

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



FRIDA

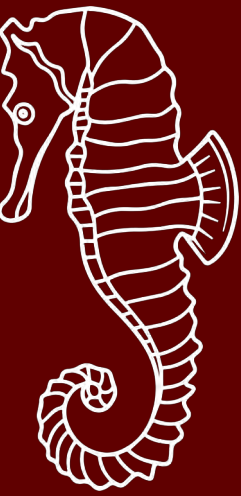
CONDOS

YOUR FUTURE
HOME
INTERNATIONAL

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

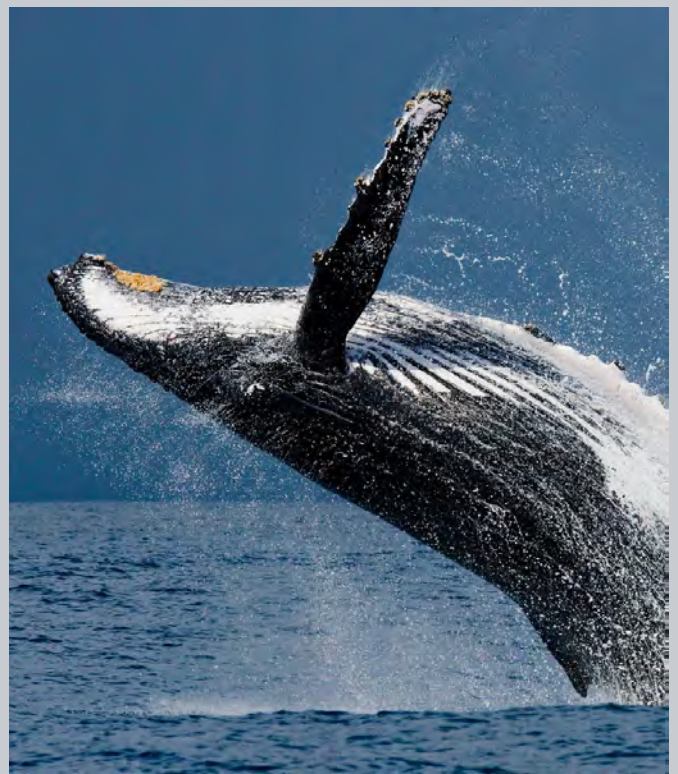
Why Puerto Vallarta?

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.



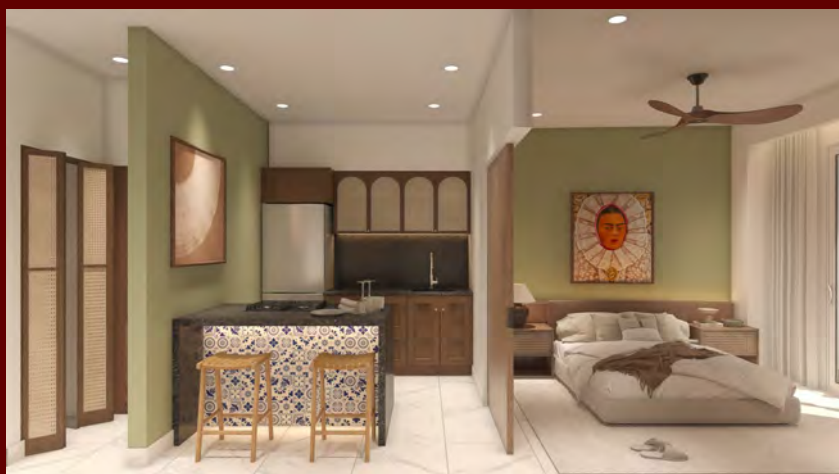
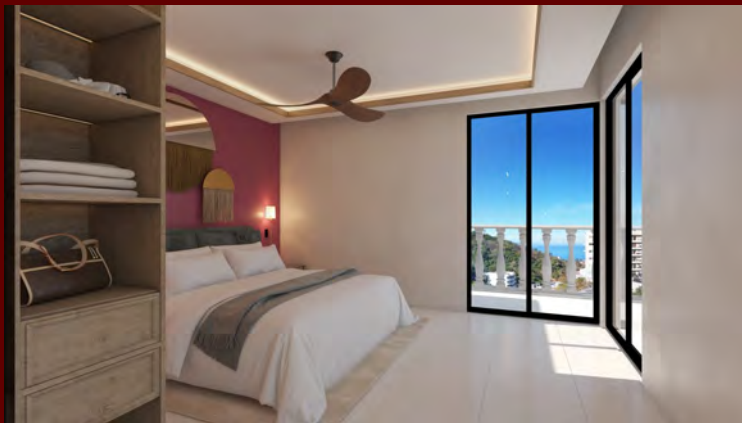
Centro - Downtown Puerto Vallarta

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.





UNDER CONSTRUCTION
TO BE DELIVERED ON
APRIL 2027



- NOW SELLING -
UNDER CONSTRUCTION
ESTIMATED DELIVERED
APRIL 2026

LUZ 2

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



LUZ 2 ✓

- 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



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 / m ²			
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

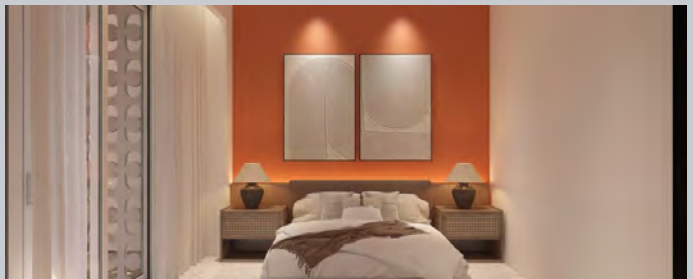
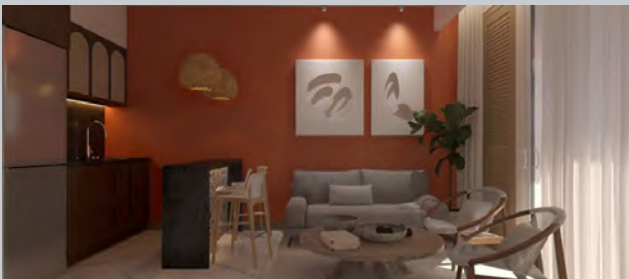
UNIT 401



UNIT 402



UNIT 403



UNIT 404



PRICE LIST
USD



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	
PHK3	1BED/1BATH	37.3	401.49	\$365,000	\$346,750	\$273,750	\$219,500	
PHK2	1BED/1BATH	43	462.85	\$365,000	\$346,750	\$273,750	\$219,500	
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	
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	\$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	
PHH2	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	
PHH1	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



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	
PHK3	1BED/1BATH	37.3	401.49	\$7,300,000	\$6,935,000	\$5,475,000	\$4,390,000	
PHK2	1BED/1BATH	43	462.85	\$7,300,000	\$6,935,000	\$5,475,000	\$4,390,000	
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	
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	\$4,845,000	\$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	
PHH2	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	
PHH1	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
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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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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



FRIDA



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HOME
INTERNATIONAL

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