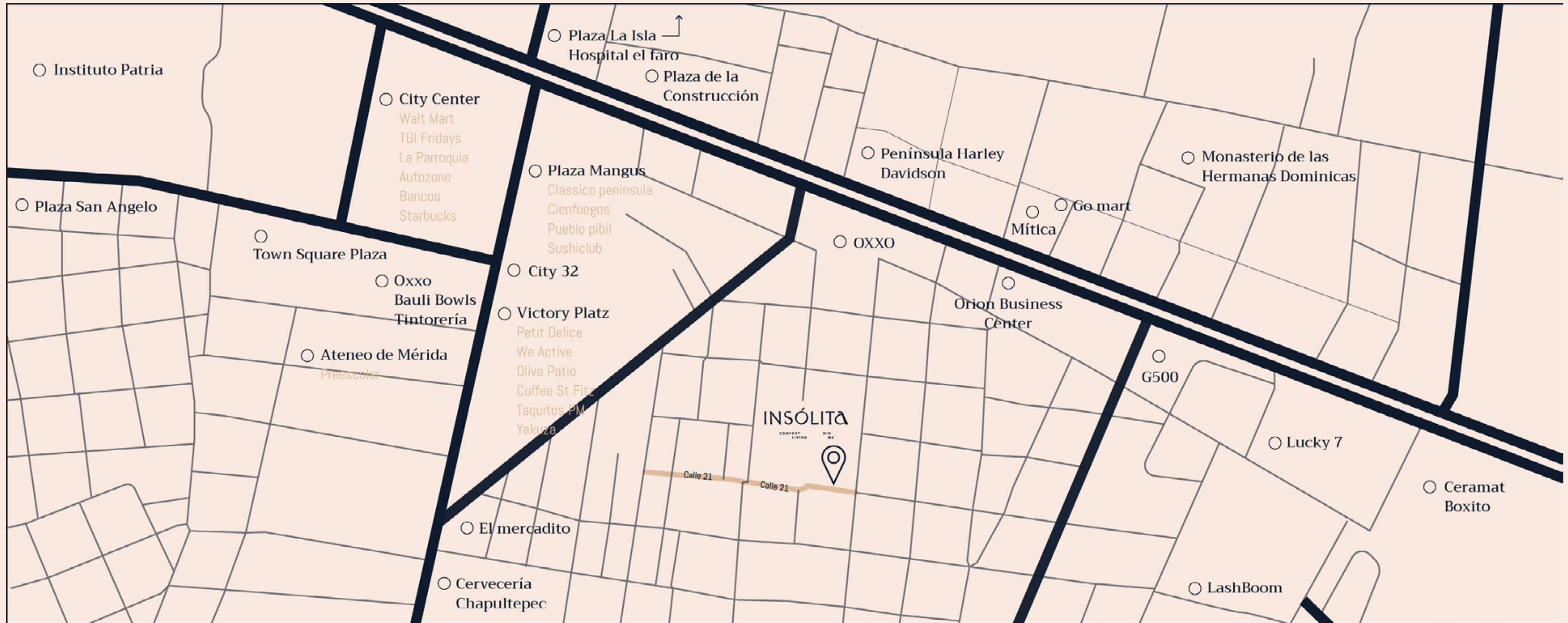


INSÓLITA

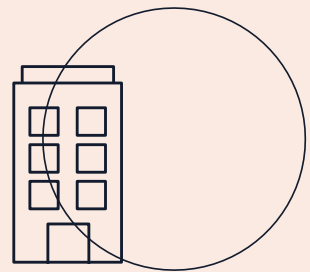
COMFORT
LIVING

MID
MX

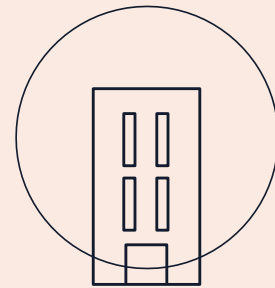
A UNIQUE EXPERIENCE IN *an exclusive location*



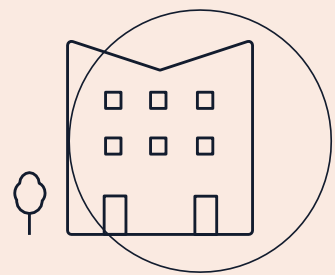
EL PROYECTO



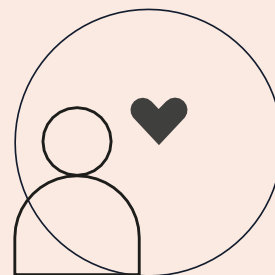
47 Departamentos de alta gama en 5 niveles.



Diseño contemporáneo con unidades amplias y confortables.



5 Opciones de departamentos.



Amenidades para una vida de disfrute pleno.

INSOLITA.KAPUA.MX



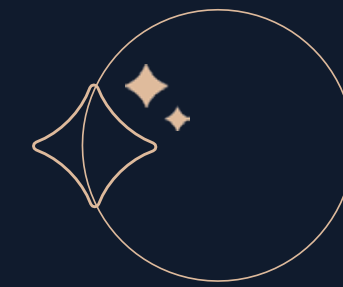
DIFERENCIADORES



Ubicación exclusiva del proyecto.



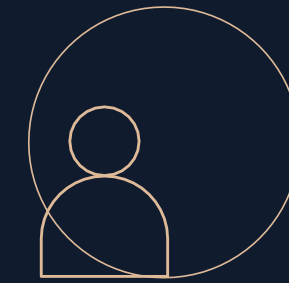
La mejor calidad y cantidad de amenidades por departamento.



Acabados de alta gama.

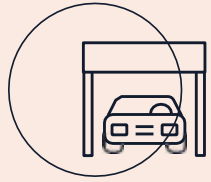


Amplia distribución de los espacios.

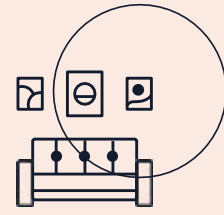


Diseñado para el disfrute de los habitantes e inversionistas.

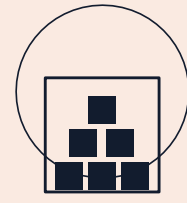
SERVICIOS



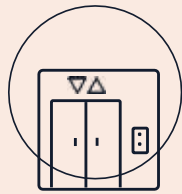
Estacionamiento
techado con
portón



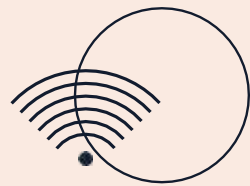
Lobby con
seguridad y sala
de espera



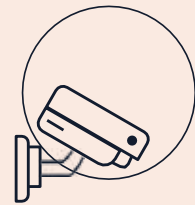
Bodega en
planta baja



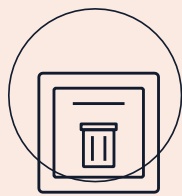
Elevadores



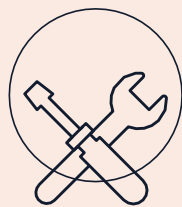
Wifi en áreas
comunes



Cámaras de
seguridad con
circuito cerrado



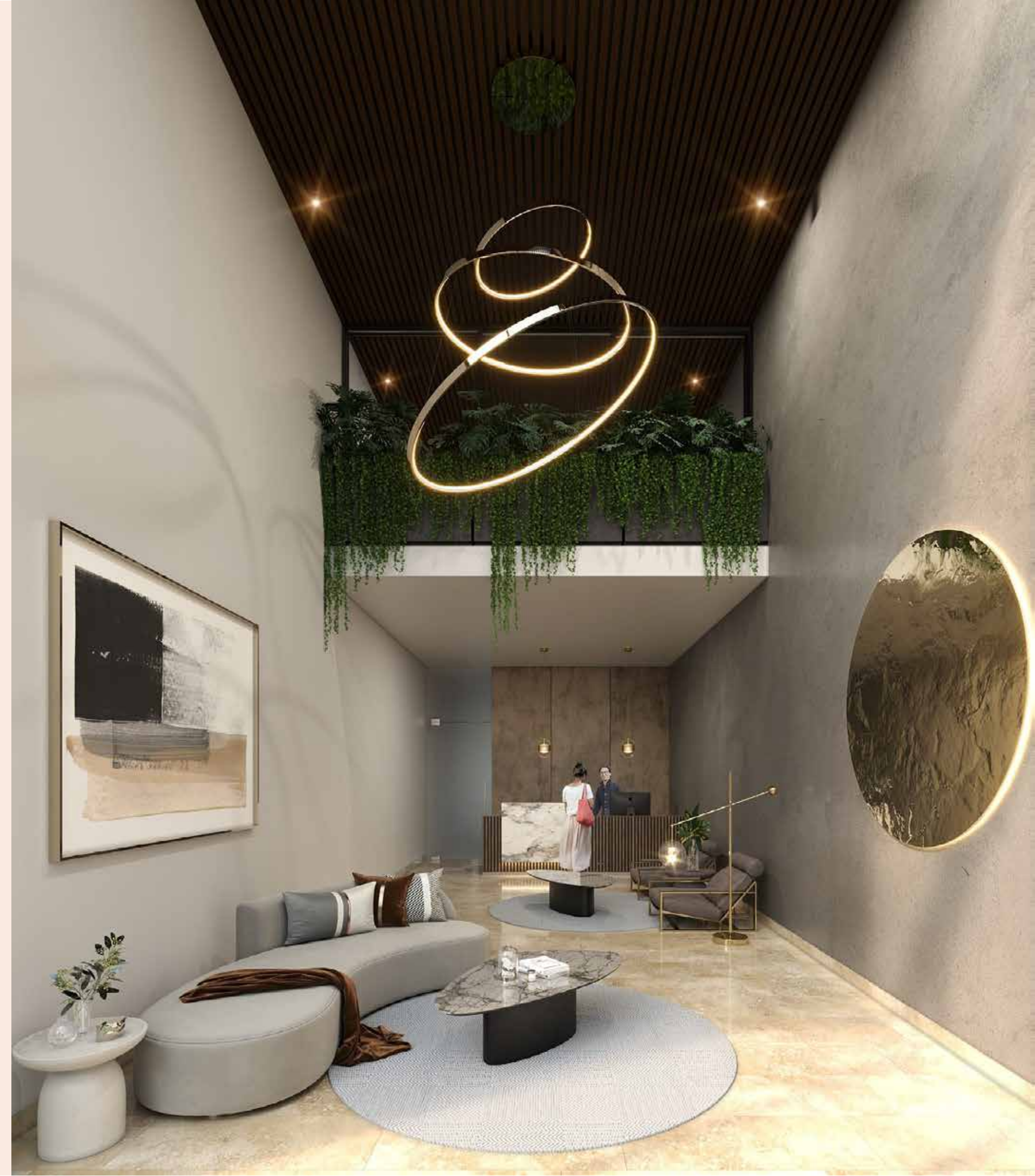
Shut de basura
en cada nivel



Cuarto de
herramientas



Área de carritos
de súper

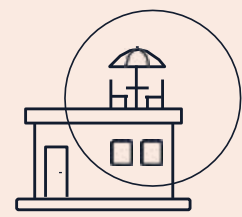


COMFORTABLE SENSATION

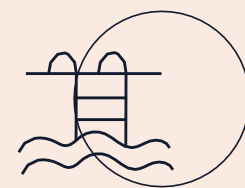
memorable OCCASSION



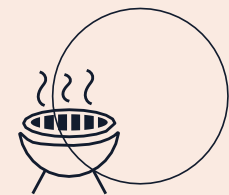
Insólita es la expresión de la autenticidad transformada en una propuesta departamental que ofrece amplios espacios de la más alta calidad, plasmados en un concepto moderno, cómodo y con todos los servicios al alcance de la mano.



