



# MANGROOVY

WALKING TO THE BEACH

**WORRY-FREE CONCEPT  
MORE SERVICES,  
LESS WORRIES**

At Mangroovy you  
buy more than just  
square meters...

# WHAT IS A WORRY-FREE CONCEPT?

- Are you looking for a property to live in Puerto Morelos on vacation?
- Are you looking for a refuge for your savings with high capital gains, while at the same time you can enjoy a few weeks of vacation in the Caribbean?
- Are you an real state investor and you are interested in acquiring assets with high rates of return?
- Or maybe... You want all this all together?

Ok, let us tell you that at Walking to the Beach we have experience operating properties under a hotel management model that frees owners from doing paperwork, collections, payments, refunds, hiring, promotions, customer service, cleaning, maintenance, etc.

That is, **you don't need to take care of anything.**

And the best: as we know about vacation rentals and we manage dynamic pricing systems (like airlines do), so that we can assure you the best occupancy rate and the best price per night for your property.

At Walking to the Beach we respect and value your heritage, your decisions and your times. That's why Mangroovy will provide you with the experience of living in a luxurious resort, and we will take care of all the details.

For a cost of living well below international standards, and highly competitive for the region, you will enjoy the exclusivity of all our services and amenities, as well as special rates in our consumer centers.

**So you can relax.....We'll take care of it.**

# CONCIERGE SERVICE & PRIVATE SECURITY

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With pre-established Concierge shifts from 8 am to 11 pm and security guard during the night, there will always be a friendly and helpful person to answer your questions or those of your guests, call a taxi, recommend guests the best tour, or help you in any circumstance.





# 360° ADMINISTRATION

**YOU CAN RELAX.  
WE TAKE CARE OF EVERYTHING.**

- We keep your property taxes up to date.
- We pay for your services (Electricity and Water)
- We manage permits and licenses before the authorities.
- We rent your property at the best price per night thanks to our dynamic pricing system.
- We do cleaning and preventive maintenance of your apartment according to hotel standards.
- We channel every query and concern of your guests before, during, and after their stay.
- We perform check-in/check-out, and manage collections, refunds, cancellations, relocations, tax deductions, etc.

# HOTEL-QUALITY CLEANING

Our team of professional housekeepers will be responsible for cleaning and maintaining all common areas and private units, ensuring that everything is sparkling and tidy for the enjoyment of our owners and guests. We offer specialized laundry service for sheets and towels, ensuring that they are always clean and fresh. We strive to offer an unparalleled lodging experience, where cleanliness and comfort are our top priority.



# 360° MAINTENANCE



We hire specialized personnel so that everything is working 100%. This covers both common areas and private equipment of each department.

We provide corrective and preventive maintenance of electronic equipment to guarantee its correct functioning, as well as the review and repair of any problem related to infrastructure, plumbing, electricity, among others.

Our goal is to provide a safe, functional and pleasant environment, where our guests and owners can enjoy their stay without worries.





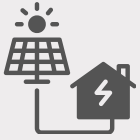
## **FF&E MAINTENANCE (FURNITURE, FIXTURES & EQUIPMENT)**

Maintenance and/or renovation of furniture, facilities and equipment necessary for the operation and comfort of a hotel. This includes beds, chairs and tables; bathroom accessories, such as mirrors and curtains; equipment, such as televisions and air conditioning systems; and any other physical element necessary for hotel operation.



## **MANTENIMIENTO OS&E (OPERATING SUPPLIES AND EQUIPMENT)**

We include those products and equipment used in the daily operation of a hotel. This includes items such as linens, towels, kitchen utensils, cleaning products, dishes, cutlery, laundry equipment, and other consumable or daily use items necessary to maintain and operate the hotel.



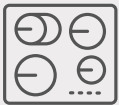
Cutting-edge solar panels powering communal and private spaces with renewable energy.



Apartments equipped with hybrid-inverter refrigeration



Water sanitation systems for reuse.



