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.

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⚓ 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.

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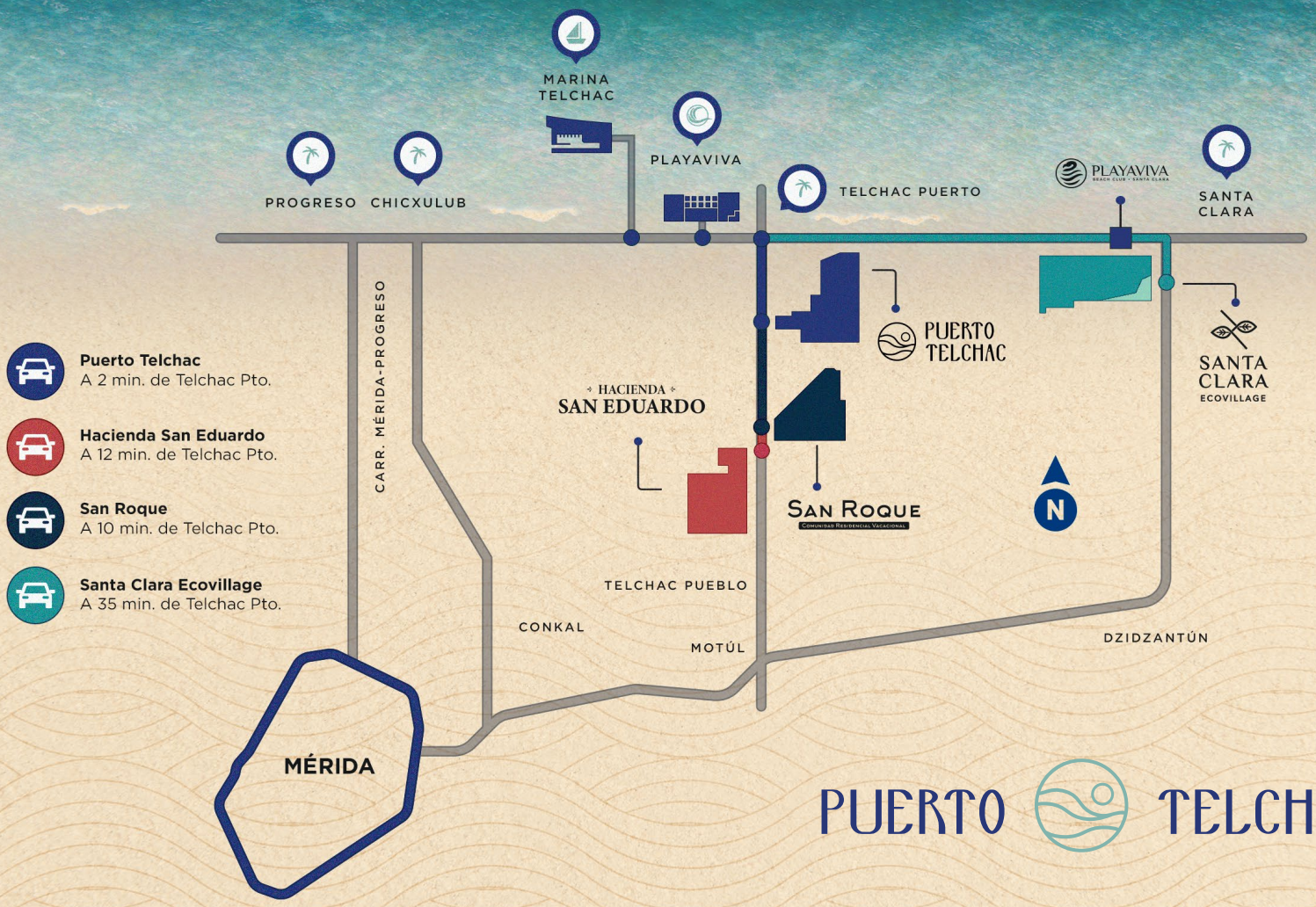
⚓ LOCATION MAP



PUERTO TELCHAC



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.

