



TIERRA  NUEVA

Private Invitation

TIERRA NUEVA

Tierra Nueva is a private development located in Temascaltepec, 20 km from Avándaro, across 300 hectares of privately owned land.

It is designed for 333 partners, where 70% of the territory is preserved as an ecological sanctuary, and 30% is dedicated to conscious housing, sustainable infrastructure, and an active bioeconomic platform.

The investor does not simply acquire land; they enter a curated community and participate in a productive model that combines real estate, hospitality, wellness, and regenerative production, with value generation and cash flow beginning in Year 3.

SEED VILLAGE

333 families

300 private hectares

70% permanent conservation. (biodiverse forest, water reserves, fertile soil)

INVITED PROFILE

This is a private invitation.

Directed to:

- Leaders in bioeconomy, sustainability, health, and wellness.
- Creators of community and unique experiences.
- Conscious entrepreneurs.
- Families with an intergenerational vision.
- Individuals seeking connection with nature.

We are not looking for buyers.

We are looking for partners aligned with the vision.

THE INVITATION

Tierra Nueva is a planned development for 333 partners who share our vision, distributed across 333 lots and integrated with an active bioeconomic platform.

More than a real estate purchase, this is an **invitation to become part of a society**.

By investing in your lot, you become a **partner** in Tierra Nueva, participating in a model that integrates territory, productive economy, and community.

As a partner, you may:

- Actively participate in the bioeconomic platform
- Develop projects within the ecosystem
- Work in or invest in productive activities within the project
- Contribute to individual and collective growth

Located in **Telpintla, Municipality of Temascaltepec, 20 km from Avándaro**, on approximately **300 hectares of privately owned land (non-ejidal)**.

A territory designed to safeguard the future.

TERRITORIAL STRUCTURE

70% of the territory

Permanently protected ecological reserve.

Forest, water reserves, regeneration, and environmental balance.

30% of the territory allocated to:

- Conscious housing (333 lots)
- Sustainable infrastructure
- Productive bioeconomic platform

The 30% integrates the project's complete active ecosystem.

This is not a residential development with green areas.

It is a protected territory with a conscious productive core.

WHAT IS BIOECONOMY?

Bioeconomy is the productive engine of the project.

It does not depend on selling more lots.

It generates its own recurring revenue streams.

Includes:

- Regenerative hospitality
- Wellness events and retreats
- Organic agricultural production and conscious nutrition
- Farm-to-table gastronomy
- Artistic and scientific residencies
- Specialized educational programs
- Equestrian Center
- Retreat Center
- Integral Wellness Center

Housing, production, and community integrated within a single ecosystem.

SEED VILLAGE

500 m² private lots

(Structured right-of-use through trust agreement)

Allows the development of:

- Single-family residence up to **200 m²**
- Maximum of **2 levels**
- Maximum height of **7.5 meters**

Under guidelines prioritizing:

- Integration with the landscape
- Sustainable materials
- Responsible water and energy management
- Low environmental footprint

Also includes:

Right of use within a protected ecological environment

Participation in the bioeconomic platform

Access to sustainable infrastructure

Formal legal structure and governance

TOTAL INVESTMENT

\$3,300,000 MXN

- \$1,650,000 → Right of use
- \$1,650,000 → Participation in bioeconomy

50% land

50% productive economy

This is not only heritage.

It is belonging to an active society.

PROFITABILITY

Bioeconomic Activity

- Projected dividends beginning in Year 3
- Conservative benchmark equivalent to CETES as an operational floor
- Higher upside potential through hospitality, events, and production

Productive model, debt-free, and activated in phases.

Land Appreciation

- 10% increase in value for every block of 33 lots sold
 - Appreciation linked to project consolidation
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LEGAL STRUCTURE

- Private land ownership (non-ejidal)
- Trust structure
- Inheritable rights
- Separate operating company
- Clear governance

TIERRA NUEVA MANIFESTO

1. Land is not owned; it is honored.
 2. Not everything should be built; what is essential must be protected.
 3. 70% remains alive so the future can breathe.
 4. Community is the true infrastructure.
 5. We choose coherence over volume.
 6. Economy must regenerate, not extract.
 7. We grow through purpose, not urgency.
 8. Every resident is a guardian, not a consumer.
 9. Leadership implies service to the land and the community.
 10. What we build must sustain generations.
 11. Profitability is valid only if it respects balance.
 12. Tierra Nueva is not a place: it is a commitment.
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Tierra Nueva is protected territory + productive economy + intentional community.

If this vision resonates with you, let's talk.

