

Overview

Ownership at KAHAL is structured to provide security, flexibility, and peace of mind. Buyers will own their units via an irrevocable trust designed specifically for foreign investors in Mexico, ensuring compliance with national laws while safeguarding their investment.

Ownership Structure

1. Fideicomiso (Trust):

- A fideicomiso is a legal structure required for foreign ownership of property within Mexico's restricted zones.
- A Mexican law firm acts as the trustee, holding the title to the property on behalf of the buyer.
- Buyers retain full rights to lease, sell, or inherit the property.

2. Condo Regime Integration:

- KAHAL is being incorporated under a vertical condo property regime.
- This regime ensures buyers own their specific units while sharing ownership of common areas.
- The legal process for establishing this regime is underway and aligns with local and federal regulations.

3. Developer-Backed Assurance:

- Punta Paraiso Developments, and affiliate of The Gentry Collection manages the establishment of the trust and condo regime.
 - All necessary corporate actions and regulatory filings are completed before transferring ownership to buyers.
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Key Benefits of the Ownership Model

- **Secure Legal Ownership:** Fully compliant with Mexican property laws for foreign buyers.
 - **Flexible Terms:** Ability to sell, lease, or pass on the property through inheritance.
 - **Simplified Process:** We guide you through every step of setting up the trust.
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Frequently Asked Questions

Q1: Do I own my unit outright?

Yes, your unit is held in a fideicomiso, which grants you all ownership rights, including the ability to lease, sell, or inherit the property. Would you like a simple explanation of how the fideicomiso works?

Q2: Why is a fideicomiso required?

Mexican law mandates this structure for foreign ownership in coastal areas to ensure compliance and protect national interests. Are you familiar with similar trust systems? We're happy to compare.

Q3: Who manages the common areas?

The Gentry Collection manages KAHAL's common areas, ensuring premium standards for maintenance and operations. Do you have specific preferences for how amenities should be maintained?

Q4: What happens if I want to sell?

You can sell your unit at any time. The new buyer will set up their fideicomiso to take over ownership. Would you like guidance on how resale works in similar projects?

Q5: How is the legal process handled?

We work with trusted legal professionals to ensure all documents and filings are completed accurately and on time. Would you like us to share more details about the legal timeline?

Steps in the Process

1. **Reservation Agreement:**
 - Sign a reservation agreement and place your initial deposit to secure your unit.
2. **Contract of Sale:**
 - Once the condo regime is finalized, a formal contract of sale is signed.
3. **Fideicomiso Setup:**
 - We'll initiate the fideicomiso with a trusted Mexican bank.
4. **Final Transfer:**
 - Ownership is transferred to your fideicomiso, giving you full rights to your unit.