



FORMENTERA RESIDENCIAL



WINNER
2025-2026



EL DESARROLLADOR

THE DEVELOPER

- Mérida, Yucatán
- Cancún Quintana Roo
- Puerto Morelos Quintana Roo
- EDOMEX / State of Mexico

11
Desarrollos
Projects

+1,700
Inversionistas
Investors

+730,000
M² Vendidos
(180+ Acres) Sold

*Imagen de uso ilustrativo. / Illustrative image.





PUERTO MORELOS

RIVIERA MAYA

Conocido como el nuevo destino del Caribe Mexicano es un auténtico pueblo costero que deleita por su belleza natural, ambiente relajado y hermosas playas. Con una combinación de cultura y hospitalidad, Puerto Morelos te cautivará desde el primer momento.

Puerto Morelos is home to the world's second-largest coral reef barrier and the Ruta de los Cenotes, with hundreds of stunning open-air and underground freshwater pools. Adventure parks offer activities for all, while infrastructure improvements, including hospitals, schools, and shopping centers, support the growing community.



WORLD
TRAVEL
AWARDS

GANADOR
WINNER
2018-2025

MEJOR DESTINO DE AVENTURA
BEST ADVENTURE DESTINATION

PUERTO MORELOS



*Imagen de uso ilustrativo. / Illustrative image.



GRAN VÍA DEL MAR

Puerto Morelos

Es la primera comunidad planeada en Puerto Morelos y se basa en la integración de terrenos residenciales y una gran avenida comercial denominada Gran Vía del Mar, en un entorno de gran riqueza natural dentro de la zona campestre norte de este destino.

Gran Vía Del Mar is the first master-planned community near Bahía Petempich in Puerto Morelos, designed for slow living and connection. With a vibrant main avenue featuring shops and dining options within walking distance, it offers a peaceful lifestyle alongside top-notch amenities and shared spaces.



MASTER PLAN



GRAN VÍA
DEL MAR
Puerto Morelos

ENTREGA
DELIVERY

2027

2028

2029

CARRETERA
HIGHWAY



ZONA COMERCIAL FASE II
COMMERCIAL ZONE PHASE II



TENERIFE
RESIDENCIAL

ZONA COMERCIAL FASE I
COMMERCIAL ZONE PHASE I



FORMENTERA
RESIDENCIAL

GRAN VÍA DEL MAR

INIESTA
ACADEMY



D'ARRECIFE
RESIDENCIAL

FUTUROS PROYECTOS
FUTURE PROJECTS



*Imagen de uso ilustrativo. / Illustrative image.



