

YOUR OWN
CONDO
ZONA ROMANTICA
STARTING AT
\$200K USD



FRIDA

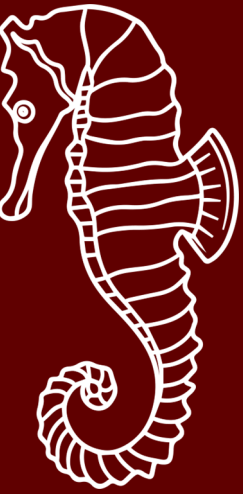
CONDOS

YOUR FUTURE
HOME
INTERNATIONAL

C. Miramar 545, Centro, 48300 Puerto Vallarta, Jal.
yfhinternational.com

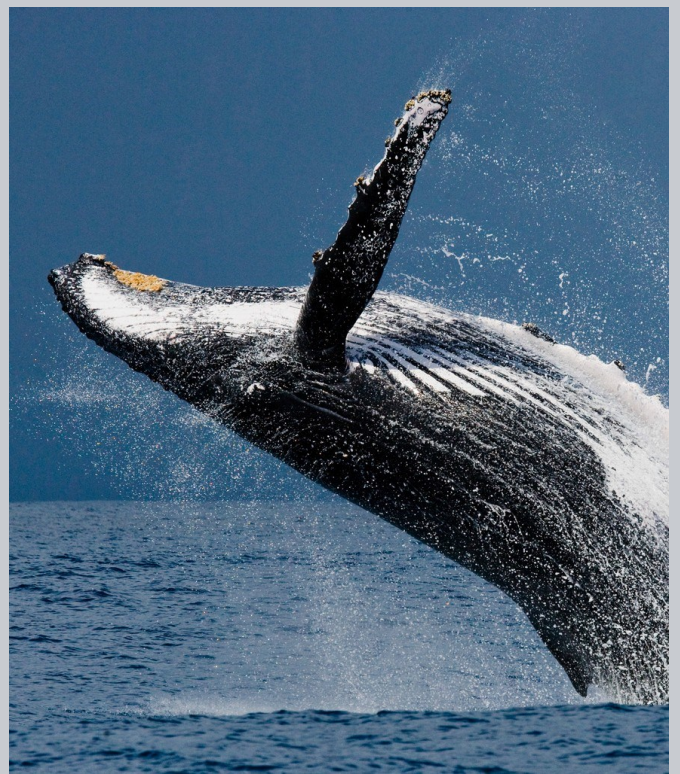
Why Puerto Vallarta?

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.



Centro - Downtown Puerto Vallarta

Puerto Vallarta's Centro is the cultural and historic heart of the city, where tradition meets daily life in a truly authentic way. Framed by the iconic Malecón boardwalk, the area features colorful architecture, art galleries, local markets, and vibrant plazas filled with music and life. Just steps from the beach, Centro offers a blend of classic charm and modern convenience, making it a favorite among both locals and international visitors. Its walkability, strong community feel, and growing demand for vacation rentals make it an ideal location for investment and lifestyle living in one of Mexico's most beloved coastal cities.





FRIDA
COLLECTION

UNDER CONSTRUCTION
TO BE DELIVERED ON
APRIL 2027




FRIDA

- NOW SELLING -
UNDER CONSTRUCTION
ESTIMATED DELIVERED
APRIL 2026

LUZ 2

- NOW SELLING -
UNDER CONSTRUCTION
TO BE DELIVERED ON
JUNE 2026



LUZ ✓

- 100% SOLD OUT & DELIVERED -
DELIVERED ON TIME ON APRIL 2025

Why Frida Condos?

Frida Condos honors the free and creative spirit of Frida Kahlo. It blends art, color, and Mexican culture in a space that celebrates authenticity, passion, and individuality—a place to live boldly and be unapologetically yourself.

