



TANIEL CHEMSIAN
P R O P E R T I E S

**WHEN IT'S TIME TO SELL,
CLARITY CHANGES EVERYTHING**



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W E L C O M E

TO

TANIEL CHEMSIAN
P R O P E R T I E S

When It's Time To Buy Or Sell A Property In Mexico, You Deserve A Trusted Team That Understands Your Goals And Guides You Every Step Of The Way.

The ***Puerto Vallarta real estate market is unique***, full of possibility, and always evolving—but it can also feel confusing if you're trying to make the right move on your own. Whether you're buying or selling, you want clarity, confidence, and someone you can trust to walk you through the process.

That's where our team at **TANIEL CHEMSIAN PROPERTIES** comes in.

With decades of experience in the **BANDERAS BAY/PUERTO VALLARTA** market, we've had the privilege of representing some of the area's most notable homes and condominium developments. Over the years, we've learned exactly what matters most to buyers and what sellers need to stand out.

OUR GOAL IS SIMPLE: TO MAKE THIS JOURNEY EASIER, MORE ENJOYABLE, AND TAILORED TO YOU.

At Taniel Chemsian Properties, we take a forward-thinking, innovative approach to real estate—without losing the personal touch that makes this work so meaningful. We're here to help you avoid the guesswork, understand the market, and move forward with a clear and confident plan.

In a market that's always changing, we stay ahead of trends and technology so you don't have to. You'll always have the latest insights, thoughtful guidance, and a dedicated team by your side.

Whether you're searching for your next home or preparing to sell, we'll guide you every step of the way so you can move forward with certainty.



When you visit us at **TANIEL CHEMSIAN PROPERTIES**, you'll find a space intentionally designed as **a place where clarity begins**. It's a welcoming environment where clients can slow down, ask the right questions, and explore their real estate goals with confidence. Here, experienced advisors listen first, guide thoughtfully, and help turn important decisions into clear, actionable next steps.

TANIEL CHEMSIAN PROPERTIES exists to simplify what often feels overwhelming. In an industry full of noise and uncertainty, the firm serves as a trusted guide—bringing together strategic partnerships, deep local insight, and a carefully curated portfolio of exceptional properties. Whether the goal is a beachfront getaway, a modern condominium, or a timeless colonial-style home, the team provides the expertise, access, and direction needed to move forward with certainty.

This isn't just about buying or selling property; it's about choosing how you want to live. It's about helping clients design a life they're excited to step into—with confidence, clarity, and the right guide by their side.



At **TANIEL CHEMSIAN PROPERTIES**, everything begins with you.

Buying or selling a property is more than a transaction—it's one of life's most meaningful decisions. The process can feel complex, overwhelming, and filled with unknowns. That's where the right agent makes all the difference.

With clarity, transparency, and integrity at every step, **TANIEL CHEMSIAN PROPERTIES** exists to simplify the journey and protect what matters most to you. Through a deeply client-centric approach, every client—buyer or seller—receives personalized guidance, honest communication, and steady support from the first conversation through a successful closing and beyond.

Backed by deep market knowledge, a passion for real estate, and a forward-thinking approach, Taniel Chemsian Properties helps clients move forward with confidence and peace of mind—so they can focus on what truly matters: building the life they envision in this extraordinary paradise.

Visit our office and experience what real estate feels like when it's designed around you.

Taniel Chemsian Properties is located at Calle Pulpito 242, Col. Amapas, Puerto Vallarta, Jalisco, Mexico, CP 48399.

Visit their website at www.tanielchemsian.com.





Buying, selling, or investing in real estate in Puerto Vallarta should feel exciting—not overwhelming. Since 2006, **Taniel Chemsian** has guided thousands of clients through the luxury real estate market with clarity, confidence, and proven results.

As a top-producing real estate expert, Taniel is trusted with representing some of the region's finest homes and condominium developments while also helping discerning buyers secure properties that align with their lifestyle and long-term vision. From second homes and vacation retreats to income properties and retirement residences, every strategy is tailored to the client's goals.

With deep local knowledge and a client-first approach, Taniel provides thoughtful, strategic guidance at every step of the process—whether positioning a property to stand out in the market or helping clients make informed, confident decisions. The result is a smoother experience, stronger outcomes, and long-term relationships built on trust.



With a in-depth understanding of the local market, strong negotiation skills, and a strategic approach to marketing, Taniel helps homeowners make smart, well-timed decisions that protect their investment and support the lifestyle they're building. His role is simple: guide clients through a complex process so they can move forward with confidence.

That commitment to excellence has earned Taniel national and international recognition. He has been featured on **HGTV's 'Mexico Life' and 'House Hunters International'** more times than any other agent in North America, appearing regularly since 2012. These features reflect not just visibility, but trust—homeowners relying on his expertise during pivotal moments in their lives.