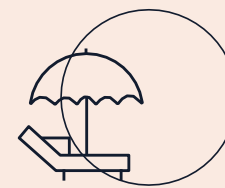
Rooftop



Piscina



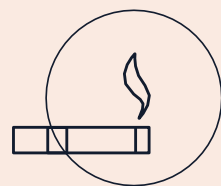
Zona de Asadores



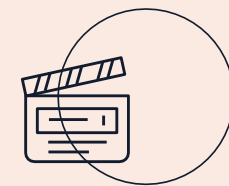
Asoleadero



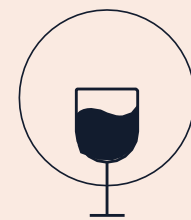
Sports Bar



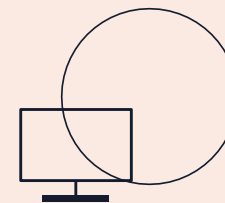
Cigar Terrace



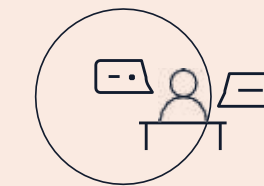
Cinema Room



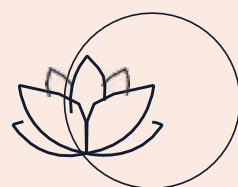
The Wine Room



Workcenter



Business Room



Yoga Terrace



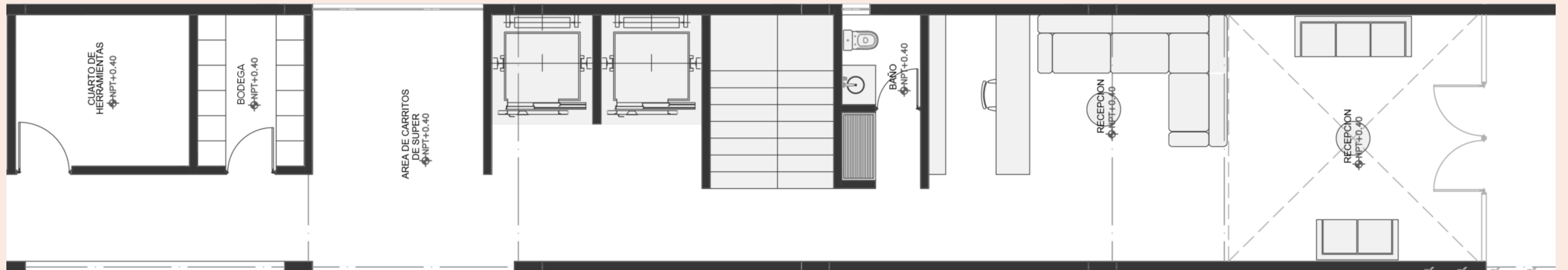
Cardio Room



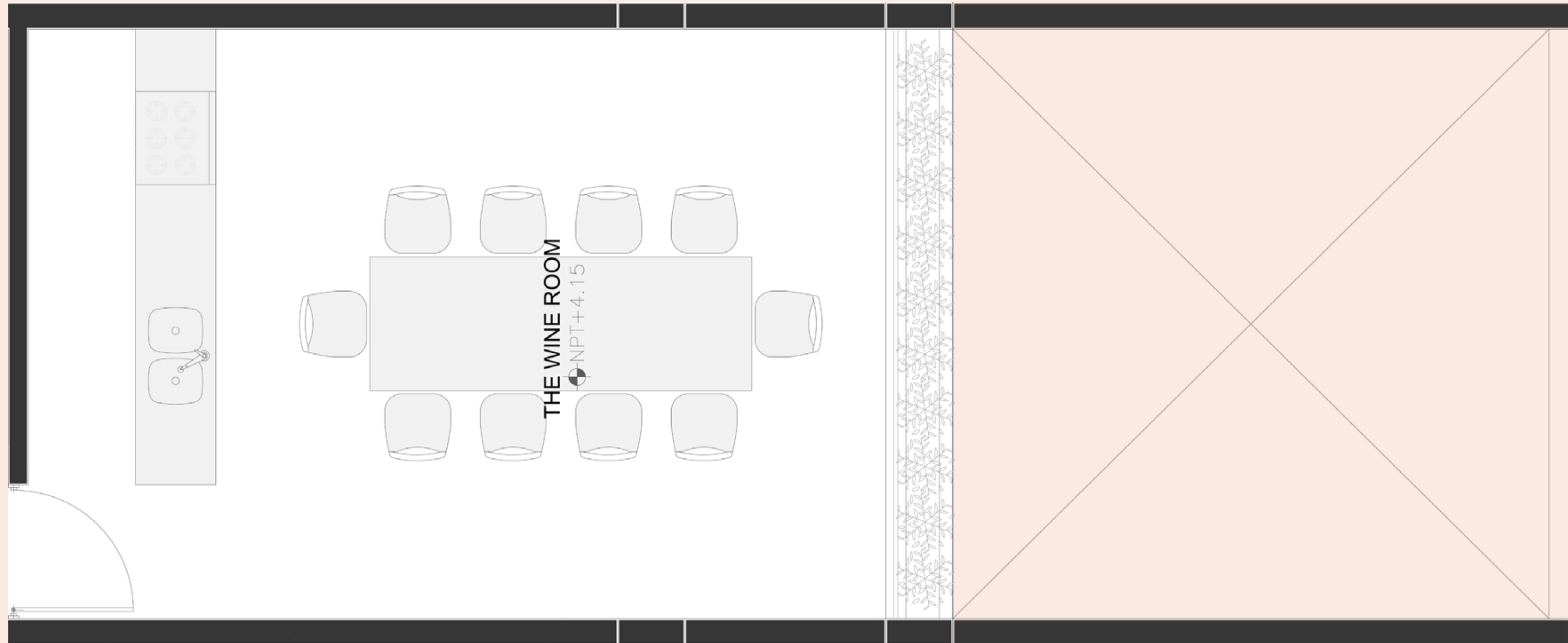
Zen Garden



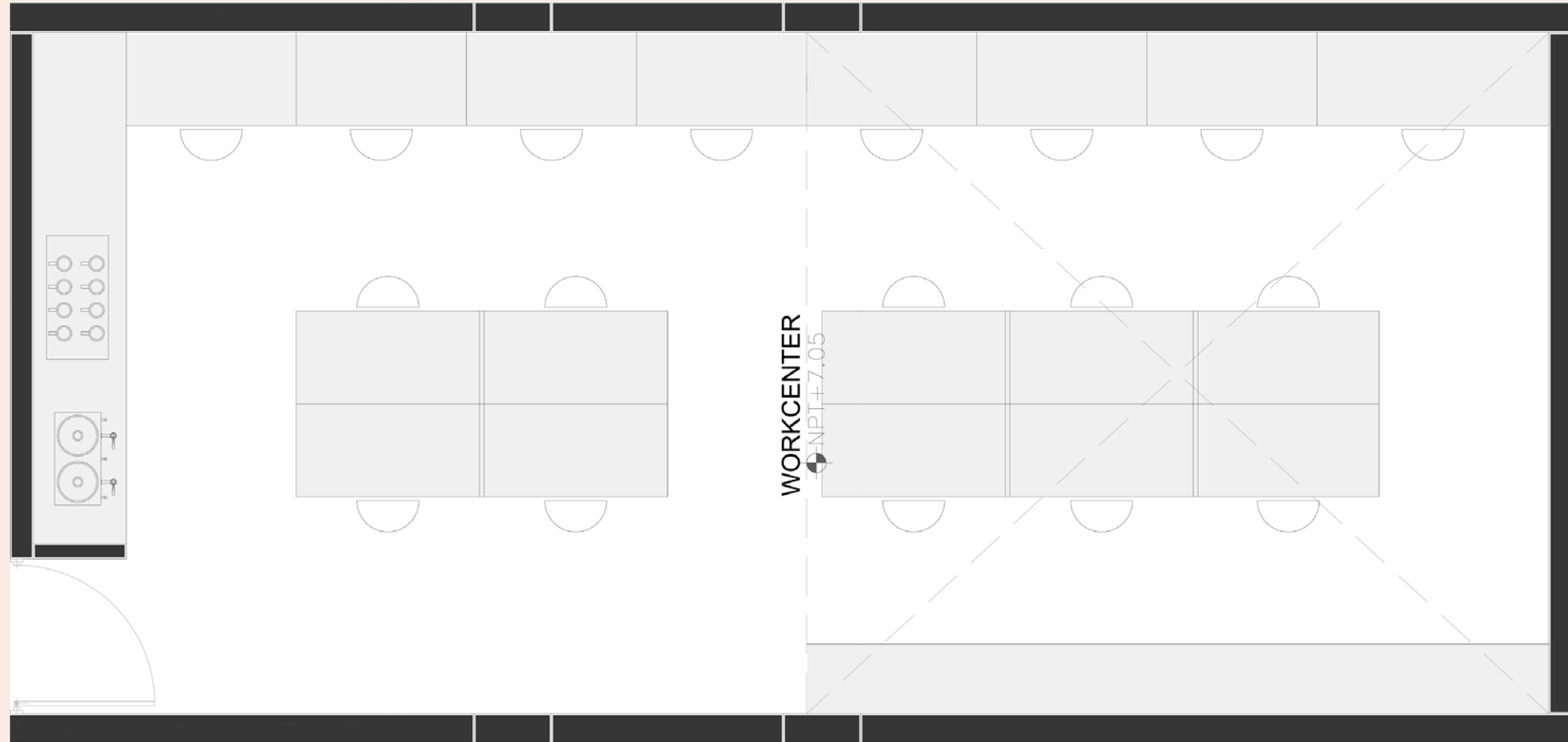
Amenidades: RECEPCIÓN, BODEGA, ÁREA DE CARRITOS DE SÚPER Y CUARTO DE HERRAMIENTAS



