



PROJECT DOSSIER

Eco Villages Mexico Corazón

Ten eco-cabins inside a protected nature reserve in Fortín de las Flores, Veracruz. Designed for rejuvenation and a superior quality of life, for professionals, digital nomads and families.

Only 10 cabins · Founding Circle open

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1. A word from Roberto

Hello, and welcome to Eco-Village Mexico Corazón. My name is Roberto, owner of this nearly 10,000 m² property, inherited from my family. For almost 40 years my family cared for, reforested and regenerated this land. Today I am turning it into a place for regeneration, rejuvenation and a fulfilling life in the mountains, in harmony with environmental protection and conservation.

This is not a real estate project, nor a regular property sale. It is an invitation to belong to a community committed to environmental protection and good living. The project is limited to **10 cabins**, with a careful selection of owners who guarantee social and environmental respect, harmony, shared values and wellbeing for everyone.

Roberto A. Arrucha, of Mexican indigenous origin, entrepreneur and academic. Named a "Global Voice for Sustainability" by *We Don't Have Time*, and recognized by *1MillionStartups* and the *Government of Austria* for his contribution to Latin America's sustainable development. Born in Córdoba, Veracruz, a few kilometers from Corazón. Law degree and Master's in Business and Economics (Universidad Anáhuac), with specializations in Green Business and Circular Economy (Earth & Life University) and Climate Technology (Planet Champions). Over 15 years living and working across India, Vietnam, Thailand, Kenya, Rwanda, Morocco, Czechia, Ukraine, Armenia, Spain, Germany and Austria. His work has also been recognized by Oxford University and The Regional Academy of the United Nations.

THE PROJECT

2. What Eco-Village Mexico Corazón is

Corazón invites you to join a thriving, affordable community designed so that people and nature flourish together. Our vision is to be a leading example of ecological sustainability and conscious living, offering a life of freedom where you can enjoy nature, rejuvenate and live in balance, without breaking the bank.



Sea, mountain and city. The site was chosen for a rare balance: the majesty of the mountains, a private river on the property, the Gulf coast within driving distance, and two well developed cities a few minutes away. You are in nature without giving up connectivity, healthcare, schools or an airport.

LOCATION

3. Location: a hidden gem in Veracruz

Corazón sits inside the **Metlac Ecological Reserve**, in **Fortín de las Flores, Veracruz**, in the **Veracruz High Mountains** region, a well known ecotourism destination for the local population. The property spans approximately 10,000 m² of protected nature, which means only sustainable and environmentally respectful designs can be built here.

Córdoba, coffee hub and birthplace of our founder	3 km
Orizaba, magic town and cleanest city in Mexico	10 km
Pico de Orizaba, highest volcano in North America	40 km
Veracruz International Airport	131 km
Private river access	on site



Aerial view of the forested valley with Pico de Orizaba in the background. Photograph of the region where the property sits.

Coordinates: 18.9041357, -97.010759. Note: the property belongs to the municipality of Fortín de las Flores; Google Maps currently displays the pin under the neighbouring municipality of Ixtaczoquitlán.

CONTEXT

4. The Metlac: history, water and protection

The Metlac Canyon, with its dramatic landscape and the iconic Metlac Bridge, is far more than a beautiful setting. It is a place of history and strategic importance, which makes it a genuine attraction for visitors.



The Metlac Bridge, a landmark of the canyon and one of the most photographed engineering works in Veracruz.

A source of pure water. El Corazón del Metlac is well known in the region for the quality and abundance of its water.

An evolution toward ecotourism. Through the 20th century the Metlac area naturally became a hub for ecological activity, thanks to a landscape that connects mountains and rivers. That history culminated in **2013, when the property was officially declared a protected natural area (ANP).**

Being inside an ANP is the structural reason the community stays small: the land itself limits what can be built, which protects both the ecosystem and the value of what is already here.

5. The land today

These are photographs of the actual property and its immediate surroundings, after nearly 40 years of family stewardship and reforestation.



The river running through the property. Private river access is included for every member.



Left: the tree-lined access road into the property. Right: existing landscaped areas and mature vegetation on site.

