Miguel de Allende**, and much more, catering to the different tastes and needs of Canadian investors.

Much More Than Real Estate

In addition to showcasing properties, **Mexico for Sale** highlights Mexico's rich culture, world-class cuisine, and welcoming communities. Our pages aim to make you feel at home before you even set foot in the country.

Join Us on This Journey

Thank you for being part of this exciting journey. We look forward to guiding you every step of the way, offering insights from experienced developers, brokers, and financial experts.

Enjoy **Mexico for Sale**—your trusted guide to affordable luxury and endless possibilities in Mexico.

Warm regards,
Fernanda Bustos-Estefan
Editor

DIRECTORY
MEXICO
FOR SALE . CA

DIRECTOR OF SALES - CANADA

Alvaro Mallarino
/ alvaro@mexicoforsale.ca

DIRECTOR OF SALES - MEXICO

Luis Martínez Chávez
/ luis@mexicoforsale.ca

EDITORIAL DIRECTOR

Fernanda Bustos-Estefan
/ fer@mexicoforsale.ca

IMAGE AND DESIGN

Alejandra Freyre
Gabriela Briceño
Karen Pastrana

SALES

sales@mexicoforsale.ca

CONTACT US AT

1-833-374-9637
info@mexicoforsale.ca
www.mexicoforsale.ca

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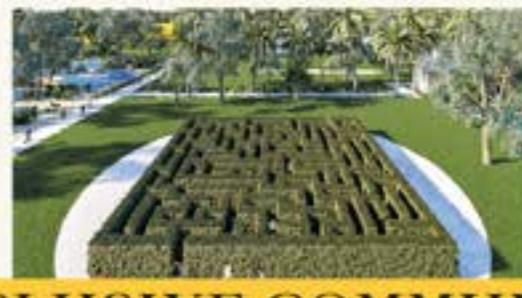
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With 82 exclusive apartments featuring 1, 2, 3, and 4 bedrooms, Arrecife Sisal blends the natural beauty of its surroundings with avant-garde design, offering a sophisticated, luxurious living experience.



YOUR OCEANFRONT CONDO

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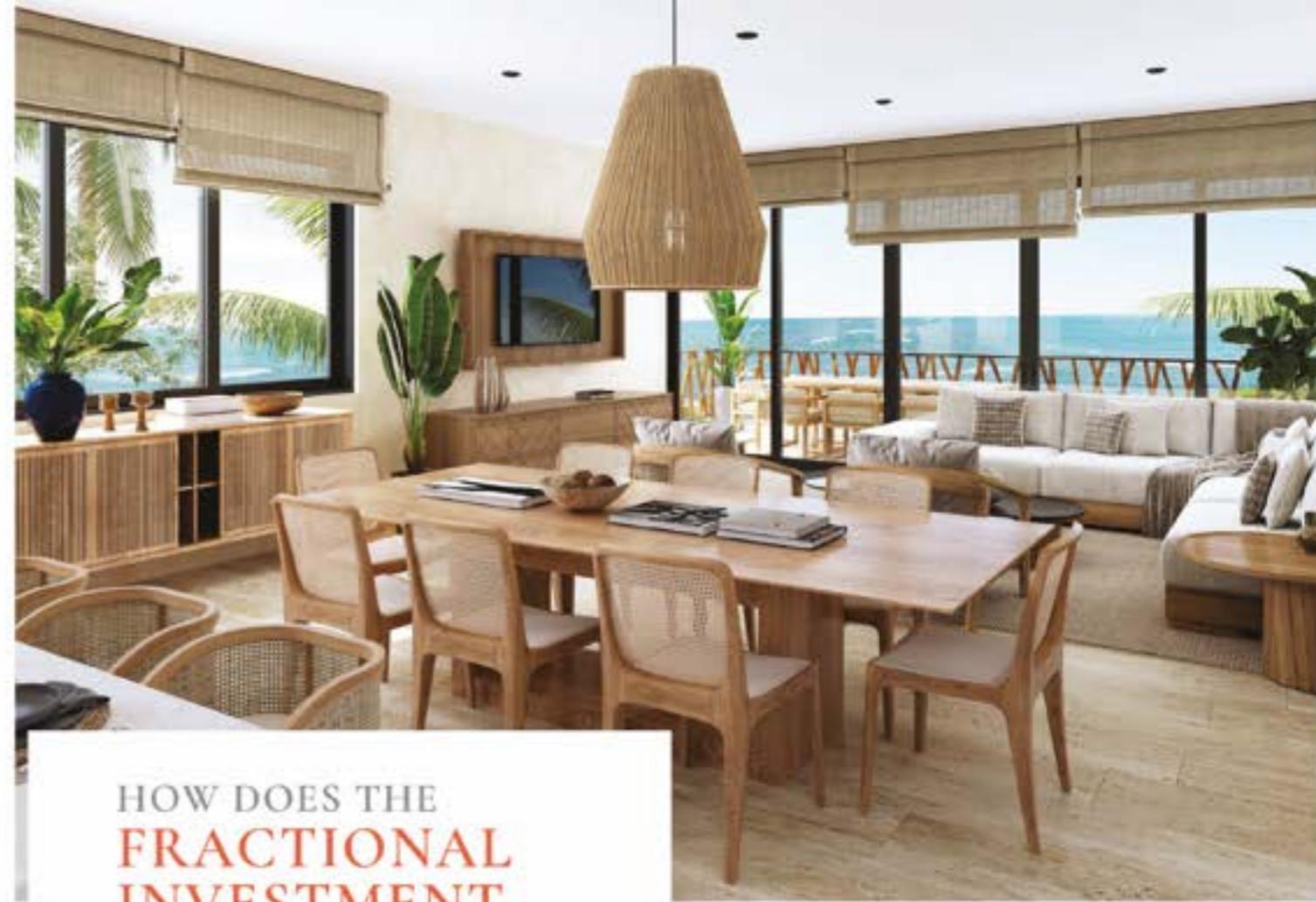
Choose from two investment models to make your dream of beachfront living a reality: Full Ownership and Fractional, both offering the same level of access to amenities and enjoyment.

