

LUZ 2

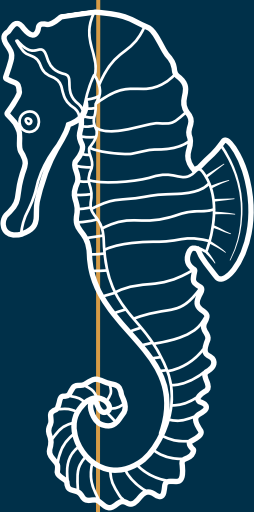
LUXURY CONDOS

YOUR OWN
CONDO
STARTING AT
\$140K USD

YOUR FUTURE
HOME
INTERNATIONAL

Venustiano Carranza 576, Emiliano Zapata,
Zona Romantica, Puerto Vallarta, Jal. Mexico

Puerto Vallarta is Mexico's top city for real estate investment, combining natural beauty, vibrant culture, and strong infrastructure. With high rental demand and excellent quality of life, it's perfect for investors seeking long-term returns. Its stunning beaches and ongoing development make it a prime destination for both local and international buyers.



Zona Romantica - Emiliano Zapata

Puerto Vallarta's Zona Romántica is a lively neighborhood known for its artistic flair and inclusive atmosphere. Nestled between the mountains and the sea, it features boutique hotels, trendy restaurants, and vibrant nightlife. The area's walkability, charm, and beach access make it a favorite for locals and expats alike. With growing interest in vacation rentals and lifestyle living, Zona Romántica offers excellent investment opportunities in one of Mexico's most beloved coastal destinations.



YOUR FUTURE
HOME
INTERNATIONAL

YFH Your Future Home International is a leading real estate developer known for creating innovative, sustainable projects that blend luxury with functionality. With a commitment to quality and exceptional design, YFH delivers properties that enhance lifestyles and offer lasting value, making them a top choice for discerning investors seeking prime real estate opportunities.

- SOLD OUT & DELIVERED -
24 CONDO UNITS
DELIVERED ON TIME ON APRIL 2025



- NOW SELLING -
25 CONDO UNITS
UNDER CONSTRUCTION
TO BE DELIVERED ON JUNE 2026



- SOLD OUT -
15 CONDO UNITS
UNDER CONSTRUCTION
TO BE DELIVERED ON DECEMBER 2025



30 CONDO UNITS
UNDER CONSTRUCTION
TO BE DELIVERED ON DECEMBER 2026



ESTIMATED TIMES BASED ON EXPERIENCE AND CONSTRUCTIONS.

why Luz 2 - Luxury Condos

Luz 2 Luxury Condos is a modern and elegant building located in the heart of Puerto Vallarta's Zona Romántica. Designed for comfort and style, it offers high-end finishes, beautiful views, and unbeatable walkability. Perfect for living or investing, Luz 2 blends luxury living with the charm of coastal Mexico.