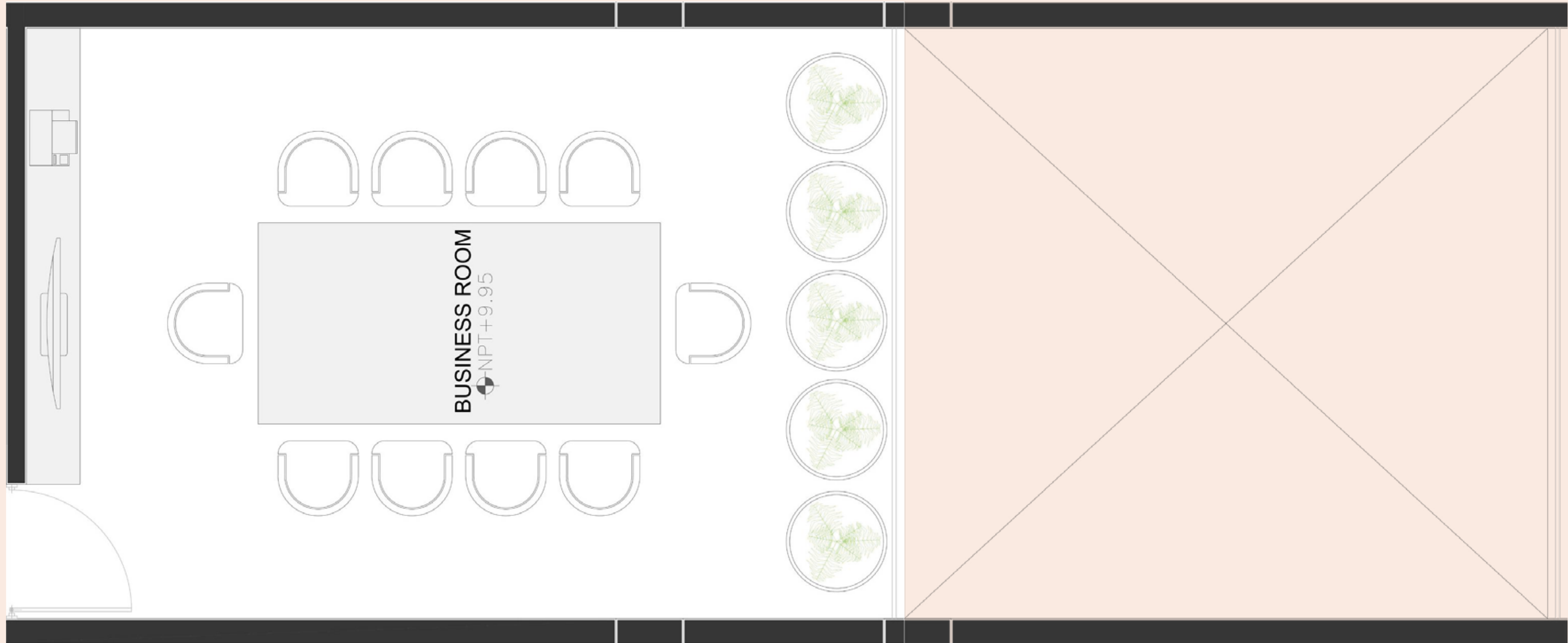
Amenidades: THE WINE ROOM



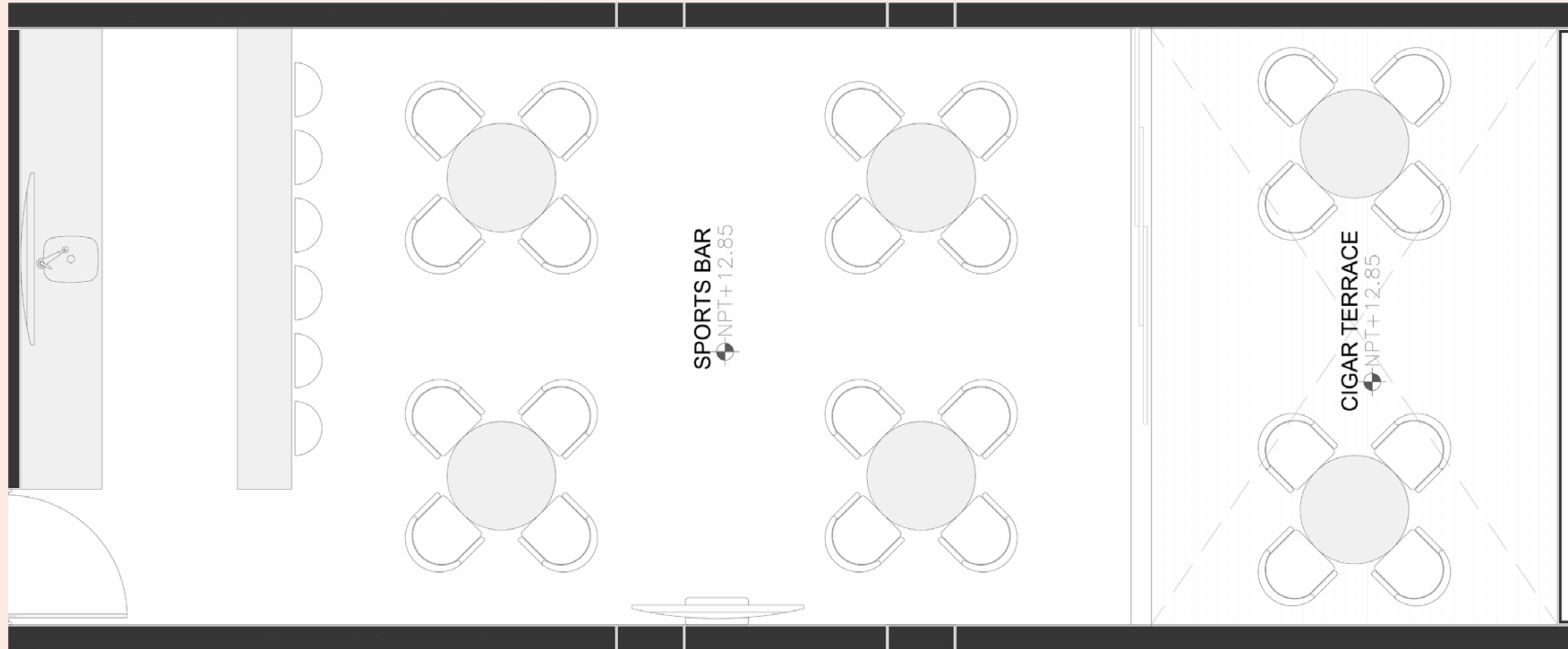
Amenidades: WORK CENTER



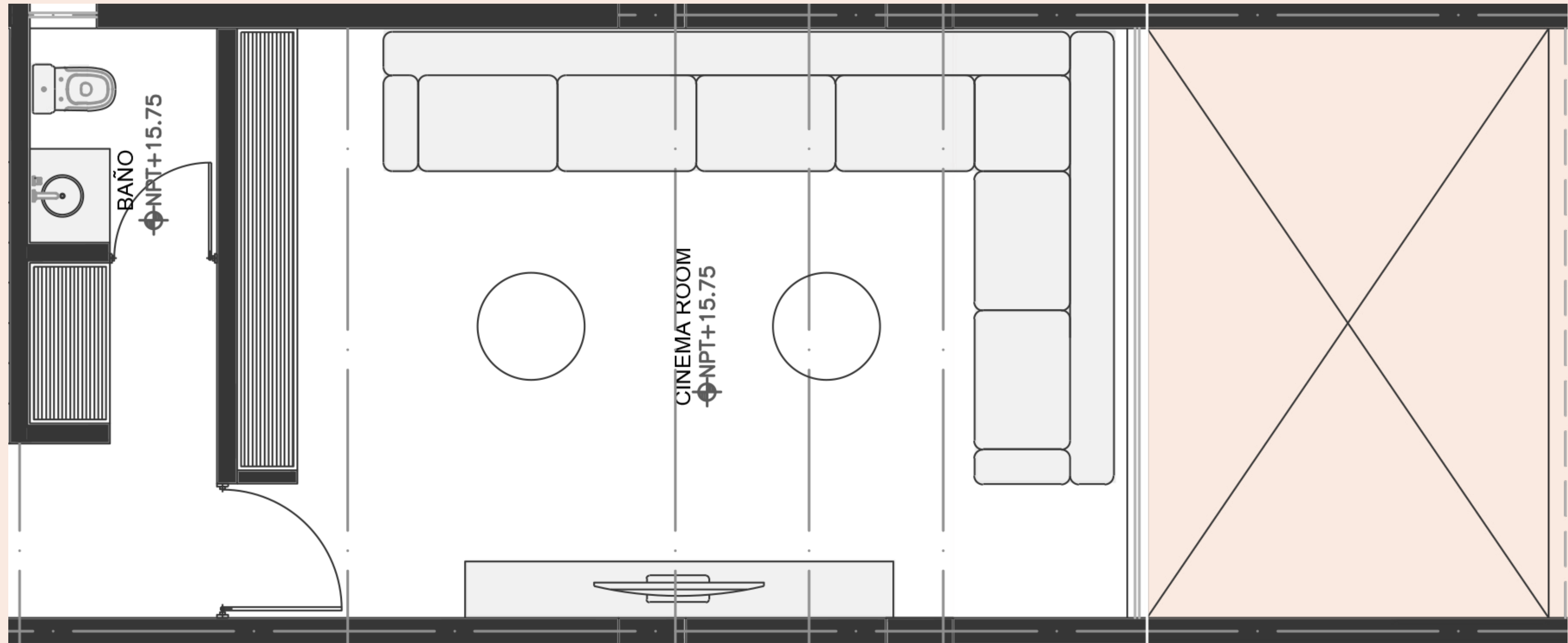
Amenidades: BUSINESS ROOM



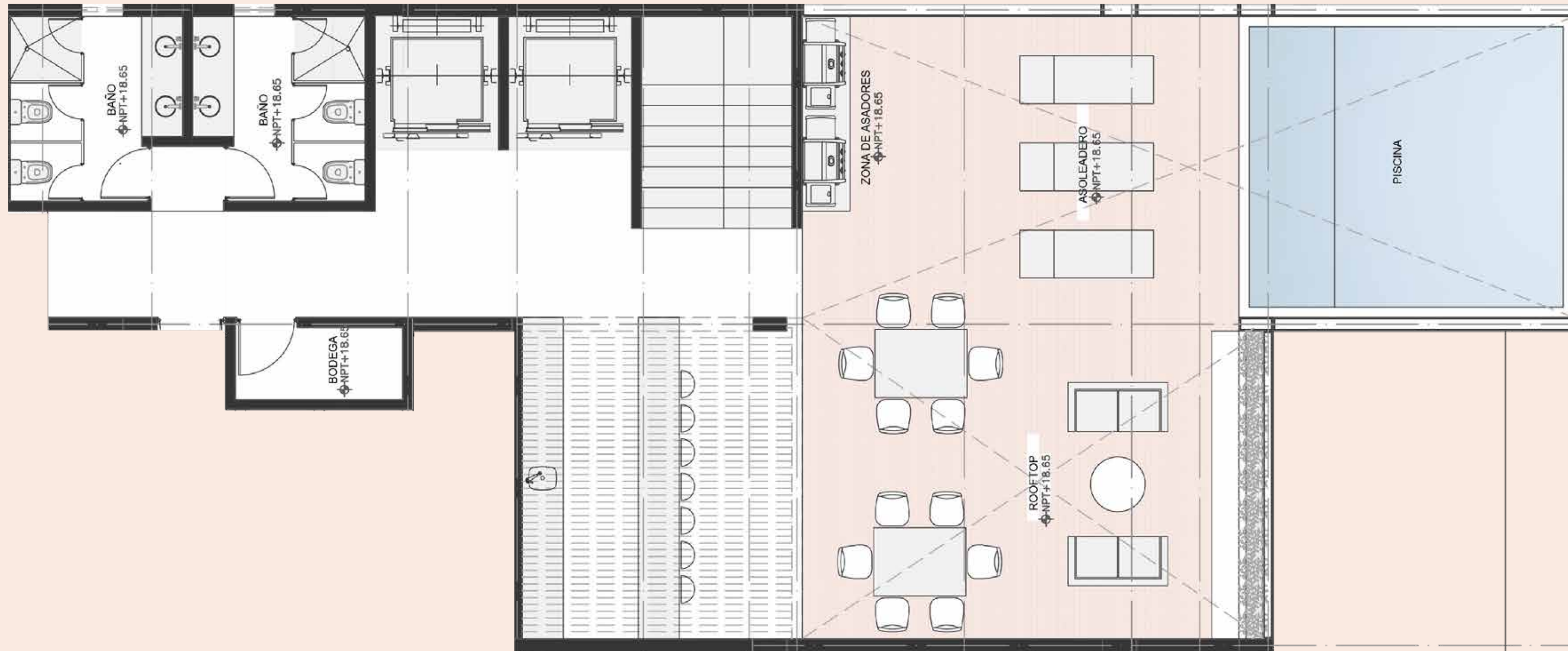
Amenidades: SPORTS BAR & CIGAR TERRACE



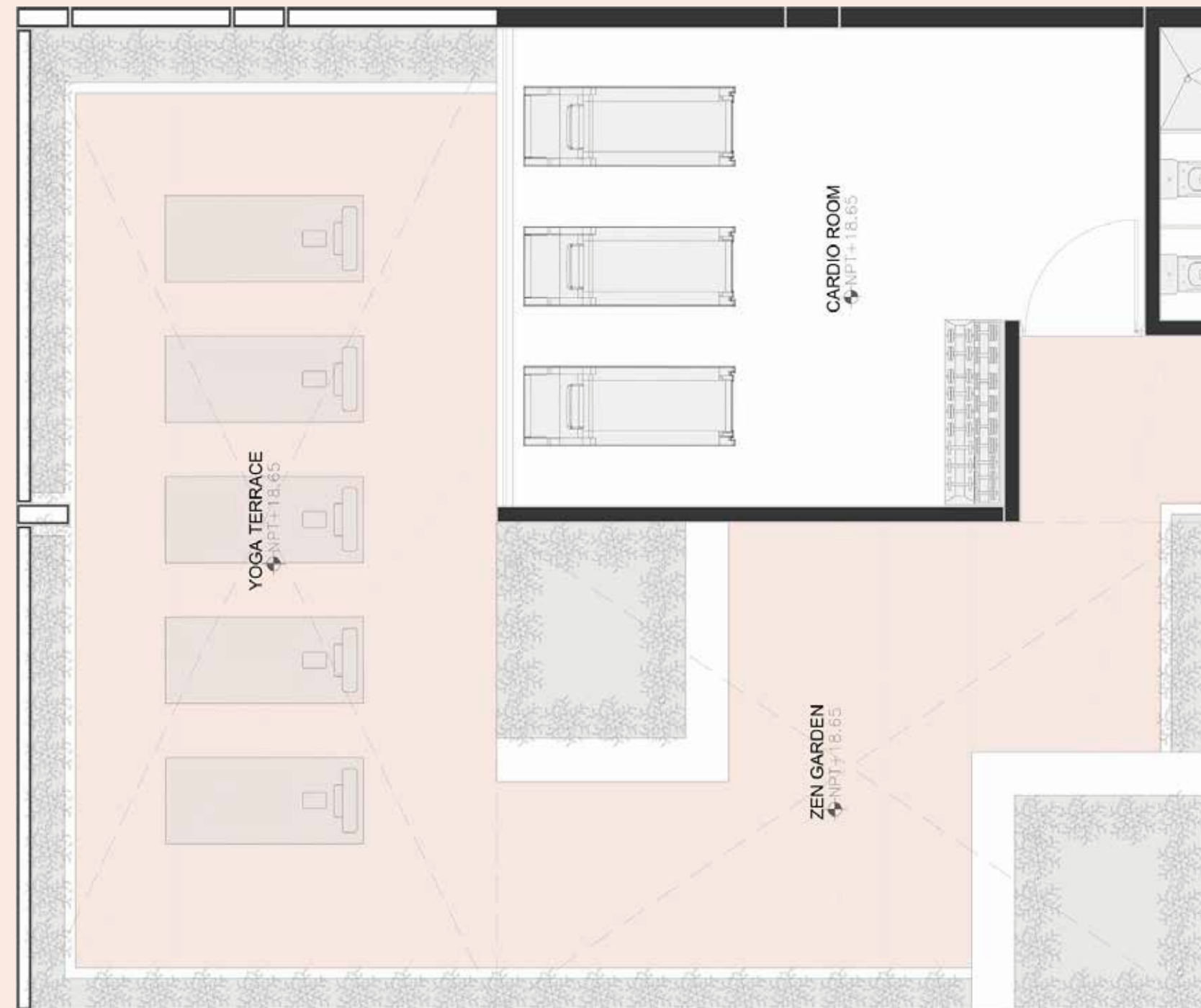
Amenidades: CINEMA ROOM



Amenidades: ROOFTOP, PISCINA, ASOLEADERO Y ZONA DE ASADORES



Amenidades: YOGA TERRACE, CARDIO ROOM Y ZEN GARDEN



COMFORTABLE SENSATION *memorable* OCCASSION



ROOFTOP, PISCINA, ZONA DE ASADORES, ASOLEADERO

YOGA TERRACE, CARDIO ROOM, ZEN GARDEN

CINEMA ROOM

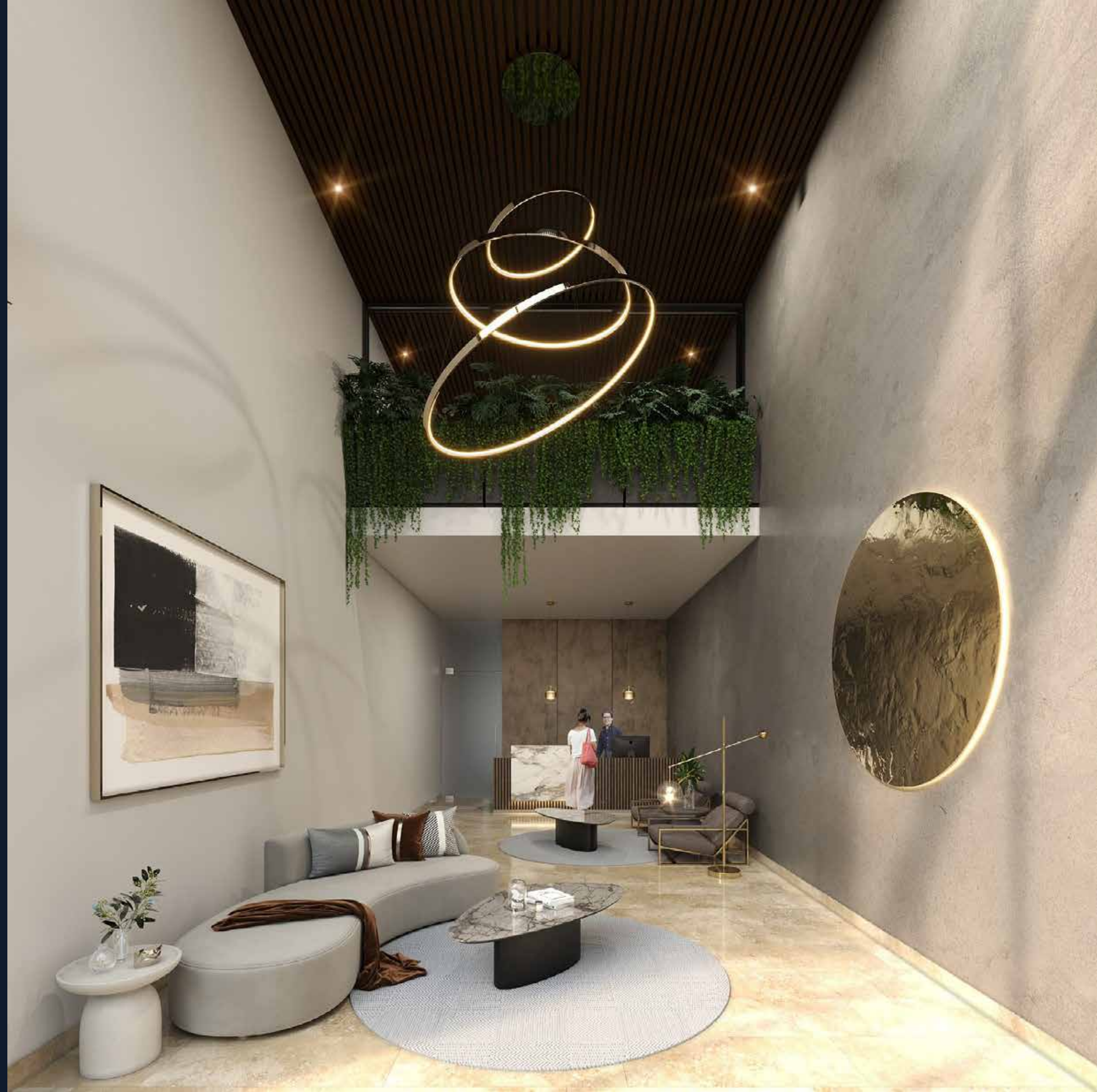
SPORTS BAR & CIGAR TERRACE

BUSINESS ROOM

WORK CENTER

THE WINE ROOM

RECEPCIÓN Y BODEGA

















AN AUTHENTIC *modern* SPACE



SINGLE: Ideal para los profesionistas de alto nivel que desean la mejor calidad espacial gracias a su muro corredizo.



SINGLE PLUS: Esta opción cuenta con una acogedora recámara y amplias áreas sociales con balcón, brindando comodidad, privacidad y amplitud.



DUPLEX: El espacio perfecto para 2 o más personas, con terraza para desayunar con las mejores vistas.



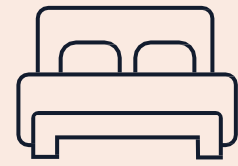
DUPLEX PLUS: Descubre una versión más grande y más espaciosa del departamento de tus sueños, adaptada para disfrutar de una vida confortable.



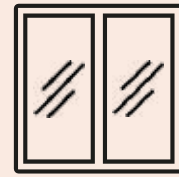
PENTHOUSE: Ideal para las familias que buscan privacidad e individualidad en cada espacio. Esta es la versión más completa, amplia y cómoda que podrás encontrar.