FORMENTERA
RESIDENCIAL

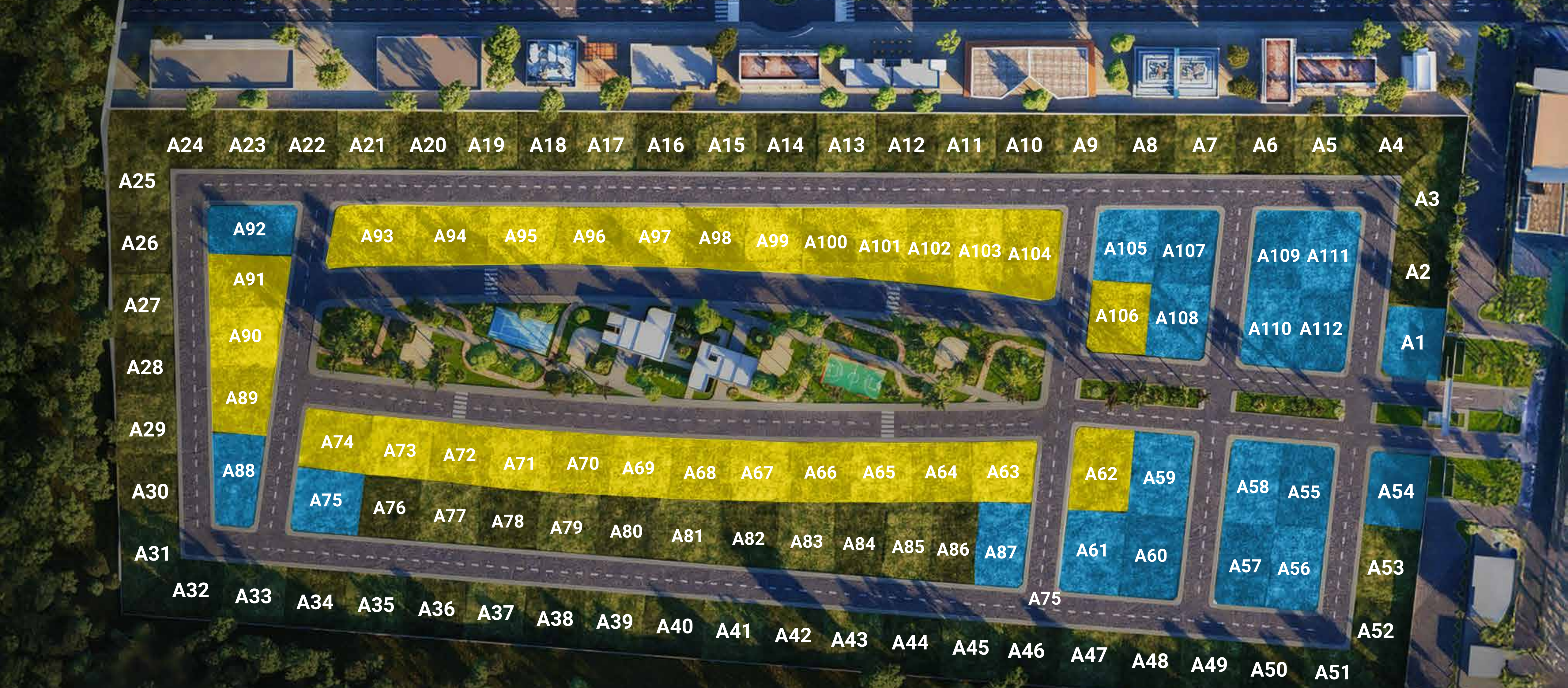
PRIMERA FASE / FIRST PHASE

EL INICIO DE ALGO EXTRAORDINARIO

THE BEGINNING OF SOMETHING EXTRAORDINARY

Formentera, la primera fase de Gran Vía del Mar, ofrece terrenos residenciales desde 400 m² hasta 600 m² pensados para quienes buscan un estilo de vida tranquilo, privado y rodeado de naturaleza. Un espacio exclusivo donde la amplitud y la armonía se convierten en el verdadero lujo.

Formentera, the first phase of Gran Vía del Mar, features residential lots ranging from 4,305 sq. ft to 6,458 sq. ft, designed for those who value privacy, space, and a peaceful lifestyle surrounded by nature. An exclusive setting where openness and balance define true luxury.



TIPO DE LOTE LOT TYPES

 Lote Casa Club
Clubhouse Lot

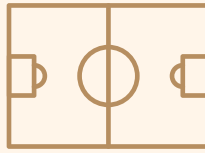
 Lote Esquina
Corner Lot

 Lote Premium
Premium Lot

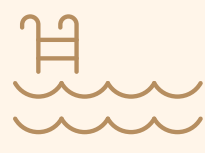
Imagen ilustrativa / Illustrative image. Pregunta por nuestra disponibilidad. Ask your sales consultant about our availability.

AMENIDADES

AMENITIES



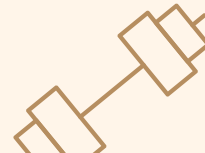
Cancha de Usos Múltiples
Sports Facilities