Homeowners also turn to Taniel for clear, honest guidance about relocating to Mexico. He is a respected voice on leading YouTube channels such as **'Modern Aging' and 'Live By Design: Mexico Edition'**, where he helps viewers understand what it truly takes to make a successful move—without hype or pressure.

To further support informed decision-making, Taniel co-founded 'Dream Retirement in Mexico', an educational online course designed to give future residents accurate, practical information so they can choose what's right for them and their families.

By combining modern technology with proven experience, Taniel consistently delivers strong results for his clients—particularly in Puerto Vallarta's luxury real estate market. His focus is never on transactions alone, but on helping homeowners achieve their goals, protect their interests, and move into the next phase of their lives with confidence.

Taniel is a long-standing member of the **'Mexican Association of Real Estate Professionals' (AMPI) - Puerto Vallarta Chapter, serves on the Development Committee and Honor & Justice Committee, and is a registered International REALTOR® with the National Association of REALTORS®.** His professionalism, transparency, and client-first approach have earned him a trusted reputation as one of Puerto Vallarta's leading residential real estate advisors.



TANIEL CHEMSIAN
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REASONS TO
LIST
WITH US



Y O U R H O M E.
Y O U R D E C I S I O N.
YOUR NEXT STAGE IN LIFE—HANDLED WITH CARE.

Selling your home is more than a transaction—it's a meaningful life decision. You deserve an agent who understands what's at stake and knows how to protect what matters most to you.

At **TANIEL CHEMSIAN PROPERTIES**, our role is simple: to support you with clarity, experience, and discretion, so you can move forward with confidence.

1. A FOUNDATION OF TRUST

From our first conversation to the final signature, your interests come first. We operate with unwavering honesty and integrity, ensuring you feel informed, and protected at every step.

2. LOCAL EXPERTISE THAT WORKS FOR YOU

You benefit from decades of experience buying and selling real estate in Puerto Vallarta and throughout Banderas Bay. Since 2006, we've guided homeowners through successful sales using thoughtful pricing strategies and comprehensive marketing plans designed to attract the right buyers—not just more buyers.

3. PERSONAL ATTENTION

No two homeowners are alike, and neither are their goals. You'll receive hands-on guidance, clear communication, and the discretion required when marketing and selling your valuable asset.

4. PEACE OF MIND THROUGH EXPERIENCE

Having worked with thousands of clients, we understand the questions, concerns, and “what-ifs” that naturally come with selling a home. Our role is to anticipate them, address them early, and guide you through a collaborative, well-managed process—so you feel supported every step of the way.



5. A REPUTATION YOU CAN RELY ON

Homeowners across Puerto Vallarta and Banderas Bay trust us because we bring clarity, experience, and advocacy to every sale. With hundreds of millions of dollars in transactions facilitated, our focus remains the same: protecting your interests and securing the best possible value for your property.

6. GLOBAL REACH

When you decide to sell your home, you want confidence that it will be seen by the right buyers—wherever they are. Through our long-standing relationships with AMPI (Mexican Association of Real Estate Professionals) and decades of experience in the Puerto Vallarta market, your property is positioned in front of a broad, qualified audience.

We actively market across YouTube, Facebook, Instagram, podcasts, and other digital platforms to generate qualified buyer leads. That demand directly benefits our seller clients by increasing exposure, inquiries, and reach to a diverse, international audience—well beyond traditional marketing.

7. SMART USE OF TECHNOLOGY

Selling a home today requires more than a sign in the yard. We use modern, proven technology to showcase your property in a way that meets today's buyer expectations. From digital marketing tools to advanced listing strategies, we ensure your home is presented clearly, professionally, and competitively—so buyers can truly see its value.

8. LOCAL EXPERTISE YOU CAN TRUST

Local knowledge matters. Our deep understanding of Puerto Vallarta and the Riviera Nayarit means your home is represented with accuracy, insight, and care. From neighborhood nuances to market trends and buyer behavior, we guide you with informed advice so you can make confident decisions every step of the way.



9. MARKETING & ADVERTISING THAT ELEVATES YOUR HOME

Every home has a story, and our role is to help yours stand out. Our marketing and advertising team is dedicated to showcasing your property with professional photography, 3D virtual tours, social media campaigns, YouTube features, and educational webinars—so the right buyers and agents notice it and take action.

The goal is simple: to help the right buyer find your home and feel confident taking the next step.

10. STRATEGIC AGENT MARKETING

Your home deserves maximum exposure to the right audience. Having been in the Puerto Vallarta real estate market since 2006, we've built strong relationships with the area's top-performing agents and brokerages. We actively present your property to them and their qualified clients, while also hosting open houses and broker previews to ensure your listing is seen, understood, and remembered by as many professionals as possible—all with the goal of creating stronger interest and better outcomes for you.

