



SELVATIK

QUINTAS DE BACALAR



NATURE.

PRIVACY.

TRANQUILITY.



A UNIQUE PLACE
TO BE AN OWNER





SELVATIK

— Quintas de Bacalar —


COMMUNITY VISION &
OWNERSHIP PHILOSOPHY

NATURE | PRIVACY | TRANQUILITY | SECURITY | STEWARDSHIP




SELVATIK

– Quintas de Bacalar –



COMMUNITY VISION & OWNERSHIP PHILOSOPHY



Selvatik – Quintas de Bacalar is a private 10-hectare, low-density, gated eco-secure community comprising just fifteen large private lots ranging from one-half hectare to one hectare within a preserved jungle environment.



Designed for people who value **nature, privacy, tranquility, security, and long-term stewardship**, Selvatik represents a commitment to protecting the natural beauty of the jungle while providing owners with space, peace of mind, and a meaningful connection to nature.



PROTECTING THE VISION



A community's character is defined not only by its land, but by the standards that guide it.

Selvatik's HOA, preservation standards, security measures, and community guidelines exist to protect the values upon which the community was founded.



EXPERIENCE SELVATIK




Prospective buyers are encouraged to schedule a property visit with their broker and experience the natural beauty, tranquility, and character of Selvatik firsthand before making an ownership decision.



SCHEDULE A PRIVATE PROPERTY VISIT



Contact your broker to arrange a private tour of Selvatik – Quintas de Bacalar and discover the place where nature, privacy, and timeless value come together.



NATURE | PRIVACY | TRANQUILITY | SECURITY | STEWARDSHIP



SELVATIK

- Quintas de Bacalar -

— PLOT MAP —



BACALAR ← HIGHWAY → CANCUN



PRIME LOCATION

- Highway 307, Km 28.5
- 6 km North of Bacalar
- 600 m from Laguna Bacalar

LEGEND

- Road (Gravel)
3.0 m wide
- Green Buffer
2.5 m deep
(Both Sides)
- Trees &
Vegetation

LOT SIZES

- Lots 1 - 10
50m x 100m
(5,000 m² each)
- Lots 11 - 15
100m x 100m
(1 hectare each)



GLORIETA

Landscaped Roundabout

LOTE 1

Quinta Ceiba
50m x 100m

LOTE 2

Quinta Jaguar
50m x 100m

LOTE 3

Quinta Laurel
50m x 100m

LOTE 4

Quinta Roble
50m x 100m

LOTE 5

Quinta Tapia
50m x 100m

LOTE 6

Quinta Caoba
50m x 100m

LOTE 7

Quinta Helecho
50m x 100m

LOTE 8

Quinta Orquídea
50m x 100m

LOTE 9

Quinta Tucán
50m x 100m

LOTE 10

Quinta Venado
50m x 100m

LOTE 11

Quinta Selva Viva
100m x 100m

LOTE 12

Quinta Bosque Alto
100m x 100m

LOTE 13

Quinta Palma Real
100m x 100m

LOTE 14

Quinta Colibrí
100m x 100m

LOTE 15

Quinta Ocelote
100m x 100m

SECURITY GATE

SELVATIK

– Quintas de Bacalar –

INDIVIDUAL QUINTA CONCEPT

100 mts.



50 mts.

10 m²
Scale 1:250



This is an illustrative concept to demonstrate the potential use of a typical Selvatik quinta lot. Actual construction is subject to community guidelines and approvals.



