

The background of the image is a dense, close-up photograph of green leaves, likely basil, with a teal color overlay. The leaves are arranged in a way that creates a sense of depth and texture. The lighting is soft, highlighting the veins of the leaves.

HACIENDA  
TERRAVIVA

# HACIENDA **TERRAVIVA**

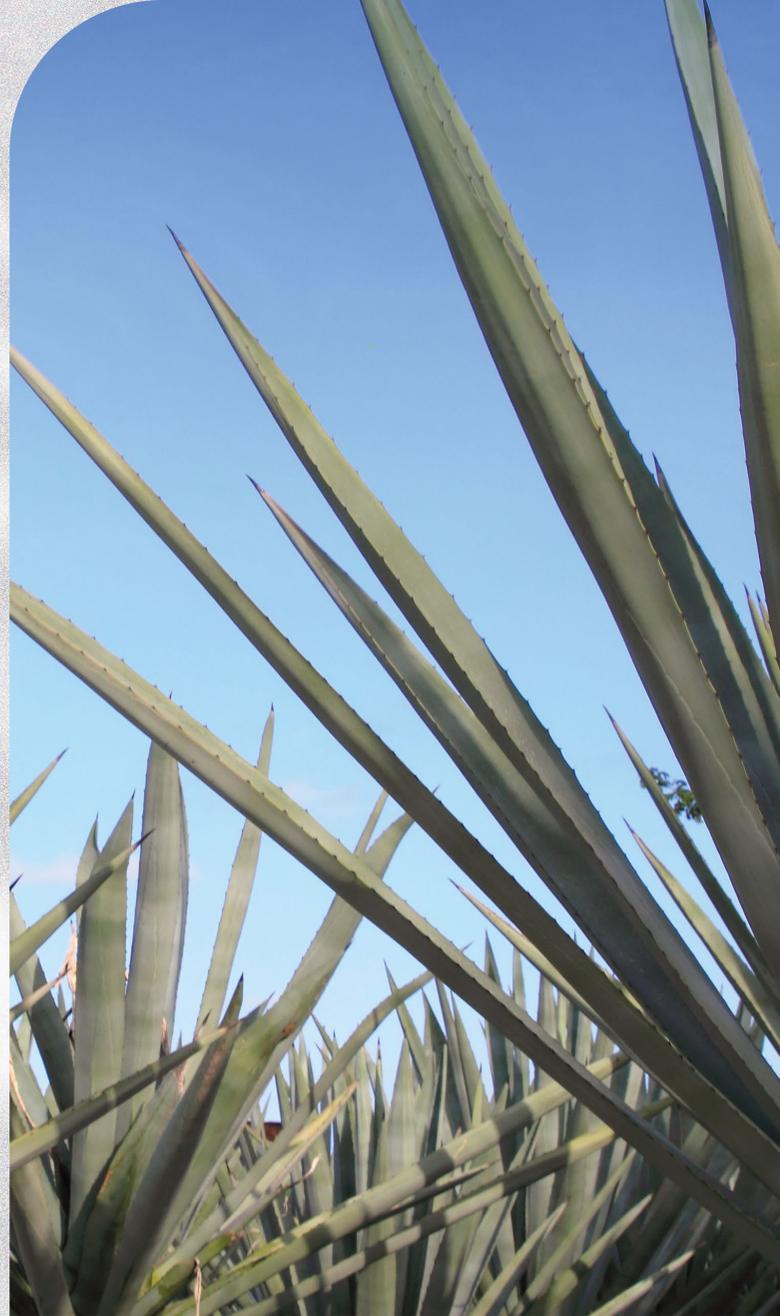
**Hacienda Terraviva** is an innovative land investment project offering lots with different levels of urbanization, located just minutes away from the beaches of **Telchac Puerto**.

It's the transformation of a former henequen ranch of over **420 hectares** into a master-planned, sustainable real estate investment community.