14 AMENITIES

The Only development with most amenities in
Centro Puerto Vallarta



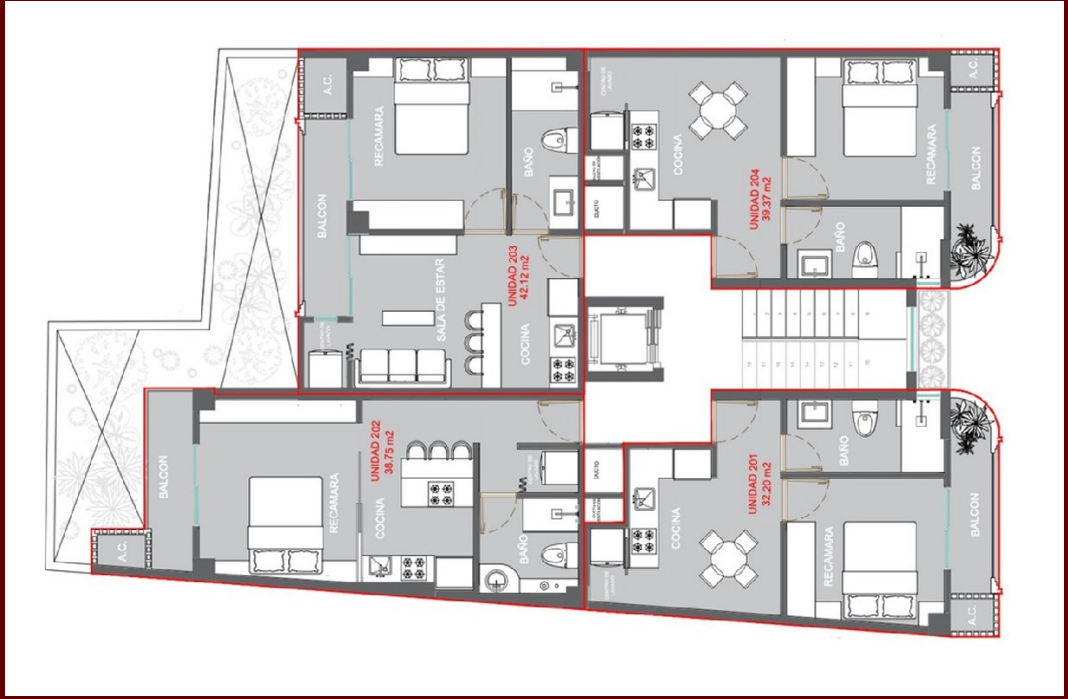
- Front Desk Service 24/7
- Elevator
- BBQ Area
- Storage Units
- Yoga Room
- Infinity Tempered Pool
- Strategic Location
- 24 Hour Security
- Custom Luxury Floor Design
- Ocean View Condos
- Mountain View Condos
- Spacious Balconies
- Modern Design
- Smart Condos

IN THE HEART OF DOWNTOWN PUERTO VALLARTA



3 Blocks Away from the Malecon
C. Miramar 545, Centro, 48300 Puerto Vallarta, Jal.

FLOOR PLAN X4 CONDOS



FLOOR PLAN X3 CONDOS



HOA— MONTHLY SERVICE FEES

The HOA in our properties are managed by the size of your unit

ESTIMATED HOA MONTHLY FEE: 45 MXN / m²

| | | | |
|----------|----------------------|-------------|-------------|
| UNIT 202 | 39.04 m ² | \$1,757 MXN | \$87.85 USD |
| PHK2 | 43 m ² | \$1,935 MXN | \$96.75 USD |

FRIDA

We're sharing with you some photos of the construction progress at FRIDA





FRIDA

UNIT 401



UNIT 402



UNIT 403



UNIT 404



PRICE LIST

USD

FRIDA



| SIXTH FLOOR | | PENTHOUSE SKYLINE | | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
|--------------|------------|----------------------|--------|--------------|--------------|---------------------|-----------|---------------|
| SEXTO PISO | | M2 | Sq Ft | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| PHK4 | 1BED/1BATH | 39.04 | 420.22 | \$265,000 | \$251,750 | \$198,750 | \$159,000 | MOUNTAIN VIEW |
| PHK3 | 1BED/1BATH | 37.3 | 401.49 | \$365,000 | \$346,750 | \$273,750 | \$219,500 | OCEAN VIEW |
| PHK2 | 1BED/1BATH | 43 | 462.85 | \$365,000 | \$346,750 | \$273,750 | \$219,500 | OCEAN VIEW |
| PHK1 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| FIFTH FLOOR | | PENTHOUSE SIGNATURE | | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| QUINTO PISO | | M2 | Sq Ft | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| PHS4 | 1BED/1BATH | 39.04 | 420.22 | \$255,000 | \$242,250 | \$191,250 | \$153,000 | MOUNTAIN VIEW |
| PHS3 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| PHS2 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| PHS1 | 1BED/1BATH | 36.78 | 395.90 | \$255,000 | \$242,250 | \$191,250 | \$153,000 | MOUNTAIN VIEW |
| FOURTH FLOOR | | PENTHOUSE RESIDENCES | | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| CUARTO PISO | | M2 | Sq Ft | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| PHH3 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| PHH2 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| PHH1 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| THIRD FLOOR | | M2 | Sq Ft | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| TERCER PISO | | | | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| 304 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 303 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 302 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 301 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| SECOND FLOOR | | M2 | Sq Ft | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| SEGUNDO PISO | | | | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| 204 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 203 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 202 | 1BED/1BATH | 39.04 | 420.22 | \$250,000 | \$237,500 | \$187,500 | \$150,000 | PARTIAL VIEW |
| 201 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| FIRST FLOOR | | M2 | Sq Ft | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| PRIMER PISO | | | | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| 106 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 105 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 102 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 101 | SOLD | 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 December 13th, 2025 – PROJECT APPROVED ON FLEX MLS.

