The Pierre & Diamonds

BY PRINCESS



Autofin Mexico Group

Reflecting on who we are and what we represent, we have envisioned the construction of the most spectacular and breathtaking residential development in Acapulco:

The Pierre & Diamonds
BY PRINCESS

We proudly introduce Tiffany Diamond: an architectural masterpiece that defines excellence and exclusivity. This magnificent Diamond is distinctly situated with privileged views of the Pacific Ocean, Paseo Imperial, and exclusive access to Revolcadero Beach. Its design integrates four independent towers, expansive green areas, lush gardens, dreamlike pools, social hubs, entertainment spaces, and three levels of parking. In essence, it is a unique sanctuary where luxury, comfort, and natural beauty merge to provide an incomparable residential experience.







AN ELEVATED WAY OF LIFE.

A complete lifestyle.











A Diamond Experience

- Unrivaled prime location.
- Exquisite and captivating surroundings.
- Exceptional architectural design, construction, and premium amenities.
- High investment appreciation with competitive pricing.
- Proven investment security.
- Personalized, world-class service and attention.
- Uncompromising quality and market-leading value.

This Diamond comprises 25 stories plus a rooftop. The first three levels are dedicated to parking and premium commercial spaces. The fourth level will house exclusive amenities, with the remaining twenty-one levels organized as follows:

TOWER A and TOWER D:

Levels 5 to 24: Two apartments per floor, offering breathtaking ocean and golf course views.

Level 25: One Penthouse with a private rooftop, featuring panoramic ocean and golf course views.

TOWER B and TOWER C:

Levels 5 to 8: Four apartments per floor (two with dual ocean and golf course views, and one with golf course views).

Levels 9 to 24: Three apartments per floor (two with dual ocean and golf course views, and one with golf course views).

Level 25: One Penthouse with a private rooftop, featuring panoramic ocean and golf course views.

High

INNOVATION

in every space



E PIERRE &
IAMONDS









Under the rigorous oversight of our insurance partners, The Pierre & Diamonds by Princess is engineered to meet the highest international standards for **safety, durability, and resistance.** Our commitment to excellence encompasses every aspect of the project — from core engineering to interior finishes. Furthermore, the development features a certified storm shelter, ensuring absolute peace of mind during any contingency.

Our comprehensive safety strategy is designed to ensure the structural integrity of the complex, providing maximum resilience against natural phenomena. Key measures include:

1. **Hurricane-Resistant Glazing & Framing:** Hurricane-grade windows with reinforced aluminum profiles, expertly anchored, sealed, and integrated directly into the structural slabs.

2. **Certified Impact Resistance:** All exterior glass components utilize 6 mm reinforced, laminated, annealed glass, certified to exceed category 2 (minimum) hurricane standards.

3. **Engineered Furniture Security:** Robust metal bolting and anchoring systems for all exterior and common-area furniture to ensure safety in high-wind conditions.

4. **Operational Safety Protocols:** Standardized, rapid-response protocols for the assembly, disassembly, and secure storage of common-area and recreational amenities.

5. **Certified Emergency Shelter:** On-site, municipally certified hurricane shelter provided exclusively for residents.

6. **Interior Safe Zones:** Dedicated, architecturally reinforced safe zones located within the core of every residential unit.

7. **Elevated Infrastructure:** The first level is constructed at a 2.5-meter elevation above grade, serving as a primary flood defense mechanism.

8. **Backflow Prevention:** Advanced anti-backflow checks valves installed in all drainage systems to prevent municipal sewer overflow.

9. **Autonomous Dewatering Systems:** Dual-redundant electric and autonomous dewatering pumps, supported by dedicated backup power, linked directly to municipal drainage.

10. **Fire life safety:** Systems fully compliant with rigorous NFPA (National Fire Protection Association) global standards.

11. **Redundant Power Infrastructure:** Comprehensive backup generation plants supporting all critical building systems and and emergency installations.

12. **Critical Infrastructure Continuity:** All essential services-including lighting, CCTV, communications, alarms, and dewatering are fully integrated.

13. **Evacuation & Flow Management:** Professionally engineered emergency evacuation protocols that account for maximum occupancy and optimal egress capacities

14. **Seismic Monitoring:** Advanced seismic alarm system for early warning and response.

15. **Electrical Safety Standards:** GFCI-protected circuit installed in all wet zones (Kitchens, bathrooms, laundry) to prevent electrical hazards.

16. **Surveillance & Security:** Comprehensive, building-wide CCTV monitoring all common areas.

17. **Regulatory Compliance & Oversight:** full adherence to the Construction Regulations of Acapulco de Juárez, including all Complementary Technical Standards-and NOM (Mexican Official Standards). Project delivery is overseen by a certified Responsible Project Director (DRO), supported by proactive CAPEX and OPEX management programs.



Diamond
Club

At The Pierre & Diamonds by Princess, residents will enjoy exclusive access to our prestigious Amenities Club and curated social spaces, all designed to elevate your lifestyle with world-class facilities.

Membership Overview: Your annual Club Membership fee provides comprehensive coverage for the use of all facilities, as well as ongoing administration, operations, and facility maintenance. Each membership grants access for up to five registered members, ensuring your family enjoys full benefits.

Curated Weekly Experiences: Every Monday, we provide a personalized itinerary of weekly activities and daily events, both within the development and across our wider resort network. Residents are invited to participate in exclusive experiences, from social gatherings to wellness activities, ensuring every week in paradise is unique.