EXAMPLE FEATURES

- Up to two levels of construction
- Approximately 200 m² eco-sensitive residence
- Detached guest casita
- Private pool
- Preserved natural jungle surroundings
- Designed for privacy and low environmental impact





SELVATIK

– Quintas de Bacalar –

SELVATIK HOME CONCEPTS

Experience the Jungle

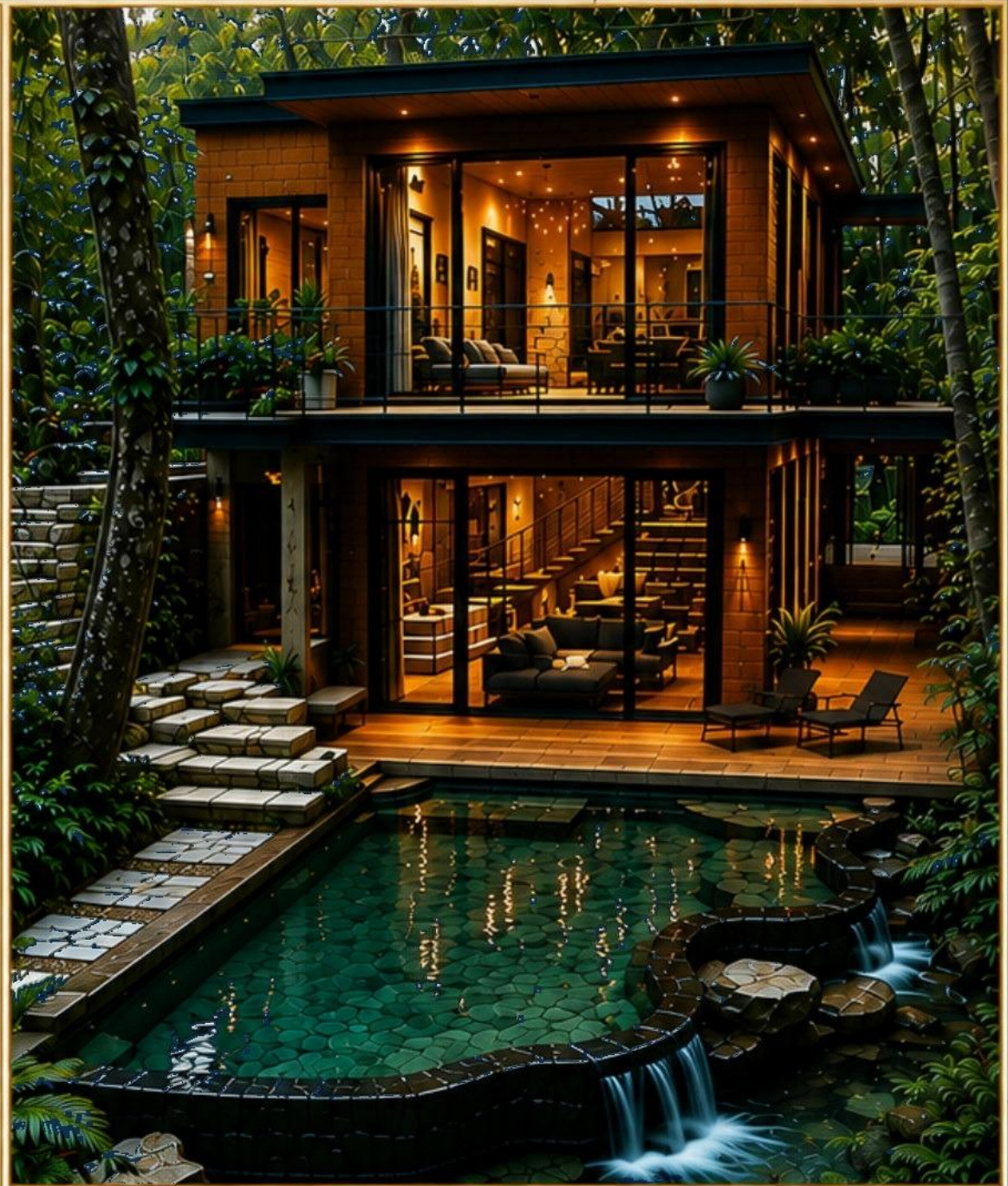
Modern jungle living is at the heart of the Selvatik vision. These suggested home designs illustrate the architectural vision of Selvatik, immersing owners in the surrounding natural environment while providing modern comfort and luxury.