LUZ 2



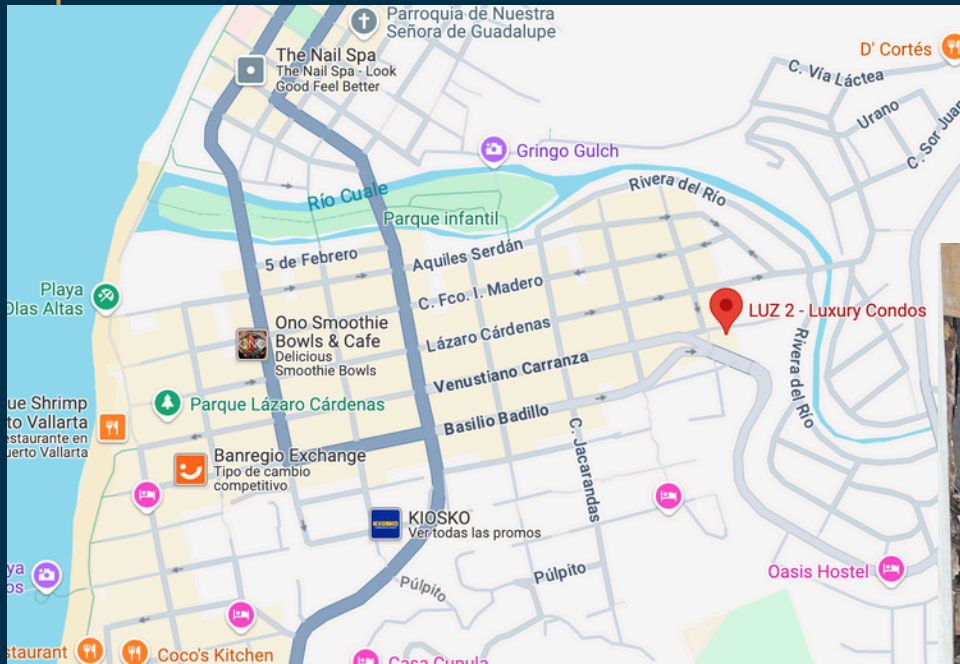
From its sleek design to its exceptional location, **Luz 2 Luxury Condos** offers a lifestyle that's effortlessly stylish and vibrant. Contemporary yet warm and welcoming — this is more than just a residence, it's a refined escape in the heart of Zona Romántica, crafted for those who seek the extraordinary.



Location

IN THE HEART OF ZONA ROMANTICA IN FRONT OF THE E ZAPATA MARKET

Venustiano Carranza 576, Emiliano Zapata,
Zona Romantica, Puerto Vallarta, Jal. Mexico



In the heart of Zona Romántica Walking distance everywhere

Located on **Venustiano Carranza** — the key location to have a quiet location away from the bars, accross the street from the Market and easy access to the Highway and Tunnels that connect to Puerto Vallarta Easy Access Main Avenues. A location this rare is both a daily convenience and a long-term investment.

15 AMENITIES

The only development with most amenities
in Zona Romántica.

Daily life, elevated.