Alberca Familiar
Familiy Pool



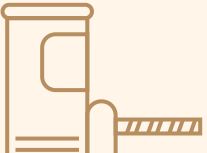
Cancha de Pádel
Paddle Court



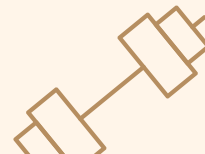
Gimnasio Exterior
Outdoor Gym



Canal de Nado
Swimming Lane



Caseta de Acceso
Security Booth



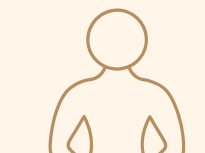
Gimnasio Interior
Indoor Gym



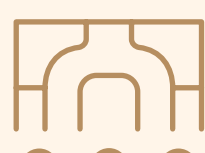
Chapoteadero
Children's Swimming Pool



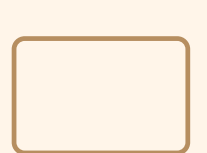
Parque Infantil
Children's Playground



Área de Yoga
Yoga Area



Casa Club
Club House



Coworking



Área de Mascotas
Pet Park



Fogata
Fire Pit



Asadores
BBQ Area





Caseta de Acceso

Security Booth

Imagen ilustrativa / Illustrative image.



Alberca

Swimming Pool

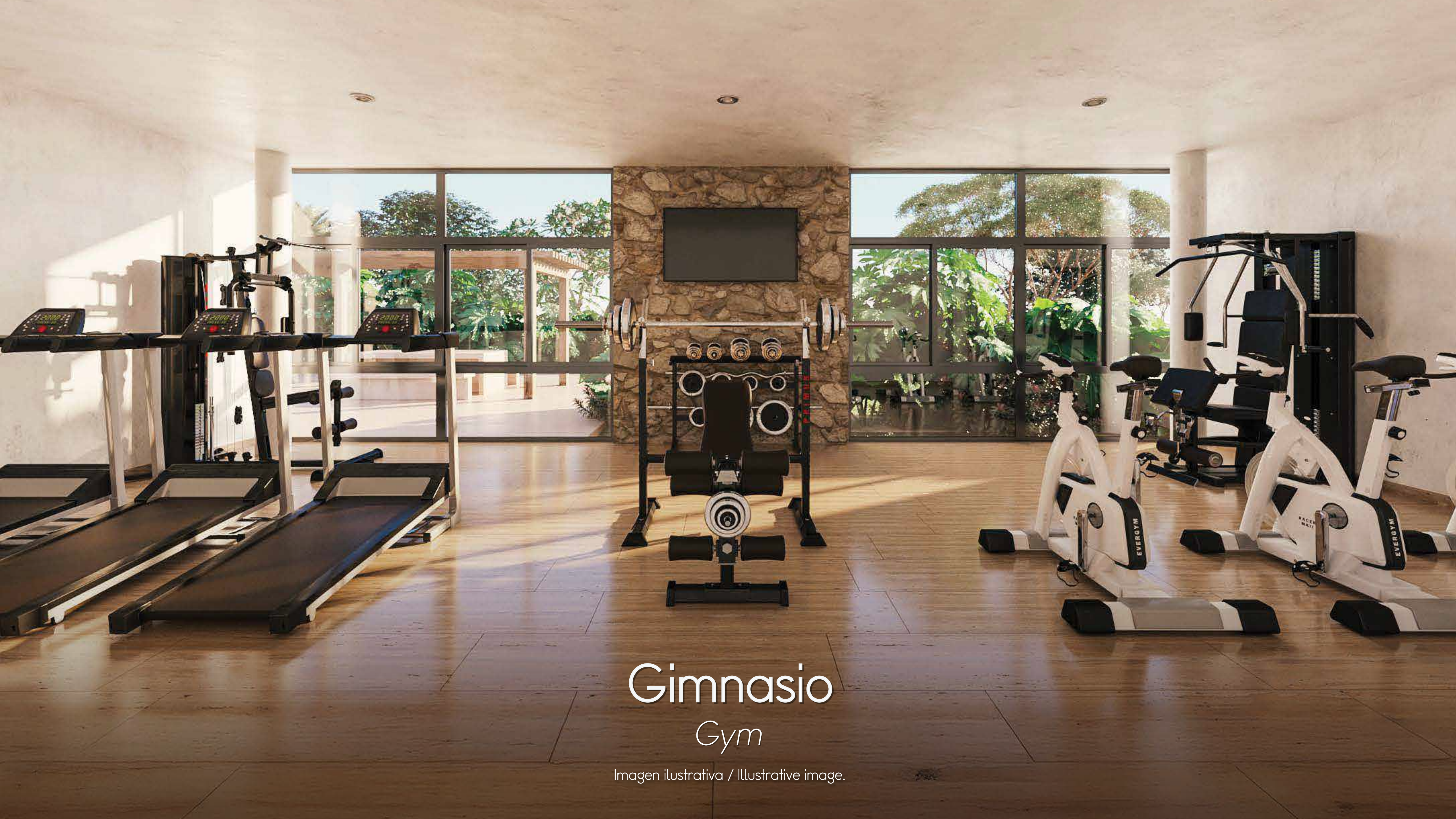
Imagen ilustrativa / Illustrative image.



