

K'iinó

DONDE LA VIDA EMPIEZA



D'STER

ONE-STOP REALTY INVEST

CONTENT

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- II. Site
- III. Master Plan | Stages
- IV. Kiino Cozumel Where Life Begins
- V. Look and feel | Exteriors
- VI. Modular Project Concept
- VII. Typology Configuration
- VIII. Look and feel | Interiors
- IX. Services

LOCATION



International Airport Cozumel:

Distance from Cozumel Country Club: 8 km

Car time: 10min

Main International Non-Stop flights from:

Houston, Dallas, Miami, Denver, Atlanta,

Toronto, Montreal



Average Cruise Arrivals:

+1300 Cruises in 2019

Main receiving companies:

Carnival Corporation, Royal Caribbean

Cruises, MC Cruise



Ferry Route P.Carmen-Cozumel

30dls. Round Trip

40 min Duration

Areas



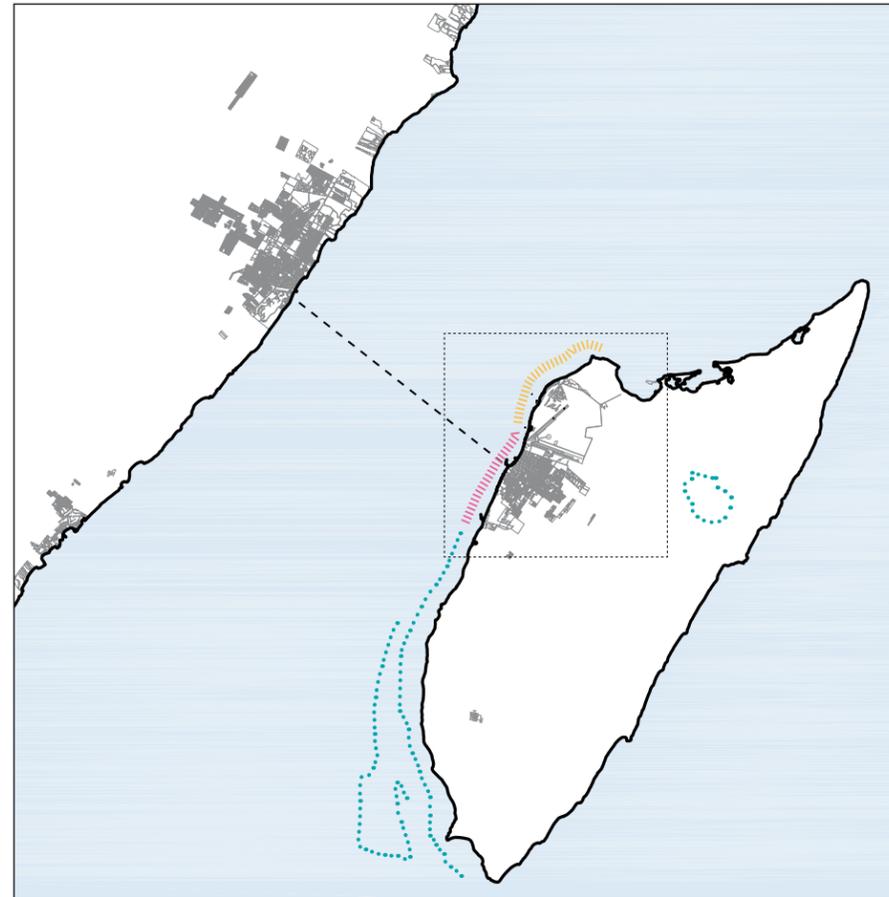
Eco Turism | Archaeological Area



Cruise Turism



Residential



DEMOGRAPHY



Population (INEGI 2020)

Quintana Roo State - 1,857,985hab

→ 001 Cozumel - 88,626hab.

003 Isla Mujeres - 22,686hab

009 Tulum - 46,721 hab

010 Bacalar - 41,754 hab



Turism (SEDETUR, Data 2019)

001 Cozumel - 941,628 hotel visitors

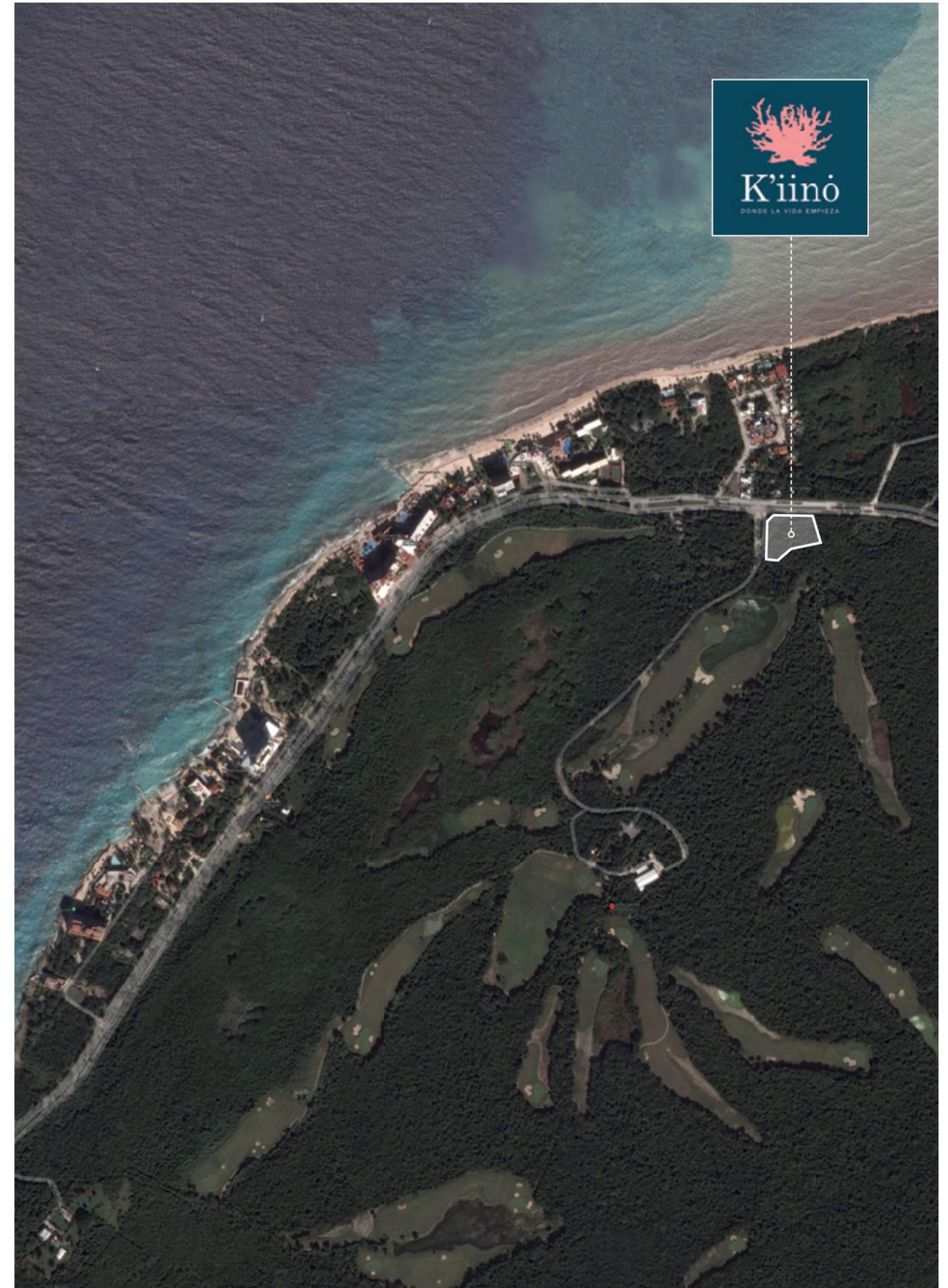
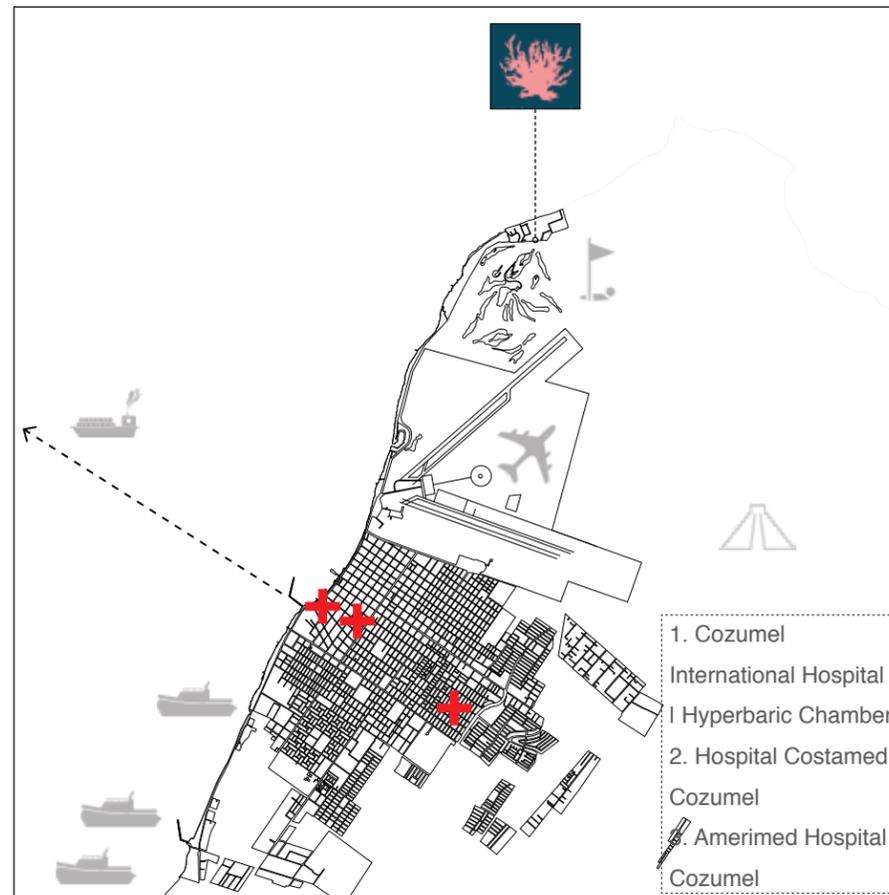
4,697,088 cruise visitors

Hotel Occupation | Infrastructure

67.6%

66 Hotels - 4,701rooms

Economic Spill in Million of Dollars - \$1,265.51



SITE

The privileged location at the north of Cozumel Island, offers the possibility of bonding with the caribbean natural environment, allowing visitors and residents to enjoy a relaxing unique atmosphere made by the tropical natural elements of the surrounding ecosystems. In addition to having an extensive biosphere reserve surface, the immediate ocean zone has become one of the main attraction of the island, its beautiful reef areas makes Cozumel one of the very first options as a destination for diving enthusiasts.