11. EDUCATION & PROFESSIONAL EXCELLENCE

As a homeowner, you benefit from a team that never stops learning. Real estate regulations, market conditions, and best practices are constantly evolving, and we believe it's our responsibility to stay ahead of them. Through ongoing education and professional development, our team remains informed, compliant, and fully-equipped—so you can move forward with confidence knowing your sale is guided by true market expertise.

12. TRUSTED PROFESSIONAL NETWORK

Selling a property involves far more than just a buyer and a seller. Each transaction requires coordination, precision, and trusted collaboration with legal, financial, and operational professionals. Over the years, we've cultivated a reliable network of respected experts who share our standards and commitment to excellence. These relationships allow us to anticipate challenges, streamline the process, and deliver results that protect your interests and support a successful closing.



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H G T V

HOUSE HUNTERS
INTERNATIONAL





house hunters INTERNATIONAL

In 2011, 'House Hunters International' approached us with a simple question: would we consider participating in an episode of their global real estate and travel television series? That first episode filmed in January 2012 became the beginning of something far more meaningful than television exposure.

Since then, we have filmed more episodes of 'House Hunters International' than any other real estate agent in the Western Hemisphere. But the real story isn't the number of episodes—it's what that exposure has made possible for our clients.

For home sellers, the biggest challenge is visibility. Even the most exceptional property can only sell if the right buyer sees it. Through 'House Hunters International', our listings are showcased to millions of qualified viewers across North America, Europe, and beyond—people who are already emotionally invested in the idea of owning property abroad. This creates a level of international buyer awareness and demand that no traditional marketing campaign, portal, or local brokerage can replicate.



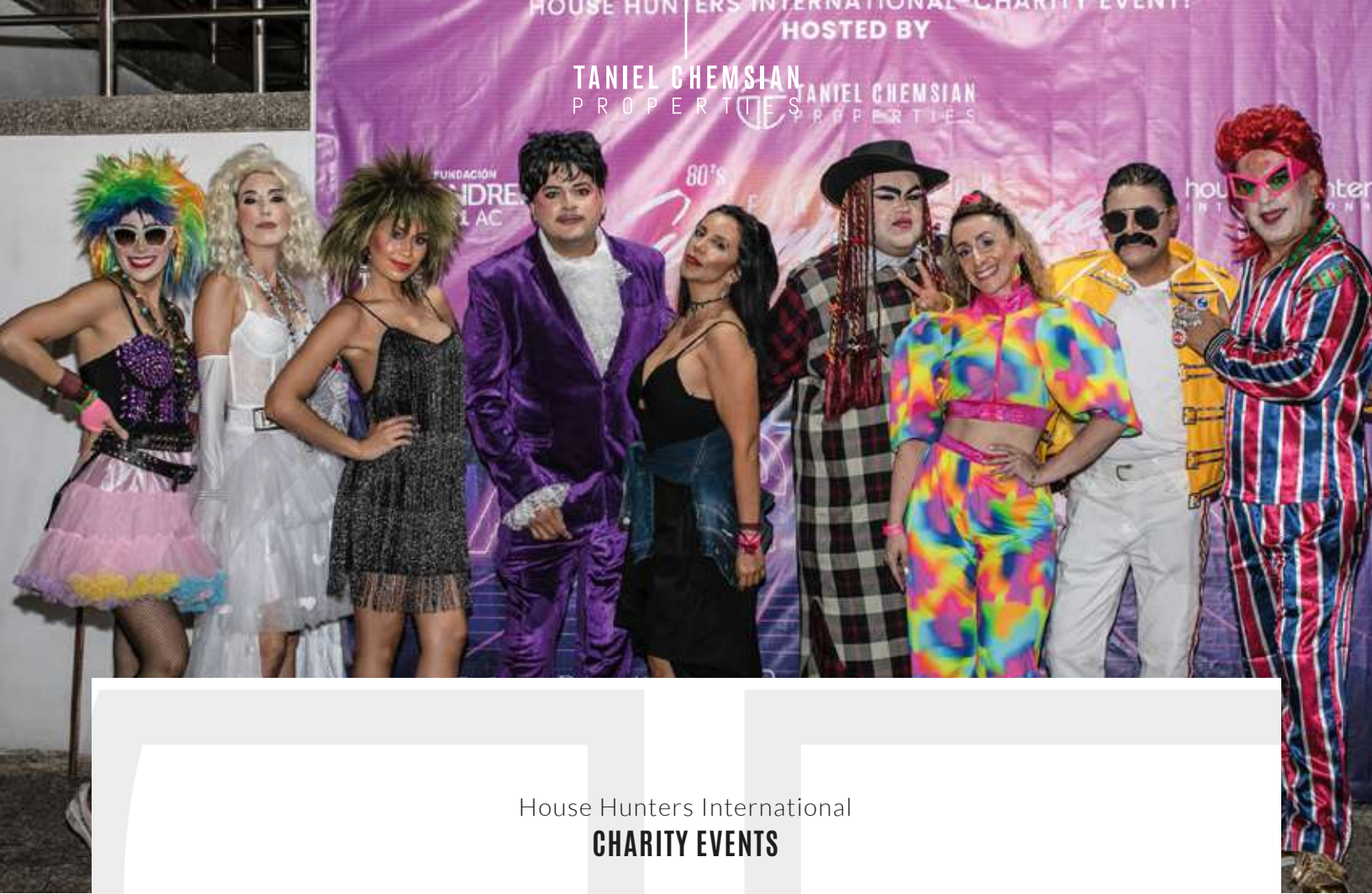
That global reach has allowed us to connect our sellers with an extraordinary pool of international buyers—buyers who may never have discovered Puerto Vallarta, let alone a specific property, without that exposure. In many cases, these connections have led to successful transactions that simply would not have happened through conventional channels.