Exclusive Resident Benefits: As a member of our community, you will receive privileged status and special rates at our partner locations:

- **Resorts:** Pierre, Princess, and Palacio Hotel collections.
- **Recreation:** Championship-caliber golf courses, tennis courts, full-service luxury spas, Xtasea Park, and the Exhibition and Convention Center.
- **Dining & Lifestyle:** An array of fine dining, curated bars, premium supermarkets, and direct access to our automotive portfolio, including Kia, VW, Seat, Audi, BMW, Mini, and Motorrad.

Social and
Amenities

- Fitness, Wellness and Spa.
- Restaurants, Bar and Coffee Shop.
- Coworking Lounge.
- Padel Courts.
- Event Hall.
- Children's Play Area.
- Beauty Salon.
- Pools and Jacuzzis.
- Medical Service.
- Pet Home.







Nature,

BEAUTY AND COMFORT

within every space


TECHNOGYM











Where every
MOMENT
is harmony

The

ELEGANCE

you deserve



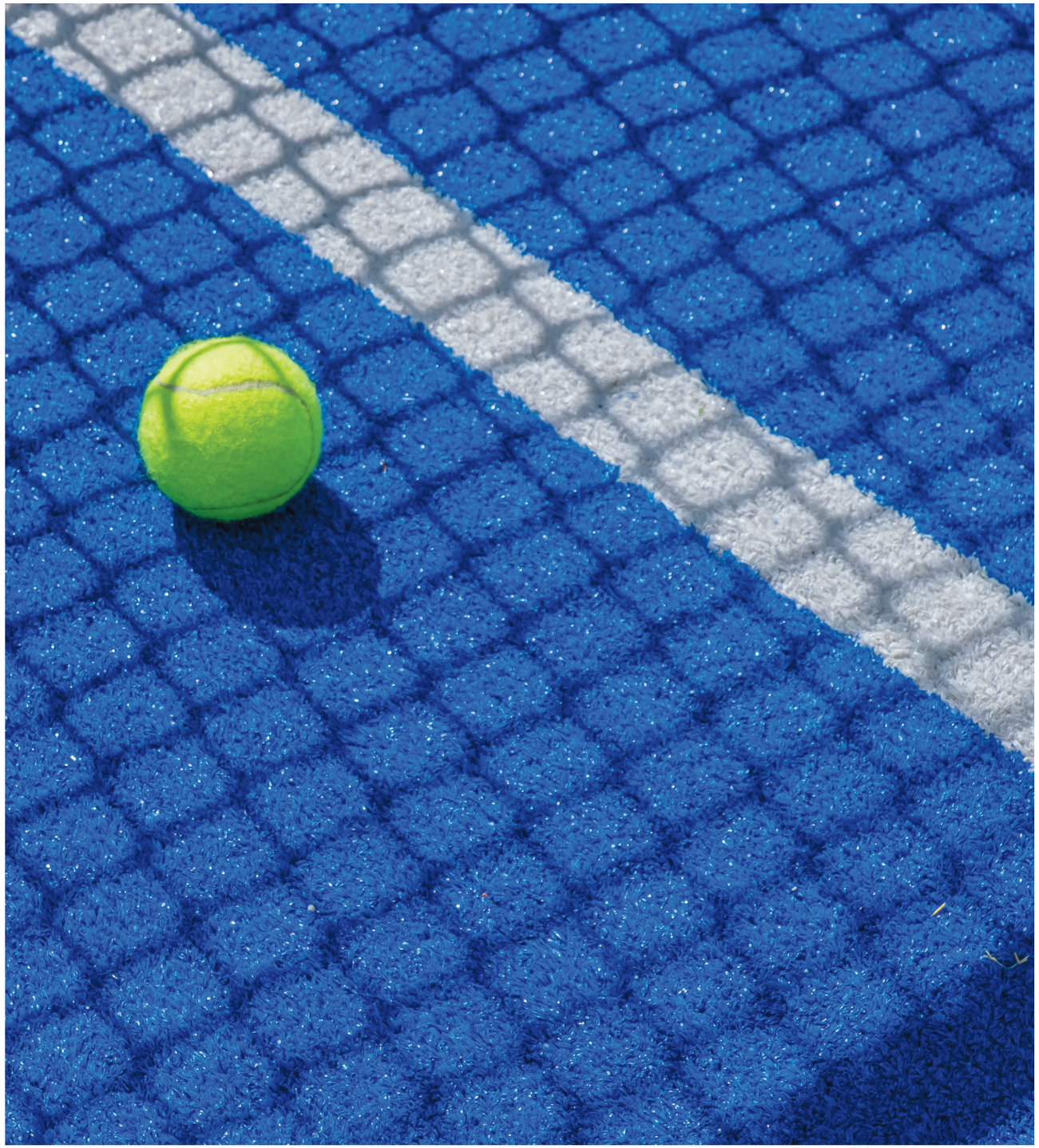














Live and
STYLE,
in Motion


TURTLE DUNES
COUNTRY CLUB




SAARINEN
the 21st century office