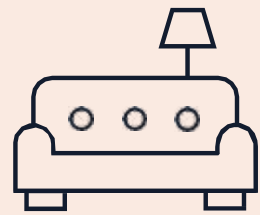
SINGLE



Recámara amplia
con clóset



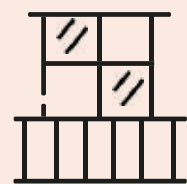
Muro corredizo



Sala y comedor
independientes



Baño
completo



Balcón privado



Área de lavado
Alacena / Mueble
blancos

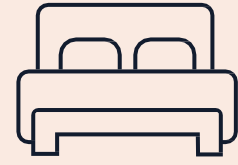
52.40 M2



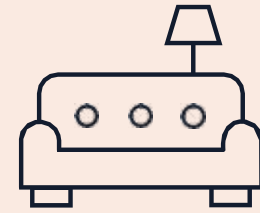
1 cajón de estacionamiento



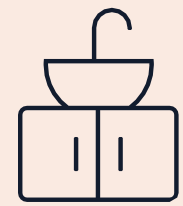
SINGLE PLUS



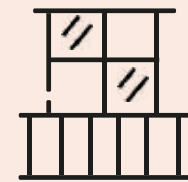
1 Recámara



Amplio comedor y sala independientes



Baño completo



Balcón privado



Área de lavado

58.65 M2

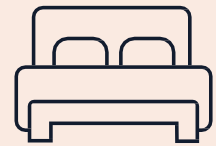


1 cajón de estacionamiento

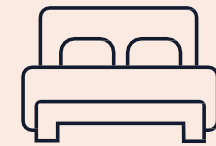


DUPLEX

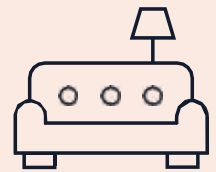
117.30 M2



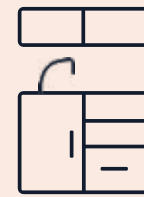
Recámara principal con
clóset, vestidor y baño



Recámara secundaria
con baño completo



Sala y comedor
independientes



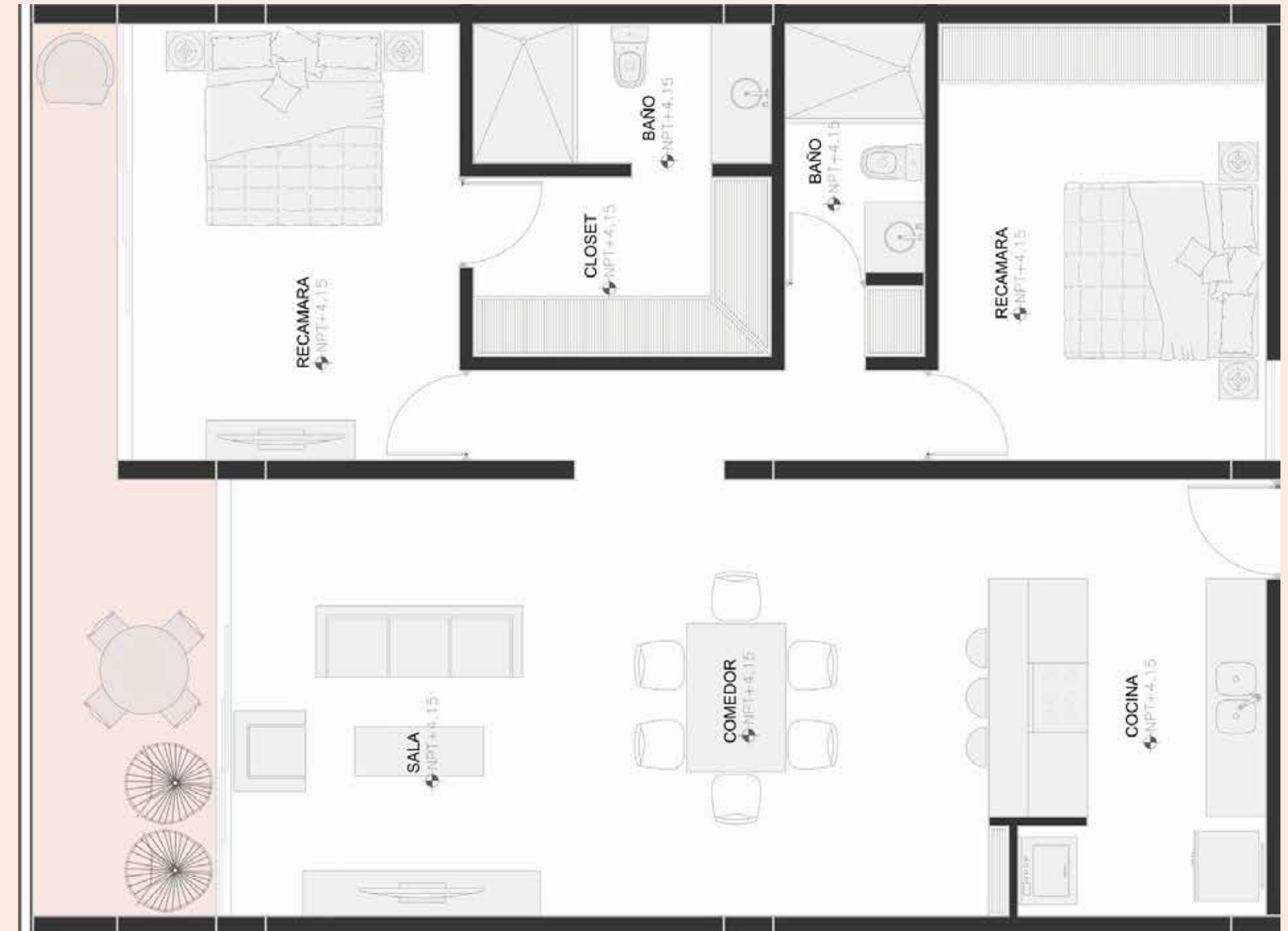
Cocina con barra
desayunadora



Área de lavado y
clóset de blancos



Amplia terraza
privada

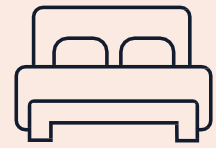


2 cajones de estacionamiento

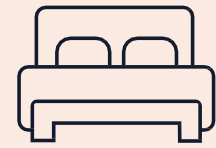


DUPLEX PLUS

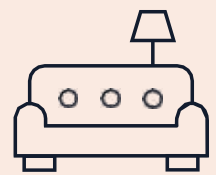
127 M2



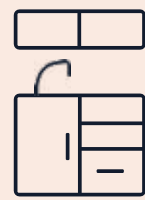
Recámara principal con
clóset, vestidor y baño



Recámara secundaria
con baño completo



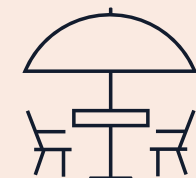
Sala y comedor
familiares



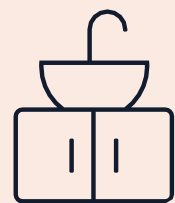
Cocina con barra
desayunadora



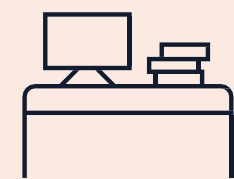
Área de lavado y
clóset de blancos



Amplia terraza
privada



Baño de visitas



Área de trabajo

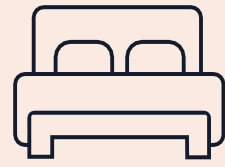


2 cajones de estacionamiento

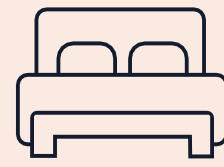


PENTHOUSE PRIMER NIVEL

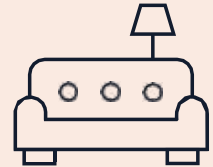
Medida Total PH: 232.7 M2



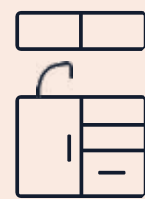
Recámara principal con baño, clóset vestidor y amplia terraza



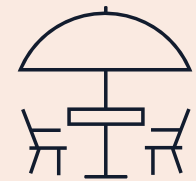
Recámara secundaria con clóset y baño completo