By preserving the perimeter buffer zones and minimizing disturbance to the jungle, each property offers a unique sense of privacy, tranquility, and seclusion, allowing owners to enjoy the beauty, serenity, and sounds of nature from the comfort of their own private sanctuary.



Immersed in Nature

Expansive glass walls, open living spaces, and natural ventilation create a seamless connection between the comfort of home and the beauty of the surrounding jungle.



NATURE | PRIVACY | TRANQUILITY | SECURITY | STEWARDSHIP

SELVATIK

QUINTAS DE BACALAR



BUYER & BROKER FAQ GUIDE

OWNERSHIP • PRESERVATION • CONSTRUCTION
UTILITIES • COMMUNITY STANDARDS



FREQUENTLY ASKED QUESTIONS
FOR PROSPECTIVE BUYERS AND BROKERS



PROJECT OVERVIEW



This section provides general information about Selvatik – Quintas de Bacalar, including the concept, location, ownership structure and the vision behind the project.

1. WHAT IS SELVATIK?

Selvatik is a private 10-hectare jungle community consisting of only fifteen large residential lots designed around the principles of Nature, Privacy, Tranquility, Security, and Stewardship. Set within a preserved natural jungle environment, the project emphasizes low-density living, privacy, and a peaceful ownership experience immersed in nature.

2. WHY ARE THERE ONLY FIFTEEN LOTS?

The project was intentionally designed with a limited number of owners to preserve privacy, reduce density, protect the natural environment, and maintain the exclusive character of the community.

3. WHAT MAKES SELVATIK DIFFERENT?

Selvatik was designed around preservation, privacy, and stewardship. The project offers large private lots, extensive jungle retention, residential-only use, and a unique ownership experience centered on nature, tranquility, and a meaningful connection to the surrounding environment.



OWNERSHIP & PURCHASE

4. CAN OWNERS OBTAIN LEGAL TITLE TO THEIR LOT?

Yes. All lots are private property and are delivered with full legal title (escritura pública) in the name of the owner.

5. WHAT IS INCLUDED IN THE PURCHASE PRICE?

The purchase price includes the lot, legal title, access to shared infrastructure, community amenities, and the rights associated with being part of the Selvatik community.

6. CAN OWNERS RESELL THEIR LOTS IN THE FUTURE?

Yes. Owners have the right to resell their lot at any time, subject to compliance with the community guidelines and approval of the HOA.

7. CAN OWNERS SUBDIVIDE THEIR LOTS?

No. Lots cannot be subdivided. This policy helps preserve low density, privacy, and the natural character of Selvatik.

8. CAN OWNERS PURCHASE MORE THAN ONE LOT?

Yes. Buyers may purchase multiple lots, subject to availability and HOA approval.

COMMUNITY & HOA



9. IS THERE A HOMEOWNERS ASSOCIATION (HOA)?

Yes. Selvatik operates under a Homeowners Association designed to preserve the vision, aesthetics, security, environmental standards, and long-term value of the community.

10. WILL BUYERS RECEIVE HOA DOCUMENTATION BEFORE PURCHASING?

Yes. Serious buyers who are prepared to move forward with a purchase will be provided with the HOA documentation for review prior to closing. As part of the closing process, buyers will be required to sign the HOA agreement before the notary, acknowledging and accepting the community rules and standards governing ownership within Selvatik.

11. ARE THERE HOA FEES?

Yes. Each lot owner contributes monthly HOA fees that support community operations, security, maintenance, administration, and other services necessary to preserve the quality and character of the development.

12. WHAT ONGOING COSTS SHOULD OWNERS EXPECT?

Owners should anticipate HOA fees, utilities, property taxes, insurance, and routine maintenance associated with ownership and use of their property.