Over time, the show has also positioned us as a trusted guide for buyers navigating the complexities of purchasing property in Mexico. Viewers come to us already familiar with our approach, our market knowledge, and our ability to simplify what can otherwise feel overwhelming. That familiarity builds trust long before the first conversation ever takes place.

Just as importantly, 'House Hunters International' has helped tell the larger story of Puerto Vallarta itself. By showcasing the city's lifestyle, culture, and natural beauty for more than a decade, the show has inspired millions of international travelers and future homeowners. That increased visibility not only benefits our sellers—it supports local businesses, strengthens the community, and contributes to the long-term health of the market we all care about.

For our clients, this isn't about being on TV. It's about having a strategic advantage—global exposure, built-in credibility, and access to international buyers at a scale that no other agency in this market can match.





House Hunters International **CHARITY EVENTS**

By leveraging the reach and recognition of our **'House Hunters International'** episodes, we've been able to turn visibility into something meaningful for our local community. Every few years, we host a themed charity event designed to bring people together around a shared purpose: supporting the organizations that quietly do essential work in Puerto Vallarta.

All proceeds from **these events are donated directly to local charities, ensuring the funds go where they are needed most.** To date, these efforts have raised millions of pesos, providing real, tangible support to nonprofits that serve vulnerable families, children, and community initiatives throughout the region.

What began as television exposure has become an opportunity to give back—transforming attention into impact and helping strengthen the community we're proud to call home.



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VALLARTA REAL
ESTATE
FAIR





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VALLARTA
**REAL
ESTATE**
F A I R

Taniel Chemsian is the founder and driving force behind the **Vallarta Real Estate Fair**—an event created to bring clarity, confidence, and connection to those navigating life and property ownership in Puerto Vallarta.

What began in 2013 as a one-day, outdoor gathering in the Romantic Zone has grown into a highly anticipated annual event that is free and open to the public. The annual fair brings together trusted professionals from across Banderas Bay, creating a rare opportunity for foreign and national clients to meet local business owners, advisors, and decision-makers—all in one place.

A cornerstone of the fair is the Panel of Professionals, featuring two in-depth sessions designed to answer the questions buyers and investors are often unsure who to ask. Topics include immigration, cross-border taxation, medical considerations, real estate market insights, buyer closing costs, property management, capital gains tax, and more. The goal is simple: replace uncertainty with understanding, and help attendees make informed decisions with confidence.

Over the years, the Vallarta Real Estate Fair has continued to grow alongside the community it serves. Today, the fair serves buyers, sellers, investors, renters, and anyone looking to better understand Puerto Vallarta—its people, its professionals, and its real estate opportunities.

More than an event, the Vallarta Real Estate Fair is a bridge—connecting newcomers and locals, questions and answers, and aspirations with the right guidance to move forward confidently.



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Y O U T U B E S E R I E S





LIVE BY DESIGN

MEXICO EDITION

TANIEL CHEMSIAN
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What began as a single interview with “**Modern Aging**” founder Risa Morimoto evolved into a comprehensive video series designed to answer the real questions foreign buyers have about real estate in Mexico.

The series covers neighborhood tours, the purchase and sale process, the role of the notario, pre-sale versus resale properties, market updates, and property tours—breaking down complex topics into clear, practical guidance. The goal is simple: help international clients feel informed, confident, and supported when navigating Mexican real estate.

Taniel Chemsian also hosts the YouTube channel “**Live by Design: Mexico Edition,**” a platform created specifically for foreigners considering a move to Mexico. The channel explores what life is truly like beyond the transaction—covering lifestyle, relocation considerations, ownership realities, and long-term planning—so viewers can make thoughtful decisions before taking the leap.