Sala y comedor familiares



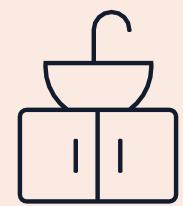
Cocina con barra desayunadora



Amplia terraza privada



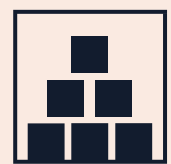
Área de lavado y clóset de blancos



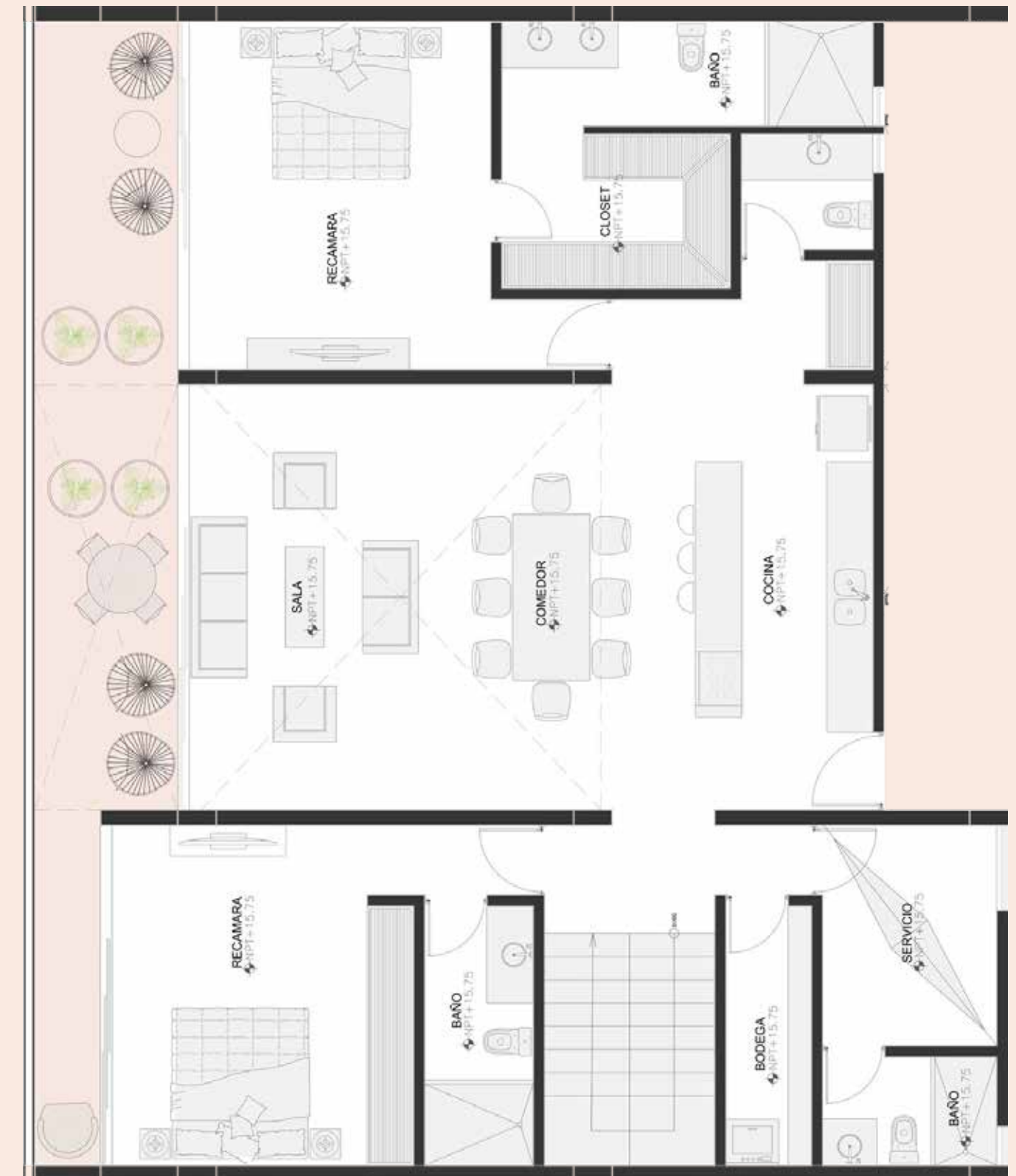
Baño de visitas



Cuarto de servicio con baño completo



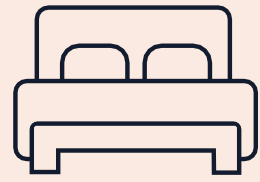
Bodega



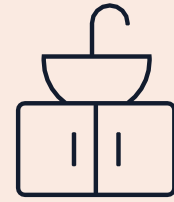
2 cajones de estacionamiento

PENTHOUSE SEGUNDO NIVEL

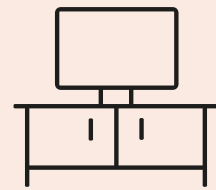
Medida Total PH: 232.7 M2



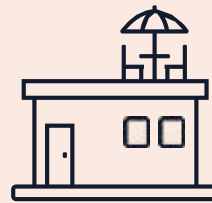
Recámara con baño completo



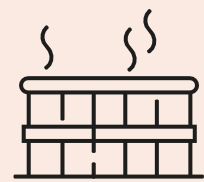
Baño de visitas



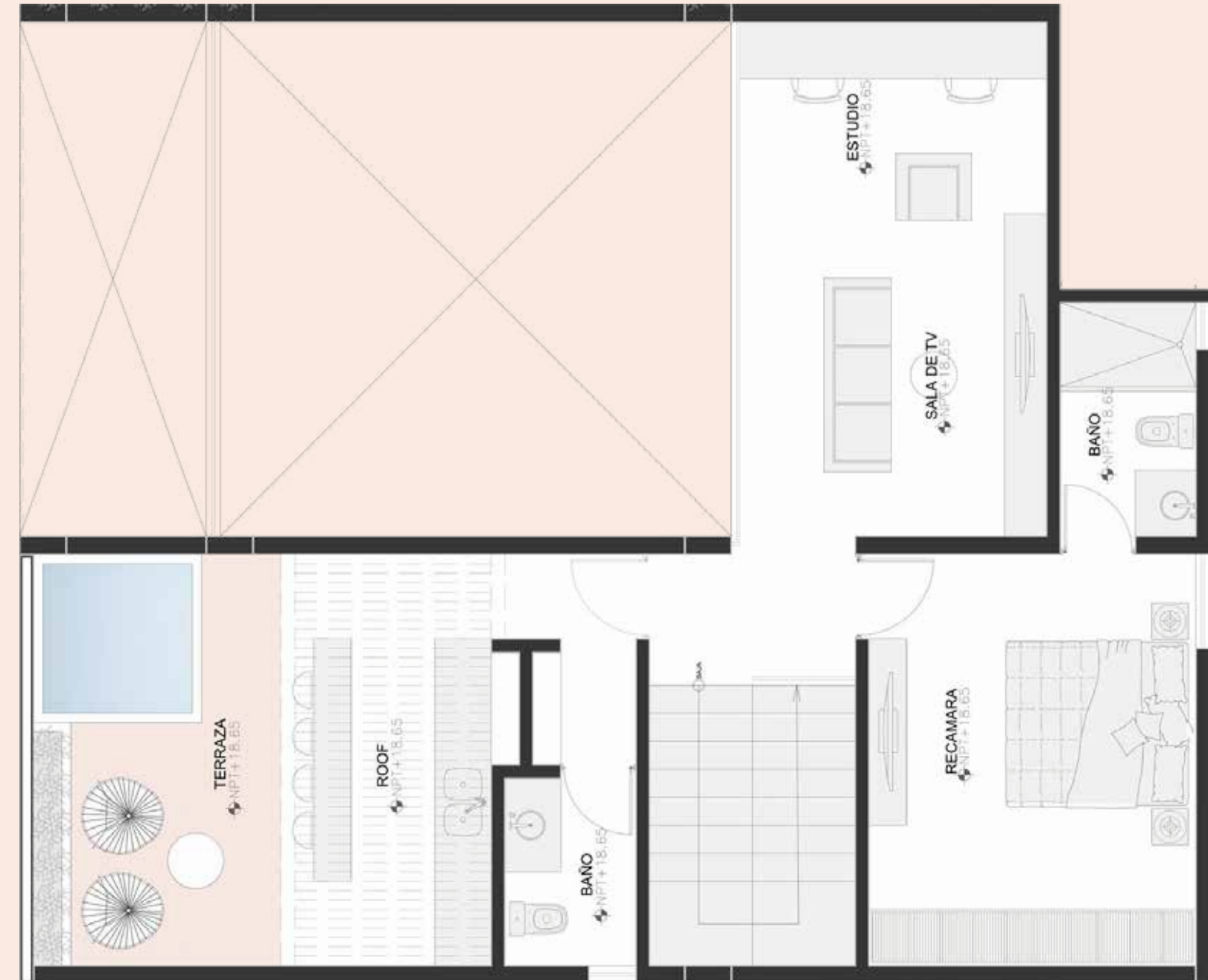
Sala de TV y estudio



Rooftop area



Terraza social con jacuzzi



2 cajones de estacionamiento



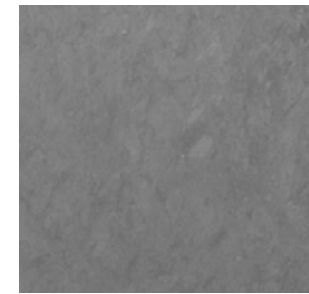


ESPECIFICACIONES

Acabados especiales



Rich Emparche y estuco en muros y acabados exteriores.



Acabado Exterior de Cemento Pulido.



Acabado Interior Yeso.



Puerta Principal de Madera Semisolida. Puertas Secundarias Entamboradas.



Meseta de cocina de granito vía láctea.



Meseta de baño de mármol Santo Tomás.



Piso cerámico San Gabriel Gray.
Para baño



Malla para baño de cerámico Lyndhurts gris Daltile.



Marmol Fiorito Travertino.
Pisos generales

PRECIOS PREVENTA

JULIO

2023



**Apartado
\$10,000**

Nivel	Modelo	Recámaras	Baños	Parking	M2 Interiores	M2 Exteriores	Área Total	Precio Inicial
1	Single	1	1	1	47.7	4.7	52.4	\$2,145,000
	Single Plus	1	1	1	54.05	4.6	58.65	\$2,285,000
	Duplex	2	2	2	103.5	13.8	117.3	\$4,645,000
	Duplex Plus	2	2.5	2	111.2	15.8	127	\$4,865,000
2	Single	1	1	1	47.7	4.7	52.4	\$2,185,000
	Single Plus	1	1	1	54.05	4.6	58.65	\$2,415,000
	Duplex Plus	2	2.5	2	111.2	15.8	127	\$4,985,000
3	Single	1	1	1	47.7	4.7	52.4	\$2,285,000
	Single Plus	1	1	1	54.05	4.6	58.65	\$2,645,000
4	Single	1	1	1	47.7	4.7	52.4	\$2,365,000
	Duplex	2	2	2	103.5	13.8	117.30	\$5,385,000
5	Duplex	2	2	2	103.5	13.8	117.3	\$5,485,000

**ESQUEMA
TRADICIONAL 1**

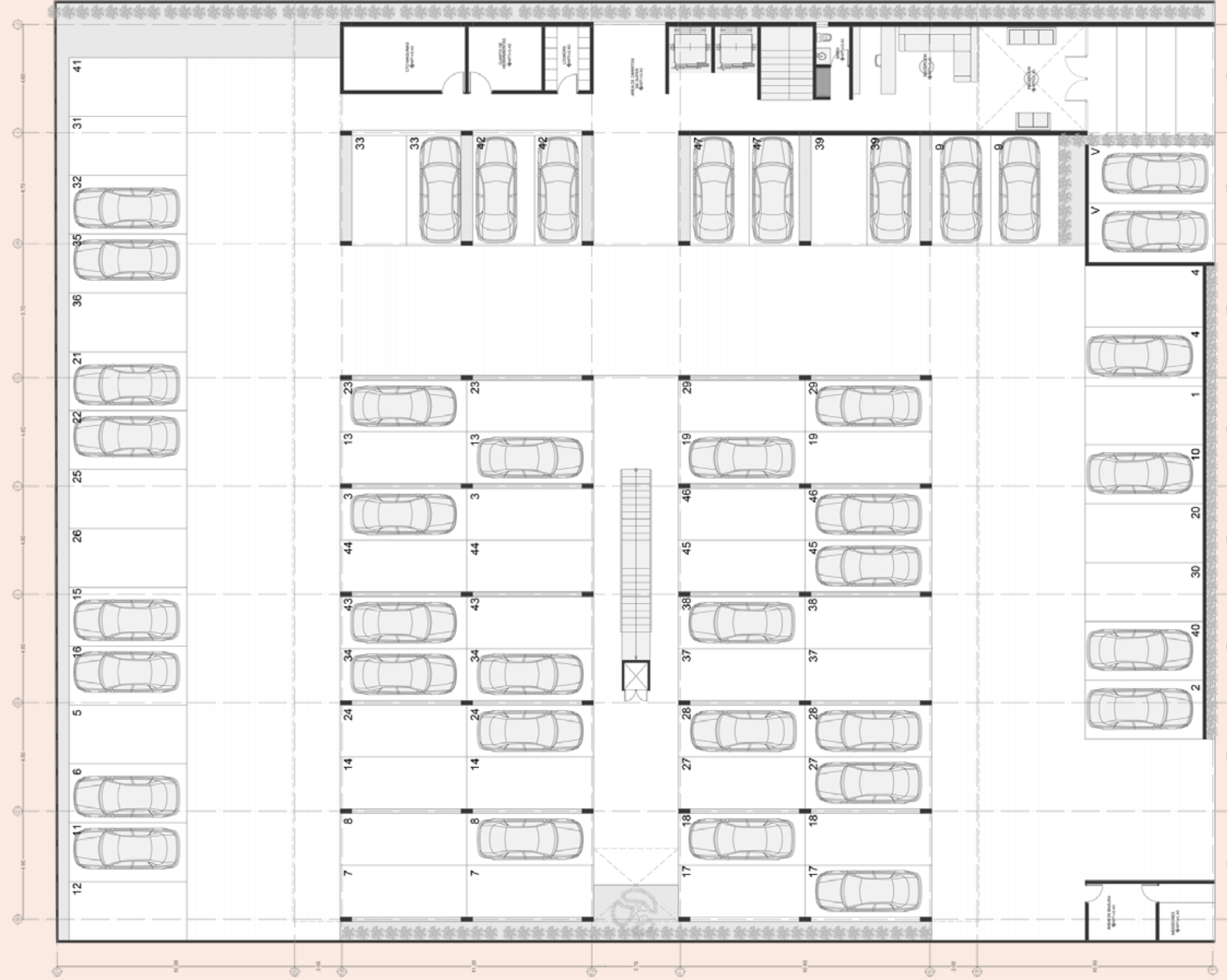
**Enganche 30% +
Saldo a contraentrega**

