



PUERTO

*Telchac*



ALMAVIVA

# ⚓ PUERTO TELCHAC

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.





# PUERTO TELCHAC

## **The Heart of Puerto Telchac Lies in Its Deep Connection to the Sea**

Located in Telchac Puerto, Yucatán, this development is designed for residents to embrace a new way of life—one centered around the ocean and nautical living. With its own private marina, Puerto Telchac offers direct access to the sea, making it easy to enjoy a wide variety of water and boating activities.

This project meets the desires of those who cherish relaxing summers by the beach, as well as those seeking weekend getaways or a permanent residence close to the sea—all just minutes from Mérida. Here, the sea is not just a scenic backdrop—it's the main character in a life full of freedom, adventure, and unforgettable moments.



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

# 📍 LOCATION MAP



# SEASONS BY THE COAST, A LIVING TRADITION



This project captures the deep love residents hold for their coastline, and Puerto Telchac is designed to honor that heritage.

Spending seasons by the beach is a long-standing tradition in Yucatecan culture—passed down through generations, celebrating sunny days, sea breezes, and the unmatched peace only the ocean can offer.

Puerto Telchac provides the perfect home for these cherished moments, with spaces designed to enjoy comfort and tranquility in a private setting, while embracing all the experiences the sea has to offer.



# MASTERPLAN

CARR. TELCHAC PUEBLO - TELCHAC PUERTO

## AMENIDADES PREMIUM

-  PARQUE ACUÁTICO
-  GIMNASIO AL AIRE LIBRE
-  PARQUES VIVOS (Asadores, mini boating y áreas verdes)
-  CASA CLUB



 GET TO KNOW OUR LOCATION HERE



**PUERTO**  
*Telchac*

ACCESO

 CASETA DE VIGILANCIA

RESERVA PARA PRODUCTO TERMINADO

AREA VERDE

AREA VERDE

AREA VERDE

ACCESO

RESERVA PARA DESARROLLO

PRIVADA

PRIVADA ARENA

PRIVADA

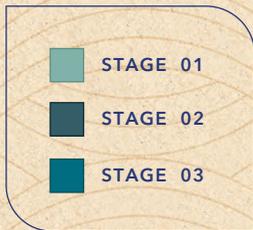
PRIVADA ARRICIE

PRIVADA

PRIVADA CORAL



# COMMERCIAL STAGES



**PUERTO**  
*Telchac*

# PUERTO TELCHAC

A residential development located in Telchac Puerto, Yucatan, featuring:



RESIDENTIAL  
ZONES



COMMERCIAL  
AREA



MARINA CLUB  
AMENITY



JUST 2 MINUTES  
FROM THE  
BEACH



GREEN AREAS



WATER PARK



CLUBHOUSE



MASTER-PLANNED  
COMMUNITY



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# AMENITIES



MARINA CLUB



COMMERCIAL AREA



OUTDOOR  
GYM



GRILL AREAS



EXCLUSIVE LAKE  
FOR MINI BOATING



WATER PARK



CLUBHOUSE



GREEN AREAS

# SERVICES



19 GATED  
COMMUNITIES



SECURITY  
24/7



CONTROLLED  
ACCESS



BEACH SHUTTLE  
SERVICE



CONCIERGE  
SERVICE



PROPERTY  
MANAGEMENT



ON-SITE MEDICAL  
ASSISTANCE



KIDS CLUB &  
DAYCARE



TOURS &  
EXPERIENCE  
AGENCY



SWIMMING  
ACADEMY



DIVING  
ACADEMY



KITESURF  
ACADEMY



OPEN WATER  
ACADEMY



WING FOIL  
ACADEMY



VARIOUS  
SPORTS  
ACADEMIES

# LEGAL CERTAINTY

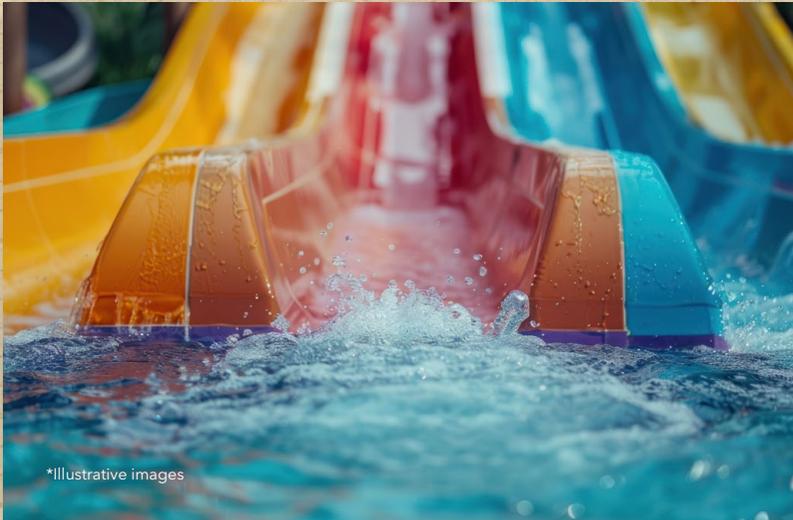
- Immediate title deed registration
- Condominium property regime
- Fully approved permits and licenses
- Written delivery timelines
- Move in even if you're still paying for your lot\*

Vacation residential lots from 160 m<sup>2</sup>  
plus Commercial Area within the  
development

\*Subject to terms and conditions stated in the contract.

[lopezrosa.com/al maviva](https://lopezrosa.com/al maviva) 

\*Illustrative images



\*Illustrative images



\*Illustrative images



# MARINA TELCHAC

The marina is fully equipped to host **private boats** as well as offer **excursions** and **sport fishing services** – making this development the perfect launching point for ocean adventures.

Residents will enjoy boat rides, fishing, diving, paddleboarding, and kayaking, embracing a truly nautical lifestyle.

It will also feature a **rooftop** and **jacuzzis** to take in breathtaking sunsets with sea views.

Includes preferred access to the **Marina Club**



# VIBRANT PARKS

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



**TWO OPEN PARKS  
AND GREEN AREAS**



**PARK WITH BARBECUE  
GRILLS AND PICNIC AREA**



**EXCLUSIVE LAKE FOR  
MINI BOATING**



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\*Illustrative images



# WATER PARK

In keeping with the concept of the **sea and aquatic activities**, this park is designed to offer fun and adventure for all ages. It will feature **waterslide areas** that guarantee unforgettable moments for both **kids and adults**, in a safe and vibrant environment.

THEMED PARK WITH  
WATERSLIDES



RECREATIONAL  
SPACES FOR THE  
WHOLE FAMILY



\*Illustrative images.

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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 M<sup>2</sup>



**CLUBHOUSE**  
13,685.29 M<sup>2</sup>



**VARIOUS SPORTS ACADEMIES**



**SWIMMING ACADEMY**



**DIVING ACADEMY**



**KITESURF ACADEMY**



**OPEN WATER SWIMMING**



**WING FOIL ACADEMY**

\*Illustrative images.



Where your dreams meet the sea

- Puerto Telchac -





ALMAVIVA

COMUNIDAD RESIDENCIAL VACACIONAL

DEVELOPED BY

GRUPO

López-Rosa