



# FRIDA

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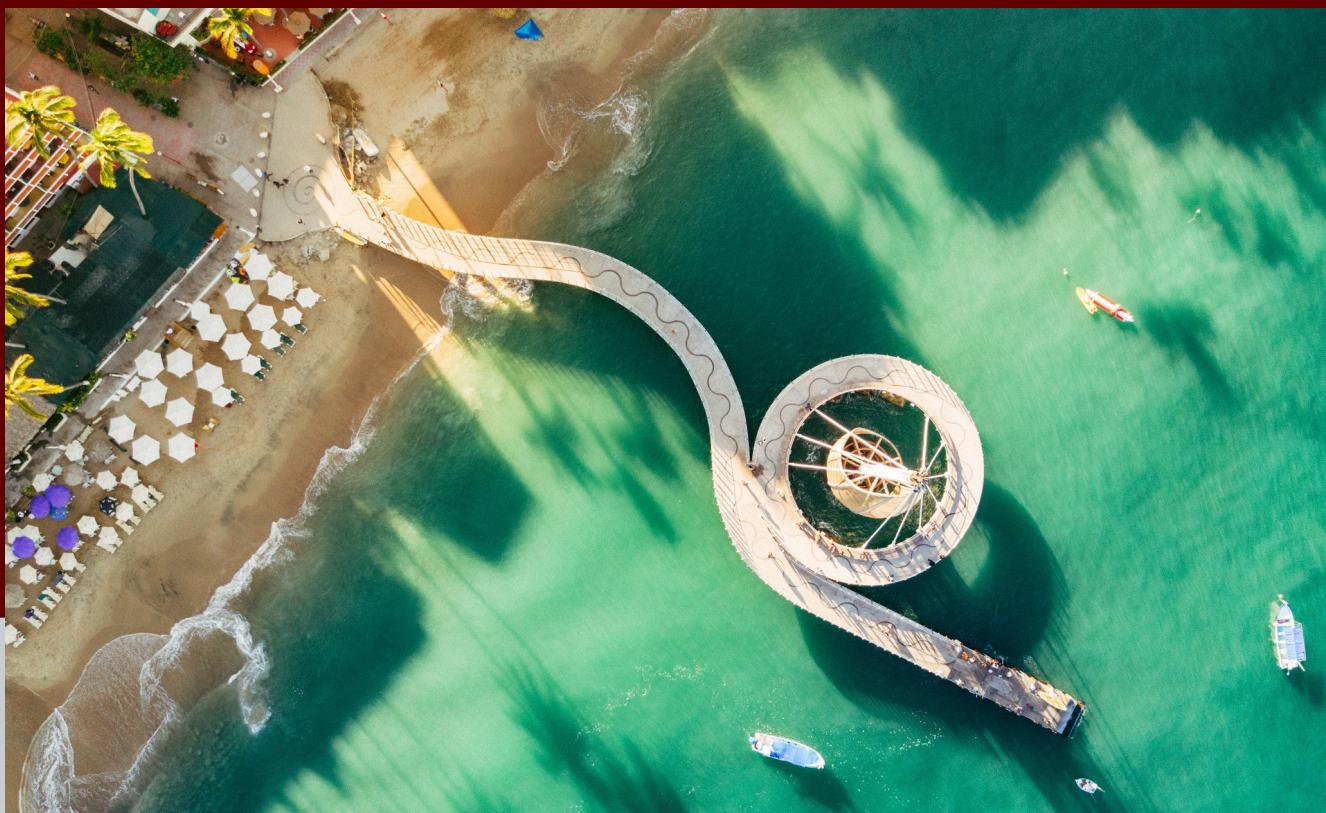
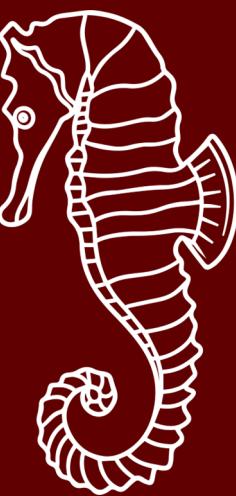
## CONDOS



YOUR FUTURE —  
**HOME**  
— INTERNATIONAL

C. Miramar 545, Centro, 48300 Puerto Vallarta, Jal.  
[yfhinternational.com](http://yfhinternational.com)

Puerto Vallarta es la ciudad número uno de México para la inversión inmobiliaria, ya que combina belleza natural, una cultura vibrante y una infraestructura sólida. Con una alta demanda de alquileres y una excelente calidad de vida, es ideal para inversionistas que buscan rendimientos a largo plazo. Sus impresionantes playas y el desarrollo continuo la convierten un destino privilegiado tanto para compradores locales como internacionales.



