



Sale Price
\$9.95M MXN

Luxury family apartment with sea views



“The Unicorn of the Caribbean in Mexico”

Exclusivity, Comfort, and Security.

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Owner's Message

Real View from Apartment B-601

Imagine this: it's Saturday morning, you're on your 6th-floor terrace—the perfect height—watching the sun rise directly over Isla Mujeres, your favorite drink in hand. You hear no street noise, just the sea. You have the peace of a resort, but with the privacy, comfort, and security of your own home. That's what Amara B-601 offers.

¿What is AMARA?

People are dazzled by "**Puerto Cancún**," but objectively it lacks direct beach access or real green areas: it's luxury concrete like any city in Mexico. In contrast, AMARA is an authentic lifestyle, with pure connection to nature and exclusive access to your private beach, guaranteeing secure profitability. **"The legacy that generates appreciation with memorable experiences for your family."**

Strategic Location.

Puerto Juárez positions itself as the "**New Cancún**" by connecting directly to Costa Mujeres, the zone with the highest appreciation and luxury development in the Mexican Caribbean, projecting **+8% annual appreciation** for 2026, consolidating it as a premium extension of the city.



- **Tourist Corridor - Costa Mujeres:** Zone with the highest hotel growth and appreciation in the Mexican Caribbean.
- **Aspiration to Magical Neighborhood:** Offering gastronomy, local art, and culture in a renewed setting.
- **Ultramar:** Main ferry to Isla Mujeres (constant high-profile tourist traffic).
- **Maya Train:** Integration with new infrastructure that will exponentially improve land connectivity across the peninsula.
- **El Meco Archaeological Zone:** Unique cultural value that elevates the area's eternal prestige.
- **Golf at Dreams:** Professional 18-hole, par-72 golf course designed with exceptional greens and lush tropical Caribbean surroundings.



Main Features:

Family-style residential condominium on over 5 hectares of land, of which 2.5 hectares are a natural ecosystem dedicated to family interaction with a wide variety of luxury amenities.



Access control security booths



24/7 private security



Visitor parking



Independent lobby in each tower



Independent elevator in each tower



Fiber optic internet



Gardens and extensive green areas



Children's play areas in green spaces and playroom



Two multi-purpose palapas next to the pool



Large family pool with sea views



Covered lounge chairs by the pool



Private beach with 230 linear meters



Grill and BBQ area



Private gym



Event hall and garden



Kayak storage area



Dry marina for WaveRunner storage





STYLE AND ATMOSPHERE "Nautical Heritage"

149 m² luxury-finish apartment decorated with a collection of Mexican art and nautical details: carved helms, highly detailed scale ships, and cobalt blue decorative elements paying homage to the maritime surroundings. Mexican textile touches (huipiles and colorful blankets) add that warm home feeling.



REST SANCTUARIES:

- **Master Bedroom:** Generous space with floor-to-ceiling windows integrating tropical gardens. Includes King Size bed, full-wall built-in wooden closets, and spacious private bathroom.
- **Secondary Bedroom:** Versatile and spacious with King Size bed (or two singles). Equipped with full-wall built-in wooden closets.
- **Premium Climate Control:** Inverter minisplits in every area + high-performance ceiling fans for superior energy efficiency.



THE HEART OF THE INVESTMENT: Remodeled Kitchen

While other apartments retain rustic finishes, B-601 offers:

- **Open Concept Design:** Remodeled kitchen fusing living room, dining area, and bar into a spacious, modern family integration space.
- **Contemporary Finishes:** Dark wood countertops elegantly contrast minimalist white cabinets, achieving clean, functional aesthetics.
- **Premium Efficiency:** Integrated refrigerator and laundry center in breakfast bar, optimizing every inch with absolute discretion.



THE CROWN JEWEL: The Lounge Terrace

- **Layout:** Space for a circular daybed lounge and outdoor breakfast table for four.
- **Spectacular 6th-Floor View:** Complete Isla Mujeres-Hotel Zone horizon; live and enjoy the landscape.
- **Invisible Protection:** Rigid hurricane shutters—imperceptible on sunny days; during storms or hurricanes, they shield your asset and peace of mind.

Ready to be inhabited!!



Decorative and ambiance elements, such as crafts, paintings, nautical art pieces, scale ships, and alebrijes, are not included in the offer amount; the commercial proposal includes exclusively the housing infrastructure and furniture.