WHITE: AVAILABLE.

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

PRICES IN USD



Special Price
December 2025

PRICE LIST MXN

FRIDA



| SIXTH FLOOR | | PENTHOUSE SKYLINE | | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
|--------------|------------|----------------------|--------|--------------|--------------|---------------------|-------------|---------------|
| SEXTO PISO | | M2 | Sq Ft | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| PHK4 | 1BED/1BATH | 39.04 | 420.22 | \$5,300,000 | \$5,035,000 | \$3,975,000 | \$3,180,000 | MOUNTAIN VIEW |
| PHK3 | 1BED/1BATH | 37.3 | 401.49 | \$7,300,000 | \$6,935,000 | \$5,475,000 | \$4,390,000 | OCEAN VIEW |
| PHK2 | 1BED/1BATH | 43 | 462.85 | \$7,300,000 | \$6,935,000 | \$5,475,000 | \$4,390,000 | OCEAN VIEW |
| PHK1 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| FIFTH FLOOR | | PENTHOUSE SIGNATURE | | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| QUINTO PISO | | M2 | Sq Ft | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| PHS4 | 1BED/1BATH | 39.04 | 420.22 | \$5,100,000 | \$4,845,000 | \$3,825,000 | \$3,060,000 | MOUNTAIN VIEW |
| PHS3 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| PHS2 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| PHS1 | 1BED/1BATH | 36.78 | 395.90 | \$5,100,000 | \$4,845,000 | \$3,825,000 | \$3,060,000 | MOUNTAIN VIEW |
| FOURTH FLOOR | | PENTHOUSE RESIDENCES | | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| CUARTO PISO | | M2 | Sq Ft | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| PHH3 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| PHH2 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| PHH1 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| THIRD FLOOR | | M2 | Sq Ft | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| TERCER PISO | | | | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| 304 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 303 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 302 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 301 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| SECOND FLOOR | | M2 | Sq Ft | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| SEGUNDO PISO | | | | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| 204 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 203 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 202 | 1BED/1BATH | 39.04 | 420.22 | \$5,000,000 | \$4,750,000 | \$3,750,000 | \$3,000,000 | PARTIAL VIEW |
| 201 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| FIRST FLOOR | | M2 | Sq Ft | FINAL PRICE | Presale(-5%) | Only 1 units (-25%) | DECEMBER | VIEW |
| PRIMER PISO | | | | PRECIO FINAL | 30% 60% 10% | 80% 20% | 80% 20% | |
| 106 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 105 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 102 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| 101 | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |

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AVAILABILITY UPDATED December 13th, 2025 – PROJECT APPROVED ON FLEX MLS.

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PRECIOS EN MXN



Special Price
December 2025

SHORT TERM RENTAL ANALYSIS

Naya Homes — a property management agency shared with us their análisis and results that shows the Productivity of the condos in this área.

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

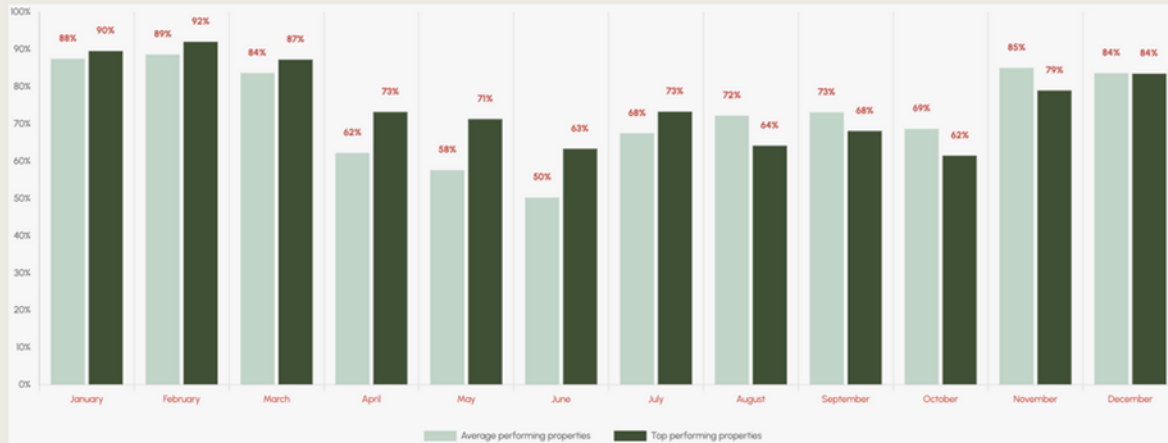


4 Guests



Apartment

Estimated Annual Occupancy



Estimated Gross Annual Revenue



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HOME
INTERNATIONAL

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