



GRUPO NOMA

REAL ESTATE DEVELOPMENT + ADMINISTRATION



Welcome to Grupo Nom.a, your premier property management and real estate development partner in the heart of Puerto Vallarta and the expansive Banderas Bay region.

Formed through a strategic partnership between Malahki R. Thorn of RavenThorn Interior Design and Civil Engineer Antonio Martinez Zepeda, Grupo Nom.a specializes in the management of high-end luxury homes, vacation rentals, and condominium buildings. Our mission is to deliver an unparalleled international standard of service, blending American designer sensibilities with Mexican construction expertise to meet the unique needs of property owners in this idyllic location.

(νῶμα)

The ancient word “noma” is related to the concept of hospitality in ancient Greece. In particular, “noma” referred to the customs and social norms that governed the behavior of both hosts and guests in the context of hospitality.



Included Services:

- Weekly property inspections conducted by our dedicated in-house team of property inspectors.
- Coordination and procurement of cleaning supplies and essential paper products (such as toilet paper, paper towels, etc.) for your unit. Additionally, groceries can be purchased on your behalf if required.
- Our proficient accounting department will handle payments for utilities including electricity, water, cable TV, satellite TV, telephone, internet, and gas on your behalf. Furthermore, we can incorporate property taxes, bank trust fees, and homeowners association dues into our payment management system for your convenience.





Additional Charges: Services Beyond Property Management Package

- General maintenance costs for apartments will be determined upon inspection. The pricing will be proportional to the nature, complexity, and scope of the required work.
- We provide customizable cleaning services tailored to your preferences. A dedicated housekeeper will be assigned to your property, devising a cleaning schedule to ensure thorough maintenance, particularly during peak arrival periods. We strongly advise owners to opt for a weekly cleaning service to combat prevalent weather conditions, heat, humidity, and dust in Puerto Vallarta.
- Laundry and ironing services are available for units at an initial rate of \$20 MXN per kilogram.

Explanation of Maintenance Costs: Estimating repair costs for any apartment necessitates understanding the specific repairs needed. Similarly, assessing gardening work requires visualizing the apartment's unique features, including size, plant varieties, construction materials, lighting, and home automation technology, as these factors vary across properties.



Specialty Services

- Pre-Arrival Grocery Shopping and Floral Arrangements
- Personal Shopping – Supplies and Gifts
- Holiday Décor Design, Installation and Removal
- Administrative, Bill Paying and Notary Services
- Residence Deliveries
- Mail and Package Services

Exclusive Benefits:

- Special pricing for annual service subscriptions
- 3 complimentary cleanings in the first 3 weeks
- Flexible payment options including credit and debit cards



Condominium & Buildings Rates:

One-Bedroom Apartment/Condominium

- Scope: One bedroom, living room, kitchen, laundry, bathroom, and balcony/terrace.
- Monthly Service Cost: \$4,500 Mexican Pesos (Excluding taxes)
- Cleaning Cost: \$2,700 Mexican Pesos (Excluding taxes).

Two-Bedroom Apartment/Condominium

- Scope: Two bedrooms, living room, kitchen, laundry room, bathroom, and balcony/terrace.
- Monthly Service Cost: \$6,200 Mexican Pesos (Excluding taxes)
- Cleaning Cost: \$3,200 Mexican Pesos (Excluding taxes).

Three-Bedroom Apartment/Condominium

- Scope: Three bedrooms, living room, kitchen, laundry room, bathroom, and balcony/terrace.
- Monthly Service Cost: \$8,300 Mexican Pesos (Excluding taxes)
- Cleaning Cost: \$3,700 Mexican Pesos (Excluding taxes).

Penthouse

- Scope: Three or more bedrooms, living room, multiple bathrooms, laundry, kitchen, breakfast room, terrace/balcony, and pool or jacuzzi.
- Monthly Service Cost: \$10,000 Mexican Pesos (Excluding taxes)
- Cleaning Cost: \$4,200 Mexican Pesos (Excluding taxes)





House/Villa Rates:

House (200m² to 300m²)

- Monthly service cost: \$10,500 Mexican Pesos (Excluding taxes)
- Cleaning Cost: \$2,900 Mexican Pesos (Excluding taxes)

House (400m² to 700m²)

- Monthly Service Cost: \$12,000 Mexican Pesos (Excluding taxes)
- Cleaning Cost: \$3,900 Mexican Pesos (Excluding taxes)

Additional House/Villa Services:

- Supplies Management.
- Gardening and aquarium services indoors and outdoors, as well as recreational spaces and social areas.
- Inspection and pest control treatments
- Detailing and maintenance of cars and trucks.

SPECIAL PRICING

For annual payments or subscriptions.

At Grupo Noma, we value our clients' satisfaction and financial well-being. We're excited to offer an exclusive savings plan across our full range of property management services. Whether you own an apartment, house, or luxury villa, enrolling in our annual payment plan lets you pay for only 10 months, granting two months free.

Opting for a 6-month plan? Enjoy a month on us, only paying for 5. This simplified approach ensures all our clients can benefit from substantial savings, regardless of the property type, allowing you to enjoy more of what you love about living in the Banderas Bay.

Additional Charges:

Services outside the scope of our standard management package will be priced according to the specific requirements of your property. This encompasses general maintenance, which is evaluated post-inspection and tailored to the intricacies of the necessary tasks.

Annual Subscription Savings:

Clients opting for an annual payment plan benefit from significant savings, effectively paying for only 10 months instead of 12. This discount also extends to semi-annual payments.

At Grupo Nom.a, we are devoted to fostering employment opportunities within the local economy and enhancing prospects for the Puerto Vallarta community. We express our gratitude to our discerning clients for their trust and dedication to excellence. With Grupo Nom.a, managing your luxury property in this paradise destination has never been more effortless or fulfilling.





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