Early Warning System

IDBI-15780-01

Skyway Skyway Hospitality - Expanding the Tourism Offering in Mexico's Pacific Coast

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Quick Facts

Countries	Mexico
Financial Institutions	IDB Invest (IDBI)
Status	Proposed
Bank Risk Rating	B
Voting Date	2026-12-11
Borrower	Skyway Hospitality I, S.A. de C.V.
Sectors	Construction
Investment Type(s)	Loan
Investment Amount (USD)	$ 47.00 million
Loan Amount (USD)	$ 47.00 million
Project Cost (USD)	$ 94.00 million

Project Description

According to the IDB Invest, the transaction consists of a secured senior financing package of up to US$94 million, with a tenor of up to 10 years, including a grace period during the construction phase. The financing package will consist of: (i) a BID Invest-arranged A/B Loan of up to US$47 million; and (ii) a co-loan of up to US$47 million. The total estimated cost of the Project is approximately US$150 million. The proceeds will be used to partially finance eligible costs associated with the development, construction, equipment, and commissioning of a mixed-use tourism project located in San Francisco (San Pancho), Municipality of Bahia de Banderas, Nayarit, Mexico. The Project involves the development of a complex comprising a hotel and a complementary residential component, together with the infrastructure required for its operation, on an approximately 36-hectare site overlooking the Pacific coast.

The Project is expected to commence operations by the end of 2028. The initiative aims to expand and diversify the region's tourism accommodation offering, stimulate local economic activity, and contribute to the strengthening of tourism infrastructure in Mexico. In addition, the financing will help mobilize long-term capital to support the Project's implementation and promote its financial and operational sustainability.

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Investment Description

- IDB Invest (IDBI)

Contact Information

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The Independent Consultation and Investigation Mechanism (MICI) is the independent complaint mechanism and fact-finding body for people who have been or are likely to be adversely affected by an Inter-American Development Bank (IDB) or Inter-American Investment Corporation (IDB Invest)-funded project. If you submit a complaint to MICI, they may assist you in addressing the problems you raised through a dispute-resolution process with those implementing the project and/or through an investigation to assess whether the IDB or IDB Invest is following its own policies for preventing or mitigating harm to people or the environment. You can submit a complaint by sending an email to MICI@iadb.org. You can learn more about the MICI and how to file a complaint at http://www.iadb.org/en/mici/mici,1752.html (in English) or http://www.iadb.org/es/mici/mici,1752.html (Spanish).

Bank Documents

- SKYWAY - ENVIRONMENTAL AND SOCIAL ACTION PLAN (ESAP) [Original Source]
- SKYWAY - ENVIRONMENTAL AND SOCIAL REVIEW SUMMARY (ESRS) [Original Source]