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Full Ownership starts at
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HOW DOES THE FRACTIONAL INVESTMENT MODEL WORK?

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- Enjoy luxury facilities without the full expense.
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- Invest with an expected annual capital gain of 26.8%
- Live your vacation or rent your fraction and generate income.
- Monthly installments starting at CAD \$465.

AMENITIES



Terrace



Snack bar



Roof top



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Spa



Sun terraces



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Fire pit



Swim-up bar



YOUR OPPORTUNITY TO LIVE FACING THE SEA IN SISAL

The images are renderings of the project and may differ from the final construction. This advertisement complies with current regulations.

CONTACT

55 5402 2632

ventas@arrecifesisal.mx

arrecifesisal



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ON THE
OVER

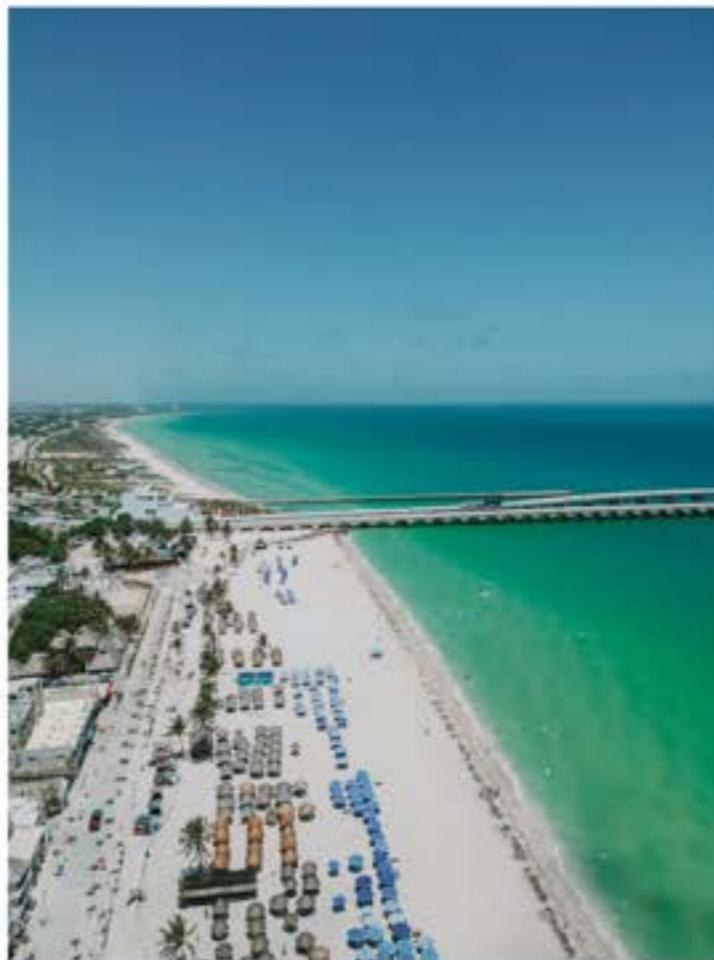


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36 Your Guide to Buying Real Estate in Mexico: Steps to Make Your Dream a Reality

Unlock the steps to making your dream of owning property in Mexico a reality. From choosing the perfect destination to navigating legalities and finalizing ownership, this guide walks you through the process with ease.

 Reading Area

 Outdoor Gym

 Calisthenics Area

 Children's Playground

 Yoga Area

 Amphitheatre

 Cenote

 Audiorama

 Pet Park

 Terrace



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THE BANK TRUST: THE ESSENTIAL LEGAL TOOL FOR FOREIGNERS BUYING BEACH PROPERTIES IN MEXICO

What is a Bank Trust (Fideicomiso)?

A fideicomiso is a real estate trust specifically designed to allow non-Mexicans to purchase property in the “restricted zone.” Under Mexican law, this zone encompasses all land within 50 kilometers (31 miles) of the coastline and 100 kilometers (62 miles) of the international borders.

Since much of Mexico’s most desirable real estate falls within these zones—think stunning beaches, coastal towns, and popular tourist destinations—the fideicomiso is key to unlocking these opportunities for foreign buyers.

HOW IT WORKS:

The Trust Structure: A fideicomiso is established through a Mexican bank, which acts as the trustee. The bank holds the title to the property, while the foreign buyer—known as the beneficiary—retains all control, including the ability to use, lease, improve, mortgage, or sell the property. The trust is not a lease; it is a legal structure that fully protects the buyer’s rights under Mexican law.

Duration and Renewal: The fideicomiso is initially set up for 50 years and is fully renewable in 50-year increments. There are no restrictions on renewals, ensuring long-term security and peace of mind for foreign buyers and their heirs.

Costs and Fees: Establishing a fideicomiso typically involves a one-time setup fee ranging from CAD \$1,000 to CAD \$2,000, depending on the bank and transaction complexity. Annual maintenance fees are usually between CAD \$500 and CAD \$1,000. These costs cover the bank’s administrative duties, such as ensuring the property remains legally registered and handling legal or financial matters.

WHY USE A FIDEICOMISO?