6. The Founding Circle

The first 10 are not clients, they are founders. Entering at this phase means taking part in decisions that have not been made yet, on terms that will not repeat in later phases.

Co-Founder

The 10 founders co-write and sign the Founding Charter: the values and rules of coexistence of the community.

Co-Designer

You customize your cabin's layout and vote on the common-area budget of the community.

Early investor

You enter at the most accessible phase, with your price locked in your contract.

Founder benefits

- Phase price locked by contract when you reserve.
- A vote in the Founding Charter.
- A vote on the common-area budget.
- Founders' Plaque, your name stays permanently at Corazón.
- Priority in the Managed Rental Program.
- First access to future phases and to the next EcoVillages we develop in other destinations across Mexico (our intention, not a commitment).

Scope note: the events area and the pool are facilities operated by the project as a service for the community and visitors, and are not part of the budget co-decided by founders.

7. Admission: owner study and approval

We reserve the right to select the owners. **Not everyone can buy a cabin.** Our main objective is quality of life for everyone, by building a community whose cabin owners share the same values and standards of coexistence. Each owner is expected to meet four requirements:

1. Completed higher education.
2. Comfortable in a bilingual environment (Spanish and English).
3. Moral, ethical **and environmental** values, with a self-declaration of no illegal or criminal conduct.
4. Values and personality compatibility, assessed through our Fit Quiz, based on Big Five and MBTI.

Take the quiz at ecovillages-mexico.org/quiz. This process keeps the project aligned with the protected natural area guidelines and safeguards a high quality of life for all members.

THE OFFER

8. The cabins and current phase pricing

Only **10 cabins** across 10,000+ m² of regenerative forest. Two signature designs, both delivered with your titled land share and the regenerative systems included.



Architectural visualizations of the signature cabin design. **These images are AI-generated renders** of the planned cabins, not photographs of built units.

THE LOOKOUT

\$65,000 USD

- 2 floors, 2 bedrooms, living room, kitchen and personal garden
- King bed space on the ground floor
 - 6 × 2.50 m loft with staircase
 - Full bathroom, hot and cold water
 - Optional: jacuzzi, private garden, AC, chimney

THE NEST

\$45,000 USD

- 1 floor, 1 double bedroom, living room, kitchen and personal garden
- Single floor optimized for one king or double bedroom
 - Full bathroom, hot and cold water
 - Prefabricated kitchenette, 1.20 × 0.60 m
 - Optional: jacuzzi, private garden, chimney

Shared technical specifications

Private land size	12 × 12 m (144 m ²) lot share
Cabin footprint	7 × 6 m base plus 2 × 6 m integrated terrace, approx. 3.5 m height
Structure	High grade stone and first quality pine, moisture treated, polished and edged
Foundation	Cement, stone masonry or sonotube pilings
Flooring	Premium tongue and groove wood throughout
Roof	Asphalt shingles, 1.20 × 1 m side windows
Included systems	Solar array, rainwater harvesting, biodigester
Monthly fee	\$150 USD, includes security and maintenance

Adaptability: layout and structural sizes can change according to the buyer's specifications, within our sustainability guidelines. Final furnishings (beds, wardrobes) are not included.

Technical lead. The executive and architectural project is led by **Ing. Martín E. Martinez**, Civil Engineer and Director of MAES cabin.

Prices shown are for reference. They increase as cabins are sold and may change at any time without prior notice, based on availability and the exchange rate.

VALUE

9. Price per square meter, in context

LOCATION	PER M ²
Eco Villages Mexico Corazón (cabin and forest land included)	\$150
Riviera Maya (land only)	\$1,083
West Coast (land only)	\$1,300

Prices rise as the project's phases advance, for two honest reasons: fewer of the 10 places remain, and each construction stage lowers the risk for whoever comes later. When you reserve, **your price stays fixed in your contract**. Currently 8 of 10 founding places remain.

Prices shown are for reference and may change at any time without prior notice, based on availability and the exchange rate.



Master plan of the village, showing cabin placement, common areas and river access. Indicative layout, subject to final permitting.

10. Amenities

As part of Eco-Village Mexico Corazón, the following amenities are planned for the enjoyment of owners and visitors alike.