JUNGLE PRESERVATION & ENVIRONMENT



13. ARE BUYERS ALLOWED TO CLEAR THEIR LOTS?

No. Preservation of the natural jungle environment is one of the fundamental principles of Selvatik. Owners are required to preserve the maximum amount of existing jungle possible on their lots. Clearing is intended only for the minimum area reasonably necessary for the construction of a residence and access to the residence, with no more than approximately three (3) meters of clearing extending outward from buildings and approximately two (2) meters from access routes before natural jungle vegetation resumes.

14. WILL NEIGHBORING LOTS REMAIN NATURAL AND PRIVATE?

Yes. Preserved jungle setback areas and low-density planning are fundamental elements of the Selvatik concept. Owners are expected to preserve a minimum of ten (10) meters of jungle along shared property boundaries and a minimum of twenty (20) meters from the Selvatik community access road.

Because adjacent property owners each preserve a minimum of ten (10) meters along shared boundaries, neighboring residences will typically be separated by a minimum of twenty (20) meters of preserved jungle. The twenty (20) meter setback from the community access road also helps maintain privacy and prevents residences from being prominently visible from within the community.

Because Selvatik lots are intentionally large, these preserved jungle setbacks still leave ample room for the construction and enjoyment of a residence while helping protect the privacy, natural beauty, and character of the community.

15. WHY IS JUNGLE PRESERVATION SO IMPORTANT?

The preserved jungle is what creates the privacy, tranquility, natural beauty, wildlife habitat, and unique ownership experience that define Selvatik. Preservation of the existing jungle is not simply a community guideline—it is one of the project's core principles. Prospective buyers should appreciate and support this vision, as the commitment to protecting the natural environment and maintaining substantial jungle buffers between properties is fundamental to the Selvatik concept and is not expected to change in the future.



CONSTRUCTION & ARCHITECTURE



16. WHAT TYPE OF HOMES ARE ENCOURAGED WITHIN SELVATIK?

Modern tropical and jungle-inspired residences that blend with the natural environment. The home concepts presented in the brochures are intended to illustrate the architectural vision and aesthetic direction of the community.

17. ARE THERE ARCHITECTURAL GUIDELINES?

Yes. Architectural guidelines help preserve the aesthetic character of the community, protect property values, and maintain harmony with the natural environment.

18. CAN OWNERS BEGIN CONSTRUCTION IMMEDIATELY AFTER PURCHASE?

Construction timing is subject to applicable permits, approvals, and compliance with community architectural and environmental guidelines. Buyers should consult with the developer and HOA regarding the current approval process.

19. ARE OWNERS REQUIRED TO BUILD WITHIN A CERTAIN TIME?

No. Owners may hold their property for future construction. However, any future construction must comply with the community's architectural and environmental guidelines in effect at the time.

20. CAN OWNERS CHOOSE THEIR OWN ARCHITECT AND BUILDER?

Yes. Owners may select their own architect and builder, provided they understand and comply with the community's architectural, environmental, and construction guidelines.

To help preserve the vision and character of Selvatik, the developer may also provide recommendations for architects, designers, and builders who are familiar with the project's principles, standards, and commitment to jungle preservation. Owners are welcome to work with either their own professionals or those already familiar with the Selvatik concept.



SECURITY



21. IS THERE SECURITY WITHIN THE COMMUNITY?

Yes. Selvatik is designed as a private gated community with controlled access. Security procedures and operations are governed by the HOA and community guidelines.

22. WILL THERE BE A GATEHOUSE AND CONTROLLED ACCESS?

Yes. Selvatik currently has a gated entrance and controlled access. As homes are constructed and the community develops, a permanent guardhouse and full-time security presence will be established to further enhance privacy, security, and the overall owner experience.

23. HOW ARE THE ROADS MAINTAINED?

Community roads and common areas are maintained through the Homeowners Association. HOA fees help support the maintenance and upkeep of these shared areas.