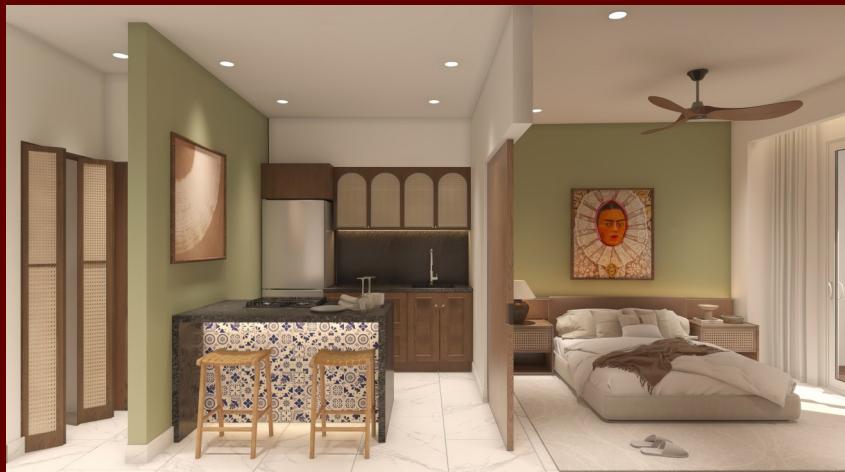
## Centro - Downtown Puerto Vallarta

El centro de Puerto Vallarta es el corazón cultural e histórico de la ciudad, donde la tradición se fusiona con la vida cotidiana de una forma verdaderamente auténtica. Enmarcado por el icónica Malecón, esta zona destaca por su arquitectura colorida, galerías de arte, mercados locales y plazas vibrantes llenas de música y vida. A solo unos pasos de la playa, el Centro ofrece una mezcla de encanto clásico y comodidades modernas, lo que lo convierte en un favorito tanto para locales como para visitantes internacionales. Su carácter caminable, el fuerte sentido de comunidad y la creciente demanda de rentas vacacionales lo hacen una ubicación ideal para invertir y vivir en una de las ciudades costeras más queridas de México.