AMARA CANCÚN





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EQUIPMENT:



Two spacious and bright bedrooms



Two full bathrooms



Two large modular built-in closets



Spacious living room-entryway



Integrated living-dining room with direct sea view



Modern kitchen with laundry center and refrigerator



Inverter minisplits in all areas



Expansive panoramic terrace with spectacular views



Rigid hurricane curtain on terrace and windows



•Two private parking spaces



THE "UNICORN" ASSET

1. **Private Dry Marina:**

*Consolidated right by seniority for your WaveRunner/kayak—it's like having your **nautical club included**, securing resale value.*

2. **Installed Hurricane Shutters:**

*Premium equipment representing immediate savings of **+\$350,000 MXN**; guaranteed asset protection against storms or hurricanes.*

3. **Remodeled Kitchen:**

*Equipped and ready, adding **+\$150,000 MXN** in instant value.*

4. **Golf at Dreams:**

Professional 18-hole, par-72 course **just 300m away** at Dreams Vista Cancún Resort.

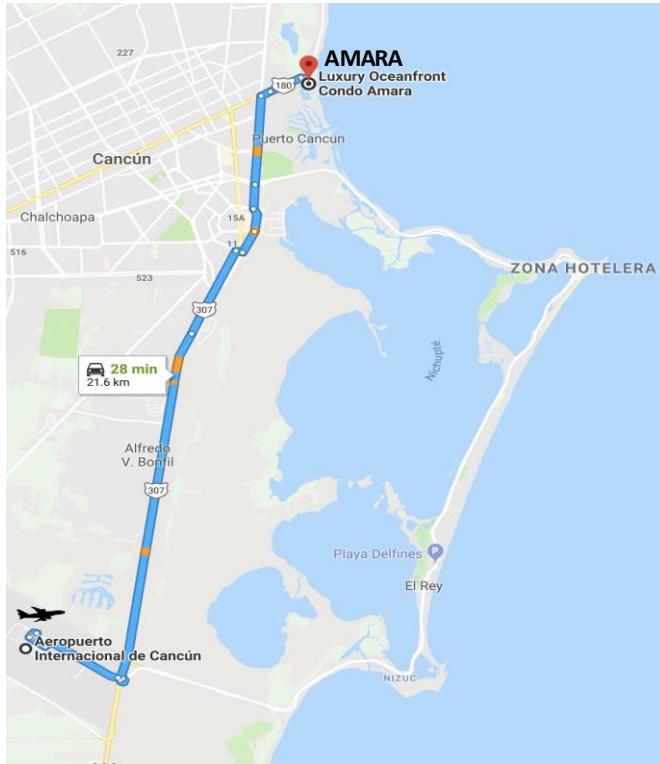


AMARA CANCÚN



Privileged Location

Puerto Juarez, Cancun, Quintana Roo, Mexico



Endless places to discover!



Nearby magical towns

Isla Mujeres	20 km / Ferri (1h 15min)	★★★★★
Playa del Carmen	68 km (1h 10min)	★★★
Cozumel	114,0 km/Ferri (3h 15min)	★★★★★
Holbox	160,0 km/Ferri (2h 30min)	★★★★★



Pre-Hispanic pyramids and ruins

Chichen Itza	198,61 km (2h 23min)	★★★★★
Tulum	131,50 km (1h 56min)	★★★★★
Cobá	130,400 km (2h 38min)	★★★
Ek Balam	172,0 km (2h 29min)	★★★★★
UXMAL	382,0 km (4h 49min)	★★★★★
Calakmul	579,0 km (8h 02min)	★★★
Becán	472,0 km (6h 12min)	★★★★★



Virgin beaches

Puerto Morelos	38 km (40min)	★★★★★
Xpu-ha	94 km (1h 26min)	★★★★★
Xcabel	112 km (1h 40min)	★★★★★
Akumal	106 km (1h 38min)	★★★★★
Isla Blancal	30 km (1h 10min)	★★★★★



Cenotes and underground rivers

Suytun	162,00 km (2h 20min)	★★★★★
Lu'um	70,00 km (1h 06min)	★★★★★
Gran Cenote	177,50 km (2h 10min)	★★★
Chac mool	95,0 km (1h 30min)	★★★★★



Tourist attractions

IXCARET-XPLOR	76,00 km (1h 17min)	★★★★★
XENSES	76,00 km (1h 15min)	★★★
XELHA	98,00 km (1h 34min)	★★★★★
XOCHIMILCO	20,00 km (22min)	★★★★★
CAPITAN HOOK	5,6 km (15min)	★★★★★



¡El lugar ideal para tu familia!