Casa Club

Club House

Imagen ilustrativa / Illustrative image.



Gimnasio

Gym

Imagen ilustrativa / Illustrative image.



Cancha de Usos Múltiples

Sports Facilities

Imagen ilustrativa / Illustrative image.



Parque Infantil

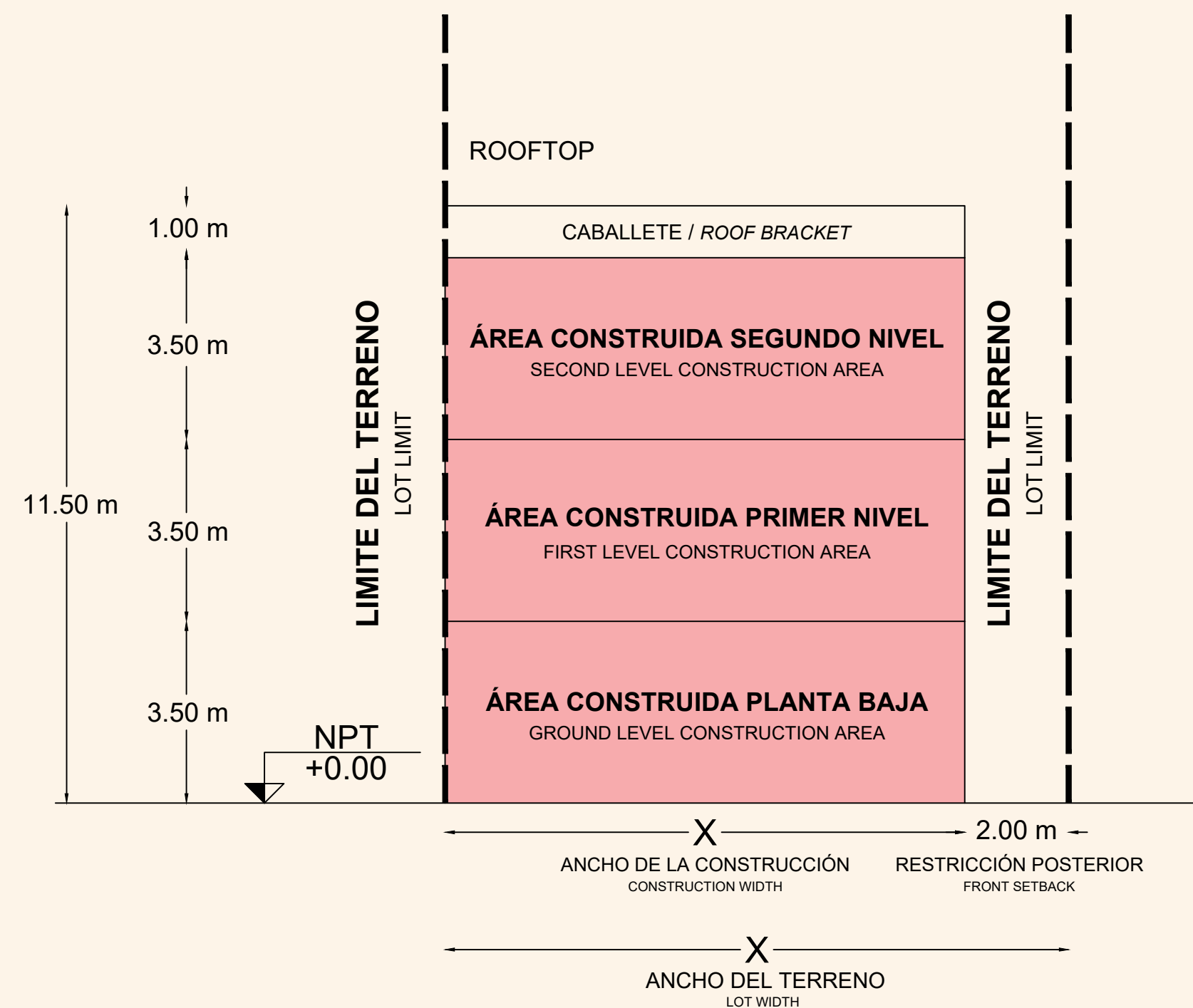
Children's Playground

Imagen ilustrativa / Illustrative image.

