



ICHKABAL
VILLAS

An aerial photograph of a tropical coastline. The water is a vibrant turquoise color, transitioning to a deeper blue further out. A narrow, light-colored sandy beach runs along the edge of the water. In the background, there is a dense line of green vegetation, likely mangroves or tropical forest, bordering a flat, open landscape. The overall scene is serene and picturesque.

A PREMIUM COMMUNITY IN BACALAR

It's your opportunity to secure a spot in an exceptional Mexican destination.

Welcome to Bacalar

The Mexican Paradise!

WHERE IS BACALAR LOCATED?

Bacalar is a charming small town nestled in the southern region of Quintana Roo, Mexico. It graces the shores of the stunning Bacalar Lagoon, often referred to as the "Lagoon of the Seven Colors" for its mesmerizing blend of blue and green hues. This enchanting lagoon stands as Bacalar's prime tourist attraction, offering an idyllic setting for aquatic adventures like swimming, snorkeling, kayaking, paddleboarding, and leisurely boat excursions. Additionally, the vicinity boasts several captivating cenotes, making it a popular hub for diving and snorkeling enthusiasts.



THE MAYAN TRAIN

The Tren Maya is an expansive railway infrastructure endeavor presently in progress within Mexico. This innovative train will traverse the Yucatan Peninsula, journeying through the states of Quintana Roo, Yucatan, Campeche, Tabasco, and Chiapas.

This ambitious project is currently underway and is anticipated to reach completion by 2024. The Tren Maya's route will span an impressive 1,525 kilometers and encompass 15 stations, including renowned tourist destinations like Tulum, Playa del Carmen, Cancun, Palenque, and Chichen Itza, among others.



TULUM INTERNATIONAL AIRPORT

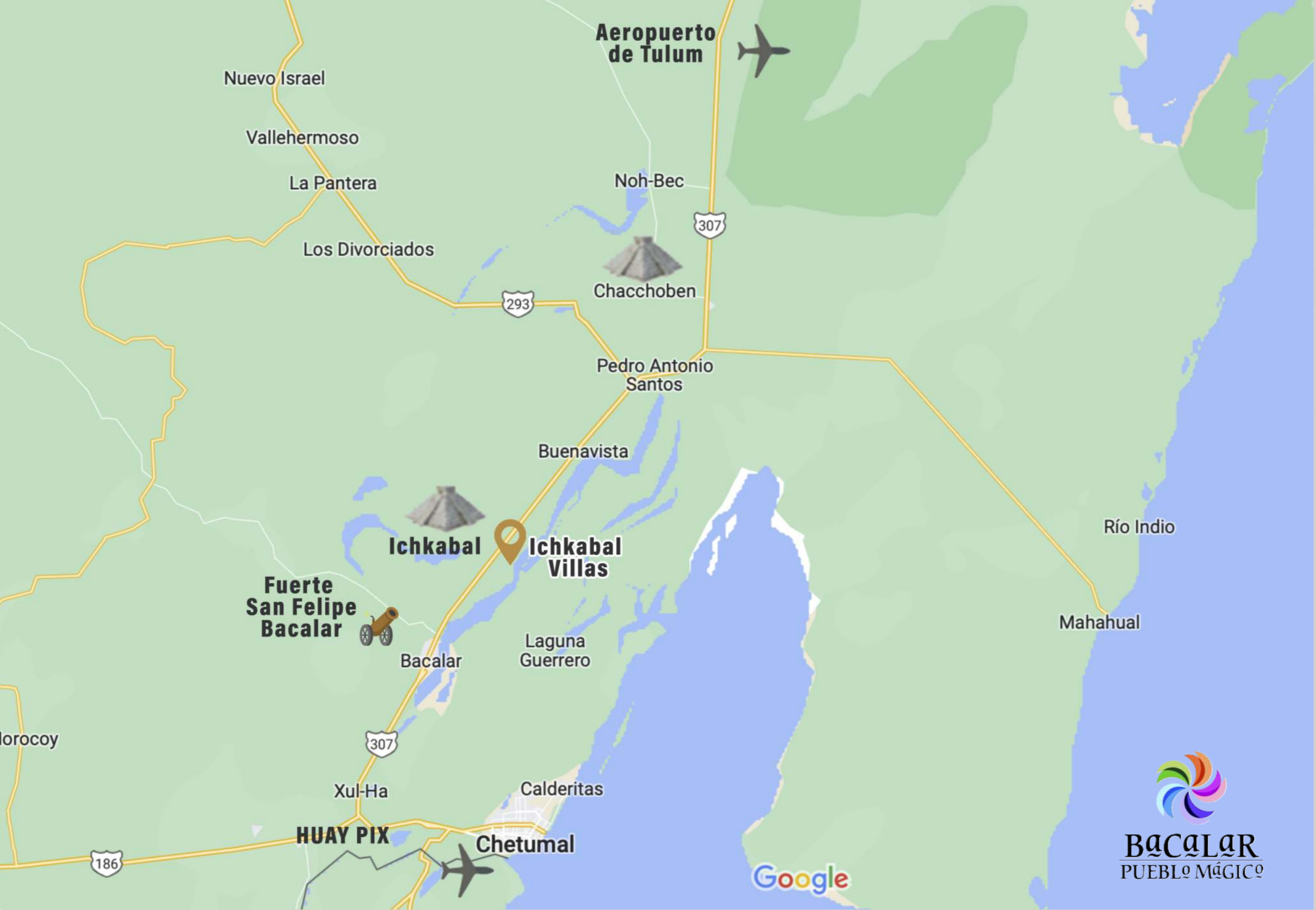
This airport, also recognized as the Riviera Maya International Airport, stands among the nation's latest aviation hubs. It's conveniently located around 10 kilometers from Tulum and approximately 100 kilometers from Cancun. Sporting a solitary terminal, it boasts the capability to accommodate up to 3 million passengers each year. Tulum International Airport serves as a gateway for both domestic and international flights, with a primary focus on connecting travelers to destinations in North America, Central America, and Europe. Additionally, it serves as a favored point of entry for visitors exploring the wonders of the Riviera Maya, including renowned locales like Cancun, Playa del Carmen, and Cozumel.