1. 2. Own photographs, 2020

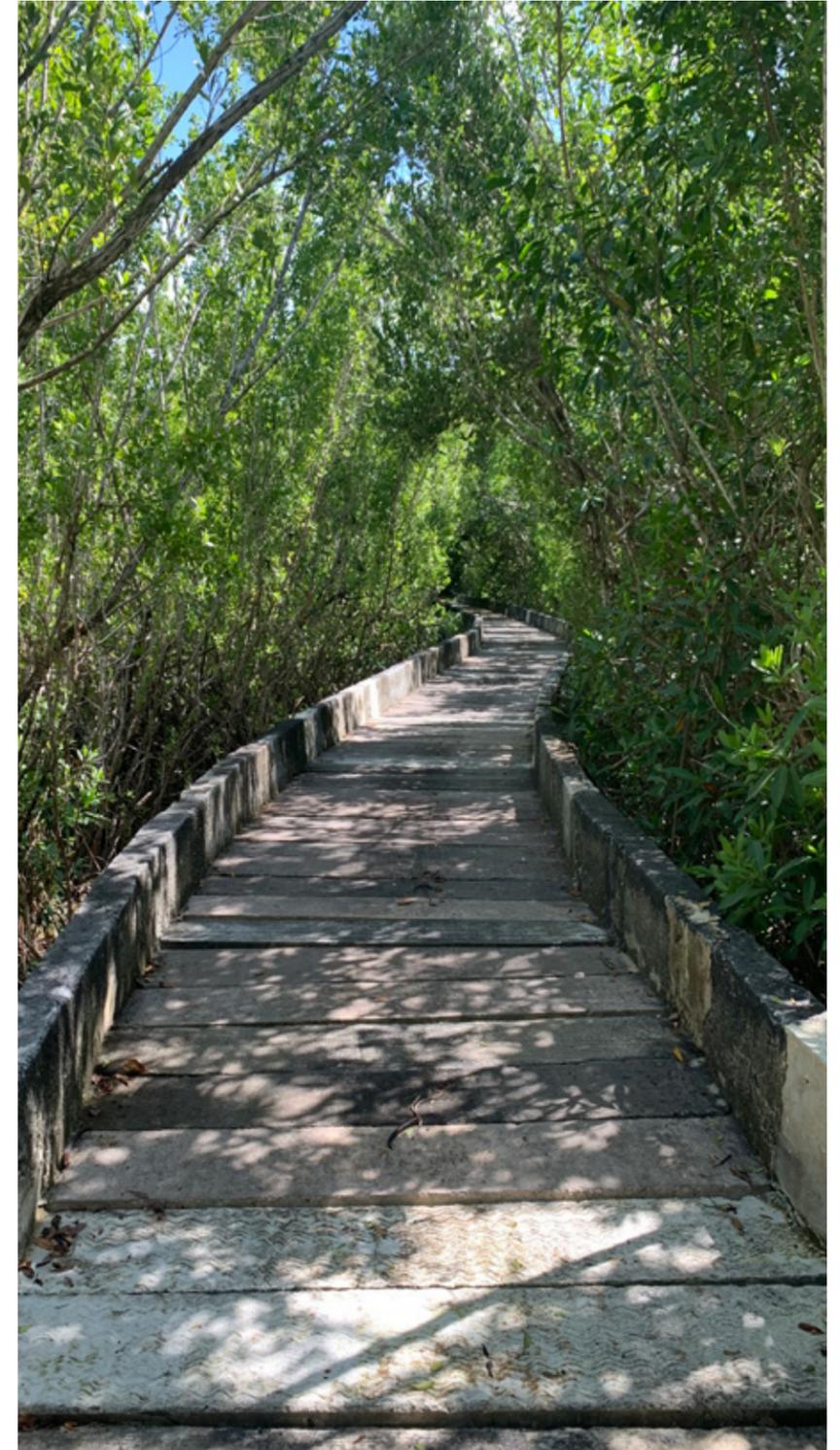


3. Taken from CozuDive

SITE

Through architectural and urban design we seek to integrate the built elements into their immediate context in a respectful way, positively rewarding the ecosystem environment. One of the main objectives of KIINO was to prioritize the use of green micro infrastructures that would make the project a sustainable element within its context over time.

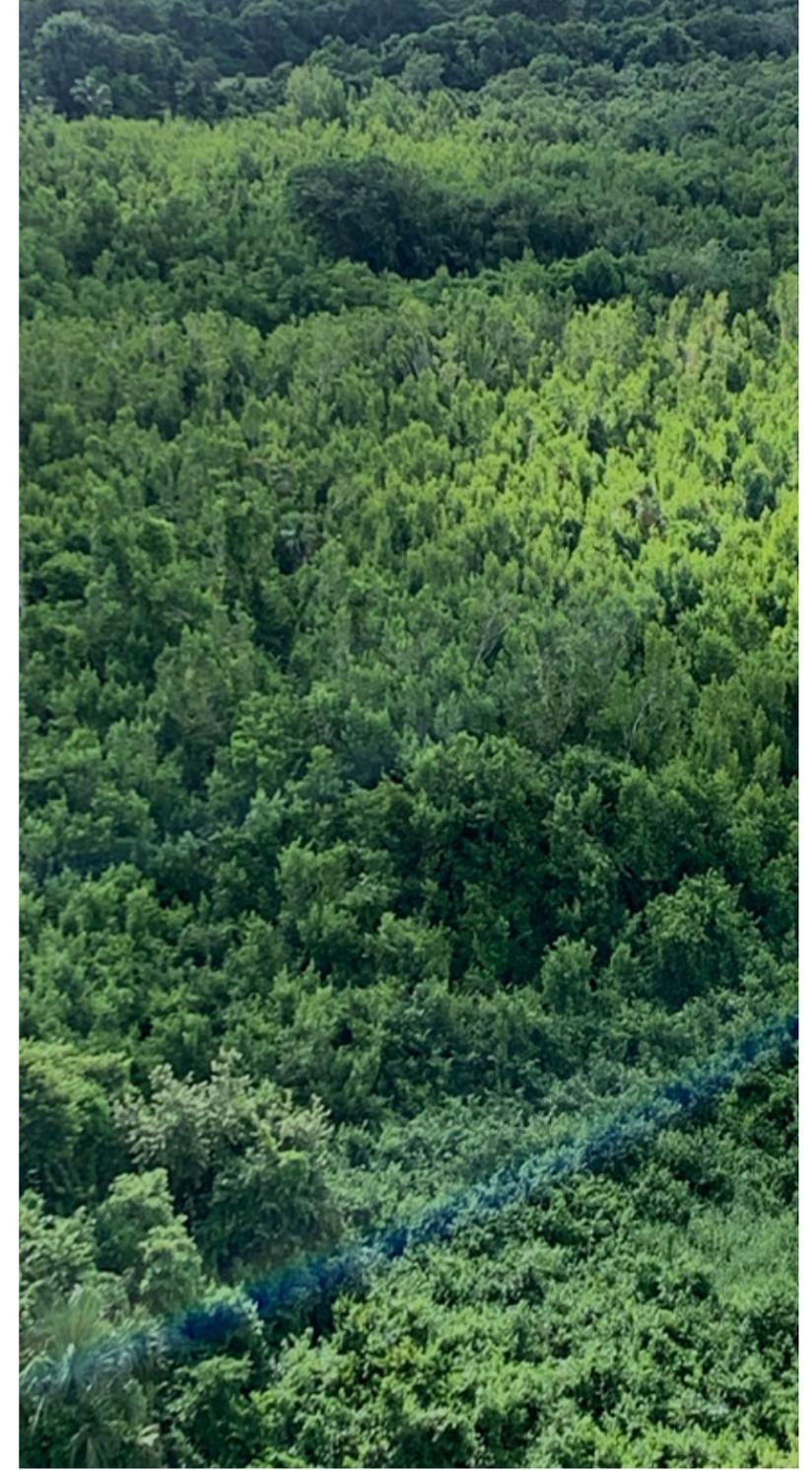
We seek to be an example of sustainable development that promotes the island's tourism potential in a responsible way towards the environment ...



1. 2. 3. Own photographs, 2020

SITE

Cozumel Country Club is part of the border that contains the island's natural reserve, this allows us to enjoy unique views and environments of the Caribbean, while having the opportunity and responsibility to promote a healthy bond with nature and keep it tought out the future. The location of the golf course allows direct interaction with this preservation area, ensuring as well that there will be no immediate urban growth in this area, keeping a calm residential area.



1. 2. 3. Own photographs, 2020

COZUMEL COUNTRY CLUB | MASTER PLAN

Currently Cozumel Country Club contemplates 11 macro lots that together offer a diversity of uses both for housing, as commercial and recreational equipment, it also integrates a preservation zone as a visual attraction to the recreational areas, this creates an interactive border with controlled activities within the all that contribute to good care, maintenance and safe preservation of the mangrove swamp.

One of the objectives of the CCC Master Plan is to satisfy the housing needs of the market, while at the same time being a driving force for Caribbean tourism; this by offering infrastructures and services that arise from an integral vision between the urban system and the environment.

As part of the strategy, we propose a Master Plan whose guideline is a virtuous link in the integration of built elements, the existing golf course, recreational areas and ecological preservation zones that will be repeated throughout each development phase.

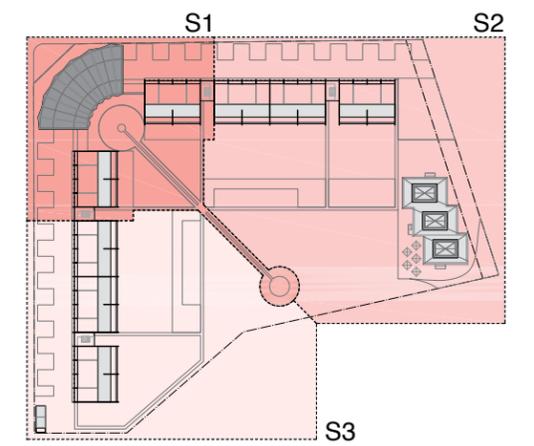
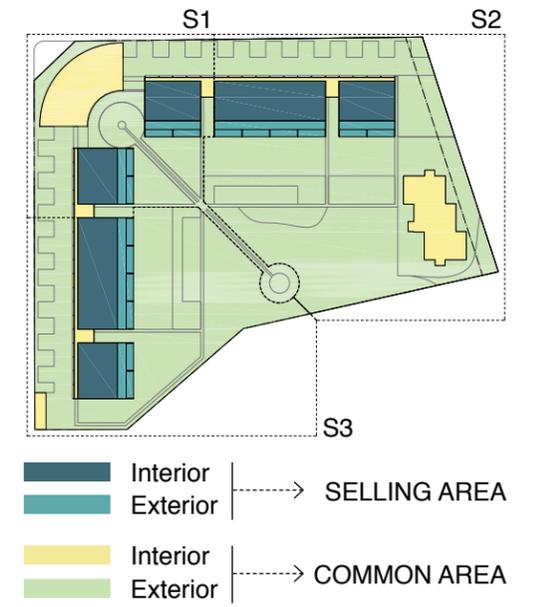
STAGE	Macro Lot
Completed	B, C
Stage 1	A, E
Stage 2	F,G,D
Stage 3	I,J,K
Stage 4	H, PE*

ID	AREA	USE
A	12,727 m ²	Multi-family housing
B	NA	Equipment hotel
C	NA	Equipment hotel
D	42,396 m ²	Multi-family housing
E	40,323 m ²	Single Family Housing
F	14,261 m ²	Single Family Housing
G	17,047 m ²	Single Family Housing
H	5,905 m ²	Equipment Commercial, Services
I	9,547 m ²	Equipment hotel
J	11,675 m ²	Equipment hotel
K	27,160 m ²	Single Family Housing
PE*	NA	Eco Preservation. Mangrove swamp
Total	181,043 m²	



Conceptual Proposal

KIINO WHERE LIFE BEGINS | AREAS

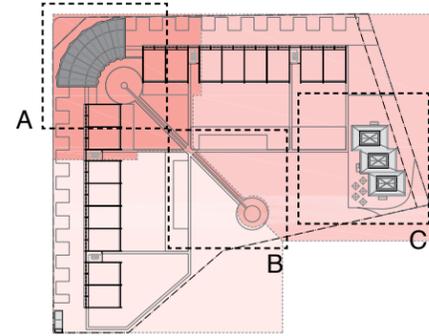




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KIINO | DEVELOPMENT PLANE

- STAGE 1
- STAGE 2
- STAGE 3



The concept from which Kiino Where Life Begins arises, is aligned with the objectives of Cozumel Country Club's general strategy, it look to be a role model of living in balance with their environment.