- 1 "**Privada Fundadores**" (Founders' Gated Community)
- 34 **sub-condominiums**
- A **sports city** with exclusive amenities
- A **commercial zone** at the entrance of the development
- **Playaviva Telchac** Beach Club
- "**Casa Viva**" Clubhouse
- "**Cumbres de la Hacienda**" with family-friendly amenities

1

[lopezrosa.com/terraviva](https://lopezrosa.com/terraviva)



# MASTERPLAN TERRAVIVA

CÚMBRES DE LA  
**HACIENDA**

PASEO  
**FLAMBOYANES**

FUNDADORES

TERRA  
**MARKET**

PASEO  
**HENEQUÉN**

PROLONGACIÓN HDA.  
**TERRAVIVA**

BOSQUES DE LA  
**HACIENDA**

CASA VIVA

CIUDAD  
**DEPORTIVA**

PASEO  
**CEIBA**

JARDINES DE LA  
**HACIENDA**

HACIENDA  
**TERRAVIVA**

# PRIME LOCATION

Just minutes away from the beaches of Telchac Puerto — home to some of the best coastline in the state of Yucatan.



*A destination rich in  
cultur and full of economic  
growth opportunities*

We're the **only land investment development** that offers:



White roads directly in front of every lot



Ongoing maintenance of white roads



Condominiums with a higher level of urbanization



Electricity available at the edge of the development



Asphalt roads at the main entrance of the project



## Innovation

Time and again, we've introduced groundbreaking products that add more value for our clients — helping us lead and shape the market.



## Passion

We're passionate about **creating and marketing** real estate products that naturally generate long-term value.



# LEGAL CERTAINTY

We only offer real estate operations backed by the highest legal security. All of our properties are ready for immediate title deed and are located in areas zoned for real estate development.

- ✓ *Private property*
- ✓ *Registered in the **Public Property Registry***
- ✓ *Free of liens*
- ✓ ***SEMARNAT** environmental permit*
- ✓ ***INAH** heritage clearance*

# EXCLUSIVE

AMENITIES



## CLUBHOUSE "CASA VIVA"

The architecture of this amenity is inspired by the essence of traditional henequén haciendas, designed to blend naturally into its surroundings. The central courtyard, walkways, and the main house (casco) are key elements that define a hacienda — reimagined here with a contemporary twist. The main materials used in the construction will be **chukum** and wood, staying true to the region's character and heritage.



**casa viva**  
casa club

## **EXCLUSIVE** AMENITIES



Reception



Art gallery



Administrative  
offices



Playroom



Gym



Cleaning services  
& storage



Rooftop terrace  
with bar and kitchen



Meeting rooms and  
coworking spaces



Event hall with  
restaurant



Pool and swim canal  
with hammock area



8 guest rooms  
and 2 suites



Hotel-style  
kitchen and  
dining area





## BEACH CLUB **PLAYAVIVA**

Located in the heart of Telchac Puerto, just 150 meters from the tourist pier. The architecture features predominant chukum finishes — a handcrafted and sustainable material inherited from the ancient Maya culture.