Residence

Specifications & Finishes

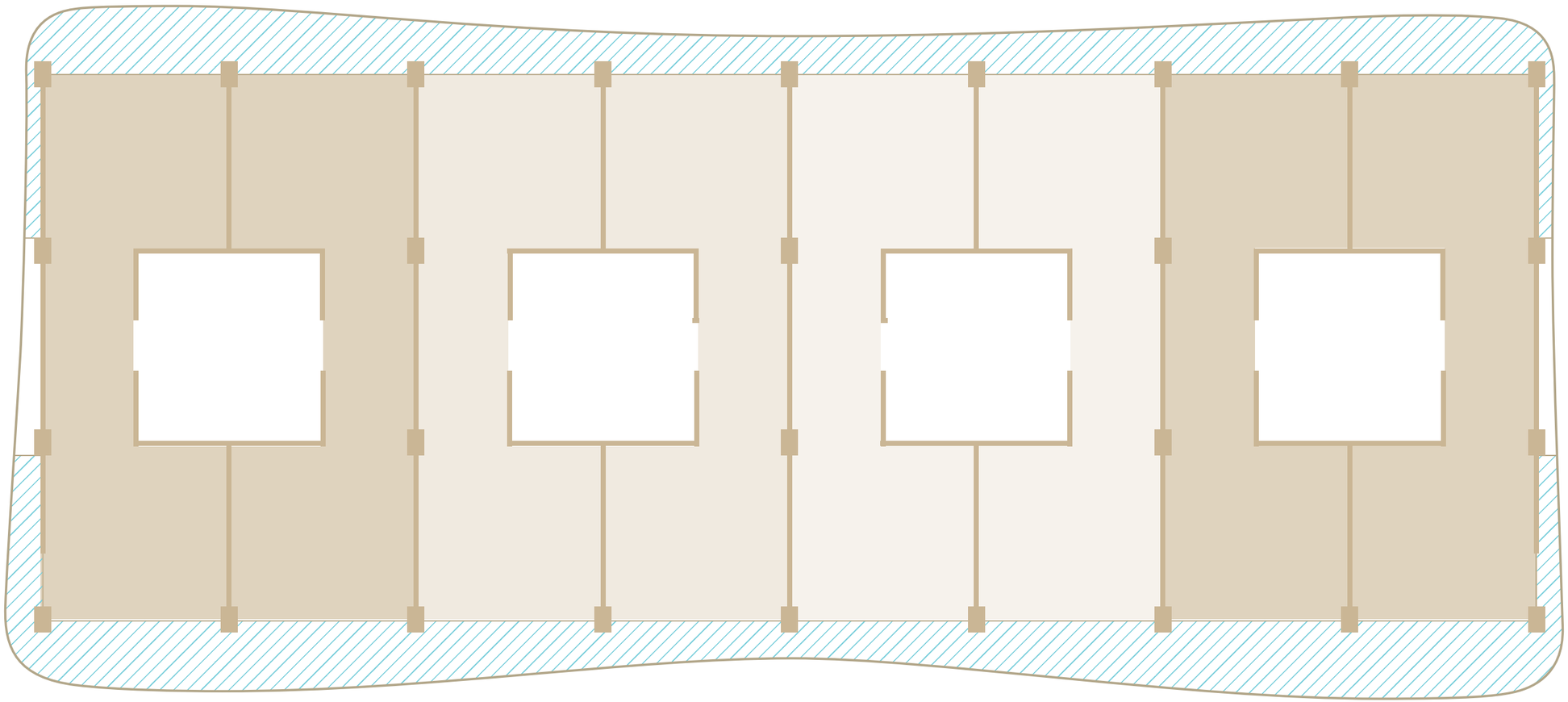
Each residence is meticulously outfitted to ensure immediate comfort and efficiency:

- Equipped with a high-efficiency electric water heating system and Integrated air conditioning throughout.
- Features a fully equipped, modern kitchen including a stainless-steel double sink with premium mixer tap, an Induction cooktop, and a high-performance exhaust hood.
- Residences are engineered with state-of-the-art plumbing, electrical, and data/telecommunications infrastructure for seamless connectivity.
- Walls are constructed using premium, high-density materials designed for maximum resilience, acoustic insulation, and durability.
- All doors and closets feature sophisticated finishes and are crafted from high-grade, sustainable materials, bending blending aesthetic elegance with long-term performance.
- Every unit is backed by a 12-month warranty against latent structural or functional defects, ensuring complete peace of mind for our homeowners.