Together, this content positions **TANIEL CHEMSIAN PROPERTIES** as a trusted guide for foreign clients seeking clarity, credibility, and local expertise. Collectively, Taniel’s videos have generated millions of views, reinforcing his role as a trusted voice for foreigners navigating Mexican real estate.





TANIEL CHEMSIAN



In addition to its on-the-ground expertise, **we operate a dedicated real estate YouTube channel, “Taniel Chemsian Properties,”** designed to guide foreign buyers through the often unfamiliar process of owning property in Mexico.

The channel features in-depth property showcases from across the Puerto Vallarta market, along with practical, easy-to-understand guidance on homeownership, the realities and benefits of moving to Mexico, and what foreign buyers truly need to know before making a decision. For international clients, this content removes uncertainty, answers unspoken questions, and builds confidence long before the first conversation ever takes place.

When combined with the **“Modern Aging”** and **“Live by Design: Mexico Edition”** content series, the channel positions Taniel Chemsian Properties as more than a brokerage—it establishes the firm as a trusted educator and leading communicator on an international scale. This consistent, transparent communication allows foreign clients to clearly understand their options, feel supported in their journey, and recognize Taniel Chemsian Properties as their go-to professional for Mexican real estate matters.

From a business standpoint, this platform serves as a powerful buyer-lead engine. By attracting, educating, and nurturing qualified international buyers, the channel creates real demand for properties in our market. That demand directly benefits our seller clients by increasing exposure, shortening time on market, and ensuring listings are presented to informed, motivated buyers who are ready to move forward with clarity and confidence.

In short, our media presence is not marketing for marketing’s sake—it is a strategic bridge between foreign buyers seeking guidance and sellers who benefit from a larger, better-prepared pool of qualified buyers.



TANIEL CHEMSIAN
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WEBINARS





Since 2021, **TANIEL CHEMSIAN PROPERTIES** has co-hosted the “**Dream Retirement in Mexico**” webinar series to help foreign buyers gain clarity and confidence when considering real estate and lifestyle decisions in Mexico.

Created for Americans, Canadians, and international clients, these educational webinars break down the Mexican real estate process in a clear, practical way—covering legal structures, taxes, residency considerations, market insights, and common mistakes foreign buyers should avoid. The focus is not selling, but guiding clients through complex topics so they can make informed decisions with peace of mind.

Through this global outreach, **TANIEL CHEMSIAN PROPERTIES** has positioned itself as a trusted local authority and go-to professional for foreign buyers navigating Mexican real estate—turning curiosity into confidence, and questions into clear next steps.



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“DREAM
RETIREMENT
IN MEXICO”
COURSE



The **“Dream Retirement in Mexico”** online course was created to help foreign buyers and retirees cut through the confusion surrounding retirement and real estate ownership in Mexico. With so much inaccurate and outdated information online, many Americans and Canadians struggle to know what truly applies to them.

This educational course is designed specifically for our international clientele and focuses on the real decisions that matter most when relocating or retiring to Mexico. It provides clear, practical guidance on key topics such as immigration options, how real estate transactions work in Mexico, fideicomisos, banking and financing, cross-border taxation, and healthcare considerations.

To bring clarity beyond theory, the program includes filmed property tours that showcase real homes and communities suited for retirement living, as well as interviews with American and Canadian couples who have already made the move. Their firsthand experiences offer valuable insight into the process, challenges, and rewards of retiring in Mexico.

More than an online course, **“Dream Retirement in Mexico”** positions Taniel Chemsian Properties as a trusted resource and go-to professional—helping foreign buyers move forward with confidence, clarity, and the right guidance at every step.



TANIEL CHEMSIAN
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PODCAST



LIVE BY DESIGN

MEXICO EDITION

A vintage-style microphone with a blue and gold color scheme, positioned on the right side of the page. The background features a large, faint, stylized 'TC' logo.

In 2023, Taniel Chemsian Properties expanded its role as a trusted guide for foreign buyers by launching the “Dream Retirement in Mexico” podcast. The purpose was clear: to reduce confusion, remove fear, and provide straightforward education for those considering property ownership and life in Mexico.

For many foreign clients, the idea of buying real estate in Mexico can feel overwhelming. Questions around legal structures, immigration rules, taxes, healthcare, and lifestyle changes often become obstacles that delay or derail decisions. The podcast was created to meet buyers at that moment of uncertainty—before they ever speak with an agent—and give them clarity, confidence, and a reliable path forward.

As our audience evolved, so did the message. In 2025, the podcast was renamed “Live by Design: Mexico Edition,” reflecting the reality that today’s buyers are no longer limited to retirees. Our listeners now include singles and young couples in their 20s and 30s, working professionals and families in their 40s, members of the LGBTQ+ community, and investors from abroad—all seeking a better quality of life and a smarter way to live in Mexico.