The design of the development privileges the relationship of interior spaces with the exterior ones, highlighting through the distribution and architectonic desgin many views as possible, this is achieve by relating private exterior areas with the extensive common areas that preserve the unique essence and atmosphere of the site.

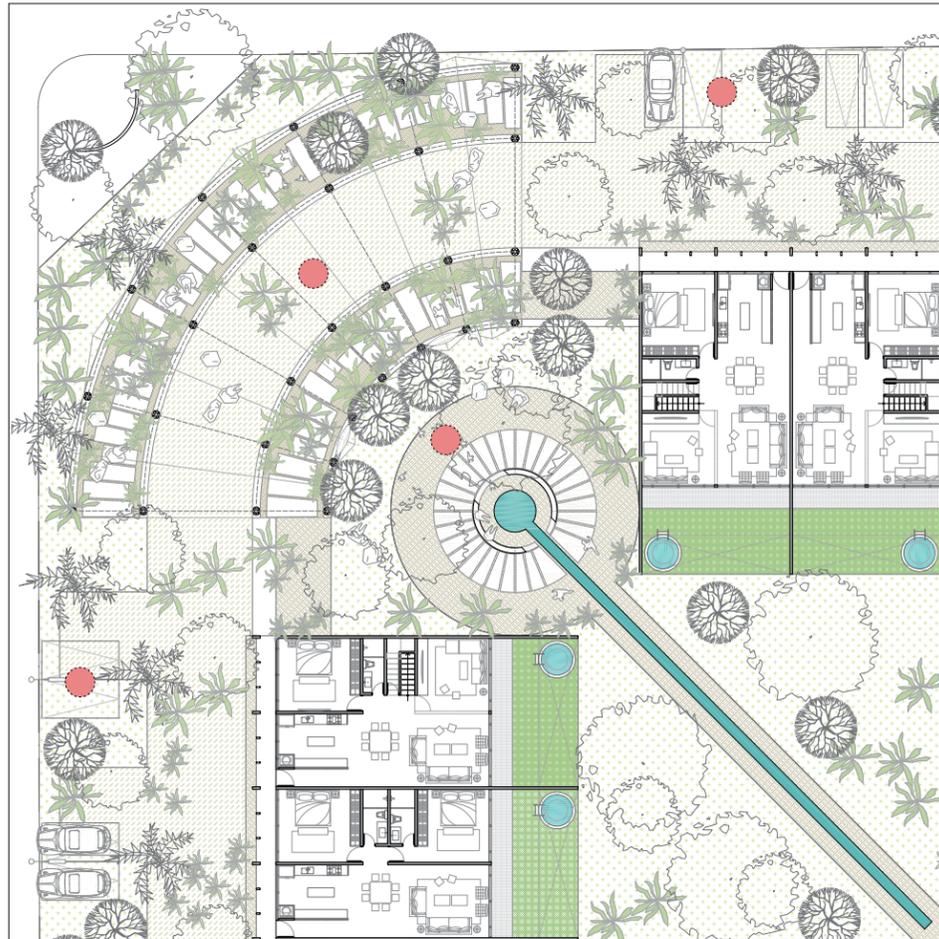
One of the main strengths of the project is the efficiency of the modular construction system that makes it up, which allows flexibility in distribution and typology diversity, thereby guaranteeing efficiency in satisfying market preferences.

General Data

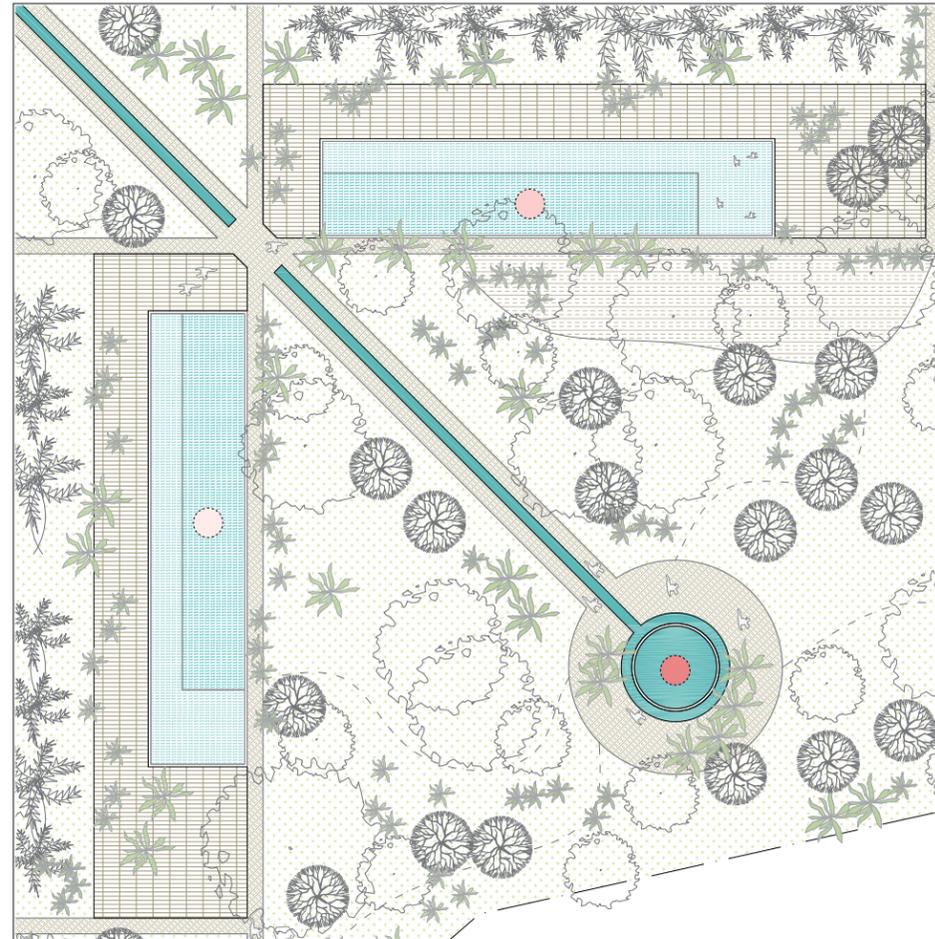
- Estate:
12,742.63 m²
- Buildable surface:
60% of the property - 7,645,578m²
- Conservation area:
70% of the property - 3,822,789m²

Architectonic Program

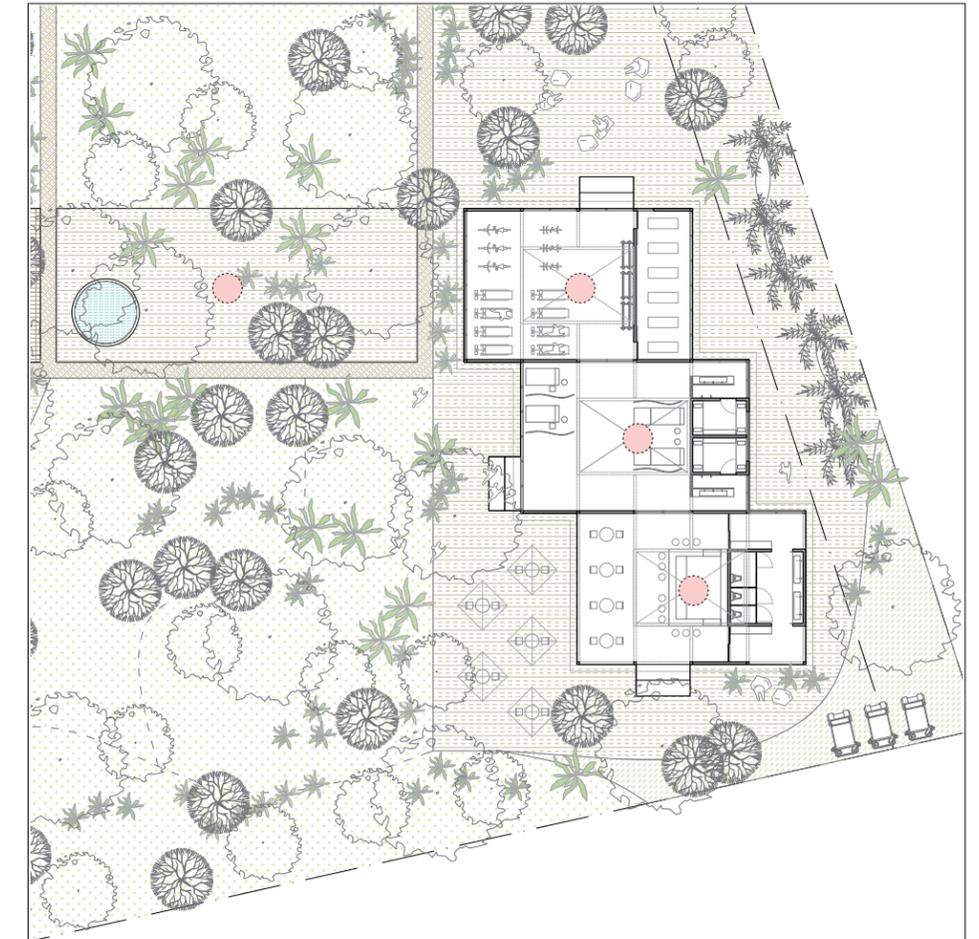
1. Vehicle access
2. North building
3. West buildings
4. Parking lot
5. Palapa with pedestrian access
6. Access garden | Water mirror
7. North pool
8. West pool
9. Garden | Water mirror
10. Firepits area
11. Hammock area
12. Lounge area
13. Children area
14. Amenities Palapa Building



A. Palapa with pedestrian access - STAGE 1



B. Water mirror - STAGE 1 | North Pool - STAGE 2 | West Pool -STAGE 3



C. Amenities Palapa Building | Children Area - STAGE 2

LOOK AND FEEL - EXTERIORS



Graphic material for representative purposes, may differ from reality

LOOK AND FEEL - EXTERIORS



Graphic material for representative purposes, may differ from reality

LOOK AND FEEL - EXTERIORS



Graphic material for representative purposes, may differ from reality

LOOK AND FEEL - EXTERIORS



Graphic material for representative purposes, may differ from reality

LOOK AND FEEL - EXTERIORS



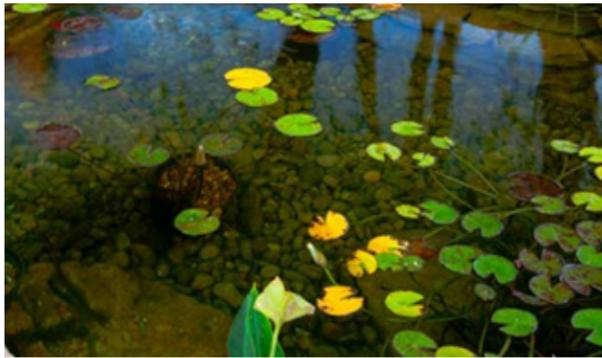
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LOOK AND FEEL - EXTERIORS