**ESQUEMA
TRADICIONAL 2**

**Enganche 20% + 20% a MSI +
Saldo a contraentrega**

PLANTA BAJA

RECEPCIÓN Y
BODEGA



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PRIMER NIVEL

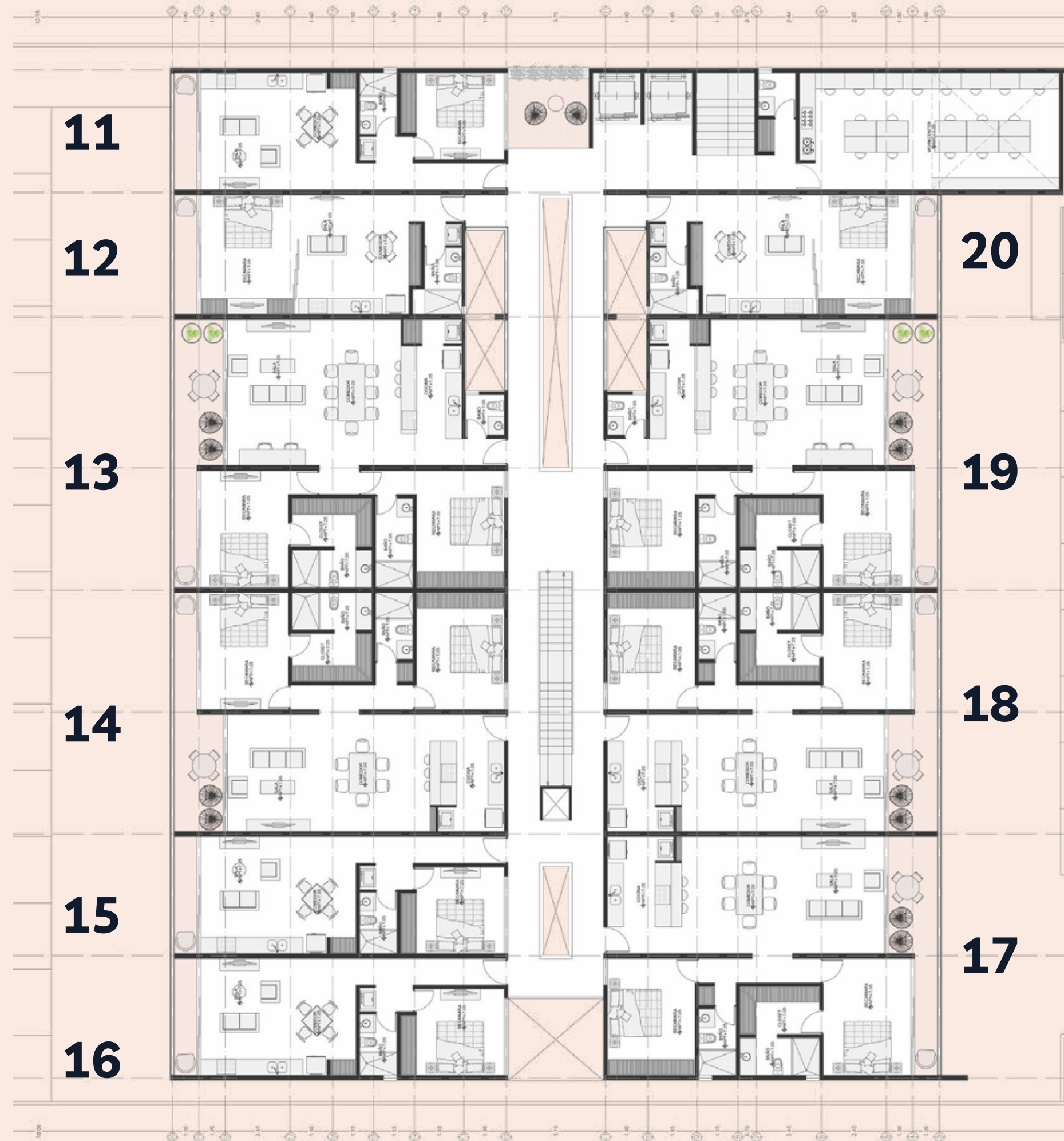
THE WINE
ROOM



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SEGUNDO NIVEL

WORK CENTER



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TERCER NIVEL

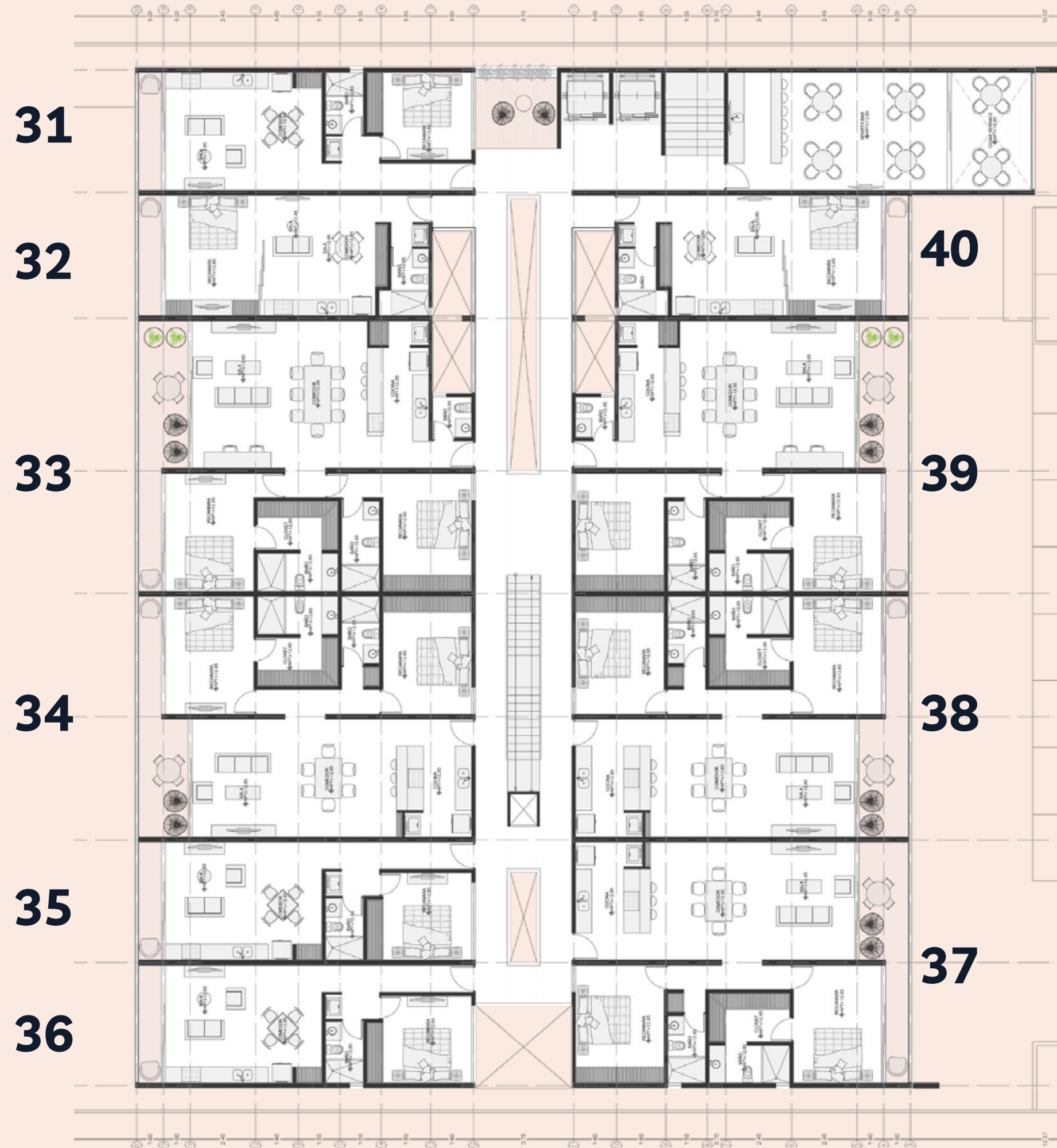
BUSINESS ROOM



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CUARTO NIVEL

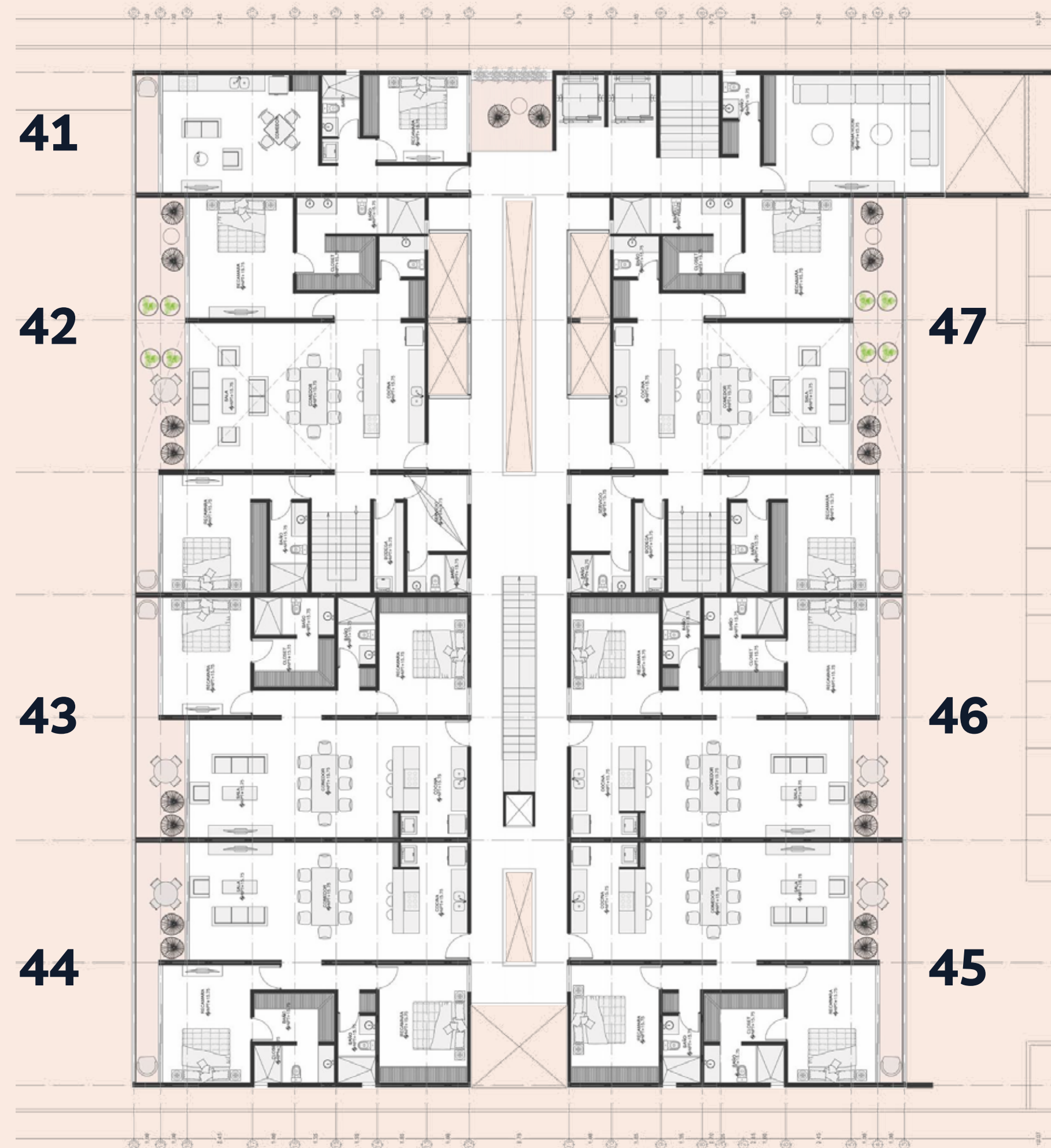
SPORTS BAR & CIGAR TERRACE



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QUINTO NIVEL

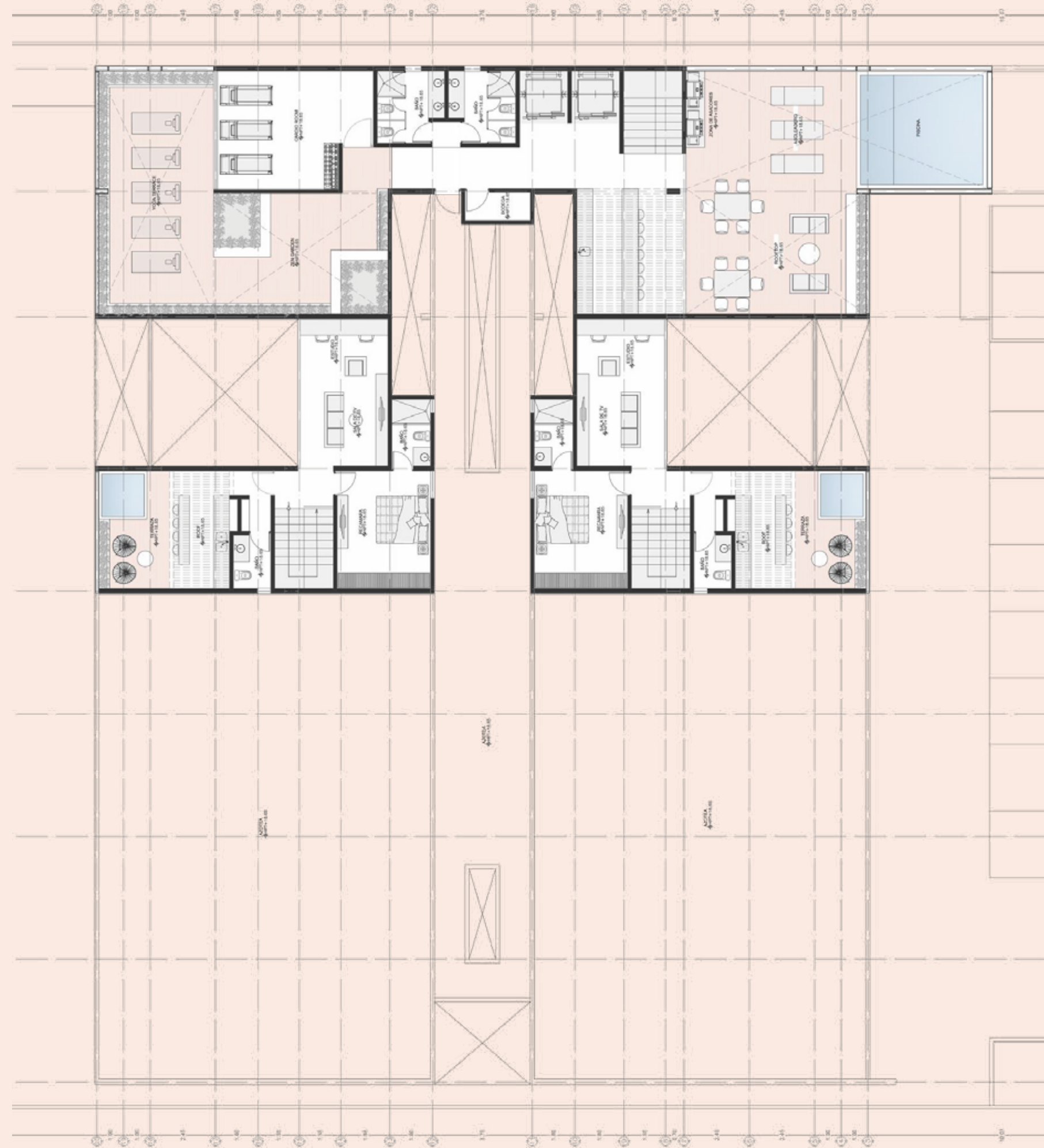
CINEMA ROOM



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SEXTO NIVEL

ROOFTOP, PISCINA, ZONA DE ASADORES, ASOLEADERO, YOGA TERRACE, CARDIO ROOM, ZEN GARDEN.



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DESCUENTOS *por* LANZAMIENTO *para* INVERSIONISTAS

INVERSIONISTA CLÁSICO	INVERSIONISTA AVANZADO	INVERSIONISTA ÉLITE
30% de enganche 20% a meses sin intereses 50% a contraentrega	55% de enganche 15% a meses sin intereses 30% a contraentrega	80% de enganche 20% a meses sin intereses
DESCUENTO TOTAL 3%	DESCUENTO TOTAL 5%	DESCUENTO TOTAL 7%

*Inversionista Clásico y Avanzado: Los meses sin intereses podrán ser pagos mensuales o semestrales.

*Inversionista Élite: Podrá hacer el pago del 90% de enganche y el saldo contra entrega.

INVERSIONISTA
Clásico



INVERSIONISTA *clásico*

Nivel	Modelo	Parking	Precio Preventa	Descuento por Esquema	Precio Final	Enganche	Diferido a Meses	Saldo Contraentrega
1	Single	1	\$ \$2,145,000	\$64,350	\$2,080,650	\$624,195	\$416,130	\$1,040,325
	Single Plus	1	\$2,285,000	\$68,550	\$2,216,450	\$664,935	\$443,290	\$1,108,225
	Duplex	2	\$4,645,000	\$ \$139,350	\$4,505,650	\$1,351,695	\$901,130	\$2,252,825
	Duplex Plus	2	\$ \$4,865,000	\$ \$145,950	\$4,719,050	\$1,415,715	\$943,810	\$2,359,525
2	Single	1	\$2,185,000	\$65,550	\$2,119,450	\$635,835	\$423,890	\$1,059,725
	Single Plus	1	\$2,415,000	\$72,450	\$2,342,550	\$702,765	\$468,510	\$1,171,275
	Duplex Plus	2	\$4,985,000	\$149,550	\$4,835,450	\$1,450,635	\$967,090	\$2,417,725
3	Single	1	\$2,285,000	\$68,550	\$2,216,450	\$664,935	\$443,290	\$1,108,225
	Single Plus	1	\$2,645,000	\$79,350	\$2,565,650	\$769,695	\$513,130	\$1,282,825
4	Single	1	\$2,365,000	\$70,950	\$2,294,050	\$688,215	\$458,810	\$1,147,025
	Duplex	2	\$5,385,000	\$161,550	\$5,223,450	\$1,567,035	\$1,044,690	\$2,611,725
5	Duplex	2	\$5,485,000	\$164,550	\$5,320,450	\$1,596,135	\$1,064,090	\$2,660,225