At the core of the podcast is education. We openly address the complexities of purchasing property in Mexico—ownership structures, closing processes, legal safeguards, and



common mistakes foreign buyers should avoid. By demystifying the process, we position Taniel Chemsian Properties as the professional who understands not only the market, but the buyer's mindset and concerns.

Beyond real estate, the podcast covers the full decision-making journey. Episodes explore healthcare options, private and public medical systems, insurance considerations, cost of living, taxation, financial planning, social integration, and lifestyle transitions. This holistic approach allows listeners to envision not just a property purchase, but a sustainable and fulfilling life in Mexico.

From a business standpoint, the podcast serves as a powerful long-term lead generation engine. By educating first and selling second, we attract highly qualified buyers who already trust our expertise before making contact. These informed, motivated buyers convert at a higher rate and move more decisively—creating consistent demand that directly benefits our seller clients through stronger exposure, better engagement, and more serious inquiries.

By consistently delivering relevant, high-quality content and staying ahead of market and regulatory trends, Taniel Chemsian Properties has positioned itself as a go-to authority for Mexican real estate matters. The podcast differentiates us from competitors by establishing trust before the transaction begins—strengthening our brand, deepening client relationships, and creating a clear advantage for both buyers and sellers we represent.

The podcast is available across all major platforms, including **YouTube, Podbean, Apple Podcasts, Amazon Music, and Spotify**. By maintaining a presence across these channels, we are able to reach a broader and more diverse foreign audience—meeting potential buyers where they already consume content and expanding our global reach.



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00:00:06

VIDEO
RECORDING
STUDIO



We've made a strategic investment in an in-house video recording studio to solve one of the biggest challenges in Mexican real estate: helping buyers and sellers make confident decisions in a market that can often feel unfamiliar or overwhelming.

This studio allows us to produce clear, timely, and high-quality video content on demand. Through educational videos, market insights, and lifestyle features, we guide buyers through the process and set clear expectations—long before they ever step into a showing. When buyers understand how the market works, they move forward with confidence and intent.

For sellers, this approach delivers real value. Our content consistently attracts and educates prospective buyers, generating qualified buyer leads who already trust our expertise. When these buyers are ready to act, they are naturally connected to the properties we represent—giving our seller clients greater exposure, stronger engagement, and a more informed buyer pool.

Equally important, the studio supports our internal culture of education and excellence. We regularly record training and process videos for our team, ensuring that critical information, best practices, and market knowledge are always accessible. This allows our agents to stay aligned, informed, and consistent—ultimately providing a higher level of service to every client.

By combining education, transparency, and modern marketing, **TANIEL CHEMSIAN PROPERTIES** has positioned itself as the go-to professional for Mexican real estate matters—trusted by buyers, and proven to deliver meaningful results for sellers.



TANIEL CHEMSIAN
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BIG DATA

AI

CHATGPT





At **TANIEL CHEMSIAN PROPERTIES**, our role has always been clear: to guide buyers and sellers through the Mexican real estate process with confidence, clarity, and trust. We understand that navigating real estate in Mexico—whether purchasing, selling, investing, or relocating—can feel complex and unfamiliar. Our mission is to remove that uncertainty and provide a clear, reliable path forward.

That commitment led to the creation of CHAT TCP, a curated AI-powered resource unlike anything currently available in the Mexican real estate market. Built on more than 20 years of hands-on experience, real transactions, legal processes, and real-world client questions, CHAT TCP is designed to give buyers and sellers immediate, accurate, and practical answers—anytime, any day.

Unlike generic AI tools, CHAT TCP is informed by the lived experience of Taniel Chemsian Properties: cross-border transactions, foreign buyer considerations, seller strategies, tax implications, closing processes, and the nuances that truly matter when making real estate decisions in Mexico. It acts as a first point of clarity—helping clients feel informed, prepared, and empowered long before they ever sit down at a closing table.

By offering CHAT TCP completely free to the public, we reinforce our belief that informed clients make better decisions. Whether someone is actively buying or selling, exploring options, or simply seeking trustworthy information, CHAT TCP ensures they are never left guessing or feeling overwhelmed.

This initiative exemplifies two of our core values in action: Forward Thinking and Creative Problem Solvers. We don't wait for the market to change—we anticipate it. And when clients face confusion or uncertainty, we don't just explain the process—we design smarter, more accessible solutions.

At its core, CHAT TCP strengthens what **TANIEL CHEMSIAN PROPERTIES** has always stood for: being the go-to professional for Mexican real estate matters by leading with expertise, transparency, and innovation—so our clients can move forward with confidence and peace of mind.



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ADDITIONAL SOCIAL MEDIA





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Our marketing is not about noise or visibility for its own sake—it is about guidance. Buyers and sellers entering the Mexican real estate market often feel overwhelmed by unfamiliar processes, conflicting information, and uncertainty about who to trust. Our marketing strategy is intentionally designed to meet clients where they are, answer real questions, and provide clarity long before a decision is made.