Schematic
Floor Plan

GOLF COURSE VIEW TERRACE

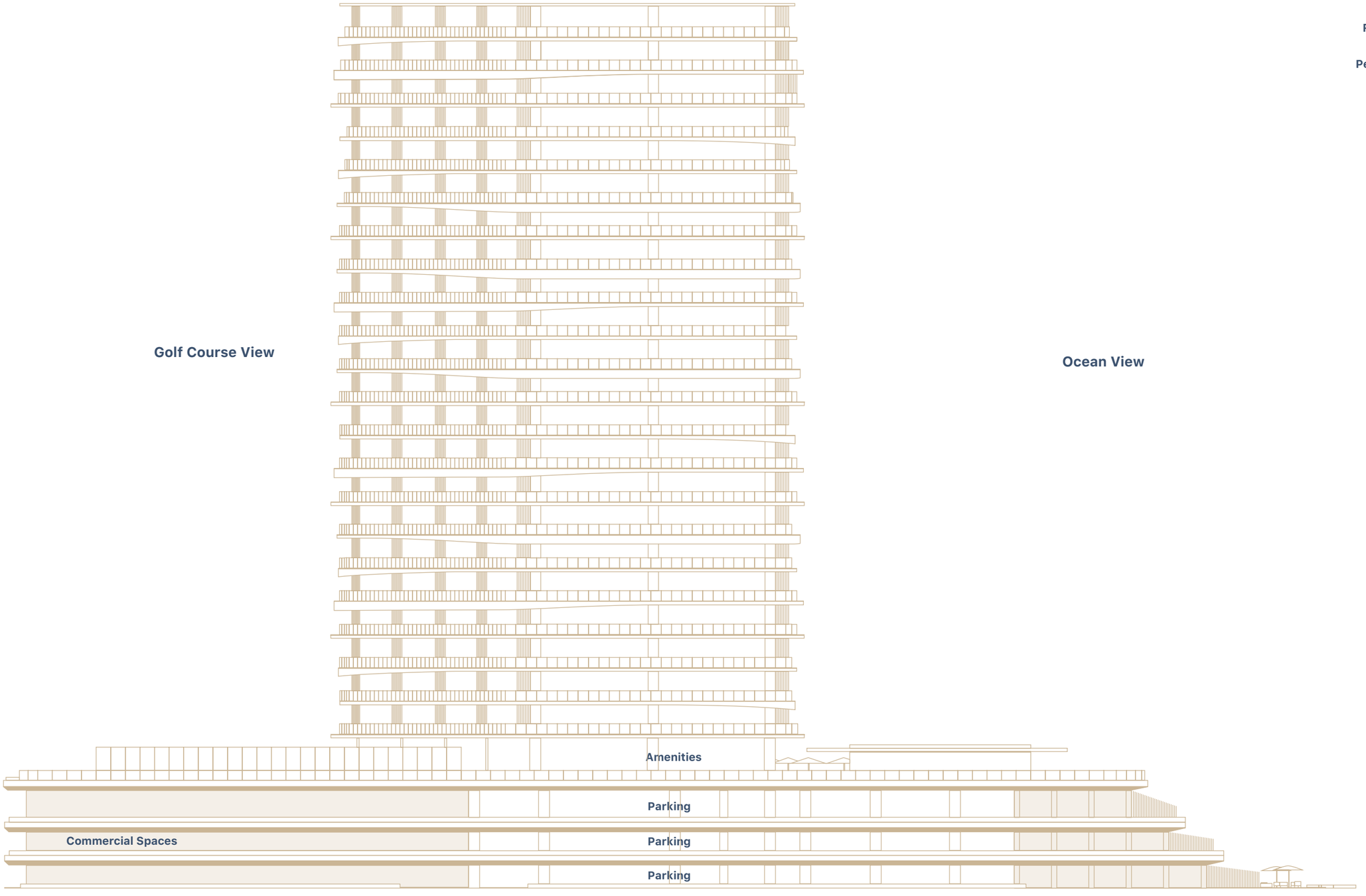
TOWER A　TOWER B　TOWER C　TOWER D



OCEAN VIEW TERRACE

Architectural Section

Apartments and Villas



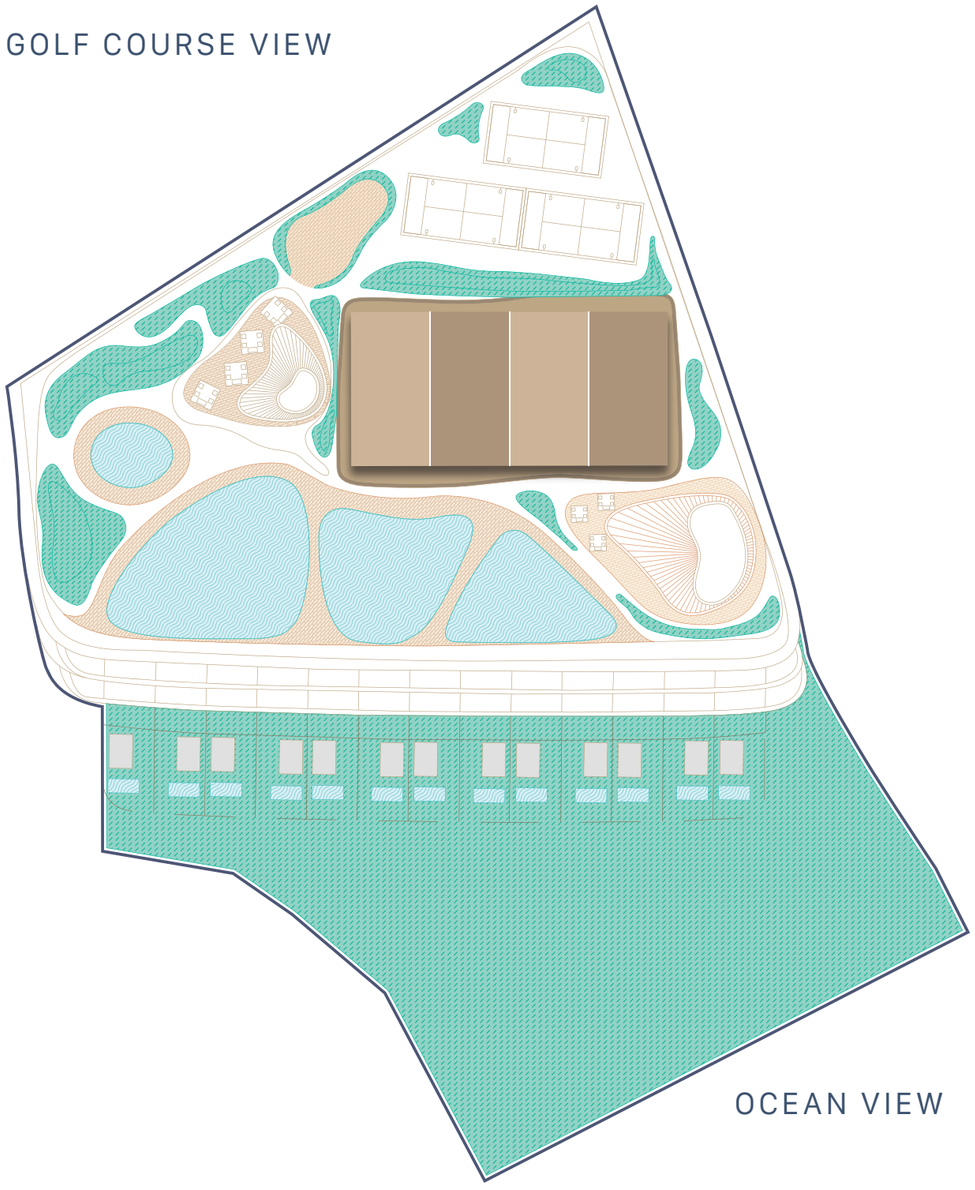
Diamond
Type Apartments

OCEAN VIEW

TOWER A				TOWER B					TOWER C				TOWER D			
A-ROOF TOP			326.95	B-ROOF TOP			294.67	Roof Top	C-ROOF TOP			294.67	D-ROOF TOP			323.15
A-PH	646.16		319.21	B-PH	579.08		284.41	25-PH	C-PH	577.62		282.95	D-PH	638.82		315.67
A-2401	168.08	A-2402	153.62	B-2401	116.80	B-2403	114.66	24	C-2401	118.61	C-2403	121.96	D-2401	153.58	D-2402	175.50
A-2301	158.28	A-2302	144.91	B-2301	119.07	B-2303	122.57	23	C-2301	122.67	C-2303	119.46	D-2301	145.70	D-2302	163.76
A-2201	172.01	A-2202	153.62	B-2201	122.06	B-2203	118.70	22	C-2201	114.60	C-2203	116.66	D-2201	153.58	D-2202	171.57
A-2101	164.52	A-2102	151.14	B-2101	114.99	B-2103	110.83	21	C-2101	110.93	C-2103	115.62	D-2101	151.58	D-2102	167.64
A-2001	168.08	A-2002	153.62	B-2001	116.80	B-2003	114.66	20	C-2001	118.61	C-2003	121.96	D-2001	153.58	D-2002	175.50
A-1901	164.52	A-1902	151.14	B-1901	114.99	B-1903	110.83	19	C-1901	110.93	C-1903	115.62	D-1901	151.58	D-1902	167.64
A-1801	165.49	A-1802	151.57	B-1801	115.69	B-1803	110.95	18	C-1801	110.80	C-1803	114.89	D-1801	150.96	D-1802	167.16
A-1701	172.01	A-1702	153.62	B-1701	122.06	B-1703	118.70	17	C-1701	114.60	C-1703	116.66	D-1701	153.58	D-1702	171.57
