MARETA

BY PUERTO TELCHAC

ALMAVIVA

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A development by the Almaviva community

What is Almaviva?

ALMAVIVA offers ready-to-build residential lots with direct financing for up to 16 years, within master-planned vacation communities featuring top-tier services and amenities.

The **ALMAVIVA** seal guarantees unforgettable experiences, whether you're visiting for a day or choosing to live there permanently.

Its high standards in amenity design, superior urban planning and landscaping, along with attentive service to owners and guests, ensure long-term value appreciation for your investment.



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⚓ MARETA BY PUERTO TELCHAC

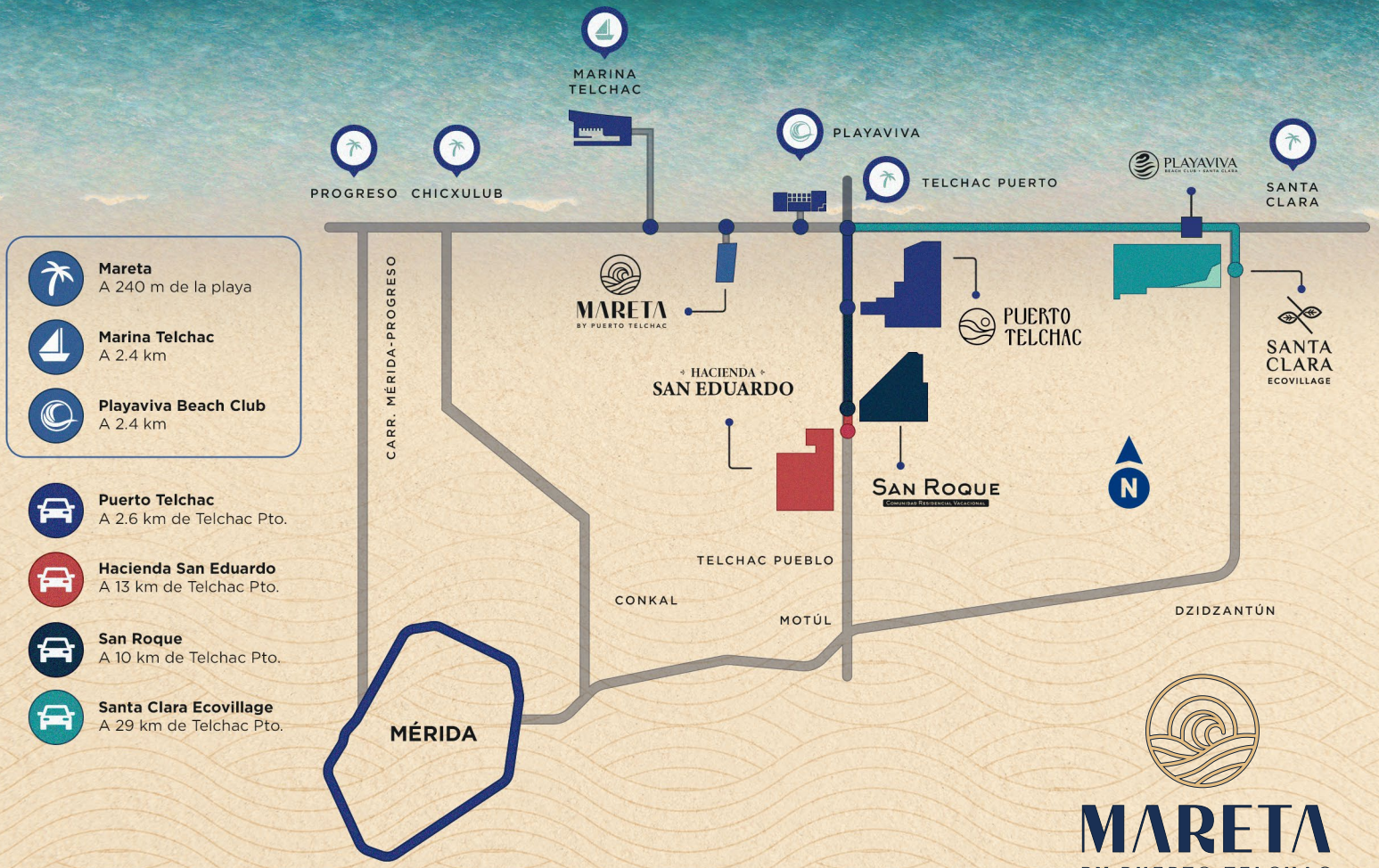
The best-kept secret of **Puerto Telchac.**

This new private community, located less than **300 meters** from the shores of **Telchac Puerto**, is designed for residents to experience a new way of life. In addition to preferred access to the exclusive **Puerto Telchac Marina** –fully equipped for boating services and enabling a wide range of water activities– **Mareta** residents will enjoy **memberships** granting access to exclusive boating clubs and to the **Playaviva** Beach Club, just steps from the Telchac Puerto pier.

This project meets the needs of those who value comforting summers by the sea, as well as those seeking to escape every weekend or live near the ocean, while staying just minutes away from Mérida.