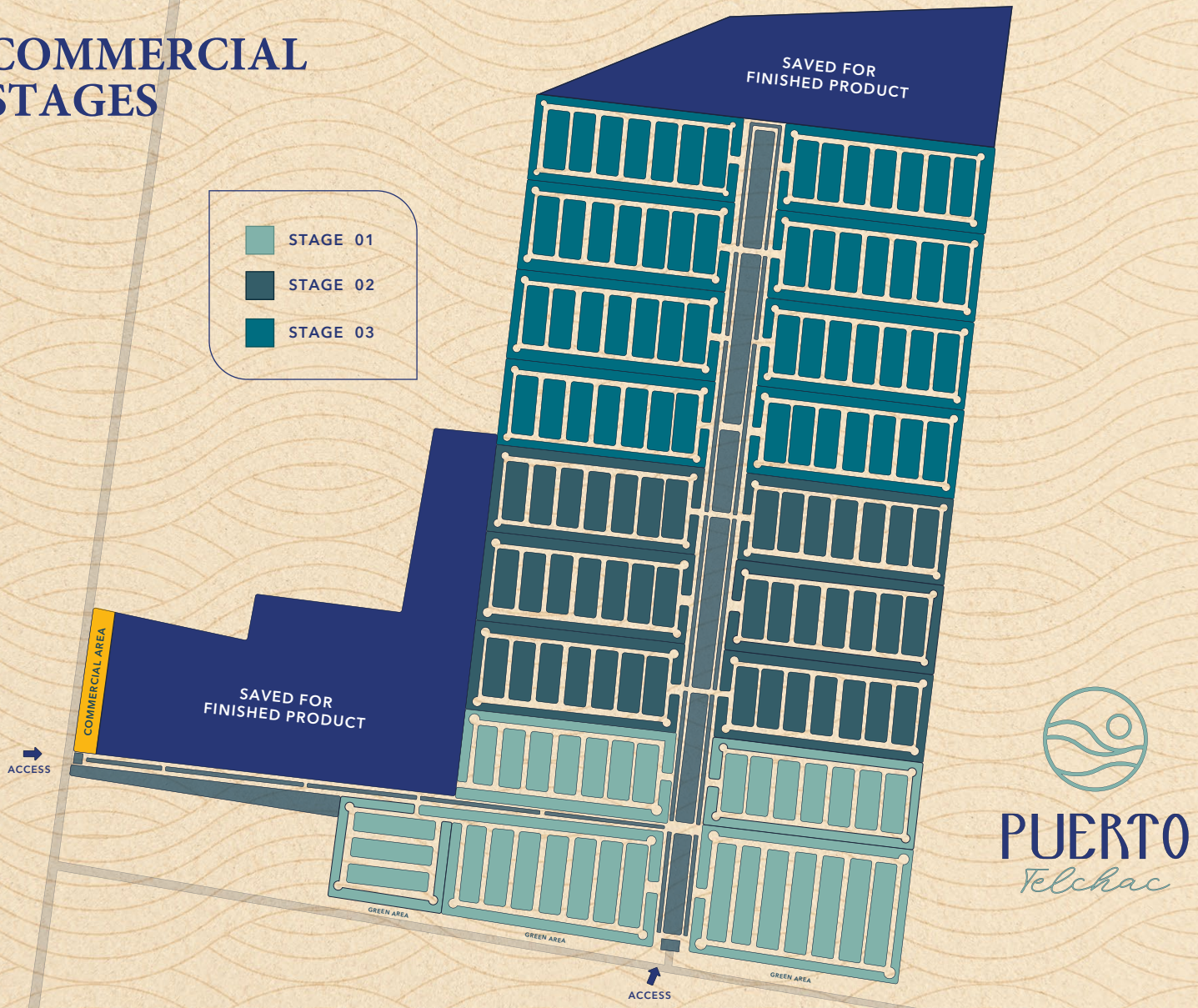
Spending seasons by the beach is a long-standing tradition in Yucatecan culture—passed down through generations, celebrating sunny days, sea breezes, and the unmatched peace only the ocean can offer.

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


AMENIDADES PREMIUM
PARQUE ACUÁTICO
GIMNASIO AL AIRE LIBRE
PARQUES VIVOS (Asadores, mini boating y áreas verdes)
CASA CLUB
CARR. TELCHAC PUEBLO - TELCHAC PUERTO
RESERVA PARA DESARROLLO
RESERVA PARA PRODUCTO TERMINADO
ZONA COMERCIAL
ACCESO
CASETA DE VIGILANCIA
PRIVADA
PRIVADA ARENA
PRIVADA ARRECIFE
PRIVADA CORAL
AREA VERDE
ACCESO
N
GET TO KNOW OUR LOCATION HERE
PUERTO Telchac

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 m2 plus Commercial Area within the development

*Subject to terms and conditions stated in the contract.