A-1601	164.52	A-1602	151.14	B-1601	114.99	B-1603	110.83	16	C-1601	110.93	C-1603	115.62	D-1601	151.58	D-1602	167.64
A-1501	168.08	A-1502	153.62	B-1501	116.80	B-1503	114.66	15	C-1501	118.61	C-1503	121.96	D-1501	153.58	D-1502	175.50
A-1401	158.28	A-1402	144.91	B-1401	119.07	B-1403	122.57	14	C-1401	122.67	C-1403	119.46	D-1401	145.70	D-1402	163.76
A-1301	165.49	A-1302	151.57	B-1301	115.69	B-1303	110.95	13	C-1301	110.80	C-1303	114.89	D-1301	150.96	D-1302	167.16
A-1201	168.08	A-1202	153.62	B-1201	116.80	B-1203	114.66	12	C-1201	118.61	C-1203	121.96	D-1201	153.58	D-1202	175.50
A-1101	164.52	A-1102	151.14	B-1101	114.99	B-1103	110.83	11	C-1101	110.93	C-1103	115.62	D-1101	151.58	D-1102	167.64
A-1001	172.01	A-1002	153.62	B-1001	122.06	B-1003	118.70	10	C-1001	114.60	C-1003	116.66	D-1001	153.58	D-1002	171.57
A-901	165.49	A-902	151.57	B-901	115.69	B-903	110.95	9	C-901	110.80	C-903	114.89	D-901	150.96	D-902	167.16
A-801	171.60	A-802	151.60	B-801	66.33	B-804	67.10	8	C-801	71.96	C-804	75.64	D-801	151.60	D-802	177.10
A-701	176.01	A-702	153.71	B-701	77.28	B-704	73.14	7	C-701	67.43	C-704	66.31	D-701	153.67	D-702	176.02
A-601	160.46	A-602	144.99	B-601	72.35	B-604	74.66	6	C-601	74.75	C-604	72.64	D-601	145.78	D-602	165.98
A-501	171.60	A-502	151.60	B-501	66.33	B-504	67.10	5	C-501	71.96	C-504	75.64	D-501	151.60	D-502	177.10