BAJO CONSTRUCCIÓN  
ENTREGA ESTIMADA PARA  
ABRIL 2027



**FRIDA**

- VENDIENDO -  
BAJO CONSTRUCCIÓN  
ENTREGA ESTIMADA PARA  
ABRIL 2026

**LUZ 2**

- VENDIENDO -  
BAJO CONSTRUCCIÓN  
ENTREGA ESTIMADA PARA  
JUNIO 2026



**LUZ 2** ✓

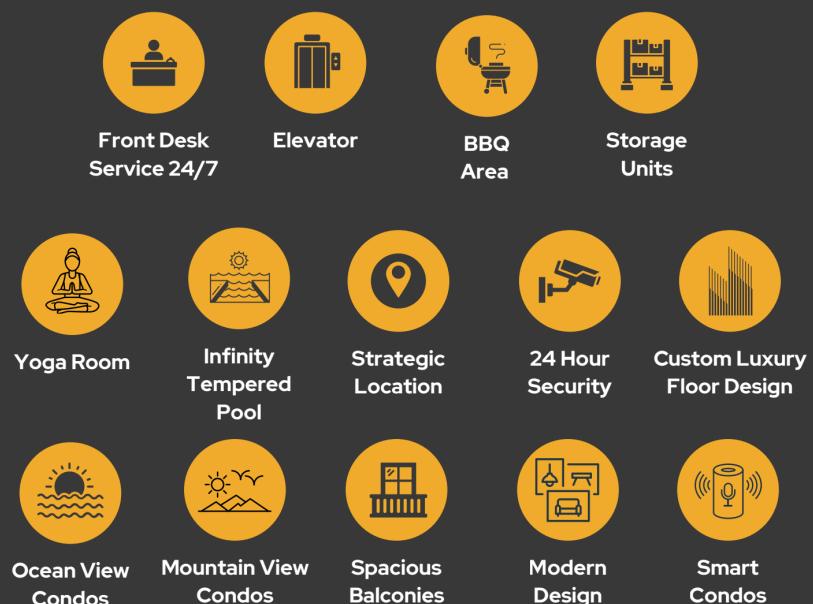
- 100% VENDIDO Y ENTREGADO -  
ENTREGADO EN ABRIL 2025

## Por qué Frida Condos?

Frida Condos honra el espíritu libre y creativo de Frida Kahlo. Combina arte, color y cultura mexicana en un espacio que celebra la autenticidad, la pasión y la individualidad: un lugar para vivir con valentía y ser tú mismo sin disculpas.

## 14 AMENIDADES

El desarrollo con el mayor número de amenidades en el  
Centro de Puerto Vallarta