**Antiseismic
Building
Structure**



**Front Desk
Service 24/7**



Elevator



**BBQ
Area**



**Storage
Units**



**Lock Off
Units**



**Infinity
Tempered
Pool**



**Strategic
Location**



**24 Hour
Security**



**Custom Luxury
Floor Design**



**Ocean View
Condos**



**Mountain View
Condos**



**Spacious
Balconies**



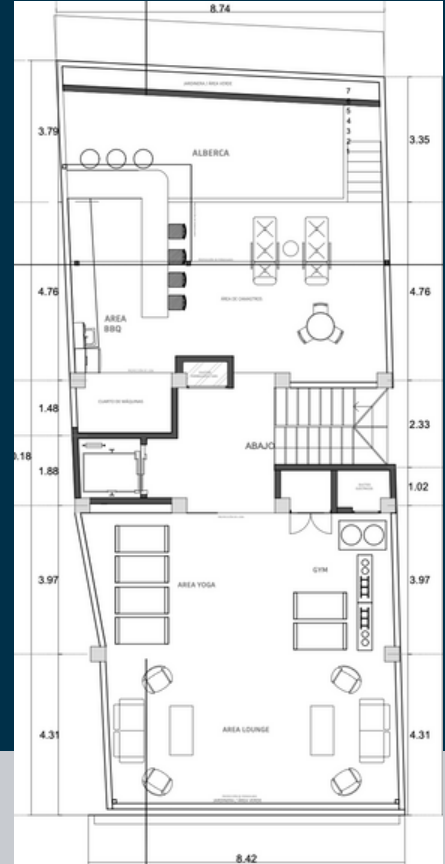
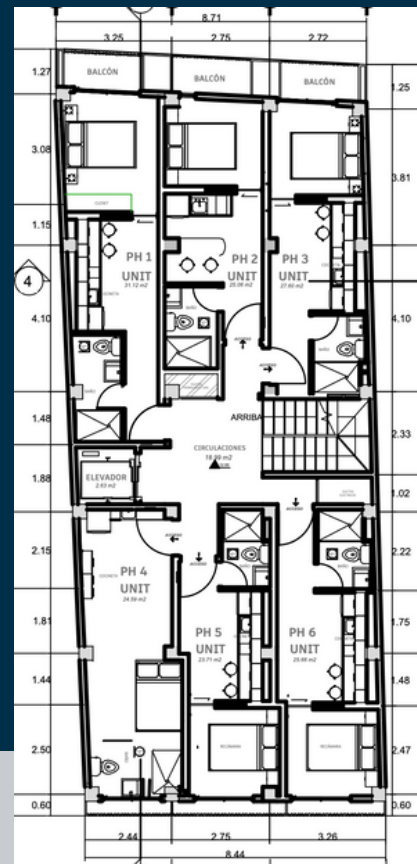
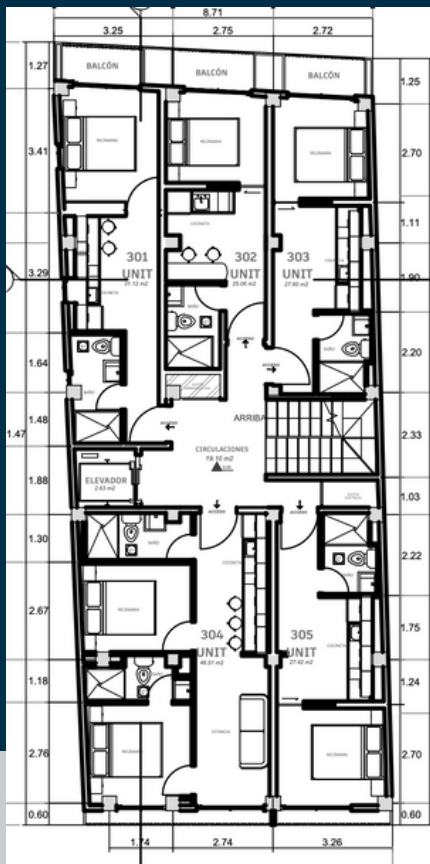
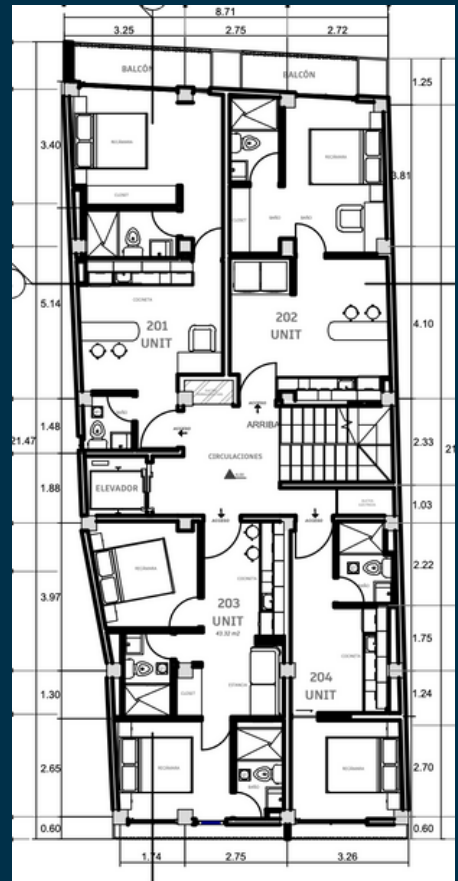
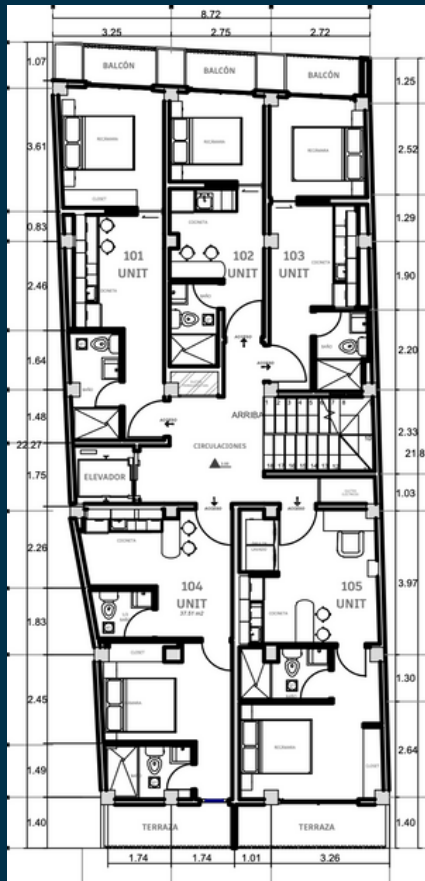
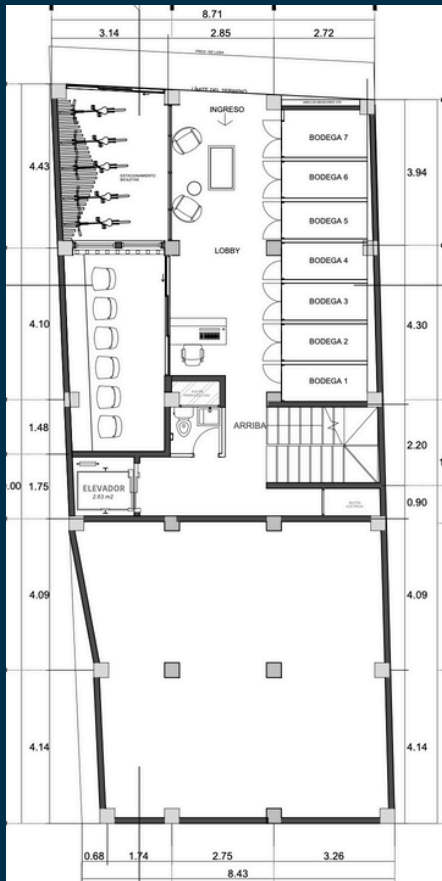
**Modern
Design**