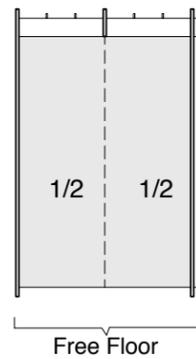
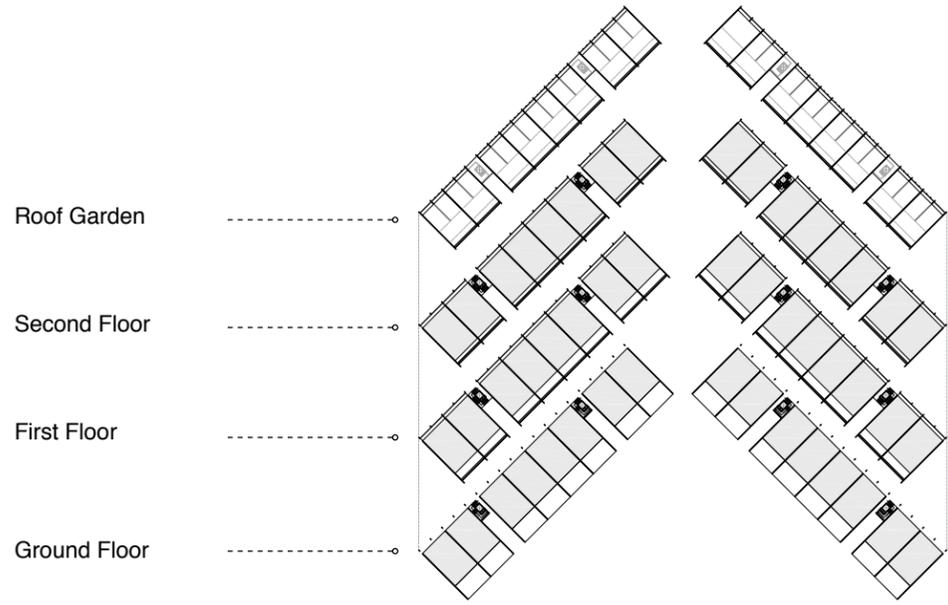
Graphic material for representative purposes, may differ from reality

LOOK AND FEEL - EXTERIORS



Graphic material for representative purposes, may differ from reality

MODULAR PROJECT CONCEPT

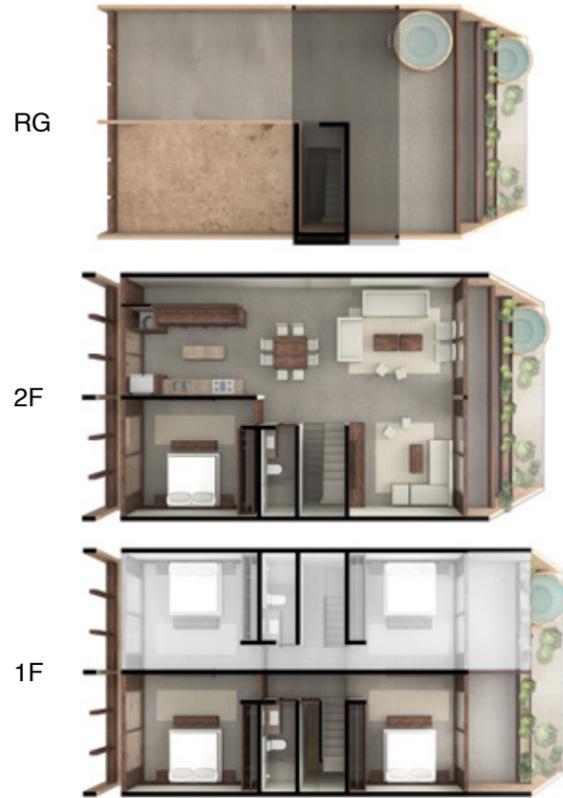


The project is made up of 2 buildings with 8 standard modules each, each one has a total of 3 free floors; one per level. The above results in a total of 48 free floors units, with the possibility of being subdivided in half, in order to expand the ways of configuration using the different types according to the market demand. Also, in the interior distribution of each typology, more than one option is offered in the configuration of some spaces to mostly satisfy the client's preferences. Example; kitchen to the front or back, adaptation of a space as a T.V room or extra bedroom.

Considering the market study and perception of the site, the following quantities of each unit (table) are considered for the total configuration of the project, however throughout stages 2 and 3 there may be modifications if the market behavior determines it.

ID	TPOLOGY	TOTAL AREA (INT + EXT)
VR	VILLA ROOF	263.7m ²
VG	VILLA GARDEN	216.8m ²
FR	FLAT ROOF	195.5m ²
FT	FLAT TERRACE	129m ²
FG	FLAT GARDEN	148.4m ²
ST	SUITE TERRACE *	74.2m ²

VR Total Area: 263.7m²
Interior: 167 m²
Exterior: 96.7 m²



VG Total Area: 216.8m²
Interior: 158.7 m²
Exterior: 58.1 m²



FR Total Area: 195.5m²
Interior: 114.1 m²
Exterior: 81.4 m²



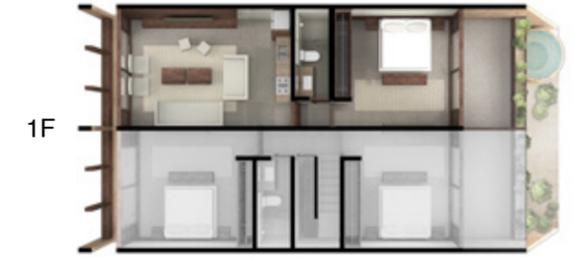
FT Total Area: 129m²
Interior: 105.8 m²
Exterior: 23.2 m²



FG Total Area: 148.4m²
Interior: 105.8 m²
Exterior: 42.6 m²



ST Total Area: 74.2m²
Interior: 52.9 m²
Exterior: 21.3 m²

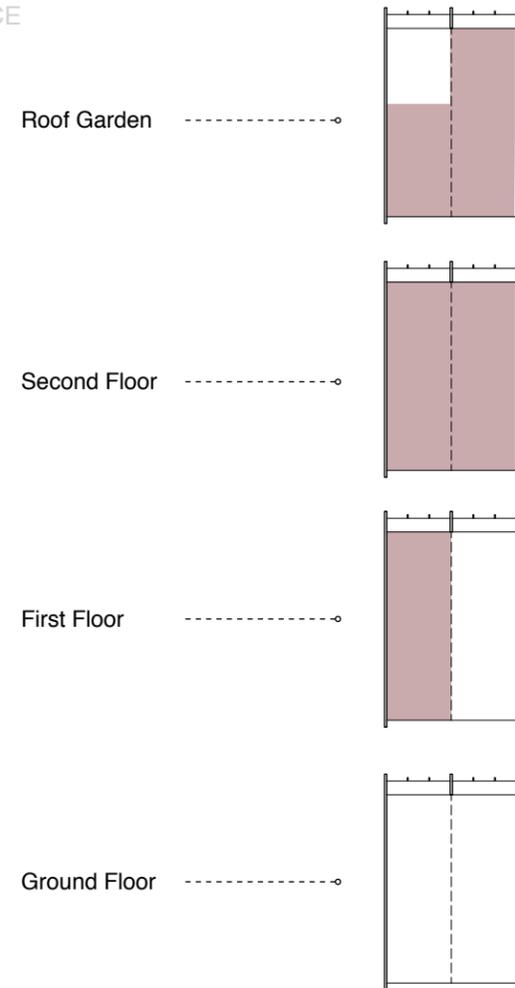


* 1. The SUITE TERRACE typology corresponds to half of a free floor in the first floor. This allows it to be purchased as an independent unit, thus being the smallest typology (Fig. ST-1)

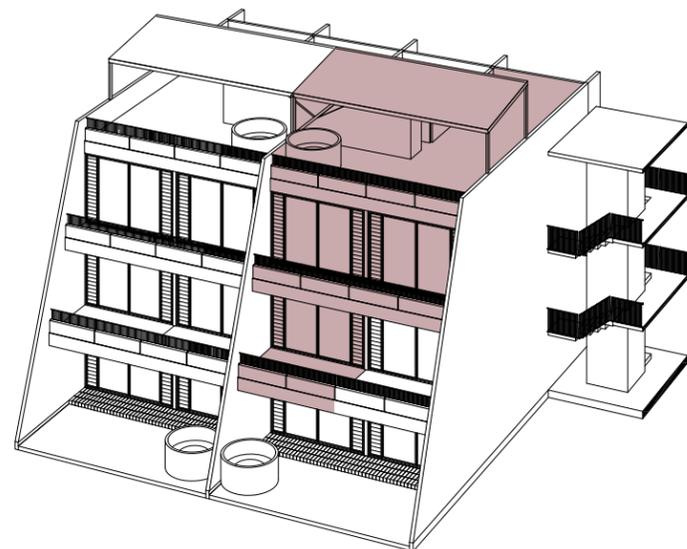


* 2. This half module makes it possible to acquire the Suite as an extension of another typology (VG, VR, FR, FT, FG) connecting them through interior stairs with dividing door. This latest version offers a comfortable possibility of renting the space as a Suite without losing control of access to the interior. (Fig. ST-2)