ARCHAEOLOGICAL ZONE OF ICHKABAL

Near the Bacalar Lagoon is Ichkabal, a Mayan city that is older than Chichén Itzá and Uxmal. The great political center and most important city of the Maya in the Yucatán Peninsula, it was accidentally discovered in 1995 but remained closed because it is so extensive that it could not be adequately protected. The ruins of Ichkabal are located in the southern part of Quintana Roo, specifically in the municipality of Bacalar, 40 kilometers west of the Bacalar Lagoon and 9 kilometers northeast of Dzibanché, forming a circuit of Maya monuments along with Kinichna and Kohulich. What is curious about this case is that the monumental structures of this city were covered by dense jungle growth, making their discovery difficult during other periods of significant archaeological finds.

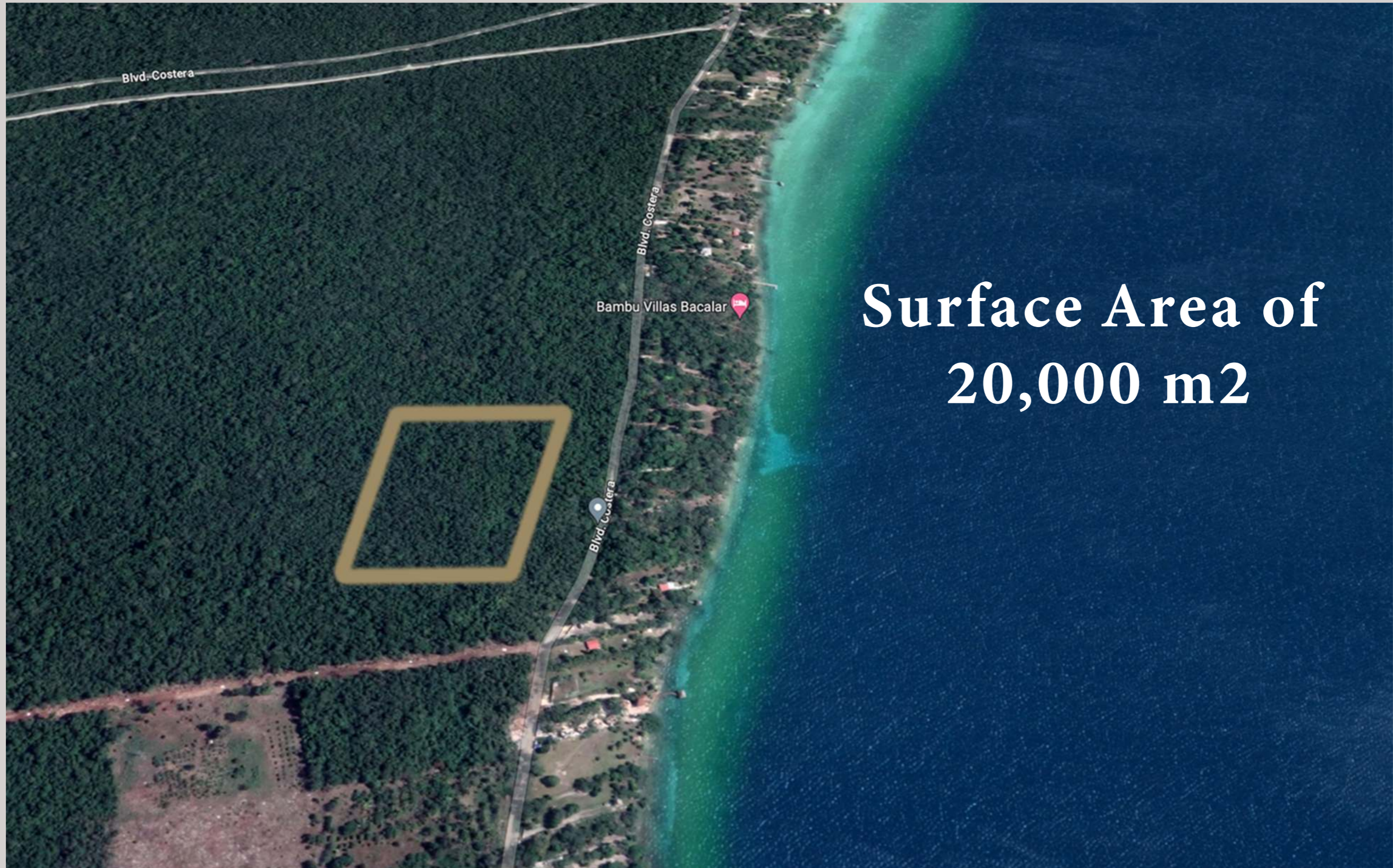




LOCATION



BACALAR
PUEBLO MÁGICO



Surface Area of
20,000 m²

MASTER PLAN



- 00- Front Entrance
- 01- Villas (36 units)
- 02- Club House (90.09 m2)
- 03- Community Pool (13 x 5 mts)
- 04- Storage Units (10 x 5 mts)
- 05- Yoga Loft
- 06- Jungle Gym

BACALAR VILLAS

A thorough and precise planning process has been carried out to accommodate 36 artisanal villas, ranging in size from 102 to 145 square meters each.

These villas collectively occupy an area of 20,000 square meters, accounting for only 30% of the total land. This approach ensures the conservation of the local vegetation and wildlife.

VILLAS RESIDENCIAL



36 RESIDENTIAL VILLAS



NOV 2023 LAUNCH



SPECIAL PRECONSTRUCTION
PRICING



AN ECO-CONSCIOUS
PROJECT

AMENITIES



FAMILY FRIENDLY



TRANQUIL NATURAL
TRAILS



PRIVATE POOL AND
SERENE RELAXATION
AREAS



YOGA DECK



CLUBHOUSE



EQUIPPED WITH ENERGY-
SAVING APPLIANCES

VILLA ZAMNA

HIGHLIGHTS

- Kitchen with a dining bar
 - Spacious living room