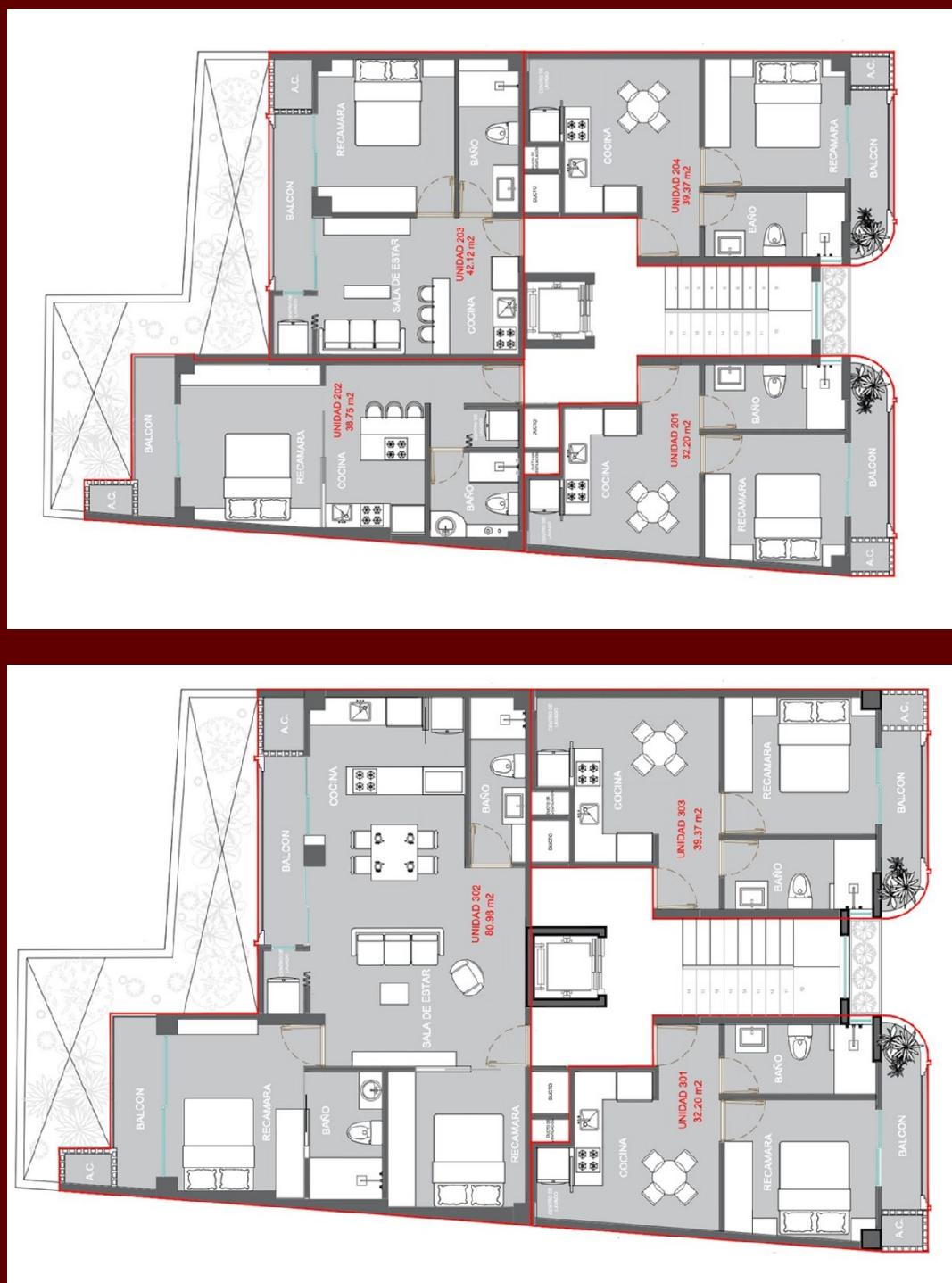


EN EL CORAZÓN DEL  
CENTRO DE PUERTO VALLARTA



A tres cuadras de El Malecon  
C. Miramar 545, Centro, 48300 Puerto Vallarta, Jal.

# PLANO DE PLANTA DE 3 CONDOMINIOS



## HOA— ALICUOTA MENSUAL

La cuota de mantenimiento de nuestras propiedades se gestiona según el tamaño de la unidad

ESTIMATED HOA MONTHLY FEE: 45 MXN / m<sup>2</sup>

UNIT 202	39.04 m <sup>2</sup>	\$1,757 MXN	\$87.85 USD
PHK2	43 m <sup>2</sup>	\$1,935 MXN	\$96.75 USD



# FRIDA

## UNIDAD 401



## UNIDAD 402



## UNIDAD 403



## UNIDAD 404



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PRICE LIST  
USD

**FRIDA**



SIXTH FLOOR		PENTHOUSE SKYLINE		FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
SEXTO PISO		M2	Sq Ft	PRECIO FINAL	30% 60% 10%	80% 20%	
PHK4	1BED/1BATH	39.04	420.22	\$265,000	\$238,500	\$185,500	MOUNTAIN VIEW
PHK3	1BED/1BATH	37.3	401.49	\$375,000	\$337,500	\$262,500	OCEAN VIEW
PHK2	1BED/1BATH	43	462.85	\$375,000	\$337,500	\$262,500	OCEAN VIEW
PHK1	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
FIFTH FLOOR		PENTHOUSE SIGNATURE		FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
QUINTO PISO		M2	Sq Ft	PRECIO FINAL	30% 60% 10%	80% 20%	
PHS4	1BED/1BATH	39.04	420.22	\$255,000	\$229,500	\$178,500	MOUNTAIN VIEW
PHS3	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
PHS2	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
PHS1	1BED/1BATH	36.78	395.90	\$255,000	\$229,500	\$178,500	MOUNTAIN VIEW
FOURTH FLOOR		PENTHOUSE RESIDENCES		FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
CUARTO PISO		M2	Sq Ft	PRECIO FINAL	30% 60% 10%	80% 20%	
PHH3	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
PHH2	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
PHH1	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
THIRD FLOOR		M2	Sq Ft	FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
TERCER PISO				PRECIO FINAL	30% 60% 10%	80% 20%	
304	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
303	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
302	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
301	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
SECOND FLOOR		M2	Sq Ft	FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
SEGUNDO PISO				PRECIO FINAL	30% 60% 10%	80% 20%	
204	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
203	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
202	1BED/1BATH	39.04	420.22	\$250,000	\$237,500	\$175,000	PARTIAL VIEW
201	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
FIRST FLOOR		M2	Sq Ft	FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
PRIMER PISO				PRECIO FINAL	30% 60% 10%	80% 20%	
106	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
105	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
102	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
101	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD

Precios y disponibilidad sujetos a cambio sin previo aviso.

Prices and availability subject to change without notice.

AVAILABILITY UPDATED October 30th, 2025 – PROJECT APPROVED ON FLEX MLS.

WHITE: AVAILABLE.