PLANE REFERENCE



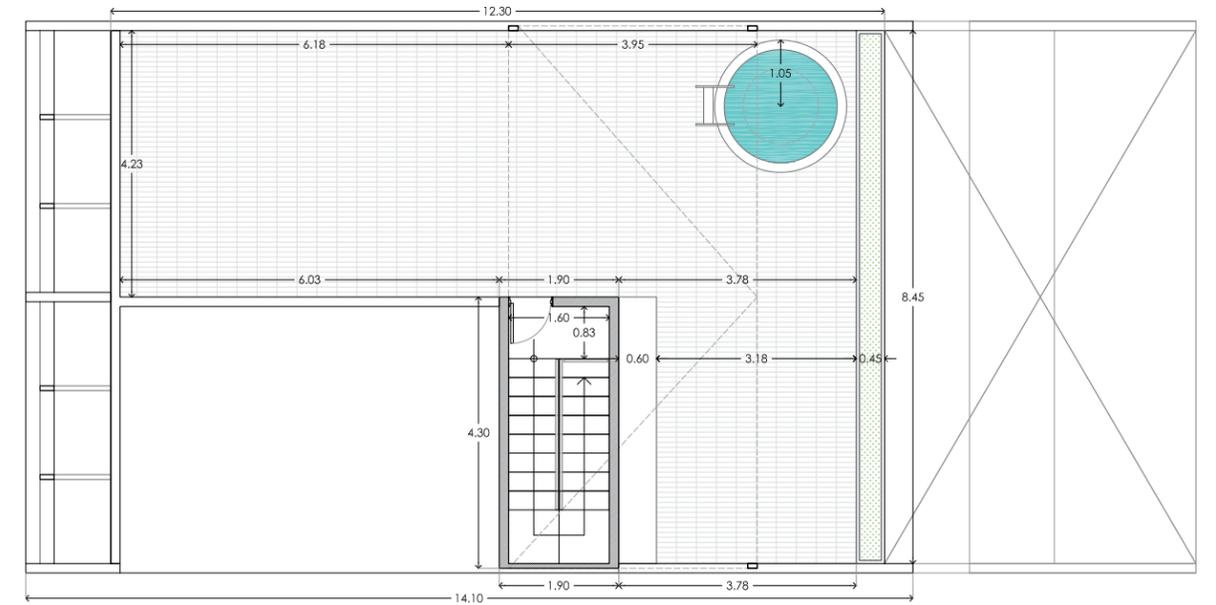
PERSPECTIVE REFERENCE



Roof Garden

EXTERIORS

- Roof Garden
- Bar | Grill
- Jacuzzi



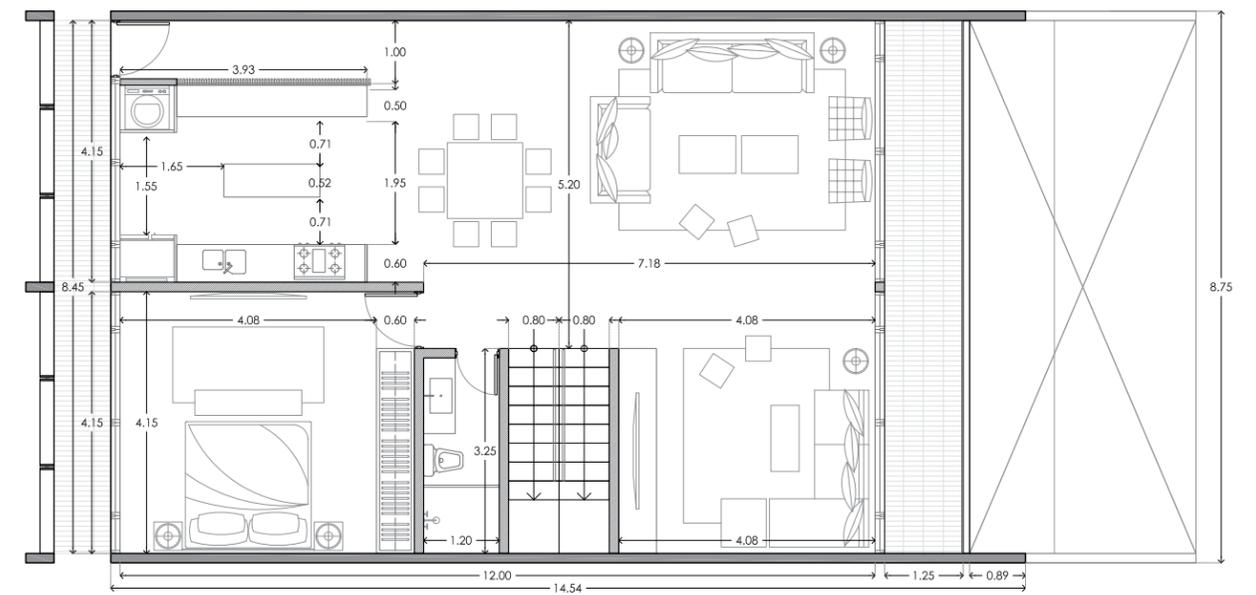
Second Floor

INTERIORS

- Kitchen | Laundry
- Dining - Living Room
- T.V Room
- Bedroom 01
- Bathroom 01

EXTERIORS

- Balcony



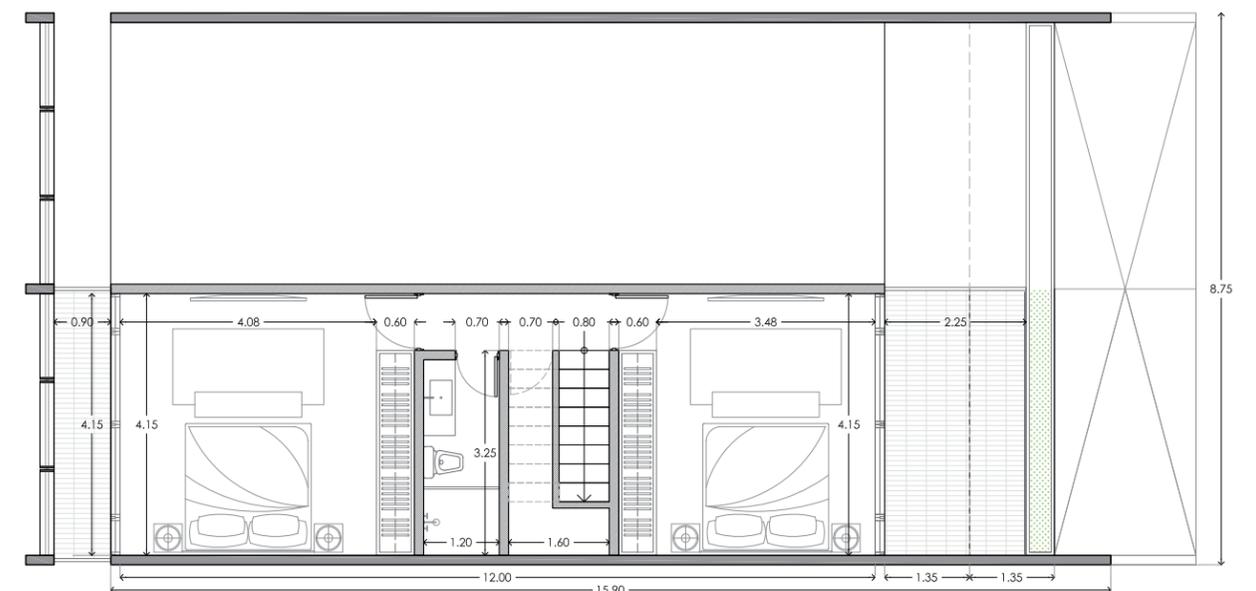
First Floor

INTERIORS

- Bedroom 02
- Bedroom 03
- Bathroom 02
- Storage

EXTERIORS

- Balcony
- Terrace





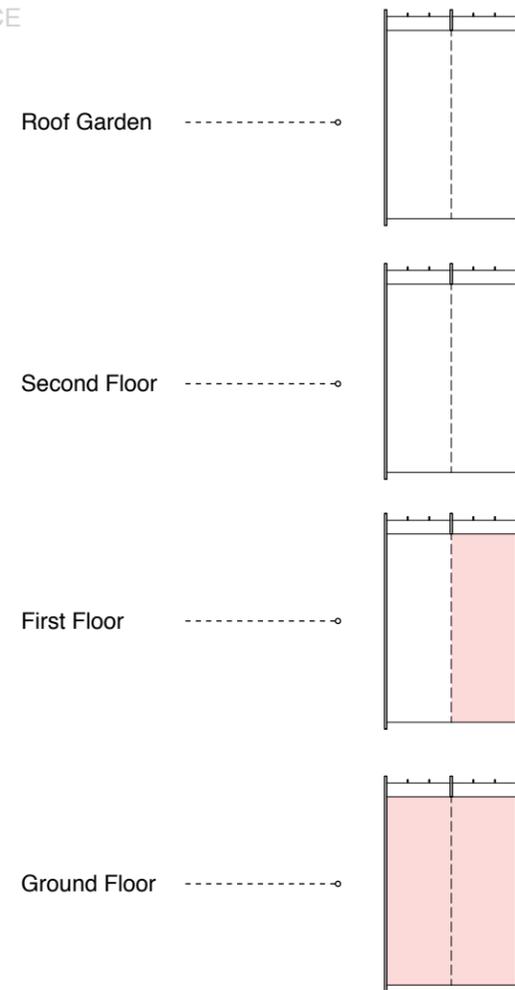
VILLA GARDEN

Total Area: 216.8m²

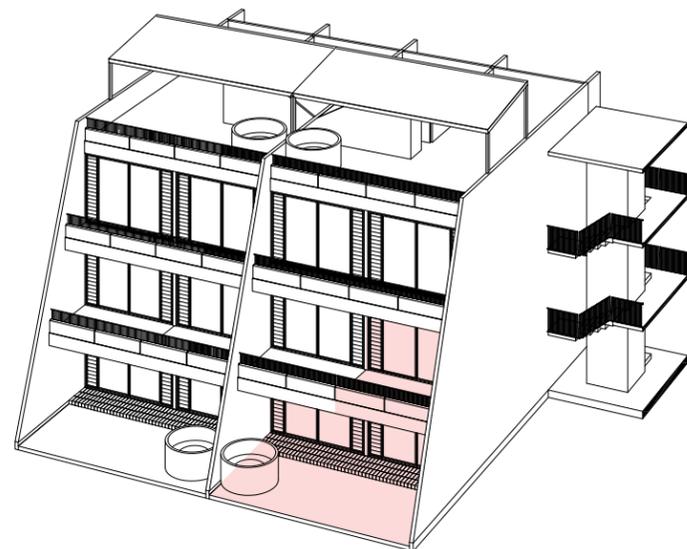
Interior: 158.7 m²

Exterior: 58.1 m²

PLANE REFERENCE



PERSPECTIVE REFERENCE



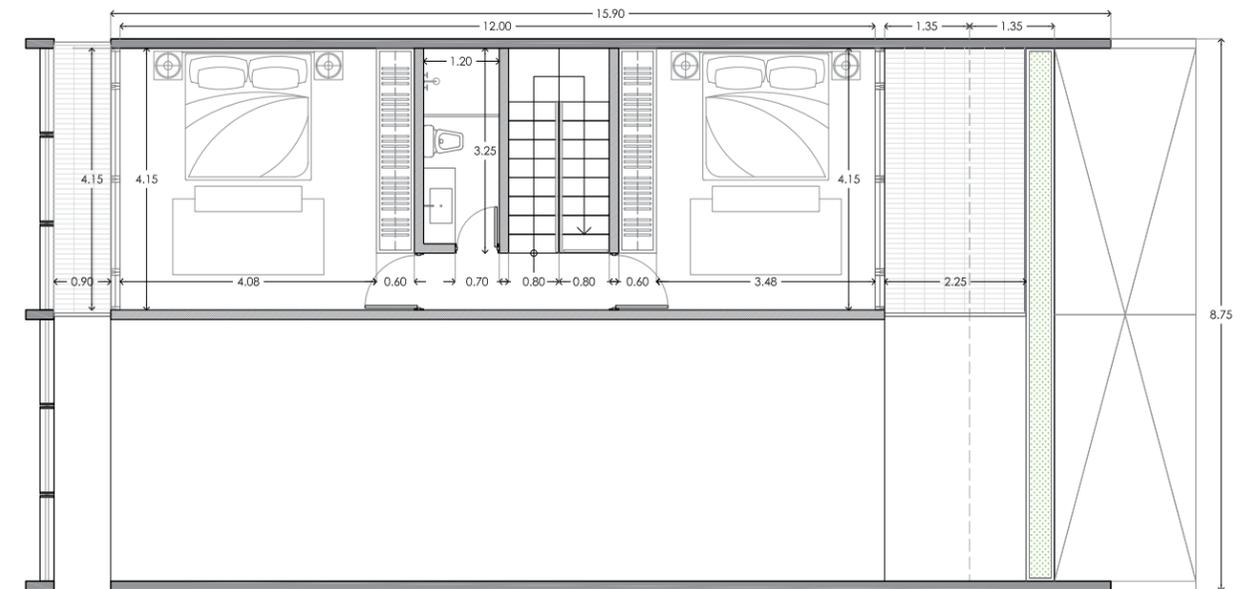
First Floor