**Smart
Condos**

The amenities at **Luz 2 – Luxury Condos** are serving elevated realness with every detail curated for those who live life fabulously. Think chic, serene, and dripping in timeless glam. This isn't just luxury — it's a lifestyle for the bold, the stylish, and the ones who always want more.

FLOOR PLANS



LUZ 2

LUXURY CONDOS

BODEGA 1	\$200,000 MXN	USD 10,000	Available
BODEGA 2	\$200,000 MXN	USD 10,000	Available
BODEGA 3	SOLD	SOLD	SOLD
BODEGA 4	\$200,000 MXN	USD 10,000	Available
BODEGA 5	SOLD	SOLD	SOLD
BODEGA 6	SOLD	SOLD	SOLD
BODEGA 7	SOLD	SOLD	SOLD

HOA – ALICUOTAS MENSUALES

La cuota de mantenimiento en nuestras propiedades se gestiona según el tamaño de tu unidad.

ESTIMADO HOA MENSUAL: \$45 MXN x M2			
UNIT 111	71 M2	\$3195 MXN	\$159.75 USD
UNIT 333	87 M2	\$3915 MXN	\$195.75 USD

La cuota de mantenimiento cubre el mantenimiento y operación de todas las áreas comunes, incluyendo electricidad, internet, agua, servicios de limpieza, seguridad, así como el mantenimiento de la alberca y el gimnasio.