Caribbean-style pool

Transparent water that recalls the beaches of the Caribbean, 100% natural.

Huerto Comunitario

Our community food garden, where you can grow your own fruit and vegetables. Size: approximately 15 × 35 m.

Community hub

A multi-purpose space for yoga, meditation, exercise, dance, presentations and more.

Owners have **preferential access to these amenities within their maintenance fee**. These spaces are also open to the public, to support the economic, social and cultural development of the local community, always safeguarding security, privacy and proper maintenance. Each cabin keeps its own privacy: there is a clearly delimited separation between the cabins and the amenities.

11. Regenerative systems and design code

To keep a consistently high standard of environmentally responsible design, every cabin and common space follows an Architectural and Landscaping Code. These are its pillars.

Energy

Minimizing consumption and pursuing self-sufficiency through renewable technology and passive thermal design. Grid electricity is available but limited, so solar panels are the primary source. Depending on the cabin's location, a grid connection may be available as backup. Buildings are oriented for good solar access, with cross ventilation and insulated lightweight roofs, walls and floors.

Water

Each home harvests its own rainwater and humidity, targeting self-sufficiency in potable water. Every cabin has its own individual water tank, backed by a communal backup tank for the whole village, with 100 L deposits fed by subsoil water and rainwater plus an integrated filtration system. Design minimizes consumption, provides sufficient storage, and uses low water use or composting toilets where no sewer line exists.

Land, soil and materials

Construction must benefit rather than reduce biodiversity, limit on-ground slab use, and restore the land during and after the build. Materials are selected for low environmental impact, healthy indoor air quality, durability and efficiency.

Waste and recycling

Waste reduction begins at design and continues through daily living: reuse and recycling of solid materials, recovery of organic waste through the biodigester, and treatment and reuse of grey and black water.

Landscaping and food

Sustainable landscaping integrates built and natural elements, aiming for low maintenance gardens that form part of natural cycles. We prioritize permaculture, minimize lawn areas, favour local endemic species, and use swales to capture water. The Huerto Comunitario, our community food garden, grows 100% organic fruit and vegetables.

Accessibility and safety

Architecture adapted to universal accessibility criteria for people with disabilities and older adults. Fire prevention compliance, controlled access and security cameras for constant monitoring.

Scale and visual impact

Cabins do not exceed 9.5 m above ground level, with minimal change to the natural terrain. Form and volume are controlled to reduce visual impact, and highly reflective materials that cause glare are avoided.

Privacy by design

Spaces are laid out to avoid direct sightlines between cabins, using natural or architectural screens such as vegetation, walls and latticework.

NMX-AA-164-SCFI-2013

Colour, dark sky and privacy

The design integrates Mexico's Sustainable Building Standard: energy efficiency, universal accessibility, efficient water management and green landscaping with a minimum green area per inhabitant.

Exterior colours blend with the landscape from medium and long range while allowing identity up close. A Dark Sky policy prevents upward light spill. Privacy is treated as a sustainability feature, with a secure entry checkpoint, camera monitoring and an informal sense of neighbourhood watch.



Reference example of low-impact cabin construction in a forest setting, with rooftop solar.

COST OF LIVING

12. What a month actually costs here

Because the cabin is yours and the systems are regenerative, several of the usual monthly lines fall to zero. These are real project figures for a two-person cabin.

Rent or mortgage (the cabin is yours)	\$0
Electricity (solar)	\$0
Water (rainwater and humidity harvesting)	\$0
Property tax (\$100 per year)	\$8
Community fee (security and maintenance included)	\$150
Gas (LP with biodigester)	\$40
Internet (Starlink \$150 split between 5 households)	\$30
Transport	\$120
Groceries (\$70 per week)	\$303
Total per month	≈ \$651

Estimates provided by the project, not quotes. Real costs vary with habits, household size and cabin location. Run your own numbers at ecovillages-mexico.org/mexico-cost-of-living-calculator

INVESTMENT THESIS

13. Why we believe this holds up

This is not a promise of returns. It is the reasoning behind our decision to build here.

What is scarce is no longer cognitive

As technology makes intellectual work cheaper, what rises in relative value is what cannot be digitized: land, health, clean air, silence, real relationships and time.