INTERIORS

- Bedroom 02
- Bedroom 03
- Bathroom 02

EXTERIORS

- Balcony
- Terrace



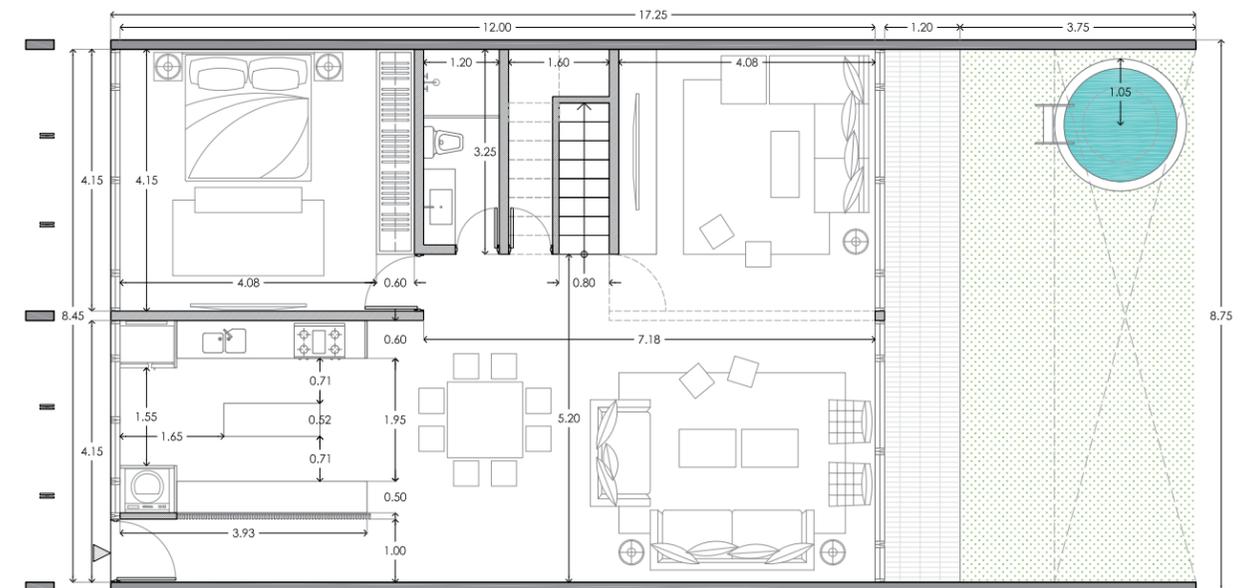
Ground Floor

INTERIORS

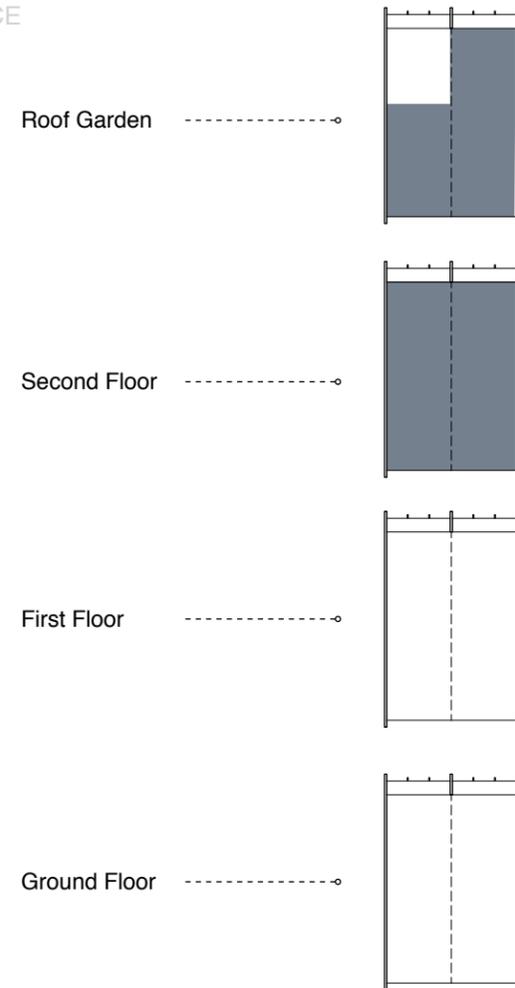
- Kitchen | Laundry
- Living | Dining Room
- T.V. Room
- Bedroom 01
- Bathroom 01
- Storage

EXTERIORS

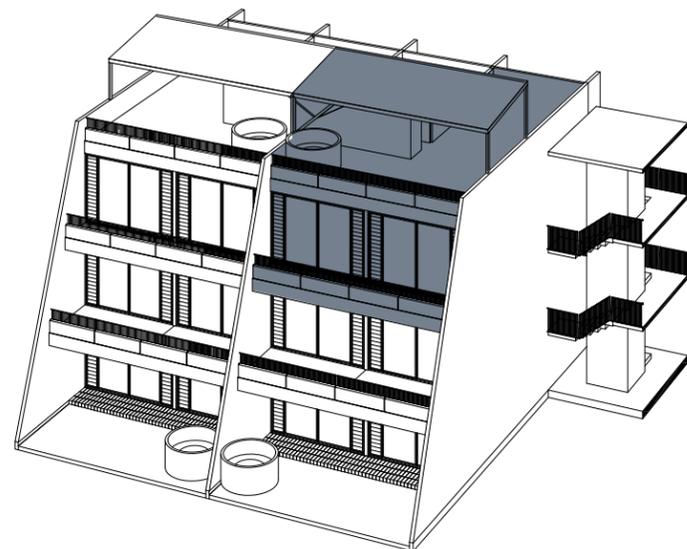
- Garden
- Jacuzzi



PLANE REFERENCE



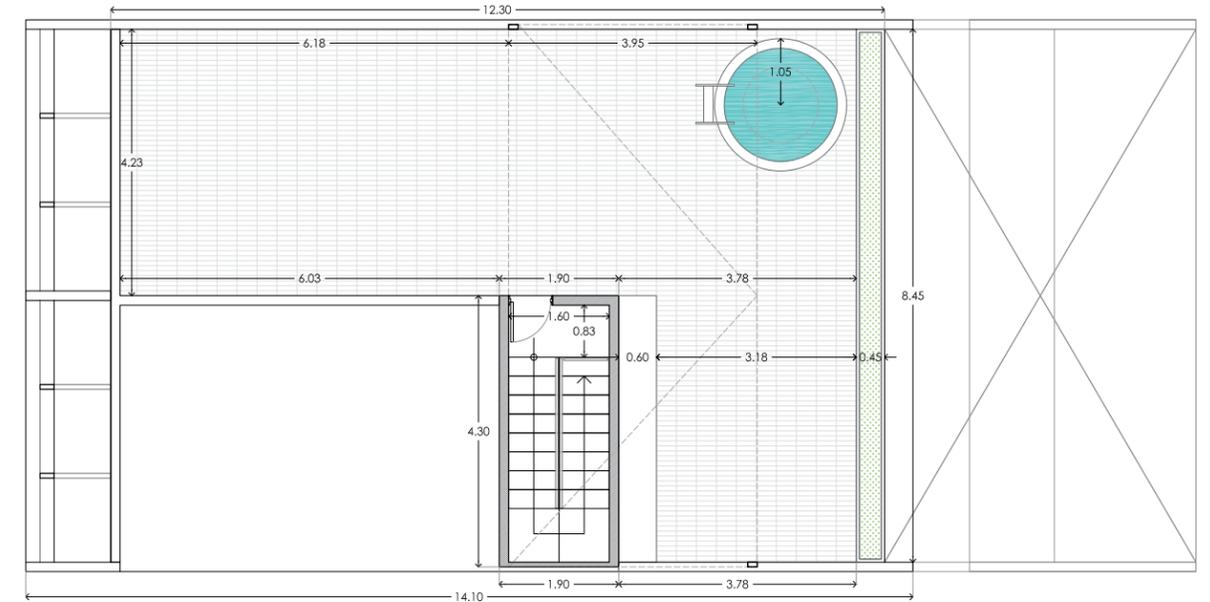
PERSPECTIVE REFERENCE



Roof Garden

EXTERIORS

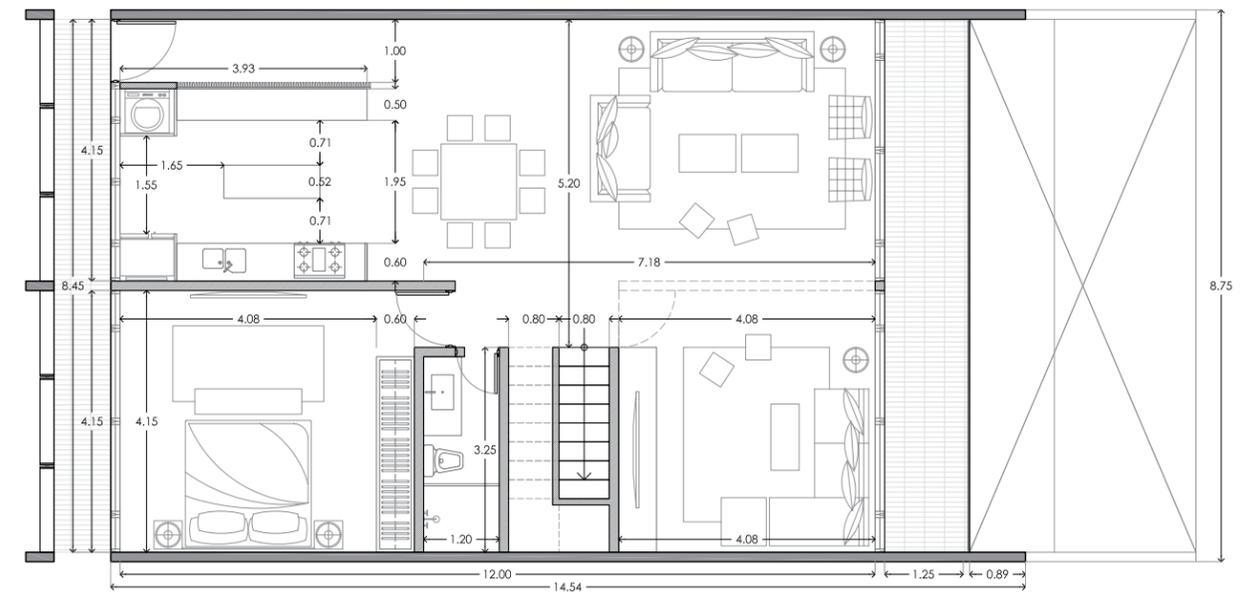
- Roof Garden
- Bar | Grill
- Jacuzzi



First Floor

INTERIORS

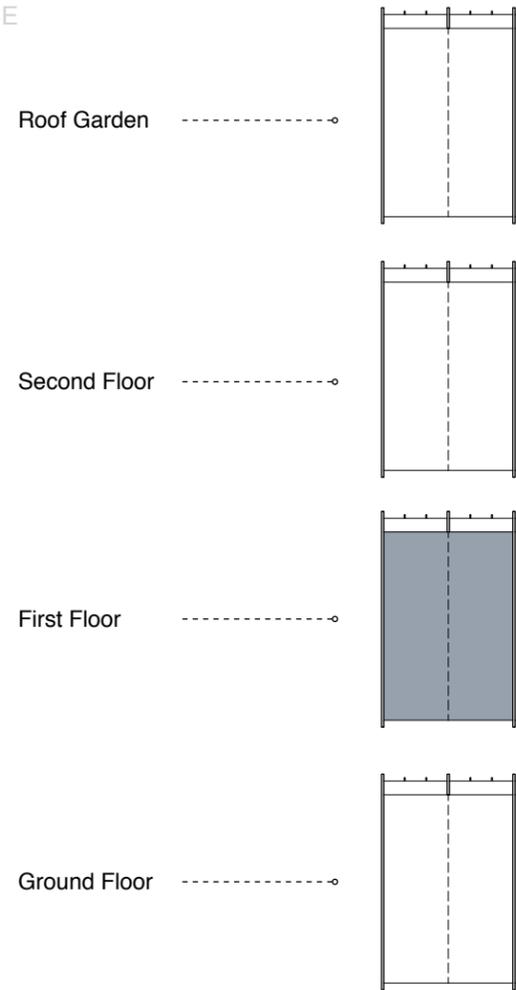
- Kitchen | Laundry
 - Living | Dining Room
 - T.V. Room
 - Bedroom 01
 - Bathroom 01
 - Storage
- EXTERIORS
- Balcony