* Precios sujetos a cambios según disponibilidad.

INVERSIONISTA
Avanzado



INVERSIONISTA *avanzado*

Nivel	Modelo	Parking	Precio Preventa	Descuento por Esquema	Precio Final	Enganche	Diferido a Meses	Saldo Contraentrega
1	Single	1	\$2,145,000	\$107,250	\$2,037,750	\$1,120,763	\$305,663	\$611,325
	Single Plus	1	\$2,285,000	\$114,250	\$2,170,750	\$1,193,913	\$325,613	\$651,225
	Duplex	2	\$4,645,000	\$232,250	\$4,412,750	\$2,427,013	\$661,913	\$1,323,825
	Duplex Plus	2	\$4,865,000	\$243,250	\$4,621,750	\$2,541,963	\$693,263	\$1,386,525
2	Single	1	\$2,185,000	\$109,250	\$2,075,750	\$1,141,663	\$311,363	\$622,725
	Single Plus	1	\$2,415,000	\$120,750	\$2,294,250	\$1,261,838	\$344,138	\$688,275
	Duplex Plus	2	\$4,985,000	\$249,250	\$4,735,750	\$2,604,663	\$710,363	\$1,420,725
3	Single	1	\$2,285,000	\$114,250	\$2,170,750	\$1,193,913	\$325,613	\$651,225
	Single Plus	1	\$2,645,000	\$132,250	\$2,512,750	\$1,382,013	\$376,913	\$753,825
4	Single	1	\$2,365,000	\$118,250	\$2,246,750	\$1,235,713	\$337,013	\$674,025
	Duplex	2	\$5,385,000	\$269,250	\$5,115,750	\$2,813,663	\$767,363	\$1,534,725
5	Duplex	2	\$5,485,000	\$274,250	\$5,210,750	\$2,865,913	\$781,613	\$1,563,225

* Precios sujetos a cambios según disponibilidad.

INVERSIONISTA
Élite



INVERSIONISTA *élite*

Nivel	Modelo	Parking	Precio Preventa	Descuento por Esquema	Precio Final	Enganche	Diferido a Meses	Saldo Contraentrega
1	Single	1	\$2,145,000	\$150,150	\$1,994,850	\$1,595,880	\$398,970	-
	Single Plus	1	\$2,285,000	\$159,950	\$2,125,050	\$1,700,040	\$425,010	-
	Duplex	2	\$4,645,000	\$325,150	\$4,319,850	\$3,455,880	\$863,970	-
	Duplex Plus	2	\$4,865,000	\$340,550	\$4,524,450	\$3,619,560	\$904,890	-
2	Single	1	\$2,185,000	\$152,950	\$2,032,050	\$1,625,640	\$406,410	-
	Single Plus	1	\$2,415,000	\$169,050	\$2,245,950	\$1,796,760	\$449,190	-
	Duplex Plus	2	\$4,985,000	\$348,950	\$4,636,050	\$3,708,840	\$927,210	-
3	Single	1	\$2,285,000	\$159,950	\$2,125,050	\$1,700,040	\$425,010	-
	Single Plus	1	\$2,645,000	\$185,150	\$2,459,850	\$1,967,880	\$491,970	-
4	Single	1	\$2,365,000	\$165,550	\$2,199,450	\$1,759,560	\$439,890	-
	Duplex	2	\$5,385,000	\$376,950	\$5,008,050	\$4,006,440	\$1,001,610	-
5	Duplex	2	\$5,485,000	\$383,950	\$5,101,050	\$4,080,840	\$1,020,210	-

* Precios sujetos a cambios según disponibilidad.

FINALIZACIÓN DE OBRA
ABRIL 2025



Buy Profit

—
INGENIERÍA Y
ARQUITECTURA DEL
CARIBE S.A. DE C.V.

RFC	IAC090112CQ3
No. de cuenta	00002593262
CLABE	143180000025932626
Institución	CI Banco

Enviar el comprobante de pago por
WhatsApp (999) 450 4506

Buy Profit



KAPÚA
DESARROLLOS