Featured unit



UNIT 333

Unit A + Unit B = Unit 333

Combining 2 units from the Pricelist for more space and more freedom

A spacious layout with four bedrooms and four bathrooms, this condo option offers stunning views of both the Pacific Ocean and Sierra Madre mountains. Modern design, large balconies, and smart-home features create a perfect blend of comfort and style. An ideal space for elevated living, relaxation, and effortless entertaining.



LUZ 2

LUXURY CONDOS

OWN YOUR BUSINESS FLOOR

Get a Full Floor for yourself



As we are in a Construction Stage 1 - of this project, we are offering Full Floor Options for Investors and Owners who would like to set up their big dreams and/or bigger needs, with more space.

With a full floor you can have this options:

- 6 Units for Short Term Rental Business
- Full Floor Luxurius 6 Bed + 6 Bath Apartment
- 2 Big Units, One Ocean Front and One Green Wall
- 1 Big Unit + 4 Lock Off

SECOND FLOOR		M2	SQ FT	FINAL PRICE	MILESTONES(-20%)	Only 3 units!(-30%)	Estimated Views
SEGUNDO PISO				PRECIO FINAL	30% - 60% - 10%	80% 20%	(ask for pictures)
204	1BED/1BATH	27.42	295	\$215,000	\$172,000	\$150,500	Green wall
203	2BED/2BATH / LOCK-OFF	46.51	500	\$425,000	\$340,000	\$297,500	Green wall
202	1BED/1.5BATH	42.21	454	\$340,000	\$272,000	\$238,000	Mountain
201	1BED/1.5BATH	43.53	468	\$340,000	\$272,000	\$238,000	Mountain
2	FULL FLOOR 5 BED + 5 BATH	159,67	1,717	\$1'320,000	1'560,000	924,000	Mountain

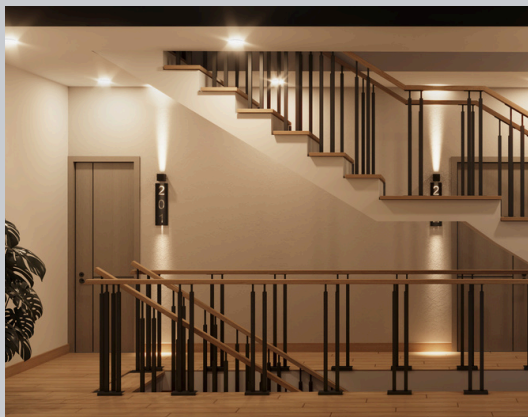
AREAS MAY INCREASE DUE THE CORRIDORS. PRICES IN USD.

Find in ALL FLOORS Pricelist with the full Floor Option.