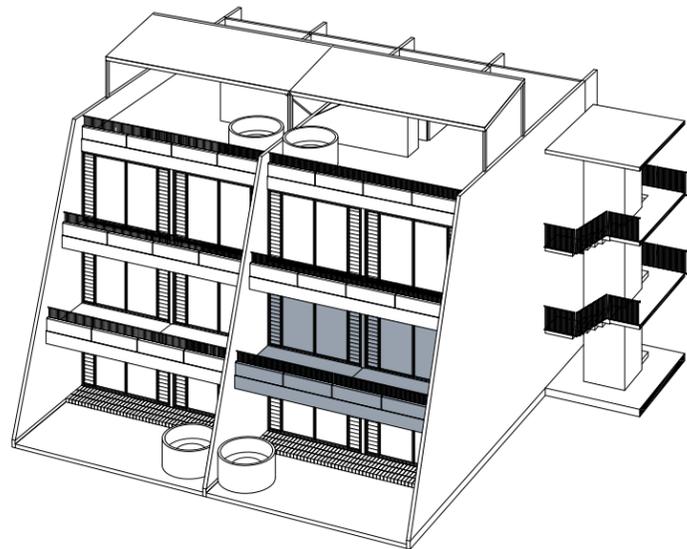


FLAT TERRACE Total Area: 129m²
 Interior: 105.8 m²
 Exterior: 23.2 m²

PLANE REFERENCE



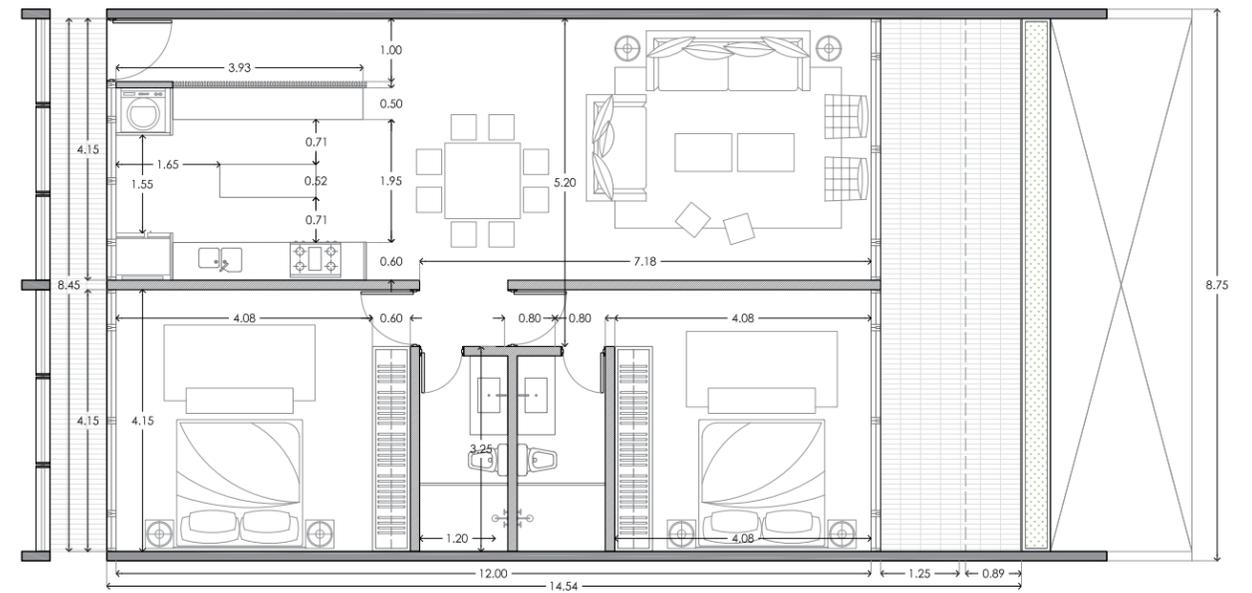
PERSPECTIVE REFERENCE



First Floor

INTERIORS

- Kitchen | Laundry
 - Living | Dining Room
 - T.V. Room
 - Bedroom 01
 - Bedroom 02
 - Bathroom 01
 - Bathroom 02
- EXTERIORS
- Terrace





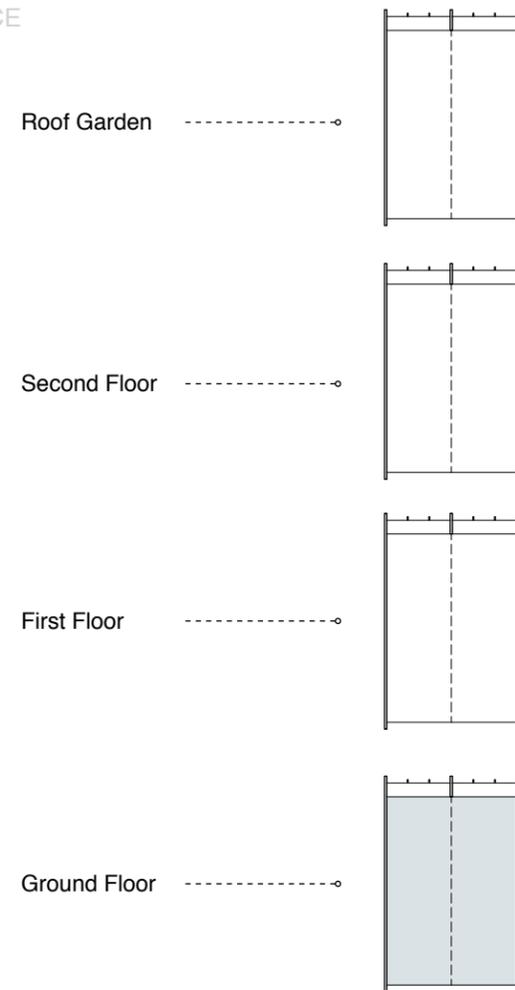
FLAT GARDEN

Total Area: 148.4m²

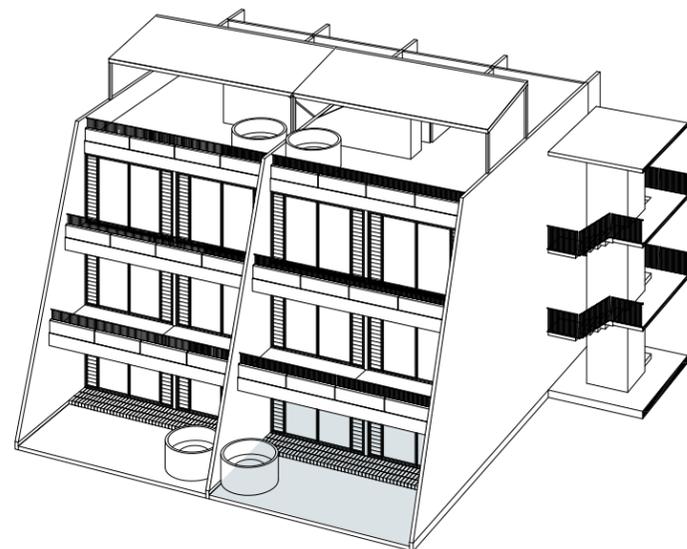
Interior: 105.8 m²

Exterior: 42.6 m²

PLANE REFERENCE



PERSPECTIVE REFERENCE



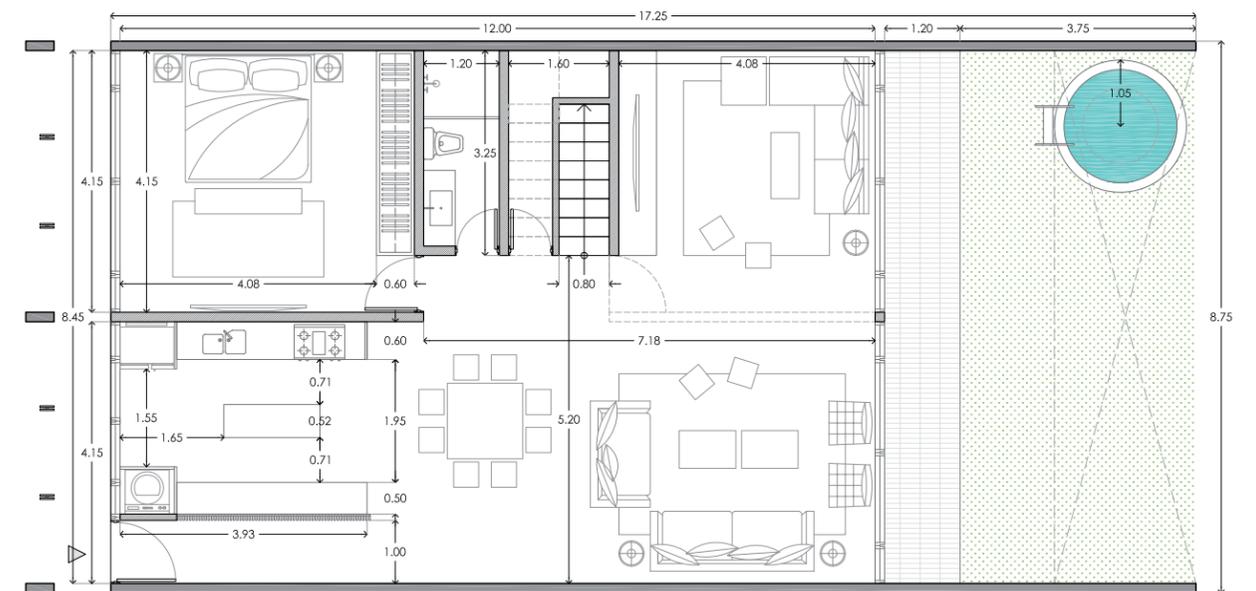
Ground Floor

INTERIORS

- Kitchen | Laundry
- Living | Dining Room
- T.V. Room
- Bedroom 01
- Bedroom 02
- Bathroom 01
- Bathroom 02