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*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**



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*Illustrative images.

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



*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

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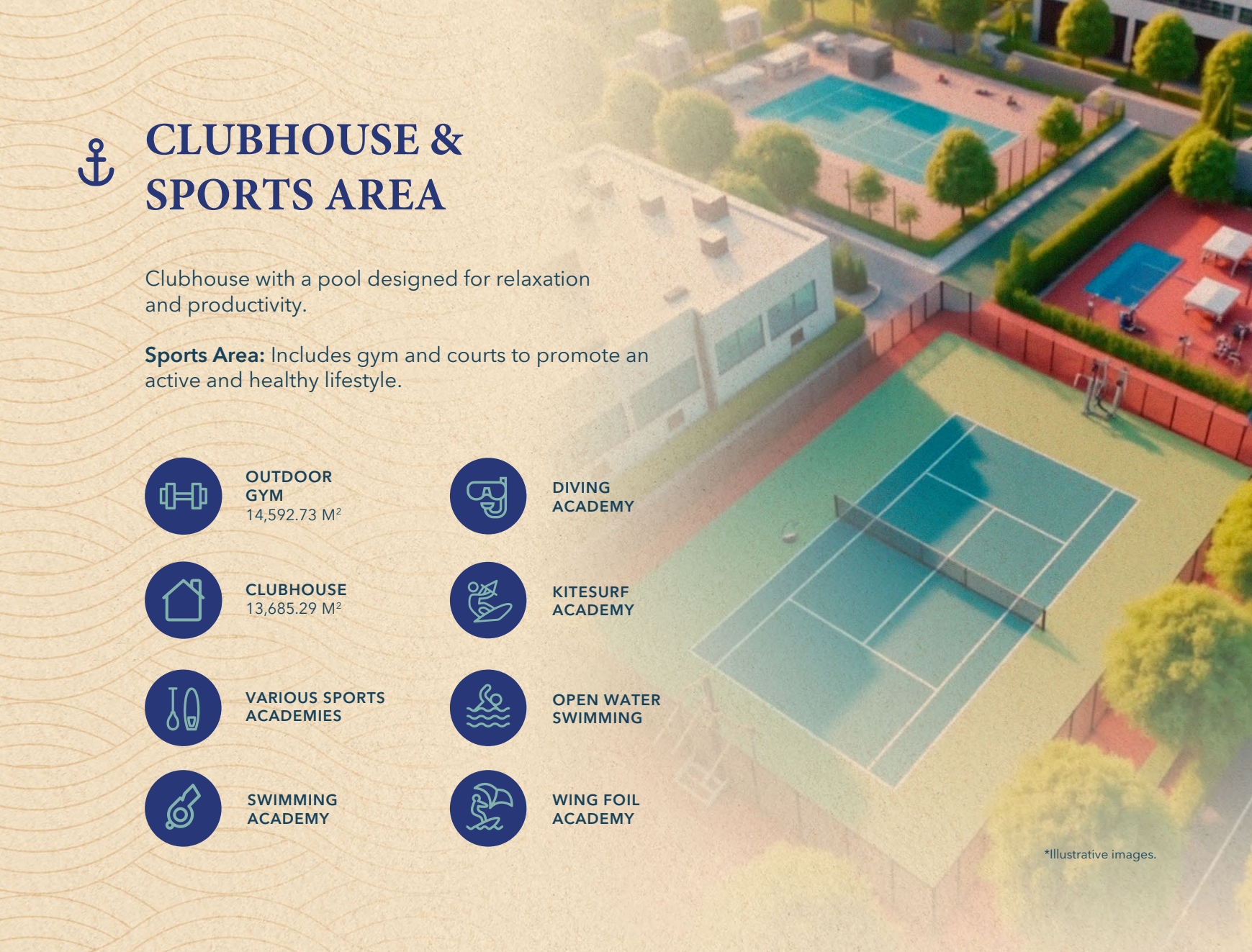
CLUBHOUSE & SPORTS AREA

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**



*Illustrative images.


Where your Dreams Meet the Sea
- Puerto Telchac -

ALMAVIVA

COMUNIDAD RESIDENCIAL VACACIONAL

DEVELOPED BY

GRUPO

López·Rosa