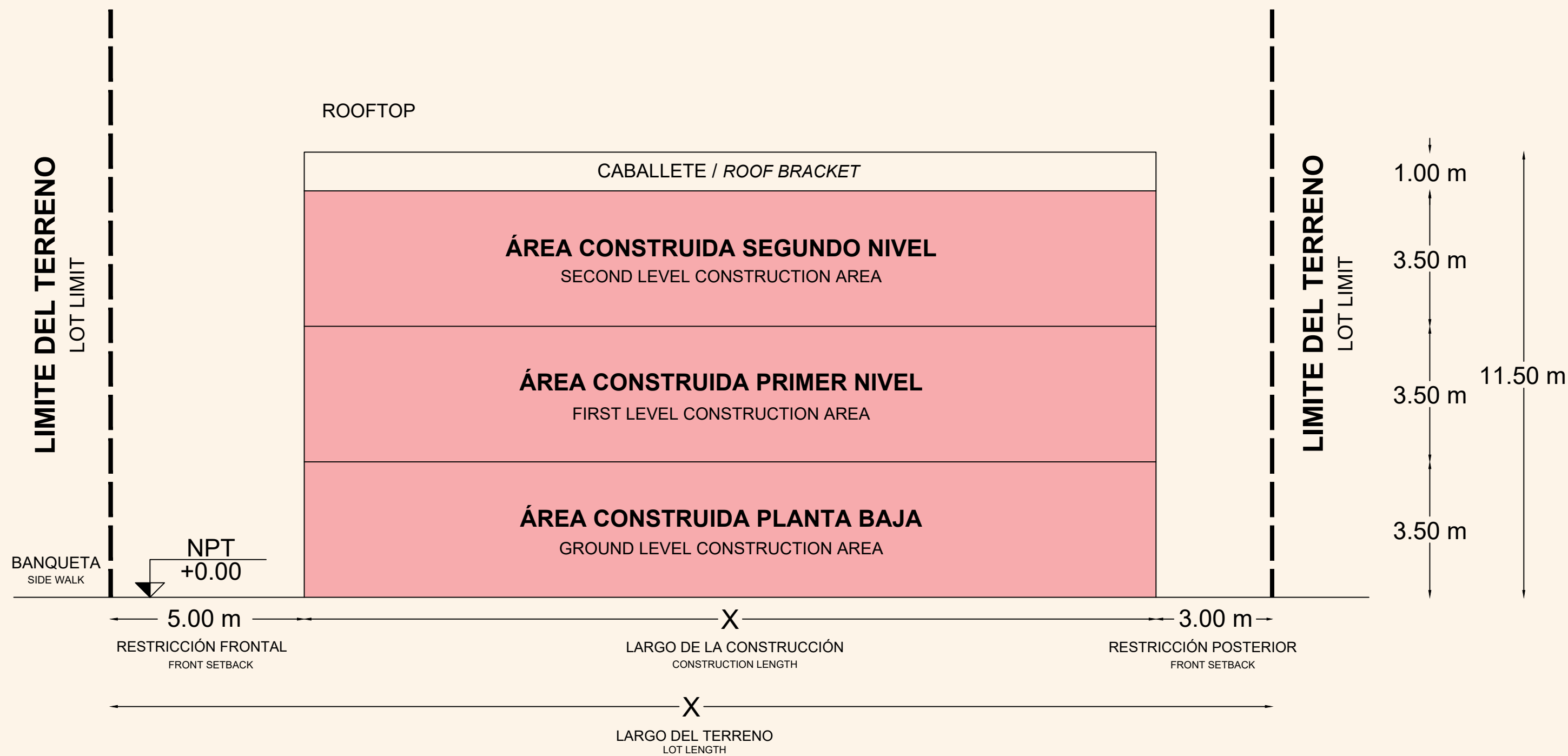
RESTRICCIONES Y ALTURAS

RESTRICTIONS AND HEIGHTS

ZONA RESIDENCIAL
RESIDENTIAL ZONE

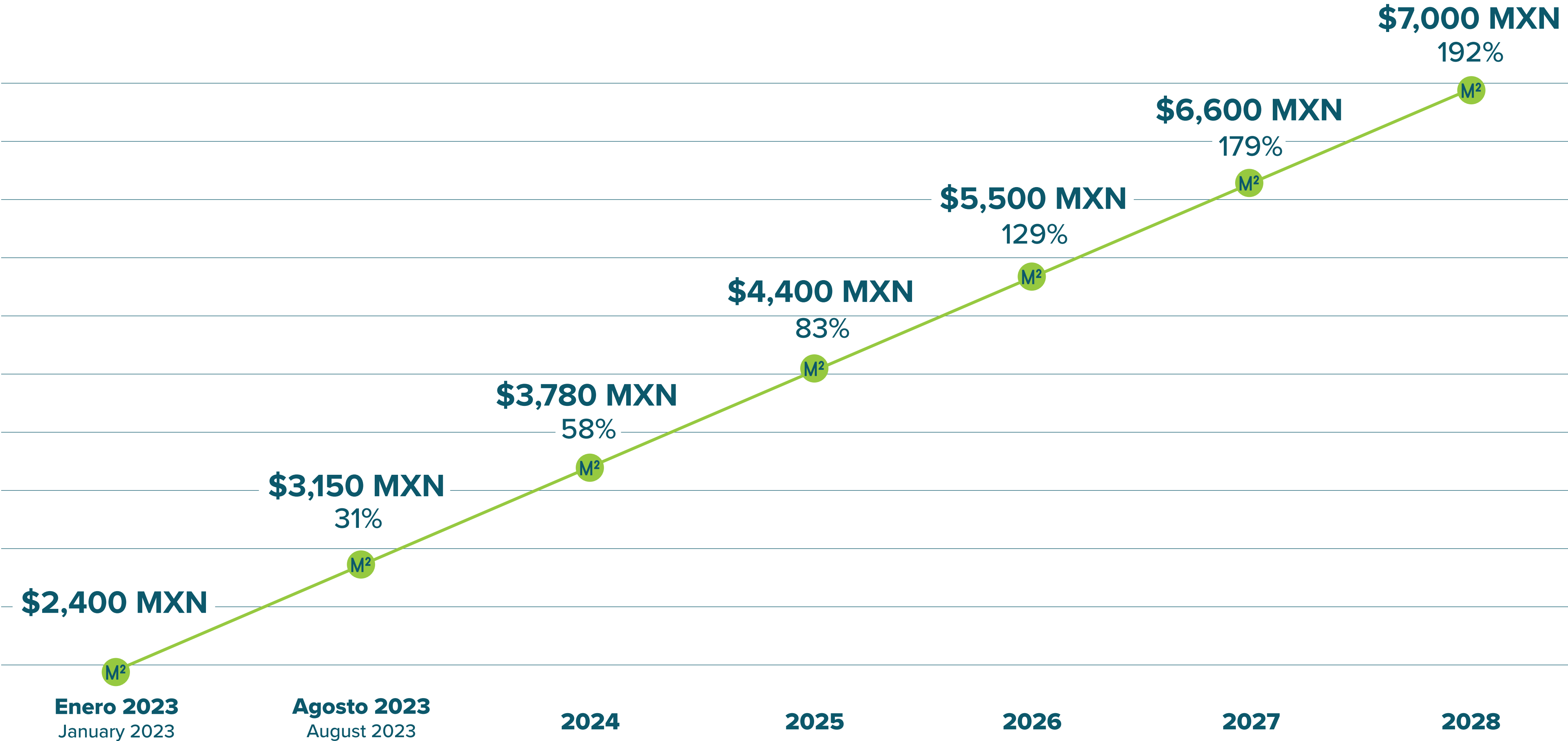


Alzado Frontal
Front Elevation



Alzado Lateral
Side Elevation

TABLA DE PLUSVALÍA
CAPITAL GAINS CHART



Proyección ilustrativa basada en tendencias del mercado y expectativas de crecimiento urbano. No garantiza rendimientos futuros y está sujeta a cambios por factores externos.
Illustrative projection based on market trends and urban growth expectations. It does not guarantee future returns and is subject to change due to external factors.

Mar
Caribe

Playa
del Carmen

Faro
Puerto Morelos

EVERLAND
Real Estate
Development

Centro
Puerto Morelos

Puerto Morelos

Carretera Cancún-Tulum

Av. J. Zetina Gasca

Cancún

vita e mare
RESIDENCIAL DE MAR

FORMENTERA
RESIDENCIAL

TENERIFE
RESIDENCIAL

Zona Comercial
Fase 1

Zona Comercial
Fase 2

INVESTA ACADEMY

D'ARRECIFE
RESIDENCIAL

EL FUTURO
COMIENZA AQUÍ
THIS IS JUST THE BEGINNING

*Imagen de uso ilustrativo. / Illustrative image.