 - Complete bathroom
 - Bedroom
 - Inviting terrace
 - Roof Top and Pool
- Convenient parking area



The villas showcase a modular design characterized by generous cubic spaces, strategically crafted to enhance cross-ventilation and optimize the utilization of natural light.





Bacalar Residential Villas provides the ultimate experience for embracing the Riviera Maya's beauty, courtesy of its panoramic views and organic construction.

The fusion of jungle views and organic architectural design renders Bacalar Residential Villas an ideal haven for savoring a fulfilling life.



VILLA BACAB

HIGHLIGHTS

- Kitchen with an adjoining dining bar
 - Comfortable living room
 - Two full bathrooms
- Two Bedrooms with views of the jungle
 - Inviting front terrace
 - Convenient parking area



We blend Bacalar's innate charm with minimalist and cutting-edge architecture to craft a modern juxtaposition.



VILLA IXCHEL

HIGHLIGHTS

- Kitchen with a dining bar
 - Spacious living room
 - Two full bathrooms
 - Two bedrooms
 - Rooftop and pool
- Convenient parking area





Unearth at Bacalar Residential Villas the ease of embracing and relishing an unparalleled and rapidly expanding paradise.

CLUB HOUSE

HIGHLIGHTS

- Outdoor kitchen
 - Grill
 - Dining area
- Restroom facilities
- A chemical-free community pool
 - Open-air jungle gym
 - Serene lounge area





The clubhouse offers a panoramic pool, a deck with relaxation spaces, restroom facilities, and communal areas for experiencing a serene and harmonious natural setting.



GYM

Our clubhouse features a unique jungle gym crafted from entirely natural wood and stone weights, thoughtfully designed using locally sourced materials.



YOGA

Furthermore, we provide a serene yoga sanctuary, an ideal setting for your early morning sun salutations and moments of tranquility.