1. Property Rights: Through the fideicomiso, foreign buyers essentially enjoy the same property rights as Mexican nationals. The trust structure allows you to hold the property in perpetuity, pass it on to heirs, or sell it at any time. This flexibility is ideal for long-term investments or retirement properties.

2. Legal Protection: The fideicomiso provides strong legal protection under Mexican law. The trustee bank is legally

obligated to act in the best interest of the beneficiary—the property owner. Additionally, the Mexican Constitution guarantees property rights under the fideicomiso structure.

3. Flexibility in Financing:

While most fideicomisos are set up using cash purchases, some Mexican financial institutions and developers now offer financing options specifically for foreign buyers. This makes acquiring a dream property more accessible without fully liquidating assets in Canada.



HOW TO SET UP A FIDEICOMISO

Setting up a fideicomiso involves several key steps, but the process is straightforward with the help of legal professionals experienced in assisting foreign buyers:

01 Find a Property: Begin by selecting a property that suits your needs and budget. It’s important to work with reputable local professionals familiar with the fideicomiso process.

02 Hire a Notary and Legal Team: A notary public in Mexico is a highly qualified lawyer appointed by the government to oversee real estate transactions. They ensure the property has a clear title, conduct due diligence,

and prepare the necessary documents. A lawyer can help navigate complexities and represent your interests.

03 Apply for a Permit: A permit from Mexico’s Ministry of Foreign Affairs is required to set up a bank trust. Your legal team and the bank typically handle this standard procedure.

04 Establish the Trust with a Bank: Select a Mexican bank to act as the trustee. The bank will manage the fideicomiso, handling legal and administrative duties. Once the trust agreement is signed, it will be registered with the relevant authorities.

05 Finalize the Purchase: After the fideicomiso is established, the notary ensures all documents are in order, and the property is officially transferred into the trust.

CONSIDERATIONS FOR CANADIANS

1. Research and Choose Wisely: Select a bank with a strong reputation and experience in handling fideicomisos. Fees, service quality, and expertise can vary.

2. Understand the Costs: Besides setup and annual fees, factor in

property taxes (approximately 0.1% of the property value annually), insurance, and maintenance costs, which are often lower than in Canada.

3. Plan for the Long Term:

If you intend to pass the property to family members, list them as substitute beneficiaries in the bank trust to ensure a seamless transfer without setting up a new trust.

A fideicomiso provides a straightforward, flexible pathway to owning real estate in Mexico’s most sought-after locations. It allows you to enjoy the beauty and culture of Mexico while benefiting from potential capital appreciation and a lower cost of living.

At Mexico for Sale, we connect you with highly professional and experienced partners—including developers, brokers, and notaries—to handle the intricacies of real estate transactions in Mexico. Whether you’re looking for a vacation home, investment property, or a place to retire, our team is here to support you so that you can enjoy a smooth and hassle-free buying experience. ♦

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Kumay is a residential development with author design, that has lots and macro lots that bring together nature and luxury in a unique sensorial experience, with sport and holistic amenities.

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Via Montejo is a modern development located at the end of the most emblematic avenue northern zone of Mérida, which combines in one place residential, commercial, and corporate spaces of the highest level.

Its international quality urban planning meets the most sophisticated expectations of comfort and has even earned it an award for the Best Mixed-Use Development in Mexico at the Americas Property Awards



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SCAN ME

ARIA COUNTRY TOWERS: AN ARCHITECTURAL DREAM REDEFINING LUXURY IN MERIDA

A sanctuary of design, exclusivity, and well-being in Mexico's safest city

The culmination of an architectural dream

At the heart of the exclusive Country Towers complex in Merida rises Aria Country Towers, a masterpiece that transcends the traditional concept of living spaces. Designed by the iconic firm Sordo Madaleno and developed by Inmobilia, this tower represents the ideal synergy between architectural innovation and functionality, redefining vertical luxury in one of Mexico's safest and most dynamic cities.



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The hallmark of Sordo Madaleno: excellence and sustainability

With 85 years of experience, Sordo Madaleno Architects (SMA) has established itself as an international benchmark in architecture and design. Renowned for its commitment to sustainability, SMA has left its mark with projects that seamlessly integrate natural surroundings with urban life. From complexes like Solaz in Los Cabos to iconic expansions such as Antara in Mexico City, their multidisciplinary approach has transformed landscapes and created unparalleled living experiences.

At Aria Country Towers, Sordo Madaleno brings its vision to life with a robust and elegant structure inspired by Mayan cenotes and Yucatecan haciendas. This cultural influence translates into a design that honors the authenticity of materials, using exposed concrete and neutral finishes that allow residents to personalize their spaces.

An elevated lifestyle

The tower, with its 27 floors and 87 exclusive residences, redefines luxury in Merida. Each unit, ranging from 2,293 sq ft to 5,135 sq ft, has been meticulously designed to maximize comfort and functionality. Floor-to-ceiling windows frame 300-degree panoramic views, while materials such as Tundra Beige marble and appliances from premium brands like Smeg and Duravit elevate every detail.

Residences offer flexible configurations ranging from one to five bedrooms, all featuring a service room. This modular design allows for spaces that adapt to large families as well as those seeking a private retreat. Each home blends spaciousness and privacy, offering a perfect balance of contemporary design and functionality.