24. HOW ARE UTILITIES HANDLED WITHIN SELVATIK?

Selvatik is designed around independent estate-style ownership. Individual property owners are responsible for obtaining and maintaining utility services for their respective lots.

25. HOW WILL ELECTRICAL SERVICE BE PROVIDED?

Electrical service is available near the entrance of the property. Individual property owners are responsible for obtaining and installing electrical service to their respective lots in accordance with applicable utility requirements and regulations.

26. HOW IS WATER SUPPLIED?

Property owners are responsible for providing their own water supply through private wells located on their respective lots.

27. HOW IS WASTEWATER MANAGED?

Property owners are responsible for installing and maintaining their own wastewater systems in accordance with applicable regulations and community guidelines.

28. WILL INTERNET SERVICE BE AVAILABLE?

Underground fiber optic telecommunications infrastructure is located along the highway frontage of the property. Internet service availability and connection requirements for individual lots will depend on the service providers operating in the area and any applicable installation requirements at the time of connection.

COMMUNITY STANDARDS



29. CAN LOTS BE USED FOR BUSINESSES, RETAIL OPERATIONS, VACATION RENTALS, OR BED AND BREAKFASTS?

No. Selvatik is a residential community. Commercial activities, retail businesses, bed and breakfasts, short-term rentals, Airbnb-style rentals, and other activities that may disrupt the privacy, tranquility, security, and residential character of the community are not permitted.

30. ARE RENTALS PERMITTED?

Yes. Long-term residential rentals are permitted, subject to HOA rules and regulations. The community is intended for residential living and does not permit short-term or vacation-style rentals.

31. WHAT IS THE MINIMUM RENTAL PERIOD?

The minimum rental period permitted within Selvatik is six (6) months. This policy helps preserve the peaceful residential character of the community while discouraging transient occupancy.

32. CAN OWNERS INSTALL FENCES AROUND THEIR LOTS?

No. Fences are not permitted within the Selvatik community. One of the defining principles of Selvatik is the preservation of open natural surroundings and substantial jungle buffer zones between neighboring properties. Privacy is achieved through space, nature, and preserved vegetation rather than walls or fences. This policy helps maintain the natural beauty, visual openness, and unique character of the community.

THE SELVATIK PHILOSOPHY



33. WHO TYPICALLY PURCHASES PROPERTY AT SELVATIK?

Buyers who are drawn to the beauty and serenity of the jungle and desire to live immersed in nature while enjoying the privacy and security of a small like-minded community. These individuals value preserved natural surroundings, abundant wildlife, personal space, tranquility, and a lifestyle centered around environmental stewardship and a meaningful connection to nature.

34. HOW DOES SELVATIK PROTECT PROPERTY VALUES?

Through low-density planning, preserved jungle buffers, residential-only use restrictions, architectural standards, controlled access, HOA oversight, and a shared commitment to protecting the natural environment and community character.

35. WHAT IS THE MOST IMPORTANT THING FOR BUYERS TO UNDERSTAND ABOUT SELVATIK?

Selvatik is a preservation-focused community designed around five core principles:

- Nature
- Privacy
- Tranquility
- Security
- Stewardship

Every aspect of the project—from lot sizes and jungle preservation to architectural standards, security measures, and residential-use restrictions—has been designed to support these principles. Selvatik prioritizes quality of life, environmental preservation, and long-term value through the preservation of its unique jungle environment.



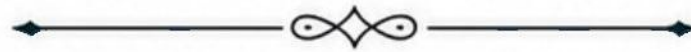


SELVATIK

QUINTAS DE BACALAR



A LETTER FROM THE DEVELOPER



The first time I walked this property, I was immediately struck by its serenity, beauty, and peacefulness. Surrounded by native trees, birds, and wildlife, I found myself stopping often just to appreciate the calmness of the jungle.