FECHA DE ENTREGA ESTIMADA: ABRIL 2026 // ESTIMATED DELIVERY DATE: APRIL 2026

PRECIOS EN USD

 Special 30% Discount  
Only November 2025

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PRICE LIST  
MXN

**FRIDA**



SIXTH FLOOR		PENTHOUSE SKYLINE		FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
SEXTO PISO		M2	Sq Ft	PRECIO FINAL	30% 60% 10%	80% 20%	
PHK4	1BED/1BATH	39.04	420.22	\$5,300,000	\$4,770,000	\$3,710,000	MOUNTAIN VIEW
PHK3	1BED/1BATH	37.3	401.49	\$7,500,000	\$6,750,000	\$5,250,000	OCEAN VIEW
PHK2	1BED/1BATH	43	462.85	\$7,500,000	\$6,750,000	\$5,250,000	OCEAN VIEW
PHK1	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
FIFTH FLOOR		PENTHOUSE SIGNATURE		FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
QUINTO PISO		M2	Sq Ft	PRECIO FINAL	30% 60% 10%	80% 20%	
PHS4	1BED/1BATH	39.04	420.22	\$5,100,000	\$4,590,000	\$3,570,000	MOUNTAIN VIEW
PHS3	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
PHS2	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
PHS1	1BED/1BATH	36.78	395.90	\$5,100,000	\$4,590,000	\$3,570,000	MOUNTAIN VIEW
FOURTH FLOOR		PENTHOUSE RESIDENCES		FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
CUARTO PISO		M2	Sq Ft	PRECIO FINAL	30% 60% 10%	80% 20%	
PHH3	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
PHH2	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
PHH1	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
THIRD FLOOR		M2	Sq Ft	FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
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303	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
302	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
301	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
SECOND FLOOR		M2	Sq Ft	FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
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203	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
202	1BED/1BATH	39.04	420.22	\$5,000,000	\$4,750,000	\$3,500,000	PARTIAL VIEW
201	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
FIRST FLOOR		M2	Sq Ft	FINAL PRICE	MILESTONES(-15%)	NOVEMBER (-30%)	VIEW
PRIMER PISO				PRECIO FINAL	30% 60% 10%	80% 20%	
106	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
105	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
102	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
101	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD

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# ANÁLISIS DE RENTAS

Naya Homes, una agencia de administración de propiedades, compartió con nosotros su análisis y resultados que muestran la productividad de los condominios en la zona.

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

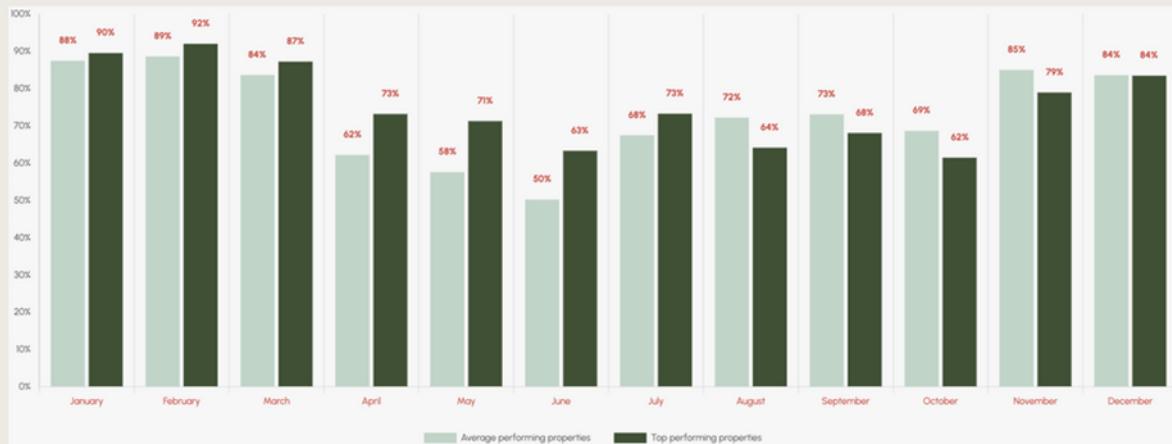


4 Guests



Apartment

## Estimated Annual Occupancy



## Estimated Gross Annual Revenue



# FRIDA



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