Magnetic induction cooking equipment included in the purchase of your apartment.

**ENHANCED  
ENERGY  
EFFICIENCY**



**LOWER  
MAINTENANC  
E EXPENSES**







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WALKING TO THE BEACH

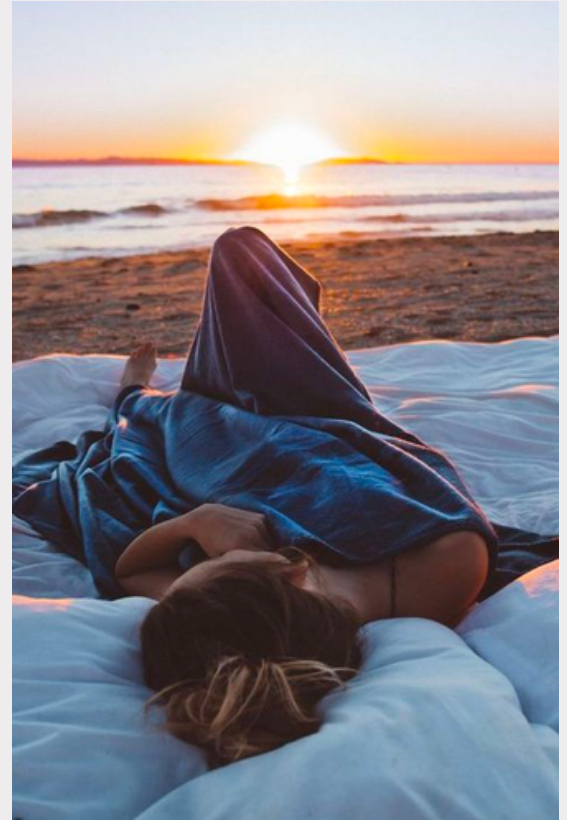
## **YOUR PROPERTY UNDER A SINGLE BUSINESS UMBRELLA**

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From business strategies to hiring the right staff for the right task. From the efficiency with which you manage, to the value services we add to our guests and owners. All of this must work as part of an organized and planned whole.

At Walking to the Beach SA de CV we have experience operating vacation rental properties, and we offer you complete peace of mind that your asset is in the best hands. Let us develop Mangroovy as a well-known and trusted brand.

And be part of the process with us!





MANGROOVY  
WALKING TO THE BEACH

# WE TAKE CARE OF YOUR PATRIMONY



**EXPERT  
BOOKING**

**360°  
ADMINISTRATION**

**SMART  
INVESTMENT**

# The Garden Restaurant

LIVE THE  
GASTRONOMIC  
EXPERIENCE

ORIGINAL  
CONCEPT

We understand gastronomy as the art of feeding body and soul. We are passionate about creating signature proposals that you cannot find in any other restaurant, without this implying abandoning the search for simplicity. We have experience setting up and operating healthy and homemade style restaurants, producing our own ingredients, versioning recipes that have marked us, and creating unique dishes.



**SIGNATURE GASTRONOMY**



**ROOM SERVICE**



**OPERATION FROM 8AM TO 10PM**



# We generate UNIQUE experiences



MANGROOVY  
WALKING TO THE BEACH

- We connect with our guests on a human level.
- We understand the needs of those who decide to vacation in a small town in the Mexican Caribbean and prefer real experiences, with real people.
- We know how to manage those desires with personalized attention and commitment to building bonds of friendship.
- We communicate efficiently with our marketing tools.
- We build reputation. In hospitality, recurrence is key, and we know how to generate it.





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- Professional operation with hotel quality
- Worry-Free system for owners without stay restrictions.
- Restaurant service
- 360° Administration
- High level expertise in vacation rentals
- 360° cleaning and maintenance
- Environmental care and energy saving
- Protection of your assets
- 10% ROI for capital gains + 13.18% ROI for hospitality

**Mangroovy is for sure a  
SMART INVESTMENT**