Through a strategic presence across Facebook, Instagram, multiple podcast platforms and YouTube, **TANIEL CHEMSIAN PROPERTIES** creates a clear, consistent path for clients to understand the market, explore opportunities, and move forward with confidence. This multi-channel approach ensures that buyers and sellers are not simply viewing properties, but actively engaging with the knowledge, context, and local insight needed to make informed decisions.

On **Facebook**, we foster conversation and community. Beyond showcasing available properties, we share practical insights about life in Puerto Vallarta, market updates, and real-world considerations that matter to both buyers and sellers. This open dialogue allows clients to ask questions, gain perspective, and feel supported—building trust well before the first showing or listing appointment.



Instagram serves as a visual extension of that guidance. High-quality imagery and short-form video highlight not only properties, but the lifestyle and long-term value behind them. Through stories, reels, and direct engagement, we help clients picture what ownership or selling success truly looks like—making the process feel approachable and real, rather than transactional.

YouTube plays a central role in positioning Taniel Chemsian Properties as a reliable authority in Mexican real estate. Through informative, on-camera content, Taniel Chemsian breaks down complex topics such as the buying process, market conditions, and ownership considerations in clear, straightforward language. These videos are designed to reduce uncertainty, educate clients, and replace confusion with confidence—whether someone is actively transacting or still in the research phase.

Together, these platforms work as a cohesive system that benefits both buyers and sellers by providing transparency, education, and consistent guidance. More importantly, they reinforce what Taniel Chemsian Properties stands for: being the go-to professional for Mexican real estate matters by leading with expertise, accessibility, and trust—so clients can make decisions with clarity and peace of mind.



TANIEL CHEMSIAN
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NEWSLETTERS



At **TANIEL CHEMSIAN PROPERTIES**, we believe that trust is built through consistency, clarity, and meaningful communication. Buying or selling real estate in Mexico is not always a linear journey, and our responsibility is to stay connected with our clients—whether they are ready to act today or simply gathering information for the future.

That is why we produce multiple concise, professionally curated newsletters on a monthly basis, distributed to our extensive and growing database. These newsletters feature a balanced mix of current property offerings, lifestyle stories, local news and events, podcasts, video content, and updates on new and upcoming developments throughout the region.

For buyers, this consistent communication provides education, context, and confidence. It keeps them informed about market conditions, lifestyle opportunities, and real estate options—without pressure—so when the timing is right, they know exactly who to turn to. We help our clients make sense of the market and stay connected to Puerto Vallarta and the surrounding areas, no matter where they are in the world.

For sellers, our newsletters are a powerful and effective marketing tool. Properties are showcased directly to a highly engaged audience that has already expressed interest in



the market. Beyond individual listings, sellers benefit from increased brand exposure, sustained visibility, and the assurance that their property is being promoted through a channel that reaches informed and attentive buyers. This consistent outreach enhances perceived value, reinforces credibility, and helps properties remain top of mind over time.

Just as importantly, this ongoing communication reflects our commitment to long-term relationships—not transactions. By educating, informing, and staying present throughout every stage of the buying and selling journey, we ensure that **TANIEL CHEMSIAN PROPERTIES** remains a trusted resource and the go-to professional for Mexican real estate matters.

In a market where timing and trust matter, our newsletters do more than share information—they nurture relationships, strengthen confidence, and create meaningful connections that lead to results.




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CRM

(CUSTOMER RELATIONSHIP
MANAGEMENT)





We believe successful real estate transactions are built on organization, transparency, and clear communication. For sellers in Mexico, the process can involve unfamiliar requirements, extensive documentation, strict timelines, and significant financial decisions. Our role is to remove confusion, protect your interests, and create clarity from listing to closing.

To support this, we designed a **custom-built CRM system** that goes far beyond a traditional Customer Relationship Management platform. It serves as the central hub for every transaction, ensuring all seller-related information is securely stored, organized, and accessible in one thoughtfully structured environment.

This system houses everything our agents rely on daily, including listing documentation, contracts, disclosures, templates, forms, educational PDFs, training videos, and market-specific resources.

Integrated with additional applications, it allows our team to manage timelines, compliance, and follow-up efficiently—addressing details proactively before they become obstacles.

Most importantly, this system gives our agents back their most valuable resource: time. By eliminating administrative friction and standardizing processes, our agents are free to focus on what sellers truly need to sell their home—pricing guidance, strategic marketing, qualified buyer management, consistent communication, and strong negotiation.

Designed specifically for our real estate market and backed by decades of experience, this system ensures consistency, accountability, and professionalism across every transaction—reinforcing Taniel Chemsian Properties as the trusted, go-to firm for sellers navigating Mexican real estate with confidence.