Amenities that inspire and relax

Living at Aria Country Towers means enjoying an unparalleled range of amenities designed for a premium lifestyle. On the upper floors, the 26th and 27th, residents have access to a Sky Bar with stunning views, an infinity pool with a jacuzzi, and lounge areas perfect for relaxing or socializing. Additionally, a spa with a hydrotherapy circuit, yoga and Pilates studios, and a gym with state-of-the-art equipment ensure a comprehensive wellness experience. On the ground floor, the tower shares more than 215,000 sq ft of green spaces with its sister buildings, Aqua and Terra. These areas include paddle and tennis courts, a kids' club, a teens' room, a pet zone, and barbecue areas, creating an environment that fosters daily enjoyment and community. Furthermore, access to a private cinema and a restaurant with a terrace completes a truly exclusive living experience.

Inmobilia: a leader in luxury developments

With over 20 years of experience and 7.8 million m developed, Inmobilia has positioned itself as the leading real estate developer in southern Mexico. Its focus on quality, sustainability, and innovative design has resulted in iconic projects such as Yucatan Country Club and Four Seasons Caye Chapel in Belize. In collaboration with Sordo Madaleno, Aria Country Towers becomes a symbol of luxury and sophistication.

A prime location in town

Strategically located in the exclusive Altabrisa area in northern Merida, Aria Country Towers offers immediate access to luxury shopping centers like Plaza Altabrisa, top-tier hospitals, universities, and a rich cultural scene. From the Grand Park La Plancha to Paseo de Montejo, every corner of the city is within reach, ensuring convenience and connection to the best of Merida.

Invest in an unparalleled future

Aria Country Towers embodies a lifestyle that seamlessly combines luxury, comfort, and exclusivity in every detail. It offers a unique opportunity to be part of a development that redefines vertical luxury in Merida.

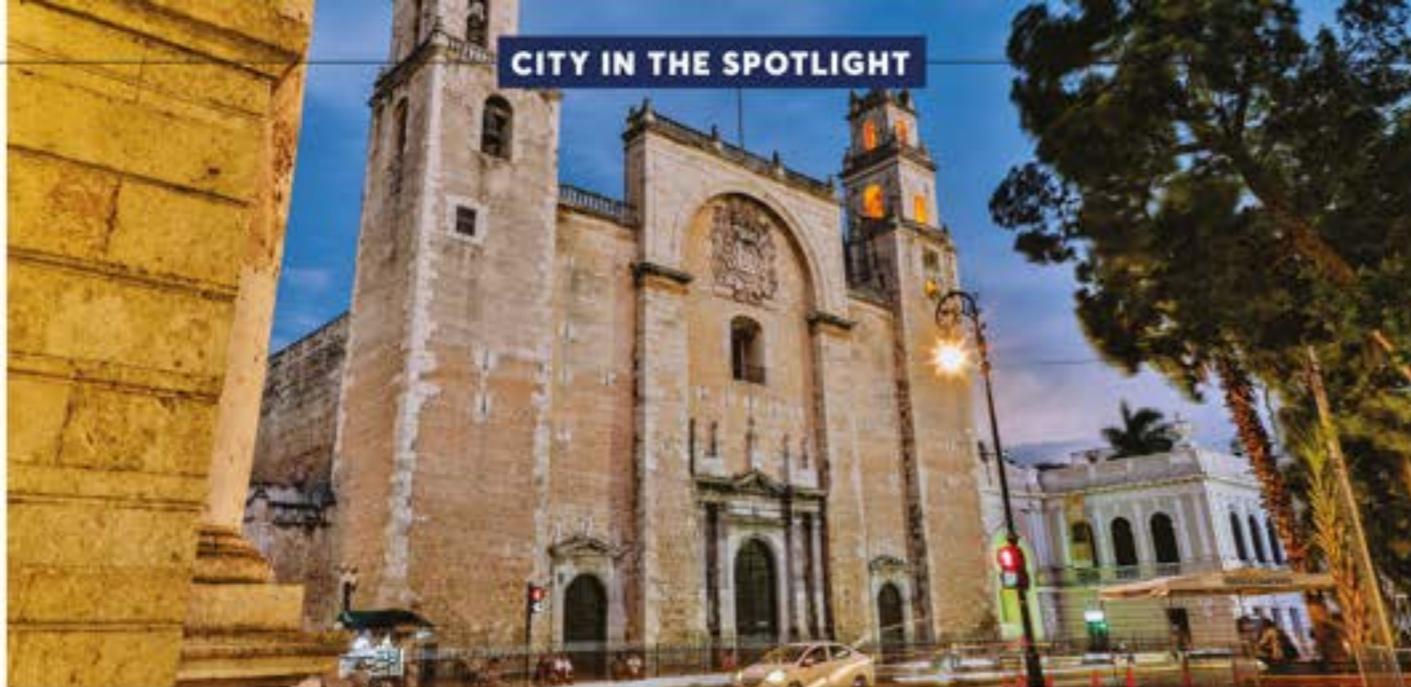


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SORDO MADALENO

INMOBILIA



MERIDA, YUCATAN: HOW THIS COLONIAL CITY IS BECOMING CANADA'S FAVOURITE INVESTMENT SPOT

NESTLED IN THE YUCATAN PENINSULA, MERIDA STANDS OUT AS A HIDDEN GEM FOR INVESTORS SEEKING OPPORTUNITIES IN MEXICO.

With its colonial charm, rich cultural heritage, and burgeoning real estate market, Merida is increasingly capturing the attention of Canadians looking for a blend of historical elegance, modern amenities, and tropical weather—all just a short 25-minute drive from the stunning beaches of the Gulf Coast. Here's a closer look at why Merida is an exceptional choice for investment, retirement, and becoming a snowbird.