LUZ 2

LUXURY CONDOS

BUILDING – EDIFICIO



LUZ 2

LUXURY CONDOS

CONDO INTERIORS

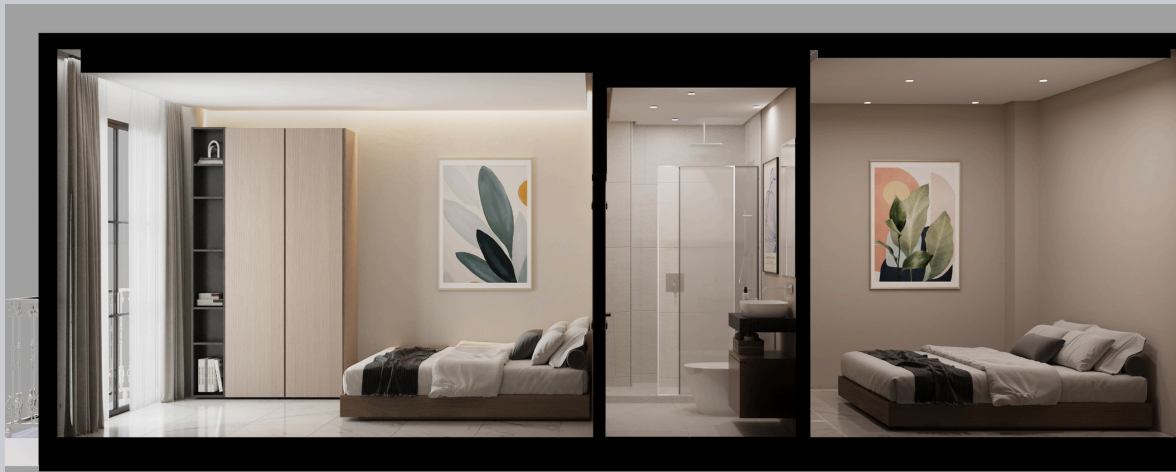


**INQUIRY A SPECIFIC QUOTATION TO SEE THE EXACT
RENDERS OF THE UNIT YOU ARE INTERESTED**

LUZ 2

LUXURY CONDOS

CONDO INTERIORS



Check out our VIDEO in 3D to see your favorite unit:



PENTHOUSE FLOOR		M2	SQ FT	FINAL PRICE	MILESTONES(-15%)	Only 3 units!(-20%)	Estimated Views
PENTHOUSE PISO				PRECIO FINAL	30% - 60% - 10%	80% 20%	(ask for pictures)
PH6	1BED/1BATH	25.66	276	\$5'000,000	\$4'250,000	\$4'000,000	Green wall
PH5	1BED/1BATH	23.71	255	\$5'000,000	\$4'250,000	\$4'000,000	Green wall
PH4	1BED/1BATH	24.59	265	SOLD	SOLD	SOLD	Green wall
PH3	1BED/1BATH	27.6	297	\$5'500,000	\$4'675,000	\$4'400,000	Ocean
PH2	1BED/1BATH	25.06	270	SOLD	SOLD	SOLD	Ocean
PH1	1BED/1BATH	31.12	335	SOLD	SOLD	SOLD	Ocean
THIRD FLOOR		M2	SQ FT	FINAL PRICE	MILESTONES(-15%)	Only 3 units!(-20%)	Estimated Views
TERCER PISO				PRECIO FINAL	30% - 60% - 10%	80% 20%	(ask for pictures)
305	1BED/1BATH	27.42	295	SOLD	SOLD	SOLD	Green wall
304	2BED/2BATH	46.51	500	SOLD	SOLD	SOLD	Green wall
303	1BED/1BATH	27.6	297	\$5'000,000	\$4'250,000	\$4'000,000	Ocean
302	1BED/1BATH	25.06	270	\$5'000,000	\$4'250,000	\$4'000,000	Ocean
301	1BED/1BATH	31.12	335	SOLD	SOLD	SOLD	Ocean
SECOND FLOOR		M2	SQ FT	FINAL PRICE	MILESTONES(-15%)	Only 3 units!(-20%)	Estimated Views
SEGUNDO PISO				PRECIO FINAL	30% - 60% - 10%	80% 20%	(ask for pictures)
204	1BED/1BATH	27.42	295	\$4'300,000	\$3'655,000	\$3'440,000	Green wall
203	2BED/2BATH / LOCK-OFF	43.32	403	\$8'500,000	\$7'225,000	\$6'800,000	Green wall
202	1BED/1.5BATH	42.21	454	\$6'800,000	\$5'780,000	\$5'440,000	Mountain
201	1BED/1.5BATH	43.53	468	SOLD	SOLD	SOLD	Mountain
FIRST FLOOR		M2	SQ FT	FINAL PRICE	MILESTONES(-15%)	Only 3 units!(-20%)	Estimated Views
PRIMER PISO				PRECIO FINAL	30% - 60% - 10%	80% 20%	(ask for pictures)
105	1BED/1BATH	27	290	SOLD	SOLD	SOLD	Patio
104	1BED/1BATH	37.51	403	\$4'000,000	\$3'400,000	\$3'200,000	Patio
103	1BED/1BATH	27.77	299	SOLD	SOLD	SOLD	Street
102	1BED/1BATH	23.42	252	SOLD	SOLD	SOLD	Street
101	1BED/1BATH	28.41	306	SOLD	SOLD	SOLD	Street

Precios y disponibilidad sujetos a cambio sin previo aviso.