Here, the sea is not just a backdrop – it is the true centerpiece of a life filled with experiences, closeness, and freedom.

⚓ LOCATION MAP



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SEASIDE SEASONS, A LIVING TRADITION

This project captures the love that residents have for their coast, and **Mareta by Puerto Telchac** is designed to honor that heritage.

Living seasons by the sea are a deeply rooted tradition in Yucatecan culture, passed down from generation to generation – enjoying long sunny days, refreshing sea breezes, and the peace that only the ocean can offer.

This development provides the perfect home for those moments, with spaces that allow owners to enjoy tranquility and comfort in a private setting, while making the most of all the activities the sea has to offer.


ACCESO PRINCIPAL
PROGRESO - PUERTO TELCHAC HIGHWAY
MASTERPLAN
DISPONIBILIDAD
ZONA PLATINO: 53 LOTES
ZONA ORO: 28 LOTES
ZONA ROSA: 18 LOTES
FUTURA ZONA COMERCIAL
FUTURA ZONA COMERCIAL
AMENIDAD
Portón eléctrico
CALLE 27
ACCESO
N
MARETA
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In addition to the amenities and services of **Puerto Telchac, Mareta** offers:

- LESS THAN 300 M FROM THE SEA
- MEMBERSHIP ACCESS TO PLAYAVIVA
- MEMBERSHIP ACCESS TO CLUB ALMIRANTES
- MEMBERSHIP ACCESS TO THE YACHT & WATER TOYS CLUB
- PRIVILEGED LOCATION
- EXCLUSIVE AMENITY AREA OF OVER 2,960 M² WITH POOLS AND EVENT HALL

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AMENITIES - PUERTO TELCHAC



MARINA CLUB



COMMERCIAL AREA



OUTDOOR GYM



BBQ GRILLS



EXCLUSIVE LAKE FOR MINI BOATING



WATER PARK



CLUBHOUSE



GREEN AREAS

SERVICES - PUERTO TELCHAC

- 19 GATED COMMUNITIES
- 24/7 SECURITY
- CONTROLLED ACCESS
- BEACH SHUTTLE SERVICE
- CONCIERGE SERVICE
- PROPERTY MANAGEMENT
- ON-SITE MEDICAL ASSISTANCE
- KIDS CLUB & DAYCARE
- TOURS & EXPERIENCE AGENCY
- SWIMMING ACADEMY
- DIVING ACADEMY
- ACADEMY KITESURF
- OPEN WATER SWIMMING
- WING FOIL ACADEMY
- VARIOUS SPORTS ACADEMIES



LEGAL SUPPORT

- Immediate deed registration
- Condominium regime
- Permits and licenses
- Written delivery dates.
- Use your lot even if you haven't finished paying for it

Vacation residential lots starting at 200 m² plus Commercial Area in **Puerto Telchac**

*Subject to terms and conditions stated in the contract.

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*Illustrative images


*Illustrative images


*Illustrative images

MARINA TELCHAC + YACHT & WATER TOYS CLUB

The marina is equipped to accommodate everything from private boats to excursion and sport fishing services, making this development an ideal starting point for sea adventures. Residents will be able to enjoy boat rides, fishing, diving, paddleboarding, and kayaking, making nautical life an integral part of their everyday routine. It will feature a rooftop and jacuzzis to enjoy beautiful sunsets with ocean views.

In addition, Mareta residents will receive complimentary lifetime membership* with the purchase of a lot, granting them the right to use the club's boats, including:

1) **1 Yatch**
2) **1 Sailing Catamaran** (Powercat)
3) **Wave Runners** and other water toys

*Usage includes an operator and is subject to a points system, availability, and weather conditions. Fuel and special services are not included

Preferred access to Marina Club + 1 complimentary lifetime membership



*Illustrative images

LIVING PARKS IN PUERTO TELCHAC

This development is designed to offer a fulfilling and active lifestyle, with a range of amenities that include:

- 2 OPEN PARKS AND GREEN AREAS
- PARK WITH BBQ GRILL AND PICNIC AREA
- EXCLUSIVE LAKE FOR MINI BOATING



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*Illustrative images.



*Illustrative images.

WATER PARK IN PUERTO TELCHAC

Keeping the concept of the sea and aquatic activities, this park will be equipped with fun slides for the entertainment of both adults and children.

WATER PARK FOR ALL AGES

SLIDE AREA

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CLUBHOUSE & SPORTS AREA

Clubhouse with a pool designed for relaxation and productivity.

Sports Area: Includes gym and courts to promote an active and healthy lifestyle.

- **OUTDOOR GYM** 14,592.73 M²
- **CLUBHOUSE** 13,685.29 M²
- **VARIOUS SPORTS ACADEMIES**
- **SWIMMING ACADEMY**
- **DIVING ACADEMY**
- **KITESURF ACADEMY**
- **OPEN WATER SWIMMING**
- **WING FOIL ACADEMY**



*Imágenes ilustrativas


Where your Dreams Meet the Sea
- Puerto Telchac -

ALMAVIVA

COMUNIDAD RESIDENCIAL VACACIONAL

DEVELOPED BY

GRUPO

López·Rosa