Merida, the capital of the Yucatan state, seamlessly combines colonial charm with vibrant cultural life. The city's historic center is renowned for its well-preserved Spanish colonial

architecture, including the iconic Merida Cathedral and the Grand Plaza. This charm is accentuated by ornate facades, traditional courtyards, and colorful exteriors that reflect Merida's rich history. Restored haciendas and historic homes offer a glimpse into the past and present valuable real estate opportunities.

Beyond its architectural splendor, Merida is a cultural hub with a dynamic arts scene. The city hosts lively festivals, music, and dance events such as the Merida Fest, along with various cultural exhibitions. These events highlight Merida's artistic vibrancy and provide a diverse range of experiences for both residents and visitors.

Adding to its appeal, Merida is conveniently located just a short drive from the Gulf Coast beaches of Progreso, known for their stunning sands and warm waters. The drive to Progreso takes approximately 25 minutes. Furthermore, Merida is only a couple of hours' drive from Cancun and the Mayan Riviera, or you could also take the Mayan Train, allowing residents easy access to coastal relaxation and recreational activities. Merida truly offers the best of both cultural richness and beachside living.



GROWING REAL ESTATE MARKET

Merida's real estate market is experiencing significant growth, driven by its appealing lifestyle, affordable property prices, and increasing demand from both locals and expatriates:

Affordable Investment

Opportunities: Compared to more well-known Mexican cities like Puerto Vallarta, Merida offers more competitive real estate prices. For instance, while beachfront properties in Puerto Vallarta can exceed CAD \$500,000, similar properties in Merida's suburbs or historic areas might be available for around CAD \$150,000 to CAD \$350,000, making it an attractive option for investment.

Rising Property Values:

Property values in Merida have seen consistent appreciation, with an average annual increase of 13% over the past few years. This trend reflects the city's growing appeal and the potential for long-term capital gains.

Diverse Property Options:

Investors can choose from a variety of properties, including restored haciendas, modern condos, and charming colonial homes. The market also includes opportunities for new developments and vacation rentals, catering to different investment strategies.

STRATEGIC LOCATION AND CONNECTIVITY

Merida offers excellent connectivity for both domestic and international travel. The city's International Airport (MID) provides direct flights to major cities such as Toronto, Dallas, San Diego, Atlanta, Orlando, Miami, and Houston. Additionally, with less than a 2-hour flight to Mexico City, travelers can easily



connect to destinations worldwide. For even broader international options, the Cancun (CUN) and Tulum (TQO) International Airports, located in Quintana Roo, are just a 3-hour drive from Merida and offer an extensive range of direct international flights. To further enhance travel convenience, the "Tren Maya" fast train is operational, linking Merida and Cancun, ensuring quick and efficient travel between these two key cities.

SAFETY, COMMUNITY, AND COSMOPOLITAN LIVING

Merida is celebrated for its exceptional safety and welcoming atmosphere, making it an ideal choice for both investors and retirees. Consistently ranked as Mexico's safest capital city, Merida offers a secure environment with notably low crime rates. According to CEO World Magazine, Merida is proudly the second safest city in North America, trailing only behind Quebec City. This reputation ensures that both permanent residents and seasonal visitors can enjoy their time in the city with peace of mind. It is a bubble of safety within Mexico.

The city also boasts a vibrant and supportive expat community, including a significant number of Canadians. This international presence fosters a friendly and inclusive environment, offering newcomers a warm network of support and opportunities for social integration.

In addition to its safety and community, Merida stands out for its affordability.

Despite its rising popularity, it remains more budget-friendly compared to other destinations in Mexico. The lower cost of living extends to both real estate and everyday expenses, providing excellent value without sacrificing quality of life.

Merida's cosmopolitan lifestyle is evident despite its relatively small size. The city offers a diverse array of dining options, from traditional Mexican fare to international cuisines such as Italian and Asian. Shoppers will find an assortment of global brands at international retail stores like Zara and H&M, and major grocery emporiums such as Costco and Wal-Mart. Furthermore, Merida's healthcare system is among the best in Mexico, recognized for its high-quality and comprehensive services.

Merida's unique blend of colonial charm, cultural vibrancy, and practical amenities makes it an outstanding choice for Canadian investors and retirees. Its strategic location near beautiful beaches, combined with affordable property prices and a strong sense of safety, highlights Merida as a top investment destination. For Canadians seeking a dynamic, affordable, and inviting place to invest or retire, Merida truly shines as Mexico's hidden gem.

Consulting local experts and visiting Merida will provide valuable insights and allow you to experience the city firsthand. Discover why this charming city might be the perfect fit for your next investment or retirement adventure. ♦



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RETIREMENT IN MEXICO: NAVIGATING THE LEGAL AND FINANCIAL ASPECTS

As Canadians contemplate a more serene, sun-soaked retirement, Mexico emerges as a compelling choice, offering not only an inviting climate but also a lower cost of living and vibrant culture. For those considering this transition, understanding the legal, financial, and healthcare aspects is essential. Here's a guide to help Canadian retirees navigate these key components of relocating to Mexico.

RESIDENCY VISAS: YOUR GATEWAY TO A MEXICAN RETIREMENT

Securing the right residency visa is a vital first step for Canadians looking to retire in Mexico. Here's a look at the main options:

1. Visitor Visa: For those considering a more flexible or temporary arrangement, the Visitor Visa (FMM) allows Canadians to stay in Mexico for up to 180 days. This visa is often used by snowbirds who spend part of the year in Mexico. While it doesn't permit a long-term stay or the ability to work, it can be a good option if you plan to spend significant time in Mexico without committing to residency.

2. Temporary Resident Visa: This visa is suitable for those who plan to live in Mexico for more than six months but less than four years. It's often the first step before applying for permanent residency. To qualify, you must demonstrate a monthly income of approximately CAD \$6,000 and show financial assets of around CAD \$100,000. This visa can be renewed annually.