Self-sufficiency as measurable insurance

Solar, rainwater, biodigester and garden decouple your cost of living from inflation and supply chains. It is a number you can calculate, not an abstraction.

Structurally limited supply

A protected reserve with only 10 cabins allowed, in a region where Orizaba alone receives 1.5 million visitors a year. The scarcity is a constraint of the land, not a sales tactic.

Triple optionality

Live in it full time, use it seasonally and rent it through the managed program, or simply hold it. Three paths, not a single bet.

14. Tourism income and growth potential

If you travel or use the cabin seasonally, you can make it available to travellers through our **Fully Managed Rental Program**. Our local team handles everything, from bookings to guest reception and cleaning.



Attractions in the surrounding region: natural swimming parks within the reserve, the streets of Orizaba, and traditional temazcal wellness experiences.

Existing demand. The Reserva Ecológica del Metlac is already a well known local ecotourism attraction, and Orizaba receives around 1.5 million visitors a year, and the Pico de Orizaba draws about 10,000 climbers annually.

Diverse appeal. The village is designed to welcome solo travellers, digital nomads and families alike, which broadens the guest base and supports more consistent occupancy.

Strategic location. Proximity to Orizaba, a magic town and the cleanest city in Mexico, plus Córdoba's coffee culture and the Pico de Orizaba, adds reasons to visit year round.

We cannot guarantee specific financial returns. Any occupancy or income figure is an estimate, not a commitment.

15. Legal security and ownership structures

Corazón is **100% private property, not Ejido**. Individual direct titling is available for both Mexican and foreign buyers. We offer two structures:

1. Land ownership with Condominio Ecológico

Cabin cost plus 20% for legal fees and permits. Grants you direct ownership of a defined parcel of land within the Eco-Village, similar to a traditional condominium regime but with an emphasis on ecological guidelines. The additional 20% may be applied at the legal formalization stage or structured into later payments, to be discussed in your personalized consultation.

2. Co-owner and shareholder in a Civil Association, with specific use rights

Included in the cabin cost. You become co-owner and shareholder of a Civil Association that holds the master title. As a shareholder you are granted specific, legally recognized rights of use over your eco-cabin and access to the common areas and services.

Both legal structures include comprehensive legal services covering the necessary documents, permits and licences, and both clearly define individual property rights, access to shared facilities, and responsibilities for environmental stewardship and community participation, including adherence to the Architectural and Landscaping Code.

16. Payment milestones

Our payment structure is progressive and tied to **tangible milestones**, not to a calendar. Percentages are cumulative.

10% **Reservation, initial commitment and contract**

Within 15 days of selecting your cabin. You sign your purchase agreement with title reservation covering your land and cabin, which secures your chosen option among the 10 available.

30% **Legal formalization and design initiation**

Your legal agreement is formalized, under either the Condominio Ecológico or the Civil Association structure, and the detailed architectural and landscaping design of your specific cabin begins.

50% **Construction begins**

Official commencement of construction. We lay the foundation and erect the primary structure, with regular progress updates and photographic evidence.

70% **Mid-construction milestone**

Due when the main structure, walls and roof, is substantially complete and the core systems are being installed, including preliminary electrical and plumbing for the solar and water systems.

100% **Handover and completion**

Final payment on completion and receipt of the necessary local building certifications. Your cabin is then ready for personal occupancy or for entry into the rental pool.

We are open to discussing slight adjustments on a case-by-case basis. We share progress and confirmed dates directly with members already in the process.

17. Governance: shared rights and obligations

- **Founding Charter.** The values and rules of coexistence, co-written and signed by the 10 Founding Members.
- **Village Design Panel.** Reviews cabin and landscaping proposals against the Architectural and Landscaping Code, so individual creativity does not compromise the whole.
- **Defined property rights.** The legal structures specify individual rights, access to shared facilities and environmental stewardship responsibilities.
- **Common-area budget vote.** Founders decide where part of the community spaces budget is invested.
- **Community fee.** \$150 USD monthly, covering security and maintenance of shared infrastructure.