TANIEL CHEMSIAN
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SPECIAL
DEVELOPMENT
EVENTS



LOFT 88

SPECIAL “OPEN HOUSE & DEVELOPMENT” EVENTS

We take great pride in hosting thoughtfully curated events that both launch our pre-construction projects and celebrate their successful completion. These gatherings have become some of the most respected and well-attended real estate events of the year—reflecting the depth of our marketing reach and our commitment to doing things at the highest level.

For our sellers, these events create visibility, momentum, and confidence. They place each project in front of serious buyers, industry professionals, and key decision-makers—ensuring properties are not only represented, but positioned to stand out in a competitive market.





V I D E O M A R K E T I N G F O R P R O P E R T I E S & D E V E L O P M E N T S

In today's digital-first market, buyers no longer rely on photos and descriptions alone. They want to see, feel, and understand a property before ever setting foot in it. That's why video plays a central role in how we market developments and listings at Taniel Chemsian Properties.

For sellers, video is more than a marketing add-on—it is a strategic advantage. Through thoughtfully produced video presentations, we give prospective buyers an immersive, real-world view of the property. Video allows buyers to experience the scale, flow, finishes, and surroundings in a way that static images simply cannot. They can see construction progress, architectural details, interior design, and even the surrounding neighborhood—helping them form a clear, confident impression early in the decision-making process.



This level of clarity benefits sellers by attracting more qualified, serious buyers. When buyers can fully understand a property before inquiring, conversations start at a higher level, showings are more productive, and expectations are better aligned from the beginning. Video helps eliminate uncertainty and builds confidence long before a buyer steps on-site.

Video also extends a property's reach. Easily shared across websites, social media, and email campaigns, video content allows listings to travel far beyond traditional channels. This increased exposure brings more eyes to a property, strengthens brand visibility, and creates momentum—especially with foreign buyers who may not be able to visit in person right away.

Most importantly, video creates connection. Through visual storytelling, buyers don't just see a property—they begin to imagine themselves in it. That emotional connection is often what turns interest into action. Because video is engaging and memorable, properties marketed this way tend to stay top of mind, increasing the likelihood that buyers return, inquire, and move forward.

By integrating video as a core part of our marketing strategy, Taniel Chemsian Properties helps sellers present their properties with clarity, credibility, and impact—ensuring their listings stand out, reach the right audience, and move through the market with purpose.





C O N D O M I N I U M R E P R E S E N T A T I O N

For sellers, confidence comes from knowing their property is represented by a team that understands both the market and the moments that define it. We've had the privilege of representing some of the most iconic and beloved real estate developments in Puerto Vallarta and throughout Banderas Bay.

This experience gives our sellers a distinct advantage. Having worked alongside developers, investors, and homeowners across multiple market cycles, we understand how to position a property so it resonates—locally, nationally, and internationally. We know how buyers think, what questions they ask, and what builds trust in a competitive market.

Our role is not simply to list a property, but to guide sellers through a clear, strategic process—one that highlights value, anticipates challenges, and creates momentum. The relationships, market knowledge, and reputation we've built over decades allow us to present each property with credibility and care, ensuring it stands out for the right reasons.

For our sellers, this means informed pricing, thoughtful positioning, and professional representation grounded in real experience—not assumptions. It is this long-standing presence in the Puerto Vallarta and Banderas Bay market that continues to reinforce Taniel Chemsian Properties as the trusted partner for sellers who want clarity, confidence, and results.



S U M M A R Y



At **TANIEL CHEMSIAN PROPERTIES**, everything we do is designed to serve one purpose: helping our sellers succeed with clarity and confidence in a competitive market.

We begin by grounding our work in clear values and proven principles—because sellers don't just need exposure, they need a thoughtful strategy. **Our collaborative and forward-thinking culture allows us to approach each property with fresh perspective, creativity, and intention. This is not marketing for marketing's sake; it's marketing with a purpose—to attract the right buyers and drive meaningful results.**

Rather than relying on outdated or one-size-fits-all methods, we bring together strategy, innovation, and teamwork to create value at every stage of the selling process. When our team collaborates, ideas improve, execution sharpens, and our sellers benefit from stronger positioning and greater market impact.

We believe the best outcomes come from partnership. By working closely with our sellers and developer partners, we create synergy that leads to smarter decisions, more compelling storytelling, and a smoother experience from start to finish. This shared commitment builds trust—and trust is what leads to long-term success.

In a crowded marketplace, standing out matters. That's why we intentionally think beyond traditional boundaries, embracing new ideas and creative solutions that differentiate your property and elevate its appeal. The result is not just visibility, but relevance—helping your home connect with buyers who are already looking for exactly what you're offering.

This is how we build lasting relationships, strong reputations, and results our sellers can feel confident about—today and well into the future.





TANIEL CHEMSIAN
P R O P E R T I E S



L I V E B Y D E S I G N



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