# San Roque

Residential Vacation Community

ALMAVIVA

RESIDENTIAL VACATION COMMUNITY

# EXCLUSIVITY IN EVERY DETAIL

→ Residential Lots starting from **160 m²**

**ALMAVIVA** offers build-ready residential lots with direct financing of up to 16 years, located within thoughtfully planned vacation communities featuring premium services and world-class amenities.

The **ALMAVIVA** signature represents unforgettable experiences, whether you visit for a day or choose to make it your permanent residence.

Its exceptional amenities, superior infrastructure, landscaping, and personalized service guarantee long-term appreciation for your investment.



# LOCATION MAP




# SAN ROQUE

RESIDENTIAL VACATION COMMUNITY

# MASTERPLAN

- Club House built on more than 10,000 M² with sport facilities
- 13 private communities with their own amenities
- One private community featuring a chlorinated artificial lake
- Two premium lot communities
- Beach Club in Telchac Puerto
- Commercial Area




## FEATURES

- Perimeter Wall
- Controlled Main and Service Entrances
- Controlled Access to Every Private Community
- Superior Infrastructure with paved roads, sidewalks, drainage and public lighting
- Electrical Service available at every lot

# AMENITIES

- Luxury Club House
- Spa y Wellness Center
- Sports Facilities
- Private Amenities in Every Community
- Chlorinated Artificial Lake
- Bike Path
- Jogging Circuit
- Beach Club Signature

# SERVICES



24/7 Security



Controlled Access



Concierge Service



Property Management Services



Beach Transportation



Nursing Services



Kids Club



Experience and Excursion Agency



## Legal Support
# LEGAL CERTAINTY

- **Immediate** Deed Registration
- **Actinver** Fiduciary Discounts
- **Condominium** Regime
- **Delivery Dates** provided in Writing
- Use your **lot** even before completing payment*

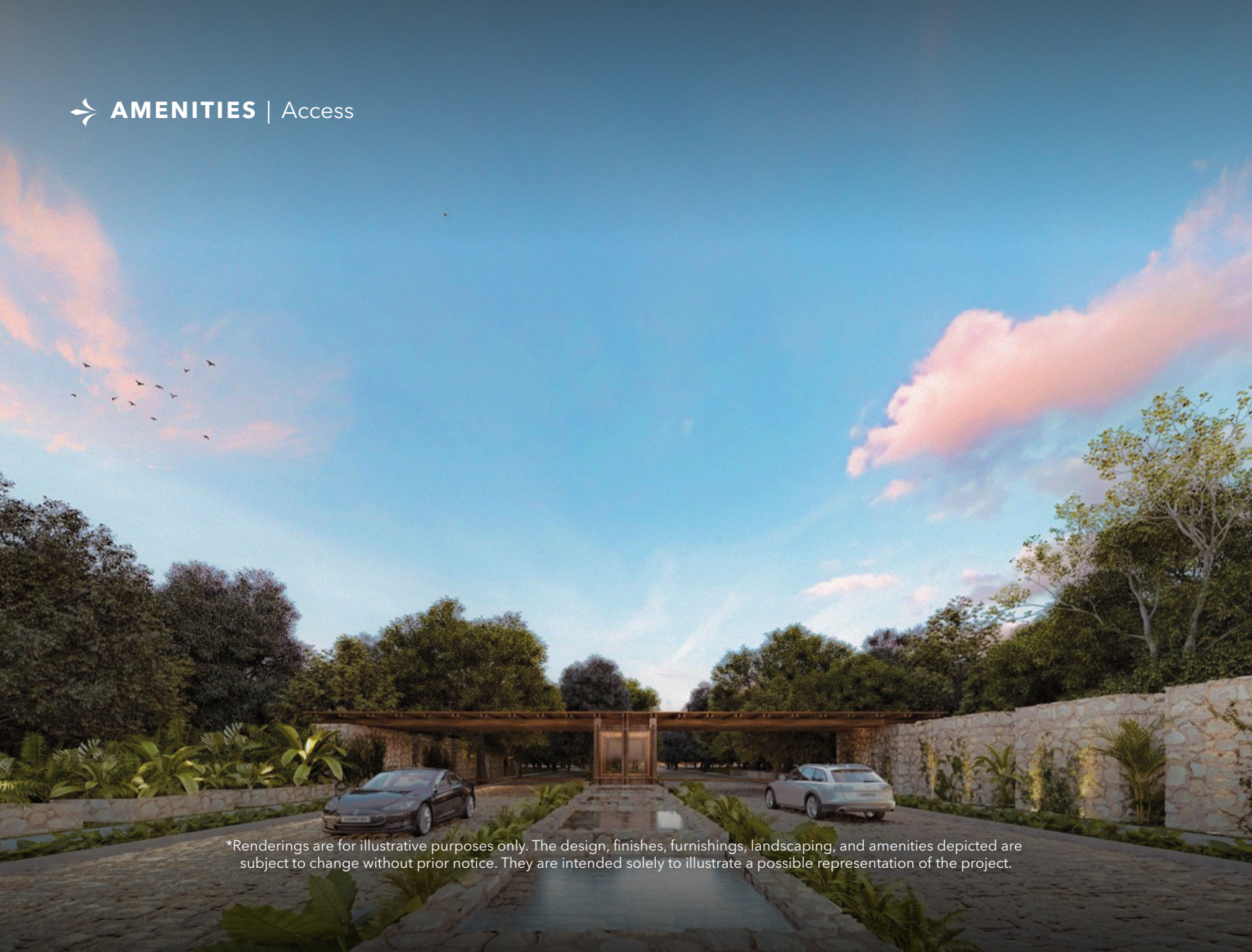
**Subject to terms and conditions established in the contract.*

**Residential** lots: **160, 250** and **320 m²**
**Commercial Lots** Available

## DISCOVER OUR FINANCING PROGRAM
# "TOTAL FLEXIBILITY"

- Up to **16 years** to **pay**
- First **60 Months Interest-Free***
- Monthly payments starting at **$1,999 MXN**
- **Early Payment** Discounts

## AMENITIES | Access



*Renderings are for illustrative purposes only. The design, finishes, furnishings, landscaping, and amenities depicted are subject to change without prior notice. They are intended solely to illustrate a possible representation of the project.

## **AMENITIES** | Lobby | Reception



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# AMENITIES | Restaurant



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# AMENITIES | Swimming Pool



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## AMENITIES | Event Hall



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# AMENITIES | Poolside Cinema



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## AMENITIES | Private Amenity within Each Gated Community



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DEVELOPED BY

GRUPO

López·Rosa