



# Penthouse with private Rooftop and pool, close to the beach, in pre-sale Yucatan.

|   |                         |
|---|-------------------------|
| <i>ID: DME246-4</i>                       | <i>Location: Mérida</i> |
| <i>Zone: Progreso Port</i>                | <i>Type: Penthouse</i>  |
| <i>Bedrooms: 3</i>                        | <i>Bathrooms: 3</i>     |
| <i>Levels: 1</i>                          | <i>Parking(s): 1</i>    |
| <i>Construction: 125 m2 / 1,345.50 ft</i> |                         |























# Spa





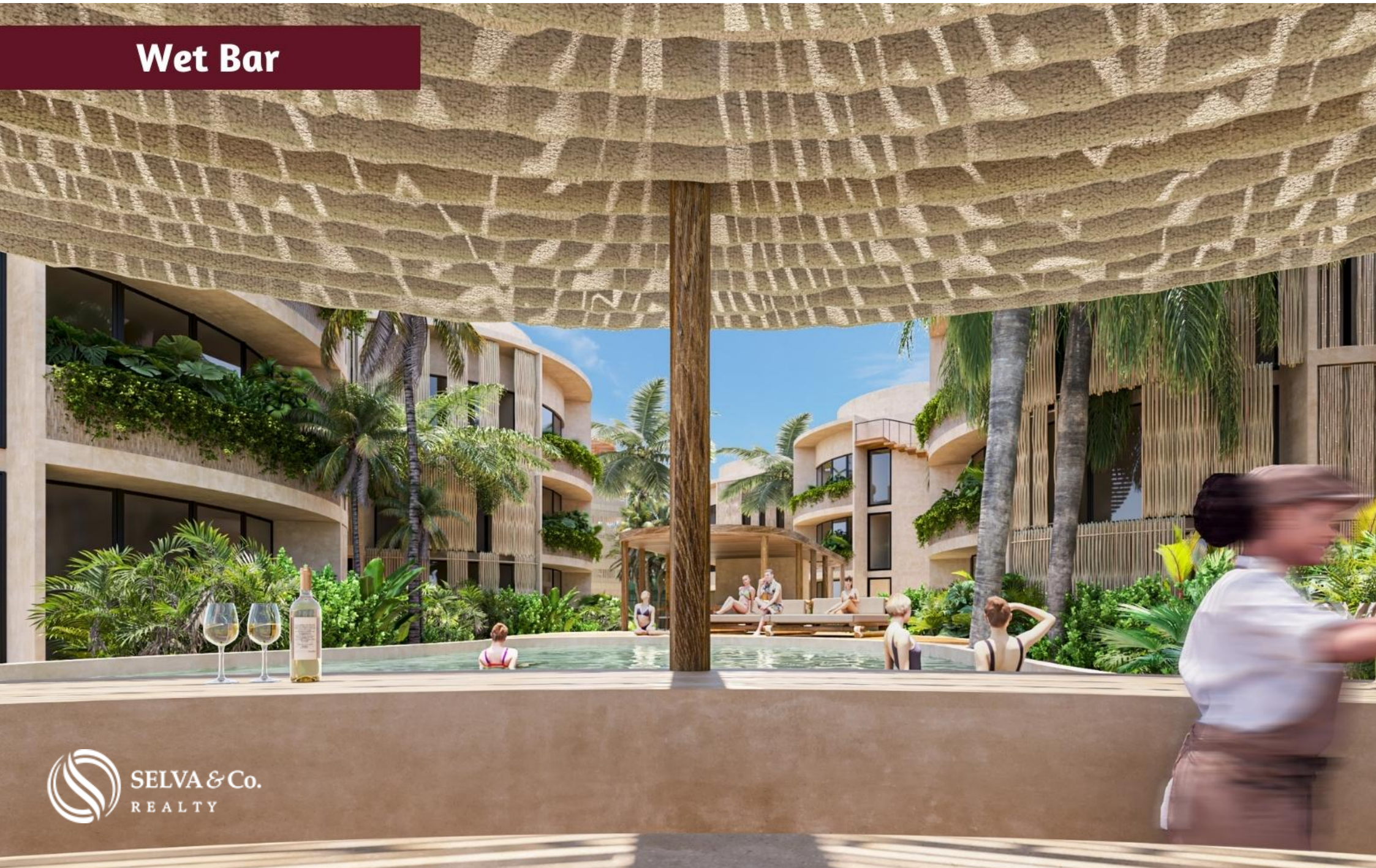