3. Permanent Resident Visa: Ideal for those who plan to live in Mexico indefinitely. To qualify, you need to show a higher monthly income or a larger pool of assets. After five years as a temporary resident, you may apply for permanent residency. This visa does not require renewal and grants the same rights as a Mexican citizen, except voting.

Application Process: Applications for the Temporary and Permanent Resident Visas are submitted to a Mexican consulate in Canada. Once approved, you will need to finalize the process in Mexico. Be prepared to provide documentation such as proof of income or assets, passport copies, and possibly a health certificate. The Visitor Visa can be obtained upon arrival in Mexico or online before travelling.



NAVIGATING TAXES: UNDERSTANDING YOUR OBLIGATIONS

Tax considerations are an important part of planning your retirement in Mexico. Here's what you need to know:

1. Income Tax: Mexico taxes residents on their worldwide income. As a retiree with a stable pension or investment income, you will need to file an annual tax return. Fortunately, Canada and Mexico have a tax treaty to avoid double taxation, which can help mitigate any potential tax liabilities.

2. Property Tax: If you purchase property in Mexico, you will be liable for annual property taxes, which are extremely low compared to Canadian standards. The amount varies depending on the location and value of the property.

3. Estate Planning: It's wise to consult a legal expert in both Canada and Mexico to ensure your estate planning reflects your wishes and complies with both jurisdictions' laws. This can help avoid potential complications regarding inheritance and estate taxes.



HEALTHCARE OPTIONS: ENSURING YOUR WELL-BEING

Healthcare is a top priority for retirees, and Mexico offers several options to ensure you receive quality care:

1. Public Healthcare: The Mexican government provides healthcare through the IMSS (Mexican Social Security Institute) and the ISSSTE (Institute of Social Security and Services for State Workers). While these systems are available to residents, foreigners generally need to pay for coverage unless they have specific agreements or qualify through certain visa types.

2. Private Healthcare: Many retirees opt for private healthcare due to its quality and affordability. Private hospitals and clinics offer a wide range of services

of the Caribbean, Atlantic, or Pacific coasts, each area offers its own unique charm and opportunities.

Visit Before You Commit: Spend time in your desired location to understand the local environment, amenities, and community before making a long-term decision.

With these considerations in mind, you can embrace a new chapter in Mexico with confidence, enjoying the rich culture, pleasant climate, and relaxed lifestyle that await.



and are often more accessible. Health insurance is recommended to help cover these costs and provide peace of mind. Several insurance companies offer plans tailored to foreigners, with some plans starting as low as CAD \$100 per month.

FINAL CONSIDERATIONS

Retiring in Mexico can be a rewarding experience with careful planning and preparation. Ensure you:

Consult Legal and Financial Experts: Engaging professionals who understand both Canadian and Mexican regulations will smooth the transition and ensure compliance.

Research Local Communities: Explore diverse regions to find the perfect match for your lifestyle. Whether you're drawn to a city brimming with cultural richness or the serene beauty

LEGAL AND FINANCIAL CHANGES: STAY UPDATED

Legal and financial aspects of retirement may change over time. It is important to stay up to date with the most accurate and current information. You can visit the website of the Ministry of Foreign Affairs (Secretaría de Relaciones Exteriores) at www.gob.mx/sre for the most up-to-date details. ♦

Sources:
<https://embamex.sre.gob.mx/canada/index.php/en/sconeng/11354-temporary-resident-visa>

<https://consulmex.sre.gob.mx/toronto/index.php/en/services/foreigners/visas/53-visas/228-permanent-resident-visa>

Disclaimer: This document is for informational purposes only and does not constitute legal, financial, or tax advice. Readers are encouraged to consult qualified professionals, including lawyers, notaries, and tax advisors, to address their specific circumstances and ensure compliance with all applicable laws and regulations.

DISCOVER YOUR NEW STORY IN MÉRIDA

Welcome to Mérida, Yucatán—where your new story begins! Known for its rich cultural heritage, this vibrant city stands out as one of the safest in Latin America. Its remarkable development is concentrated in the north, featuring prestigious universities, hospitals, shopping malls, and more, making it an ideal place to call home.

As Mérida continues to flourish, two exceptional developments are leading the charge: **Zaguán and Aantik**. Both projects embody the spirit of modern living while honoring the city's rich traditions, offering you unparalleled opportunities for a new lifestyle.



Zaguán, your gateway to the stunning sunsets of Mérida. This development boasts 123 apartments, 8 offices, and 3 commercial spaces, complemented by over 25 amenities designed for your comfort.

With six distinct apartment typologies named after the charming neighborhoods of Mérida, there's a perfect space waiting for you. Prices start at CAD \$390,000 making your dream home within reach!



But that's not all **Aantik** is set to redefine luxury living in Mérida.

This unprecedented mixed-use project, developed by SUA Desarrollos in collaboration with the renowned architectural firm Sordo Madaleno, promises to be an architectural marvel. Aantik is designed as a Mayan center focused on wellness, featuring commercial spaces, a health and wellness center, a hotel, and residences—all under the guiding principle of "soulful living." Here, you'll find not just a home, but a community.



To sweeten the deal, SUA is thrilled to introduce their "Fly and Buy" promotion. Purchase an apartment and receive a reimbursement for your plane ticket used to visit Mérida!

What are you waiting for? Dive into the vibrant life of Mérida today! Your new adventure starts now.