# **EXCLUSIVE** AMENITIES



Indoor and outdoor social area



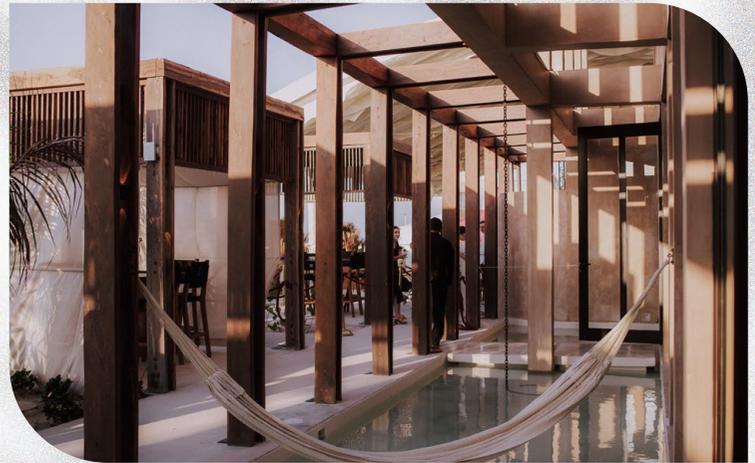
Bar area

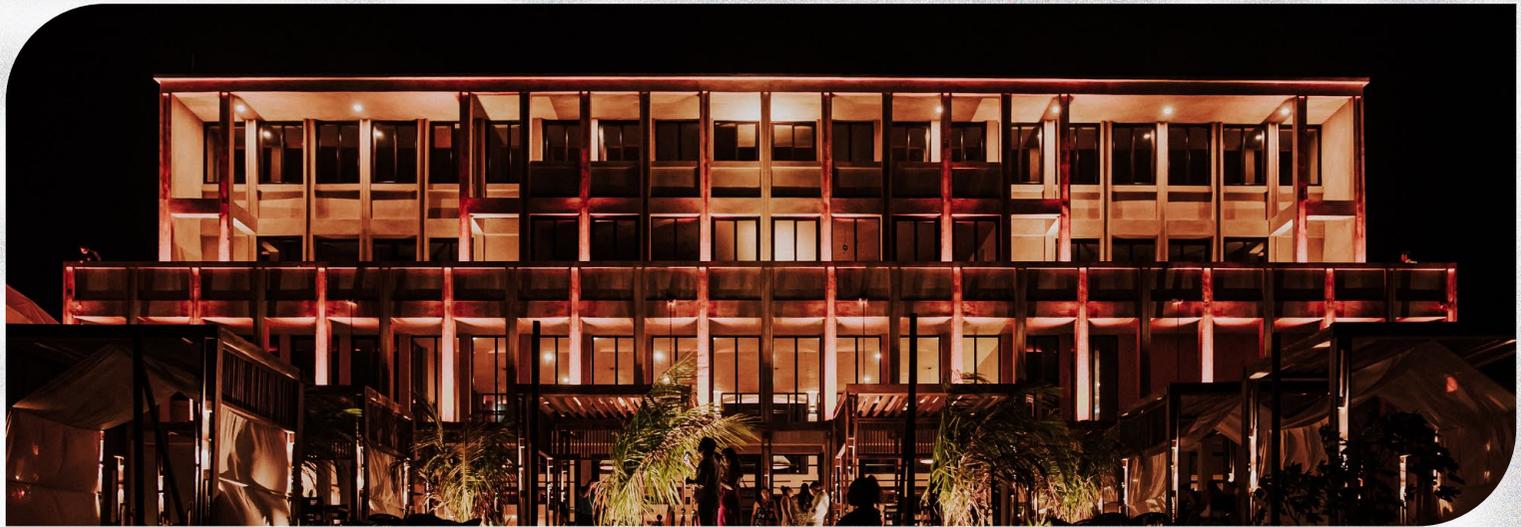


Hammock zone



Lounge chairs by  
the sea





# CIUDAD **DEPORTIVA**

An innovative investment project located just minutes from Telchac Puerto, featuring over 5 hectares of sports and wellness amenities, all within a thoughtfully planned and sustainable real estate community.



Pet-friendly Pavilion



Landscaped Pavilion



Fitness Pavilion



Meditation & Yoga Pavilion



Family Pavilion



## SPORT AMENITIES



Fitness & Group Activities

- Aerobics
- Indoor Cycling
- General Fitness
- Pilates
- Crossfit | Calisthenics
- Yoga | Meditación



Combat Sports

- Karate
- Wrestling
- Boxing
- Kickboxing



Water & Skating sports

- Swimming
- Skatepark



Courts & Team Sports

- Basketball
- Volleyball
- Balonmano
- Padel
- Fronton
- Baseball
- Indoor Badminton
- Squash
- 7-a-side soccer



Family Games

- Bocce
- Petanque
- Chess



\*Illustratives images



## CUMBRES DE LA **HACIENDA**

**Cumbres de la Hacienda** is a family-friendly investment project located just minutes from Telchac Puerto. It's designed for quality time with loved ones, featuring unique and exclusive amenities within a sustainable, master-planned real estate community.