# Lunario / Lunary



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## Wet Bar





# Mirador











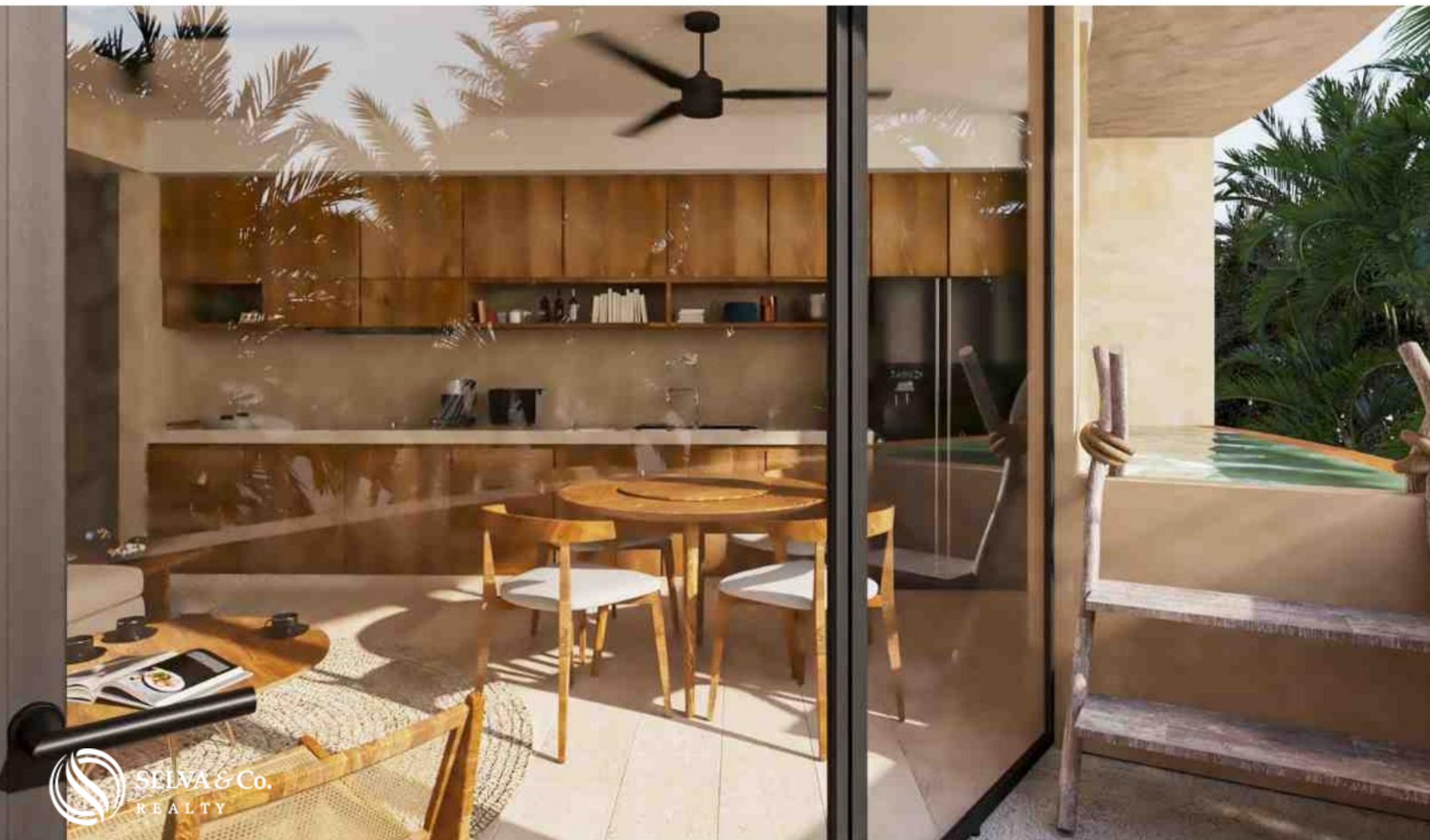




















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## Description

DME246-4

Penthouse with private Rooftop and pool, close to the beach, in pre-sale Yucatan.

Complex of 11 buildings with a total of 44 apartments, with a unique circular design, privileged location, safe area, with greater capital gains and surrounded by white sand beaches. In addition to exclusive amenities within the development, so you don't have to leave your home.