EXTERIORS

- Garden
- Jacuzzi





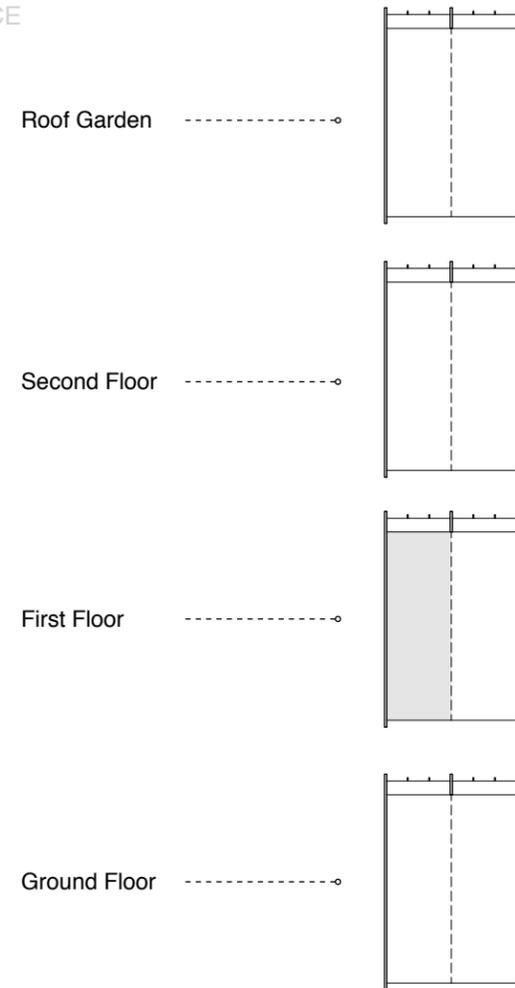
SUITES

Total Area: 74.2m²

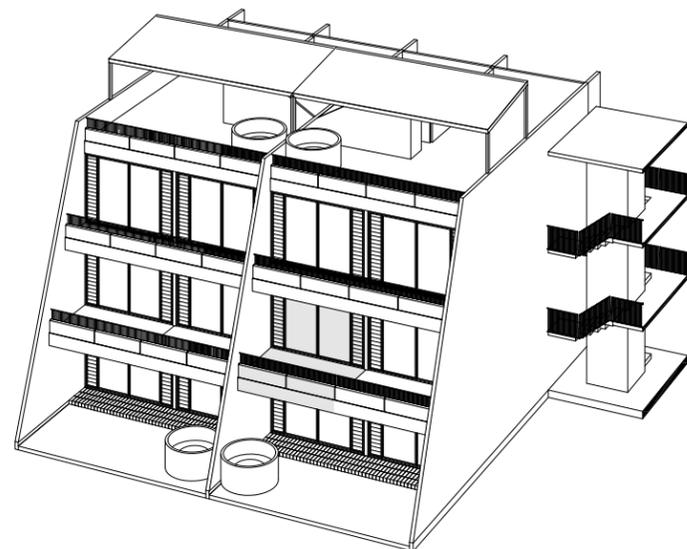
Interior: 52.9 m²

Exterior: 21.3 m²

PLANE REFERENCE



PERSPECTIVE REFERENCE



SUITE - PLUS TYPE

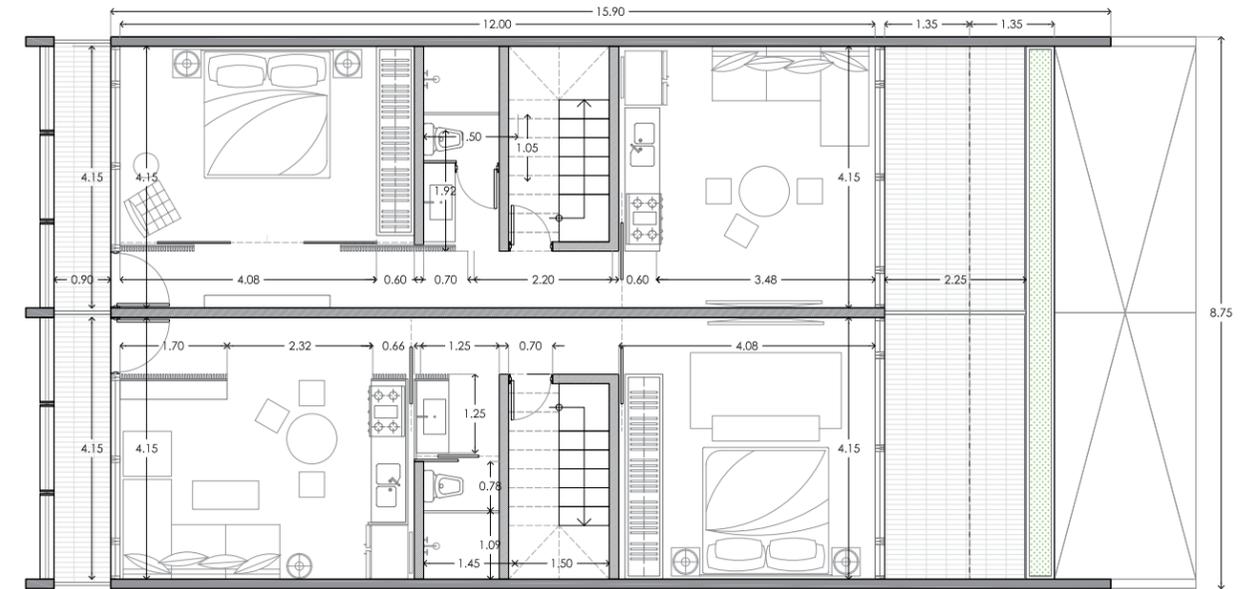
First Floor

OPTION A

- Bedroom 01
- Bathroom 01
- Connection to main tipology
- Front Kitchen | Living Room
- Terrace

OPTION B

- Bedroom 01
- Bathroom 01
- Connection to main tipology
- Back Kitchen | Living Room
- Terrace



SUITE - INDEPENDENT TYPE

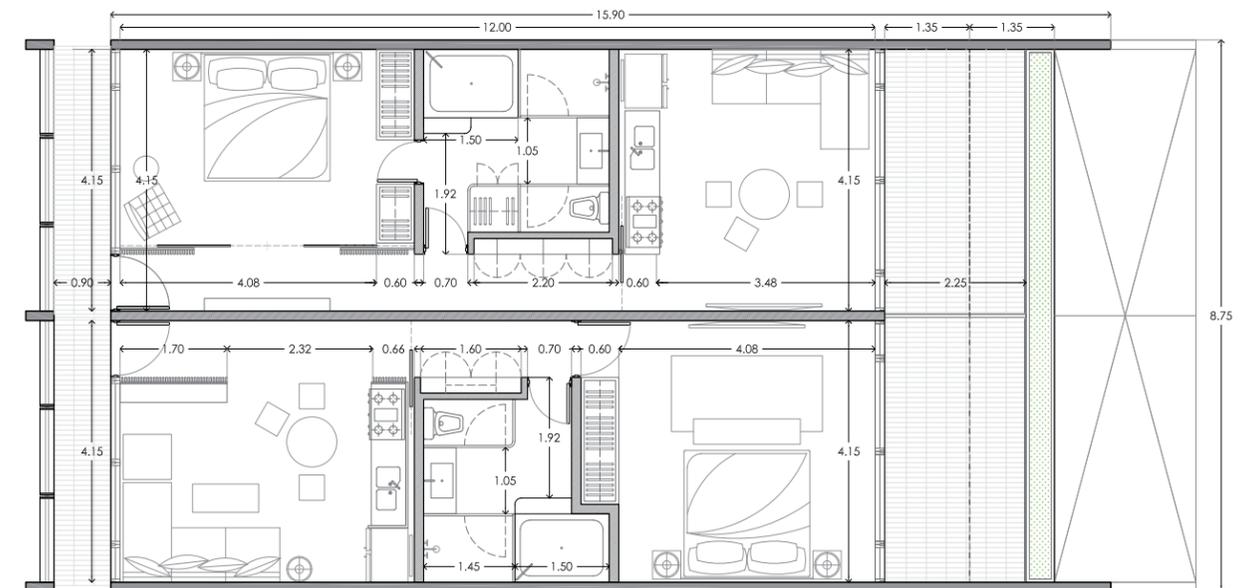
First Floor

OPTION A

- Bedroom 01
- Master Bathroom 01
- Front Kitchen | Living Room
- Terrace

OPTION B

- Bedroom 01
- Master Bathroom 01
- Back Kitchen | Living Room
- Terrace



LOOK AND FEEL - INTERIORS

OPTION A - DARK

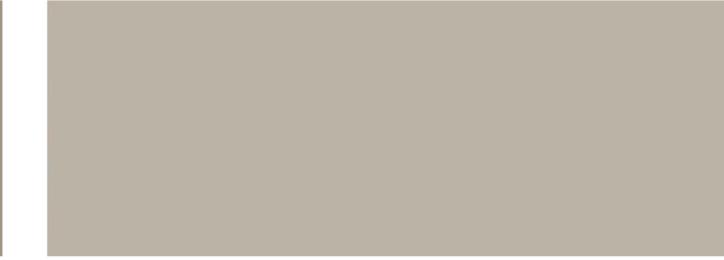
OPTION B - LIGHT



○----- GRANITE COVERS | KITCHEN AND BATHROOMS



○----- CEILING COLOR



○----- WALL COLOR



○----- CERAMIC FLOOR



○----- FIXED FURNITURE | DOORS

Graphic material for representative purposes, may differ from reality

* The options showed above are the basis of the possible finishing packages to select, however specific preferences or color modifications can be worked independently and in a personalized way with each user.

* Fixed furniture considers; closets, kitchen cabinets, lattices, bathroom joinery furniture. Those ARE INCLUDED in the project.

* Furnished such as; armchairs, chairs, tables, beds, bureau, stools and appliances such as; refrigerators, televisions, coffee makers or any item similar those described as well as decorative ones, are NOT INCLUDED in the project but can be requested as "additional" and include them at the time of delivery of the unit.

LOOK AND FEEL - INTERIORS

OPTION A - FRONT KITCHEN



OPTION B - BACK KITCHEN



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LOOK AND FEEL - INTERIORS

BEDROOM - INTERIOR VIEW



BEDROOM - EXTERIOR VIEW



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LOOK AND FEEL - INTERIORS

LIVING ROOM WITH FRONT VIEW



Graphic material for representative purposes, may differ from reality

GARDEN AREA FOR GROUND FLOOR TYPOLOGY



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LOOK AND FEEL - INTERIORS

ROOF GARDEN AREA FOR RG FLOOR TYPOLOGY



Graphic material for representative purposes, may differ from reality

BACK AND FRONT VIEW



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OPTIONAL

* Housing Administration:

- Rent
- Maintenance Fee
- Housekeeping
- Internet Services

* Laundry Service (hired)

- * Snack Bar Room Service (specific hours)
- * Snack Bar Pool Service (specific hours)
- * Massage, Facial, Pedicure and Manicure (scheduled)

OTHERS

* Bike Parking

- * Internet in Common Areas (Free for Kiino Residents)
- * Pet Friendly
- * Common Laundry Room
- * Golf Special Promos (Only for Kiino Residents)

* 24hr. Security

- Kiino Surveillance Module
- Cozumel Country Club Principal Surveillance Module

The terms of each service may change depending on the politics of the provider or company assigned to each one.
Graphic material for representative purposes, may differ from reality



D'STER

ONE-STOP REALTY INVEST



K'iino
DONDE LA VIDA EMPIEZA

 www.DsterInvestland.com



Architecture by JACAL ARQUITECTOS

Development and Construction by COZUMEL COUNTRY CLUB + JACAL ARQUITECTOS