As I explored the land, I began to imagine a community that would preserve that feeling. A quiet gravel road winding gently through the trees, natural landscaping that complements the environment, and homes tucked peacefully among the jungle.

My vision for Selvatik has always been simple: to create a place where owners can enjoy privacy, tranquility, and a genuine connection with nature. A place where each family can experience the feeling of having their own private jungle sanctuary.

I hope that when you visit Selvatik, you experience the same sense of peace and appreciation that inspired me from the very beginning.

Warm regards,

Gary James Walding

DEVELOPER

SELVATIK - QUINTAS DE BACALAR





SELVATIK

QUINTAS DE BACALAR

SELVATIK HOA OVERVIEW

The Selvatik Homeowners Association (HOA) is responsible for maintaining the quality, security, appearance, and long-term stewardship of the community. Its purpose is to preserve the natural beauty of Selvatik while ensuring a safe, well-maintained, and harmonious environment for all owners.

HOA SERVICES

- ✓ 24/7 gated community security
- ✓ On-site resident security guard
- ✓ Landscaping and vegetation maintenance
- ✓ Maintenance of the community entrance and common areas
- ✓ Community road maintenance and upkeep
- ✓ Weekly household trash collection and disposal service
- ✓ Administrative management and reserve fund planning

ESTIMATED INITIAL HOA CONTRIBUTION

Approximately 3,500 MXN per month per lot

This contribution is intended to fund the operation, maintenance, and long-term care of the community and its shared facilities.

ANNUAL REVIEW

The HOA budget will be reviewed periodically to ensure that services, maintenance standards, and reserve funds continue to meet the needs of the community.

HOA contributions are subject to adjustment based on actual operating expenses and future owner-approved budgets.

OUR PURPOSE

The purpose of the Selvatik HOA is to preserve the beauty, tranquility, security, and long-term value of the community while protecting the qualities that make Selvatik a unique place to own property.

COMMUNITY STEWARDSHIP

Every owner contributes to maintaining a community that is secure, beautiful, and respectful of nature. Together, we help preserve the peaceful character and natural beauty that make Selvatik such a special place to own property.

HOW TO BECOME A SELVATIK OWNER



1. SELECT YOUR PROPERTY

Review the available properties and select the lot that best fits your vision, lifestyle, and objectives.



2. RESERVE YOUR LOT

Working with your broker, you may reserve your selected property through a reservation agreement and deposit. Your broker will assist and accompany you throughout the purchase and closing process.



3. PURCHASE AGREEMENT

A formal purchase agreement is executed outlining the purchase price, payment terms, and closing process.



4. CLOSING & OWNERSHIP TRANSFER

The closing process will be coordinated through Notaría Pública No. 107 of Bacalar, which will prepare the closing documents, transfer documentation, and deed (Escritura). The closing meeting will take place at the Notary's office, where all parties will formally execute the transaction and ownership transfer.

As part of Selvatik's commitment to making the purchase process as straightforward as possible, the developer will cover the professional fees of Notaría Pública No. 107 associated with the property closing.

This valuable benefit reduces the buyer's closing expenses and helps streamline the ownership transfer process. Buyers remain responsible for applicable taxes, IVA, registration fees, and other government-related closing costs.



5. WELCOME TO SELVATIK

Upon completion of the closing process, ownership is formally transferred and recorded. As a property owner, you become part of the Selvatik community and receive access to project information, community guidelines, and owner resources.


OUR COMMITMENT

Our goal is to make the purchase process straightforward, transparent, and professional. Together with your broker and the closing professionals at Notaría Pública No. 107, we are committed to guiding you through each step of the process and answering any questions you may have.

Imagine waking in the morning with a cup of coffee, surrounded by native trees, birds, and wildlife. A place where privacy comes naturally, where the pace of life slows, and where the sights and sounds of the jungle become part of everyday living.

This is your home.



Selvatik
QUINTAS DE BACALAR

Laguna Bacalar, Quintana Roo, Mexico.