GOLF COURSE VIEW

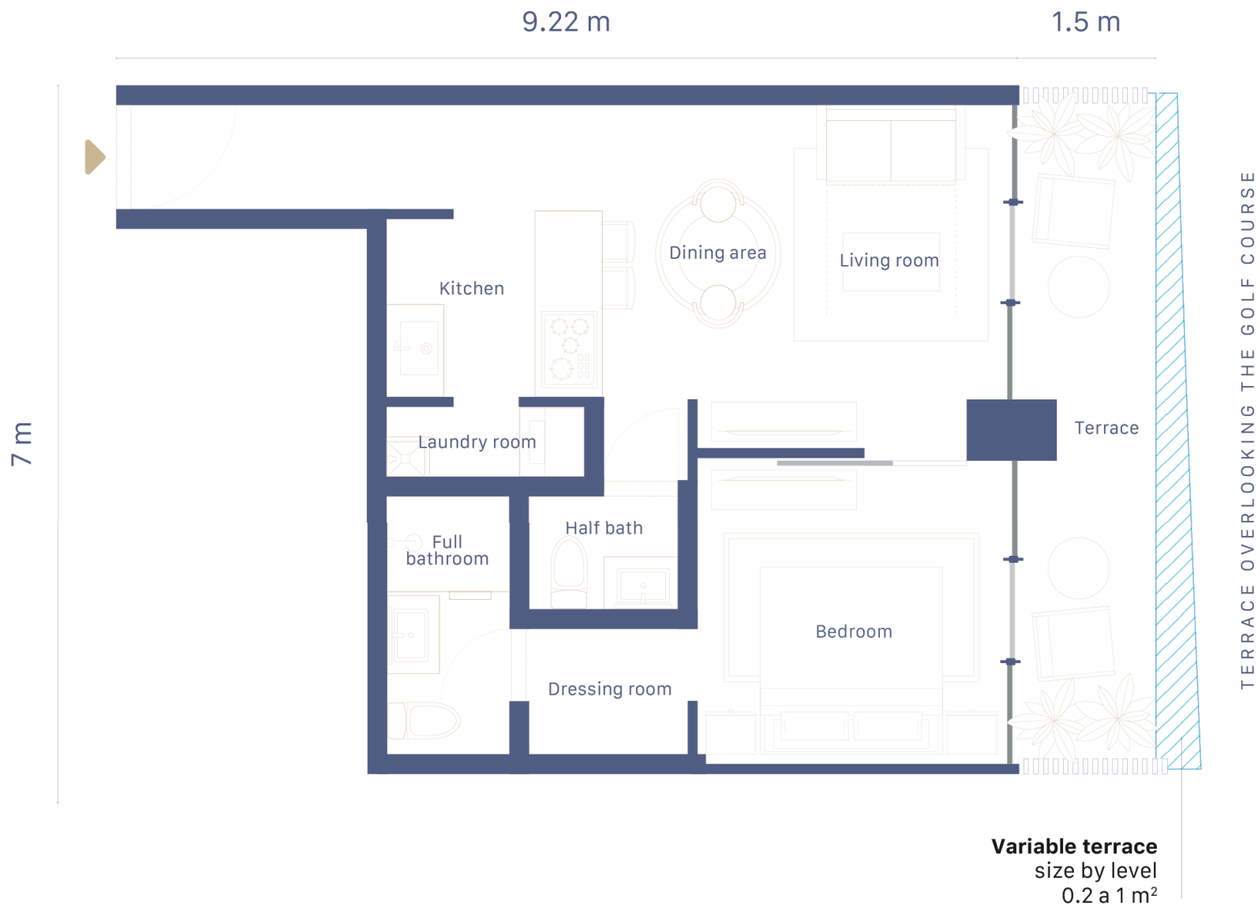
TOWER C				TOWER B			
			Roof Top				
			25-PH				
	c-2402	60.51	24		b-2402	69.92	
	c-2302	66.59	23		b-2302	66.50	
	c-2202	69.81	22		b-2202	60.48	
	c-2102	61.37	21		b-2102	60.59	
	c-2002	60.51	20		b-2002	69.92	
	c-1902	61.37	19		b-1902	60.59	
	c-1802	60.60	18		b-1802	61.42	
	c-1702	69.81	17		b-1702	60.48	
	c-1602	61.37	16		b-1602	60.59	
	c-1502	60.51	15		b-1502	69.92	
	c-1402	66.59	14		b-1402	66.50	
	c-1302	60.60	13		b-1302	61.42	
	c-1202	60.51	12		b-1202	69.92	
	c-1102	61.37	11		b-1102	60.59	
	c-1002	69.81	10		b-1002	60.48	
	c-902	60.60	9		b-902	61.42	
c-803 66.30		c-802 67.09	8	b-803 71.96		b-802 75.64	
c-703 77.20		c-702 72.97	7	b-703 67.31		b-702 66.34	
c-603 71.33		c-602 72.82	6	b-603 72.77		b-602 71.21	
c-503 66.30		c-502 67.09	5	b-503 71.96		b-502 75.64	



ONE-BEDROOM RESIDENCE

63 m² average





ONE-BEDROOM RESIDENCE
63 m² average

- Living room, dining area.
- Fully equipped kitchen with breakfast bar.
- Terrace overlooking the golf course.
- Half bath (powder room).