It has 4 condominium designs, with luxury finishes, sophistication and comfort, you can choose the one that best suits your needs, all with terraces and private pools.

### FOR WATER LOVERS

This apartment is ideal for those who love water, with a private pool, beaches just a few minutes away and pools in a common area for adults and children, you can



enjoy this element all day.

## OBSERVATORY AND VIEWPOINT

An area on the upper floor, where you can contemplate the starry nights in the moonlight, with a covered self-service bar, open bar, with outdoor rooms and a table area.

The 15 meter high viewpoint is a pleasant area with a wooden palapa and armchairs, ideal for enjoying the sunsets, overlooking the lagoon.

## GREEN BUILDING

Facade designed with ornamental plants that are part of the structure, large planters in common areas and green views on the main terrace.

## ECOLOGICAL TECHNOLOGY

Solar panels in common areas.

Potable water generating plant.



## EVENT ROOM

For your social events, find an ideal space to show off as a host, organizing the best parties within the development. With a capacity of up to 50 people.

## SPA

Find total relaxation steps from your residence.

You will have an area completely dedicated to pampering yourself, a spa with a massage area, showers and an outdoor Jacuzzi.

## KEEP IN SHAPE

Do you like to exercise? This development has a fully equipped gym for the use of its residents, with a variety of exercise machines.

## COWORKING AREA

Working from home has never been better, enjoy a quiet space, with internet, ideal



for working in a relaxed environment, a space where you can work and connect with your team without interruption. The best place to do ?Home office?.

## AMENITIES AND SERVICES

Beach-style adult pool

Children's pool with playground

Lobby

Reception

Coworking

Coffee Station

Bamboo Tunnel

Lookout

Observatory

Grill area

Pool bathrooms



Bar

Pool Bar

Central palapa

Multiple use area

Spa

Gym

Parking with security booth

Convenient access to the sea

## KITCHEN

Prepare the most delicious recipes in this built in kitchen, equipped with custom cabinets, and covered in chukum, enjoy its open design with a breakfast bar, which allows you to live with your loved ones while they prepare their favorite food. Includes grill.

## HIGHLIGHTS OF THE DEPARTMENT



Bright apartment with large windows that allow each of the most important spaces to have natural light.

Living room with full wall window and access to the terrace or that opens to create a larger space ideal for entertaining your guests or having an indoor-outdoor lifestyle.

Master bedroom with en-suite bathroom, walk-in closet.

Private parking for 1 or 2 cars.

Laundry room

Private pool

covered terrace

Wooden deck area

## LOCK OFF (ASK FOR AVAILABILITY)

Some apartments have a lock off design, which allows you to rent one room and use the other without losing privacy or rent the two rooms separately. Ideal for those looking to make vacation rentals.



## FINISHES

Travertine marble floor

Luxury carpentry.

Walls and ceiling in natural chukum finish

Endemic vegetation

## LOCATION

Apartment for sale in Chicxulub, Progreso Yucatan, one of the safest states in Mexico. Famous for its beaches and its large boardwalk, a favorite of locals and visitors.

12 Minutes from the El Corchito Ecological Reserve.

15 minutes from the international boardwalk

15 minutes from Progreso downtown.

20 minutes from the Jurassic trail.

30 minutes from Mérida.



## WALKING DISTANCE TO THE BEACH

This apartment is located 17 minutes walk from the beach, 1.3 km from Chicxulub beach.

## RENT YOUR PROPERTY

Development that allows vacation rentals.

You can hire a management and vacation rental agency, rent your property while you are not using it, they are in charge of maintaining and renting it for you. You won't lift a finger.

## INVESTMENT IN PRE-CONSTRUCTION

Department in pre-sale. Estimated delivery date: Summer 2026.

The images used for this advertisement are from the general project. They do not correspond to a private residence.



The official price of this property is in pesos, the price in dollars is a reference. The exchange rate of the day will be used for the purchase.

Prices may vary according to the progress of construction. Contact us to send you the price list and updated information.

Schedule your appointment to visit the area or call us to answer your questions.

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#preconstructioncondosMerida #presalecondosMerida



## Property details

- Integral Kitchen
- Marble floor
- Terrace
- Lock off
- Private Pool

## Amenities

- Ballroom
- Gym
- Playground for children
- Swimming Pool
- Bbq Grill
- Lobby
- Spa





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