Prices and availability subject to change without notice.

AVAILABILITY UPDATED Sep 1st, 2025

WHITE: AVAILABLE

BLUE: LOCK OFF UNIT - 2 BED + 2 BATH.

YELLOW: PENDING / PENDIENTE

Payment plan available starting at \$20k USD.

FECHA DE ENTREGA ESTIMADA: JUNIO 2026

ESTIMATED DELIVERY DATE: JUNE 2026

DIRECCION / ADDRESS: VENUSTIANO CARRANZA 576, ZONA ROMANTICA,
EMILIANO ZAPATA, 48380, PUERTO VALLARTA, JALISCO, MEXICO.

PENTHOUSE FLOOR		M2	SQ FT	FINAL PRICE	MILESTONES(-15%)	Only 3 units!(-20%)	Estimated Views
PENTHOUSE PISO				PRECIO FINAL	30% - 60% - 10%	80% 20%	(ask for pictures)
PH6	1BED/1BATH	25.66	276	\$250,000	\$212,500	\$200,000	Green wall
PH5	1BED/1BATH	23.71	255	\$250,000	\$212,500	\$200,000	Green wall
PH4	1BED/1BATH	24.59	265	SOLD	SOLD	SOLD	Green wall
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303	1BED/1BATH	27.60	297	\$250,000	\$212,500	\$200,000	Ocean
302	1BED/1BATH	25.06	270	\$250,000	\$212,500	\$200,000	Ocean
301	1BED/1BATH	31.12	335	SOLD	SOLD	SOLD	Ocean
3	6 BED/6BATH	157.71	1697	\$1'300,000	\$1'105,000	\$1'040,000	FULL FLOOR
SECOND FLOOR		M2	SQ FT	FINAL PRICE	MILESTONES(-15%)	Only 3 units!(-20%)	Estimated Views
SEGUNDO PISO				PRECIO FINAL	30% - 60% - 10%	80% 20%	(ask for pictures)
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FIRST FLOOR		M2	SQ FT	FINAL PRICE	MILESTONES(-15%)	Only 3 units!(-20%)	Estimated Views
PRIMER PISO				PRECIO FINAL	30% - 60% - 10%	80% 20%	(ask for pictures)
105	1BED/1BATH	40	430	SOLD	SOLD	SOLD	Patio
104	1BED/1.5BATH	37.51	403	\$200,000	\$170,000	\$160,000	Patio
103	1BED/1BATH	27.77	299	SOLD	SOLD	SOLD	Street
102	1BED/1BATH	23.42	252	SOLD	SOLD	SOLD	Street
101	1BED/1BATH	28.41	306	SOLD	SOLD	SOLD	Street

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AVAILABILITY UPDATED Sept 1st, 2025

BLUE: LOCK OFF UNIT - 2 BED + 2 BATH.

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LUZ 2

LUXURY CONDOS

SHORT TERM RENTAL ANALYSIS

Naya Homes - a property management agency shared with us their analysis and results that shows the productivity of the condos in the area.

CUSTOM ANNUAL REVENUE ESTIMATE

Luz (1 bedroom)

Venustiano Carranza 578, Zona Romantica, Puerto Vallarta

This property can generate

from \$21,760.00*

to \$26,424.55*

*Gross estimated annual revenue

Luz (1 bedroom)

Based on existing properties within a radius of 150 meters from Luz 2 project, a 1 bedroom, 1 bathroom unit there would have generated between US\$21.7k and \$26.4k in gross rental revenue in the last twelve months. This assumes the property has high-end finishes. This area is still in development and more accurate data will be available once the property is delivered.