Master Bedroom

- One bedroom with private terrace access.
- One closet.
- Full en-suite bathroom.

ONE-BEDROOM RESIDENCE

71 m² average





ONE-BEDROOM RESIDENCE
71 m² average

- Living room, dining area.
- Fully equipped kitchen with breakfast bar.
- Terrace with views of the golf course or the sea.
- Half bath (powder room).
- Laundry room with utility sink.

Master Bedroom

- One bedroom with private terrace access.
- One closet.
- Full en-suite bathroom.

TWO-BEDROOM RESIDENCE

116 m² average









TWO-BEDROOM RESIDENCE
116 m² average

- Living room, dining area for 6, and fully equipped kitchen with breakfast bar.
- Terrace with ocean view.
- Half bath (powder room).
- Laundry room with utility sink.

Master Bedroom

- 1 master bedroom with closet, 1 full bathroom, and access to the ocean-view terrace.

Secondary Bedroom

- 1 bedroom with closet, 1 full bathroom, and terrace with golf course view.

THREE-BEDROOM RESIDENCE

160 m² average







Variable terrace
size by level
7 a 9 m²



Variable terrace
size by level
3 a 7 m²

THREE-BEDROOM RESIDENCE
160 m² average

- Living room, dining area for 6.
- Fully equipped kitchen with breakfast bar.
- Terrace with ocean view.
- Half bath (powder room).
- Laundry room with utility sink.

Master Bedroom

- 1 master bedroom with closet, 1 full bathroom, and access to the ocean-view terrace.

Secondary Bedroom

- 2 bedrooms with closet, 1 full bathroom, and terrace with golf course view.

FOUR-BEDROOM RESIDENCE

610 m² average

(PENTHOUSE + Private Roof-Top)




BAUHAUS
MAGDALENA DROSTE
WOMAN ONLY STEFAN MAY


CASE STUDY HOUSES



FOUR-BEDROOM RESIDENCE (PENTHOUSE)
610 m² average

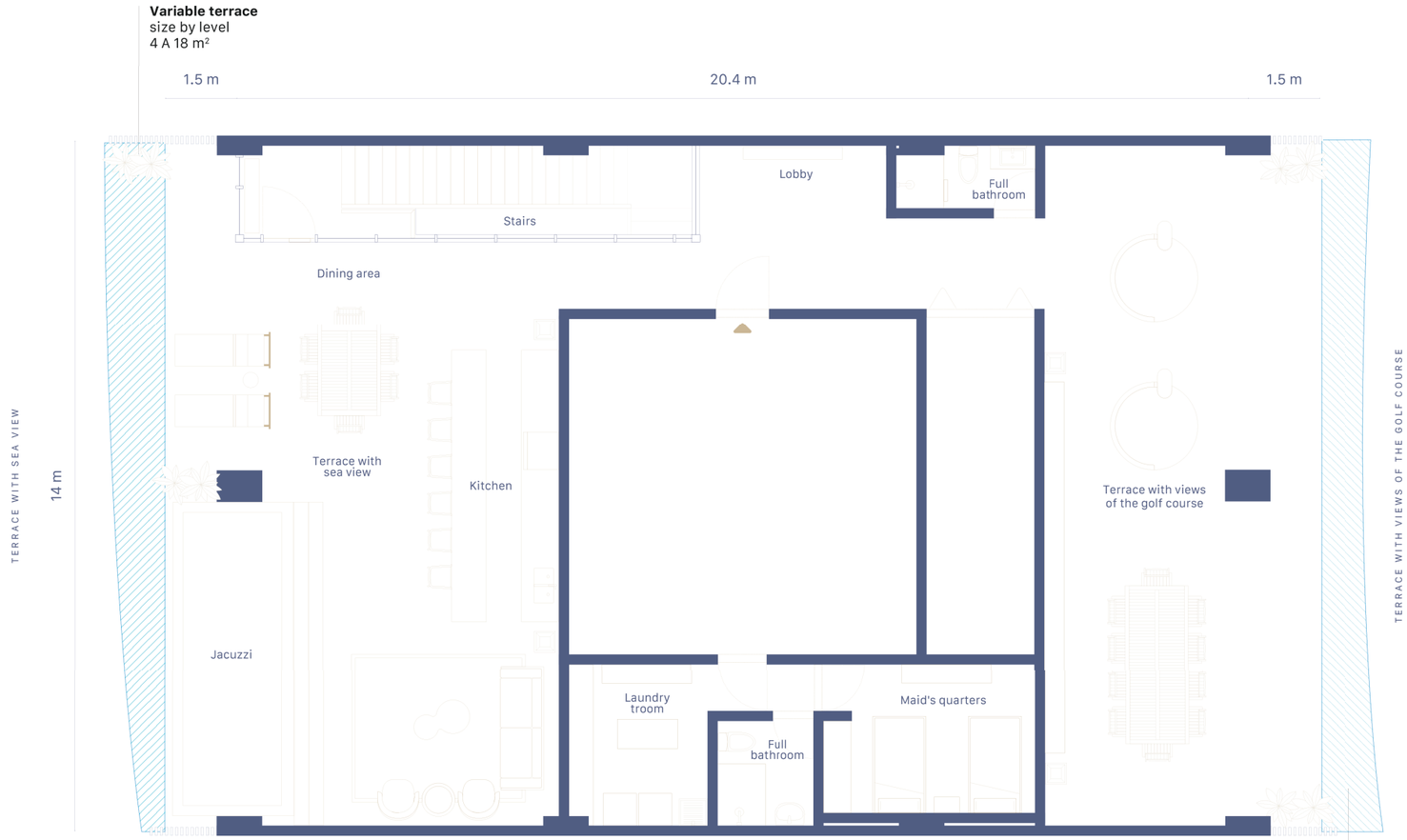
- Living room, dining area for 10, and fully equipped kitchen with breakfast bar.
- Terrace with ocean view.
- Half bath (powder room).
- Laundry room with utility sink.
- 1 Family room with full bathroom and space for a closet.