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*Terms and conditions apply

FIND YOUR **NEXT** DESTINATION IN MEXICO



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Tulum

/ Faena
faena.com

/ Mayalial Tulum Hotel &
Residences
mgalleryresidencestulum.com

YUCATAN PENINSULA

Izamal

/ Ebulá Nuevo Izamal
grupokervo.com.mx

Merida

/ Aantik
sua.mx

/ Aria Country Towers
ariacountrytowers.com

/ Infiniti Merida
infinitimerida.com

/ Ralfo Real Estate Group
ralforealestate.mx

/ Via Montejo
viamontejo.com

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PUERTO VALLARTA: A JEWEL ON MEXICO'S PACIFIC COAST

Puerto Vallarta, located along the breathtaking Bay of Banderas, is a vibrant coastal city that seamlessly blends natural beauty with a rich cultural heritage. With its stunning beaches, lush mountains, and thriving arts scene, Puerto Vallarta offers an exceptional lifestyle for those seeking paradise, whether for a vacation home, a rental investment, or a permanent residence.

Puerto Vallarta has long been a favored destination for North American "snowbirds" seeking respite from colder climates. This trend began in the mid-20th century and has flourished ever since. By the 1990s, Puerto Vallarta had firmly established itself as a premier haven for snowbirds, attracting thousands of visitors annually.

A PRIME LOCATION WITH UNMATCHED ACCESSIBILITY

Puerto Vallarta stands out not only for its beauty but also for its exceptional connectivity. The city is highly accessible, especially for North

American travelers. With direct flights from major Canadian and U.S. cities, including Toronto, Vancouver, Montreal, Los Angeles and Houston among others. This makes Puerto Vallarta an ideal destination for frequent visitors, offering convenience for both owners and renters.

A COMMUNITY THAT WELCOMES YOU

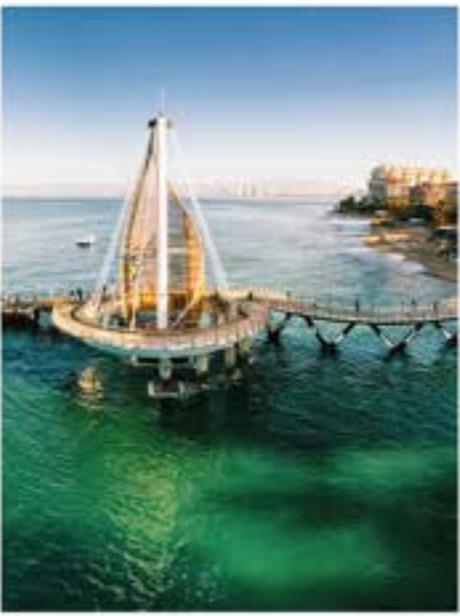
Puerto Vallarta boasts a large, diverse community of over 50,000 North Americans, including Canadians, who choose to live, retire, or snowbird here year-round. This strong expat presence provides a support network that enhances the living experience, with numerous clubs, activities, and events designed specifically for newcomers.

From world-class golf courses and tennis clubs to art galleries, culinary experiences, and volunteer organizations, the opportunities for socializing and engaging with the local community are endless.

SAFETY, LUXURY, AND QUALITY OF LIFE

One of Puerto Vallarta's standout features is its safety. The city maintains a low crime rate, especially in the

popular tourist and expat zones. Gated communities with private security are common, adding a layer of reassurance for those looking for peace of mind. In addition, the city offers luxury amenities, from high-end healthcare facilities to international schools, ensuring a high quality of life. Puerto Vallarta's reputation as a secure and desirable destination is further bolstered by its popularity among celebrities and high-net-worth individuals, making it a prestigious place to invest in real estate.



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ENDLESS NATURAL BEAUTY AND RECREATIONAL OPPORTUNITIES

Puerto Vallarta is a paradise for nature lovers and outdoor enthusiasts. The city's stunning beaches, such as Playa de los Muertos and Conchas Chinas, offer the perfect setting for water sports, from surfing to snorkeling and paddleboarding.

Beyond the coastline, the lush Sierra Madre mountains provide opportunities for hiking, biking, and eco-tourism, with waterfalls and jungle excursions just a short drive away. In addition to outdoor adventures, Puerto Vallarta boasts a lively nightlife, with a range of bars, restaurants, and nightclubs that cater to all tastes. Its cultural scene is equally vibrant, with year-round festivals, art galleries, and live performances that showcase both local and international talent.

Whether you enjoy exploring the outdoors, immersing yourself in culture, or relaxing on the beach, Puerto Vallarta offers something for everyone.

WHY PUERTO VALLARTA?

From its stunning coastal landscapes to its thriving expat community, Puerto Vallarta offers an unrivaled combination of beauty, safety, accessibility, and investment potential. With its growing real estate market and ever-increasing tourism, this charming city on Mexico's Pacific coast is not just a dream destination it's a smart investment for those seeking both an exceptional lifestyle and profitable property opportunities.

Whether you are considering buying a luxurious vacation home, an income-generating rental property, or relocating for a vibrant and fulfilling life, Puerto Vallarta offers the perfect blend of all the things that make it one of Mexico's most desirable places to live and invest. In this article mention that Puerto Vallarta was one of the first destinations to become a snowbird haven since the 1990s and it is still going strong. ♦



Best properties in south-east Mexico.



CAD \$ 590,130

MODERN AND FUNCTIONAL IN MERIDA.
House in Dzityá with: AC, living room, dining room, 4 bedrooms, 4.5 bathrooms, equipped kitchen, swimming pool, terrace, 4 parkings.



CAD \$ 903,620

BEACHFRONT PENTHOUSE IN TELCHAC.
Great view, 2 story, living room, dining room, AC, 4 bedrooms, 4.5 bathrooms, equipped kitchen, terrace with jacuzzi, 2 parkings.