1 Bedroom



1 Bathroom

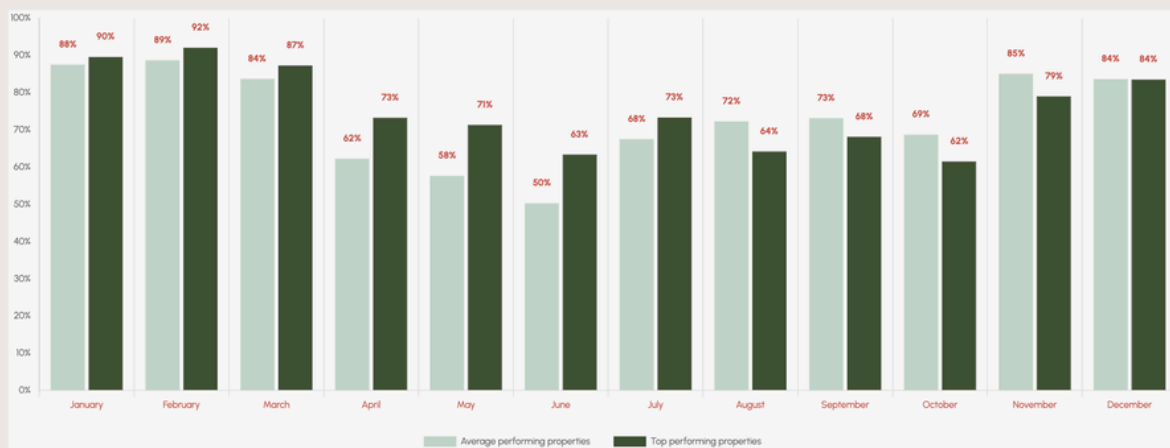


4 Guests

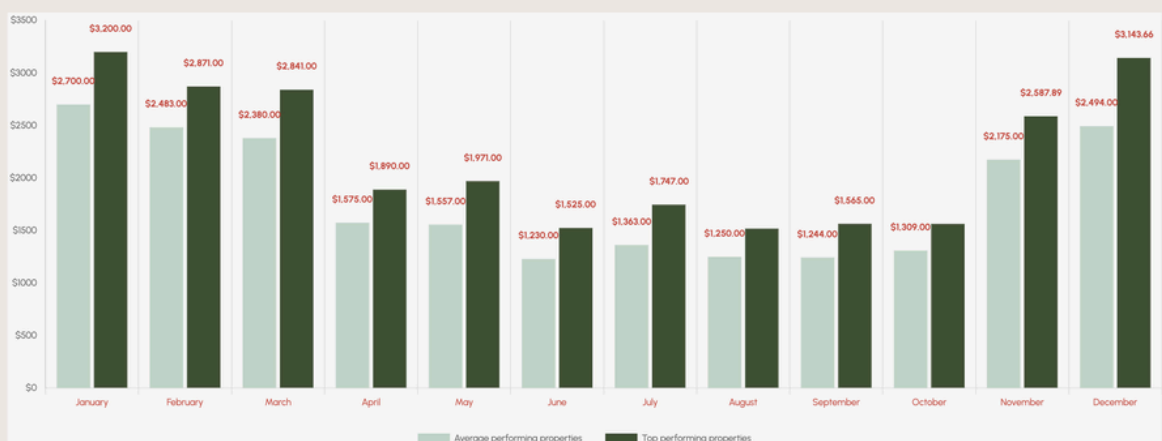


Apartment

Estimated Annual Occupancy



Estimated Gross Annual Revenue



YOUR FUTURE HOME

LOCK IN YOUR PRE-CONSTRUCTION CONDO WITH \$2,000 USD DEPOSIT TODAY!



Venustiano Carranza 576, Z. Romantica
Puerto Vallarta, Jal. Mexico

Price List - Drive



PUERTO VALLARTA, MEXICO

LUZ 2

LUXURY CONDOS

yfhinternational.com