18. Project stages

- ✓ **Stage 1. Executive project and viability**
Complete.
- ✓ **Stage 2. Support and green light from authorities and community**
Complete. Green light received from federal and state government.
- **Stage 3. Project submission and official permits**
In progress. Formal permitting is underway.
- **Stage 4. Founding member applications and start of construction**
Construction of Phase 1 begins once the founding group is complete and legal formalization is done.

As the project progresses, not all amenities will be ready in this first stage: we prioritize basic infrastructure and services first.

COMPLIANCE

19. Strict compliance with environmental regulation

Building inside a protected natural area means every step is subject to review. This is the real status of each procedure, including what is still pending.

✓ **SEDEMA**

Opinión de Congruencia, aligned with the guidelines and recommendations of the Government of the State of Veracruz. **Complete.**

✓ **SEMARNAT**

On the recommendation of the National Commission of Protected Natural Areas (CONANP), an exemption from filing an environmental impact statement (MIA) is being requested. **Complete.**

✓ **Architectural design**

Design compliant with environmental standards, certified by an architect. **Complete.**

○ **Municipality of Fortín**

New construction licence, with cabin plans, urban compatibility study and registration of the responsible surveyor under Fortín's Urban Development Regulation. **Pending.**

✓ **Notary**

Following the approval above, the owners transfer the land by donation to the already incorporated Civil Association that manages the project. **Complete.**

IMPACT

20. Contribution to the region

Corazón is committed to being a catalyst for positive change in the Reserva Ecológica del Metlac and the surrounding region, reviving ecotourism and raising it to an international standard.

Environmental preservation. Located inside a protected natural area designated in 2013, every intervention is bound by conservation criteria.

Social empowerment and education. The project encourages interaction among residents and visitors, creating an environment where green attitudes, values and practices are shared and reinforced, through organic gardening, guided hikes and community activities.

Local economy. Construction, maintenance, hospitality and services are sourced locally wherever possible.

21. Frequently asked questions

What exactly am I purchasing?

Either direct land ownership through the Condominio Ecológico structure (cabin cost plus 20% for legal fees and permits), or co-ownership through a Civil Association with rights of use and enjoyment over your cabin and lot share. Both are private property, not Ejido, and available to foreign buyers.

How safe is the area regarding the volcano and flooding?

Pico de Orizaba is geologically dormant and low risk. Our elevation keeps the river flowing downstream, making flooding statistically improbable, and all cabins are built on elevated plateaus. Security includes an entry checkpoint and camera monitoring.

What rental income can I expect?

We cannot guarantee specific returns. What we can point to is existing demand: the Metlac reserve is already a known ecotourism attraction, and Orizaba receives around 1.5 million visitors a year, and the Pico de Orizaba about 10,000 climbers.

Can I customize my cabin?

Yes. Layout and structural sizes can change according to your specifications, and you have significant freedom on interiors, within the Architectural and Landscaping Code and our sustainability principles, which cover materials, water efficiency and indoor air quality.

How does the Dark Sky policy affect my lighting?

Exterior lighting minimizes light pollution, avoids upward spill, and uses only what is needed for safety. It protects the night sky, local wildlife and the experience of the village at night.

Are pets allowed?

Generally, well behaved and controlled pets are welcome, with guidelines to ensure they do not affect local fauna or community tranquility.

Do we live totally off the grid?

No. We are inside a protected reserve surrounded by ecotourism projects such as natural swimming parks, and at the same time one step away from the city.

What activities can I expect?

Yoga, meditation, permaculture gardening, river rafting, guided hikes, shared meals and creative workshops.

22. Let's get to know each other

Eco-Village Corazón belongs to my family as private owners. As part of my heritage, I am launching this project in line with my expertise, values and commitment. I would be glad to host a video meeting or an on-site visit.

The first step is not a sales call, it is the Fit Quiz. It helps us both find out whether your values and Corazón's align. There are only 10 places, and we choose carefully.

Fit Quiz	ecovillages-mexico.org/quiz
Founding Circle	ecovillages-mexico.org/founders
Cost of living calculator	ecovillages-mexico.org/mexico-cost-of-living-calculator
Full living dossier	ecovillages-mexico.org/dossier

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