CAD \$ 846,820

3 BLOCKS FROM THE BEACH IN PROGRESO.
3 story house, AC, fully furnished, 3 bedrooms, 4 bathrooms, professional kitchen, waterfall swimming pool, jacuzzi, terrace, solar panels.



CAD \$ 428,430

BEAUTIFUL HOUSE DOWNTOWN MERIDA.
Furnished and equipped. AC, Living room, dining room, 2 bedrooms, 2.5 bathrooms, kitchen, swimming pool, terrace, 1 parking.



CAD \$ 1,007,880

FULLY FURNISHED* AND READY TO MOVE IN AT THE MOST EXCLUSIVE SPOT IN MERIDA.
2 story house in Compostela, gated community north of Merida with lots of amenities. AC, living and dining room, 4 bedrooms, 4.5 baths, equipped kitchen, swimming pool, terrace, luxury finishes and best brands appliances. *Except the girls bedroom furniture.



CAD \$ 319,050

DOWNTOWN MERIDA PRE-SALE. 2 HOUSES.
In a private residential area: AC, living room, dining room, 2 bedrooms, 2.5 bathrooms, kitchen, swimming pool, terrace, 2 parkings.



CAD \$ 625,580

NEXT TO LA CEIBA GOLF CLUB IN MERIDA.
Contemporary style house. AC, living room, dining room, 3 bedrooms, 3.5 bathrooms, kitchen, swimming pool, terrace, 3 parkings.



CAD \$ 618,630

INCREDIBLE BEACH FRONT APARTMENT.
At Turena, Grand Marina in Kinuh: AC, living room, dining room, 1 bedrooms, 1 bathroom, kitchen, spectacular terrace, 2 parkings.



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YOUR GUIDE TO BUYING REAL ESTATE IN MEXICO: STEPS TO MAKE YOUR DREAM A REALITY



Hello, Canadian friends! If you've been dreaming of owning a slice of paradise in Mexico, you're in the right place. The process might seem daunting, but with our guidance, you'll be well on your way to securing your dream property.

Here's a step-by-step guide to help you navigate the exciting journey of buying real estate in Mexico.

1. Discover Your Ideal Destination

Mexico is a vibrant tapestry of diverse destinations, each offering its own unique vibe, climate, and lifestyle. Whether you're drawn to the colonial charm of cities, the stunning beaches of the Caribbean, or luxury golf resorts, there's something for everyone. Consider what aligns best with your lifestyle—warm weather, cultural richness, or outdoor activities. Mexico for Sale can help you select the perfect destination.

2. Explore Our Exclusive Projects

Once you've identified potential cities, it's time to dive deeper! Check out the wide selection of properties from reputable developers in our magazine and on our website at www.mexicoforsale.ca, known for their commitment to quality and timely project completion.

3. Experience a Personal Tour

A visit to your city of choice is a crucial step in the process. The local broker partners of Mexico for Sale will show you the projects in person and answer any questions you may have.

4. Legalities Made Easy

Once you've chosen your dream property, the next step is determining the ideal legal structure to purchase property in Mexico. For properties in the restricted zone—defined as all land within 50 kilometers (31 miles) of the coastline and 100 kilometers (62 miles) of the international borders—you'll need to set up a bank trust (fideicomiso) or a Mexican corporation to legally own the property. A lawyer will review the purchase and sale contract, ensuring that everything is transparent and in your best interest.

5. Sign the Contract and Structure Your Payments

With the legal groundwork in place, you'll sign the contract with the developer. Here, you can discuss financing options or establish a payment schedule that suits your budget. This is an important step, as it lays the foundation for your property purchase.

6. Transfer of the Funds

When transferring large amounts of money from Canada to Mexico for real estate purchases, it's crucial to choose

a reliable and cost-effective method. Traditional banks, such as RBC, TD, or Scotiabank, offer wire transfer services, but they often charge higher fees and may provide less favorable exchange rates. For larger transfers, specialized services like OFX or TransferWise (now Wise) offer competitive exchange rates and lower fees. These services can handle large sums efficiently, ensuring funds reach Mexican bank accounts securely and quickly. It's advisable to consult with your bank or a money transfer specialist to ensure compliance with both Canadian and Mexican regulations for real estate transactions.

7. Stay Informed on Construction Progress

Once your contract is signed, you won't be left in the dark! You'll receive regular updates on the progress of the construction, keeping you connected and informed every step of the way.

8. Finalize Ownership

When your property is ready, it's time for the exciting part! You'll fly to Mexico to sign the title deed and related documents, formally establishing your ownership. This moment is not just a legal formality; it's the culmination of your journey to owning a piece of paradise.

9. Embrace Your New Life in Mexico

Congratulations! You're now ready to enjoy your new property in sunny Mexico. Whether it's lounging on the beach, exploring local markets, or simply soaking in the vibrant culture, life in Mexico offers endless possibilities for relaxation and adventure.

Buying real estate in Mexico doesn't have to be overwhelming. At Mexico for Sale, we can connect you with highly professional and experienced partners—including developers, brokers, and notaries—to handle the intricacies of real estate transactions in Mexico. ♦

Disclaimer: This guide is for informational purposes only and does not constitute legal, financial, or real estate advice. We do not endorse any specific financial institution for money transfers. We recommend consulting with a qualified professional before making any real estate decisions in Mexico.



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With a strong emphasis on sustainability and refined living, Aria Country Towers redefines the meaning of luxury in the city.



For more information or to schedule a visit, contact us at
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