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FIVE-STAR RESORT PREMIERES IN THE YUCATAN PENINSULA

Flamingo Lakes, the newest five-star resort in Mexico's Yucatan Peninsula, is attracting second home buyers, vacation home buyers and retirees throughout Europe and North America to this popular destination. Located near Merida, Flamingo Lakes is a master-planned, gated collection of detached luxury homes and condominiums within an exclusive resort showcasing championship golf, a beach club, tennis academy, equestrian center and 840-acre nature reserve. In addition, Flamingo Lakes will have a marina complete with a fleet of boats for residents to use, as well as an onsite health center.

Starting at only \$210,000 for a three-bedroom detached home, Flamingo Lakes will feature detached homes with flexible floorplans. Designed by a local architect, Flamingo Lakes' one- and two-story villas will include up to five bedrooms, covered terraces and a swimming pool. Starting at \$113,000, residences in the golf-view condominium development will include up to three bedrooms. Residents will have access to a variety of services, including key holding, property maintenance, pool management, gardening, property rental and a comprehensive security system.

"At Flamingo Lakes, you can

buy a three-bedroom two-bath detached home overlooking a golf course for an unbelievable price with great financing," said Matthew Nussbaum of TheUSARealty.com, the US broker for Flamingo Lakes. Mortgages are now available for homebuyers worldwide starting at 4.48 percent, which is based on two percent above LIBOR. In addition, up to 75 percent loan-to-value ratio is available, with no penalties and 20-25 year terms.

TheUSARealty.com is hosting a "Fly Buy" program in which investors and customers are invited to spend three days at Flamingo Lakes. If a customer decides to buy or invest within five days of leaving Flamingo Lakes, then 100 percent of the travel costs will be reimbursed from the purchase price. In addition, Flamingo Lakes is happy to cooperate with brokers and is currently offering a four percent commission to referrals resulting in a purchase.

"Homebuyers can feel confident that they are making a sound investment at Flamingo Lakes," said Nussbaum. "Supported by the Mexican government and backed by US financial institutions, Flamingo Lakes delivers a completion bond on the project to ensure it will be finished and provides full hazard insurance. In addition, title is guaranteed by First American,



Resort Amenities, Detached Homes and Condos Attract Second Home Buyers and Retirees

a leading US title company."

The resort's coveted location is an approximate two-hour flight from major US cities, including Houston, New Orleans, Tampa and Miami, making Flamingo Lakes easily accessible for North Americans. In addition, the development is conveniently located a short flight away from cities throughout Latin America, such as Mexico City.

With old world landmarks including Mayan ruins, haciendas and cathedrals, as well as modern conveniences like theaters, universities and shopping malls, Merida is a unique blend of colonial city and cosmopolitan destination. Popular US retailers including Sears, Sam's Club, Costco and Wal-Mart, as well as luxury car

dealerships, including Porsche, can all be found in Merida. The Yucatan's year-round tropical climate and low crime rate have attracted many homebuyers to Flamingo Lakes.

"Many major publications recognize the Yucatan as one of the top five picks for residential real estate investment, and when you visit Flamingo Lakes, you'll understand why," said Nussbaum. "In addition to living in a safe community, residents are surrounded by Mexico's rich culture, ancient Mayan ruins and the charming historic town of Merida."

To learn more about Flamingo Lakes, interested buyers are encouraged to visit www.FlamingoLakesResort.com or www.TheUSARealty.com/FlamingoLakes.com.