

# AUCTION

## MEGA RESORT

### DEVELOPMENT OPPORTUNITY

**RESORT ♦ RESIDENTIAL ♦ RETAIL**

**914 HECTARES OCEANFRONT PROPERTY**

**(9,140,000 m<sup>2</sup> / 2,259 ACRES)**

**BAHIAMAR**

**PETATLÁN, GUERRERO, MEXICO**

GOVERNMENT APPRAISAL (2011)

**USD \$175 MILLION**

NOW GUARANTEED TO SELL AT OR ABOVE

**MINIMUM BID USD \$39 MILLION!**

(USD \$4.25/m<sup>2</sup>)

**BID DEADLINE: JUNE 28, 2012**



**SAME OWNERSHIP 30+ YEARS**

**3 LOTS, TOTALING 914 HECTARES**

**(9,140,000 m<sup>2</sup> / 2,259 ACRES)**

**6 KM (4 MILES) OF OCEANFRONT LAND**

*One of Mexico's largest untouched paradises!*

#### LOCATION:

- ♦ Ixtapa-Zihuatanejo Tourism Area
- ♦ 20 Minutes From Ixtapa International Airport; Direct Flights From US
- ♦ Existing Interstate Highway; 4-Lane Highway Expansion Underway

#### POTENTIAL DEVELOPMENT PLAN:

- ♦ Hotels
- ♦ Condominiums
- ♦ Marinas
- ♦ Golf Courses
- ♦ Private Beach Villas
- ♦ Shopping Malls and Retail Shops
- ♦ Restaurants and Night Clubs
- ♦ Tennis, Nautical and Beach Clubs
- ♦ Convention Center

#### INFRASTRUCTURE AND PROPERTY CHARACTERISTICS:

- ♦ Multiple Well Water Sources
- ♦ Electricity
- ♦ Local Microwave Tower
- ♦ Natural Sea Walls
- ♦ Estuary
- ♦ Lagoon
- ♦ Coconut Trees

**INSPECTION DATES: (By Appt. Only)**

**Thursday, May 3, 2012**

**Thursday, May 10, 2012**

**+001 (212) 867-3333**

**www.prusa.com**

**2% REFERRAL FEE\***

# AUCTION

Offered Exclusively By



Paramount Realty USA LLC, seller and their agents specifically disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property or the marketing and/or sale thereof, all of which is subject to the examination and validation of any party reviewing and/or relying on it. All references to size, including but not limited to acres, hectares, square meters, or other dimensions are approximate and are based on the public deeds for the properties, which are recorded at the Public Registry of Property of Guerrero. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is neither an offer to sell nor a solicitation to buy to residents of any countries or states where registration requirements have not been fulfilled. No oral representation may be relied upon. \*Offered by Seller