Master Bedroom

- Dressing room, 1 full bathroom, and access to the terrace with ocean views and a jacuzzi.

Secondary Bedroom

- 3 bedrooms with closet, 1 full bathroom, and terrace with golf course view.



ROOF-TOP

SERVICE ENTRANCE

- Laundry room with space for a washer, dryer, utility sink, and linen closet.
- 1 full bathroom.
- 1 service bedroom with closet space.

ENTRANCE 2

- Living room, dining room, and sun deck.
- Terrace with ocean view, equipped with a jacuzzi.
- Kitchen with space for a grill and bar.
- 1 full bathroom.
- 1 terrace overlooking the golf course with a dining area and a staircase connecting to the second level.



A truly elevated

FAMILY

lifestyle experience









Solution Agents

A dedicated supervision, advisory, and support team, composed of highly trained professionals, responsible for:

- Providing first aid assistance when required.
- Receiving and resolving all requests and concerns related to the maintenance and functionality of residences and common areas.
- Implementing protocols in response to natural contingencies or emergency situations.
- Ensuring one dedicated Solution Agent assigned to each tower.

Acquisition Plan

Purchase scheme:

- Minimum down payment: **20%** of the total residence value, followed by monthly contributions equal to **0.5%** of the total residence value until handover.
- Minimum down payment: **10%** of the total residence value, followed by monthly contributions equal to **0.8%** of the total residence value until handover.
- The remaining balance to complete the full purchase price may be paid through mortgage financing or personal funds.

Down Payment Incentives:

Down Payment	Bonus	Example
10%	0.00%	$10,000,000.00
20%	2.00%	$ 9,800,000.00
25%	2.50%	$ 9,750,000.00
30%	3.00%	$ 9,700,000.00
35%	3.50%	$ 9,650,000.00
40%	4.00%	$ 9,600,000.00
45%	4.50%	$ 9,550,000.00
50%	5.00%	$ 9,500,000.00
55%	5.50%	$ 9,450,000.00
60%	6.00%	$ 9,400,000.00
65%	6.50%	$ 9,350,000.00
70%	7.00%	$ 9,300,000.00
75%	7.50%	$ 9,250,000.00
80%	8.00%	$ 9,200,000.00
85%	8.50%	$ 9,150,000.00
90%	10.00%	$ 9,000,000.00

Exclusividad y
PLUSVALÍA
en un solo lugar

Acquisition Documentation

Essential documents to be submitted:

- Identification and Know Your Customer (KYC) Questionnaire for individuals or legal entities.
- Federal Taxpayer Registry (RFC) Certificate.
- Proof of residency issued within the last three months (digital service statement, telephone, electricity, or gas bill).
- Valid official government ID. If unavailable, two of the following valid documents must be presented: passport, professional license (ID card), or driver's license.
- Proof of Unique Population Registry Code (CURP).
- For foreign nationals: Acquisition permit for real estate within national territory must be processed through the bank’s fiduciary department.







Fees,

Insurance Policy, and Additional Expenses

- Real Estate Acquisition Tax (ISAI), appraisal fees, Public Registry of Property filing fees, notary fees, legal expenses, among others.

- Security deposit equivalent to three monthly installments to cover administration, operation, and maintenance costs, as well as "Club Membership" fees where applicable.

- Prepaid annual premium for the "Apartment and Undivided Interest Insurance Policy" contracted by the "Trustee" (Fiduciary).







Magnificent
Surroundings

Comprehensive Information Modules will be available, coordinated by the National Guard and located at strategic points, reinforcing security in the area 24/7.


Paseo Imperial
Boulevard de las Naciones
Diamante
Viaducto
La Sabana
PIERRE
MUNDO IMPERIAL
Fairmont
HERITAGE PLACE
THE PIERRE &
DIAMONDS
BY PRINCESS
PRINCESS
MUNDO IMPERIAL
SECURITY
MODULES



Information and Contact

We are your premier choice. We encourage you to streamline your unit selection, the submission of your documentation for inclusion in the Real Estate Trust, and your **10% minimum initial contribution**, as our inventory is expected to sell out rapidly.

Should you have any questions, we invite you to schedule an appointment.



www. THE PIERRE & DIAMONDS .com

The architectural concept information provided herein is subject to change from time to time due to design requirements or conditions beyond the developer's control.

THE PIERRE & DIAMONDS
BY PRINCESS

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Col. Antigua Mina La Totolapa,
Alc. Cuajimalpa, CDMX.

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