Kids area



Palapa Club



BBQ grills



Jogging track



# CUMBRES DE LA HACIENDA

## **EXCLUSIVE** AMENITIES



Palapa club



Running Track



Travesía Kids' Playground



Maze Pavilion



Pet Park Pavilion



Picnic Pavilion



Petanque Pavilion



Multipurpose Park



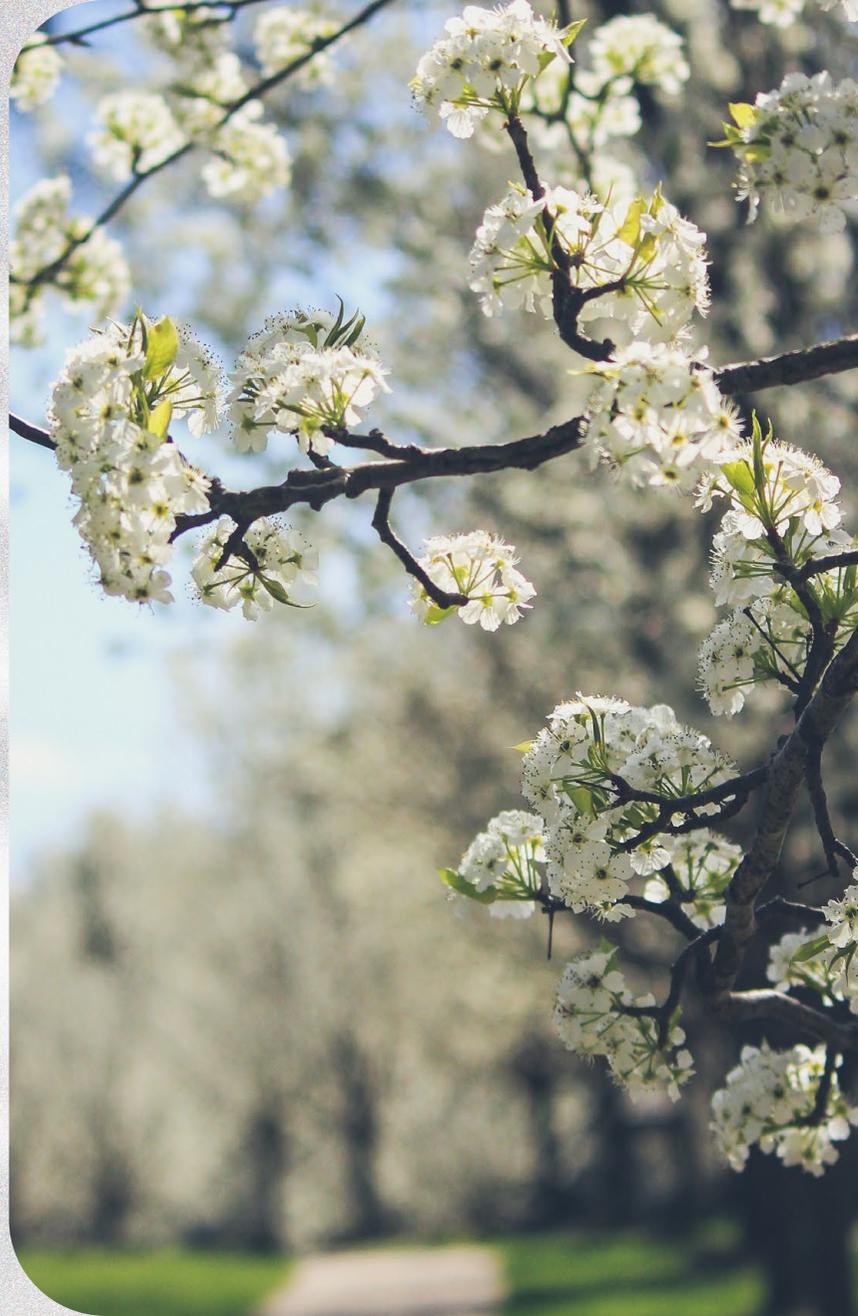
Children's Pavilion





PARQUE  
**CENTRAL**

Your investment is surrounded by native trees of the region, with spaces like the central park designed for enjoying nature at its best.





\* Illustrative images

## COMERCIAL ZONE **TERRAMARKET**

**Terramarket** will be a designated area for commercial lots. The commercial zone will feature:



Parking with drainage



Green areas



Kids play area



Electrical outlets and boxes



Pedestrian walkways



Central lighting connection

The background of the entire image is a dense, close-up photograph of dark green leaves, likely basil, with a soft, ethereal glow. The leaves are layered and fill the frame, creating a rich, textured backdrop for the text.

# HACIENDA TERRAVIVA

DEVELOPED BY

GRUPO

**López-Rosa**