

## ALDEA UMM 3 Adjacent or Separate Lots - With Many Extras



Escanea para ver la propiedad



### Información general

Ubicación	Tipo de propiedad	Tipo de operación	Precio
Puerto Morelos	Lots	Sale	\$1,300,000.00 MXN
Recámaras	Baños	Área del terreno	Área de construcción
		160 m <sup>2</sup>	m <sup>2</sup>

### Descripción

#### GREAT OPPORTUNITY!

Buy one or all three lots together and receive the following for FREE:

1. Project for approval within the gated community
2. Environmental permits and construction license

### **ADDITIONAL PROMOTION!**

50% down payment and pay the remaining balance in 3 or 6 months **INTEREST-FREE**

**Aldea Umm, PUERTO MORELOS** - An exclusive residential development in Puerto Morelos, located right next to Federal Highway 307 (Cancún-Tulum).

At Aldea Umm, it's not just about selling lots — it's about offering a unique opportunity in the heart of the Riviera Maya. With nearby attractions like the second largest reef in the world, cenotes, eco-parks, cultural landmarks like the Chichen Itzá pyramids, shopping centre, and easy airport access (just 15 minutes away), this project blends lifestyle, tourism potential, and strategic real estate growth.

### **3 adjacent or separate lots, just one block from the clubhouse and amenities.**

Aldea Umm offers an appealing combination of urban lots with excellent design, diverse amenities, privileged natural surroundings, and great investment potential. Its strategic location, expanding infrastructure, high capital appreciation, and multiple-use options (residential, vacation, rental income) make it an outstanding real estate opportunity in the Riviera Maya.

### **Location and Project**

- **Address and Access:** Located 23 km south of Cancún and 35 km from Playa del Carmen, directly on the Cancún-Tulum federal highway, with 24/7 controlled access and a distinctive architectural entrance.
- **Master Plan:** Includes 690 urbanized lots ranging from 160 m<sup>2</sup> to 280 m<sup>2</sup>.
- **Urbanization:** Cobblestone roads, underground infrastructure (electricity and water), wide streets and sidewalks, and all services available at each lot's edge.

### **Highlighted Amenities**

- Clubhouse with a central pool, multipurpose area, indoor gym, and a 12-meter viewpoint with mangrove views
- Children's pool and splash zone with hanging bridges for kids
- Outdoor gym, jogging/cycling path, and Zen zones for meditation and relaxation
- Pet-friendly park with play areas and open spaces for pets
- Art Garden with ornamental fountains, exhibition areas, and chess game stations
- Sports court (soccer/tennis), event hall, and palapa for activities
- 24/7 security with gated entry and closed perimeter

### **Nearby Attractions & Natural Surroundings**

- **Beach and Reef:** Only ~5 min (2 km) from Puerto Morelos public beach, with a national reef just 500 m offshore — perfect for snorkeling, diving, kayaking, and fishing
- **Cenote Route:** Very close to various cenotes offering rappelling, zip-lining, and cycling activities
- **Alfredo Barrera Marín Botanical Garden:** Just 2 km south, featuring exotic jungle and native wildlife (coatis, spider monkeys)
- **Crococun Zoo:** 2 km north along Highway 307
- **Eco and Adventure Parks:** Nearby Selvatica, Xplor, Xcaret, Xel-Há, La Joya/Cirque du Soleil, Tulum, Chichen Itzá, Bacalar, Akumal, and Río Secreto
- **GO Grand Outlet:** Only 10 min away, with over 150 stores, ice rink, go-karts, amusement park, and auditorium — one of the largest malls in Latin America

- **Growing Infrastructure:** Maya Train station just outside Puerto Morelos, and booming tourism growth (+400% in the past five years, over 1 million visitors/year), awarded “Best Adventure Destination” in 2019

### Investor Benefits

- **High Capital Appreciation:** Comparable developments in the area show over 50% increase; value driven by tourism and new infrastructure
- **4-in-1 Market:** Perfect for living, vacationing, renting (short- or long-term), retirement residence, or future investment
- **Safe and Attractive Setting:** Low urban density, high municipal safety, and vibrant cultural offerings (festivals, sport fishing, cultural events)
- **Strategic Connectivity:** 15 minutes from Cancún Airport and 20 minutes from Playa del Carmen, with direct routes via highway and Maya Train

For more information and details, I'll be happy to assist you.

**Petra**

## Amenidades

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- |                    |                       |                    |
|--------------------|-----------------------|--------------------|
| ✓ Children's Games | ✓ Entertaining Centre | ✓ Games Room       |
| ✓ Gardens          | ✓ Green Areas         | ✓ Gym              |
| ✓ Kids Club        | ✓ Parking             | ✓ Pool             |
| ✓ Security         | ✓ Sports Area         | ✓ Sun Taining Area |
| ✓ Tennis Court     |                       |                    |

## Ubicación

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