GRAN VÍA DEL MAR DA LA BIENVENIDA A INIESTA ACADEMY

GRAN VÍA DEL MAR WELCOMES INIESTA ACADEMY

Esta academia contempla infraestructura de alto nivel enfocada en la formación deportiva integral. Una gran oportunidad para Puerto Morelos, consolidándose como un entorno donde el talento se desarrolla hacia un futuro prometedor.

With state-of-the-art facilities and a focus on comprehensive training, this addition marks an important step for Puerto Morelos, establishing it as a place where talent can grow, thrive, and build a strong future.



*Imagen de uso ilustrativo. / Illustrative image.



AMERICAS PROPERTY AWARDS

GANADOR / WINNER

Gran Vía del Mar es ganador de los Americas Property Awards 2025–2026, premios que celebran las contribuciones a nuestras comunidades y reconocen la excelencia en el sector inmobiliario, destacando la innovación y la sostenibilidad en los desarrollos.

Gran Vía del Mar, winner of the Americas Property Awards 2025–2026, which celebrate contributions to our communities and recognize excellence in the real estate sector, highlighting innovation and sustainability in developments.

DESARROLLO RESIDENCIAL
+20 UNIDADES

RESIDENTIAL DEVELOPMENT
+20 UNITS

DESARROLLO
DE USO MIXTO

MIXED-USE
DEVELOPMENT

DESARROLLO RESIDENCIAL
SUSTENTABLE

SUSTAINABLE RESIDENTIAL
DEVELOPMENT SUSTAINABLE

<https://propertyawards.net/>

SERVICIOS DE URBANIZACIÓN

URBANIZATION SERVICES



Red eléctrica a pie de lote
Electricity Supply



Suministro de agua a pie de lote
Water Supply



Murete de acometida eléctrica
Utility Connection



Sistema Individual de Tratamiento
de Agua Residual
Single-residence wastewater treatment system



Drenaje pluvial y sanitario
Pluvial and Sanitary Drainage



Alumbrado público
Street Lighting



Calles y avenidas pavimentadas
Paved Streets and Avenues



Vialidades con vegetación y banquetas
Roadways with Landscaping and Sidewalks

 GANADOR DE LA GOTA DE ORO
GOTA DE ORO AWARD WINNER

VIDEO PROMOCIONAL
PROMOTIONAL VIDEO



WATCH

RECORRIDO VIRTUAL
VIRTUAL TOUR



EXPLORE

FINANCIAMIENTO

FINANCING

20% DE ENGANCHE
20% DOWN PAYMENT

BENEFICIOS:

BENEFITS:

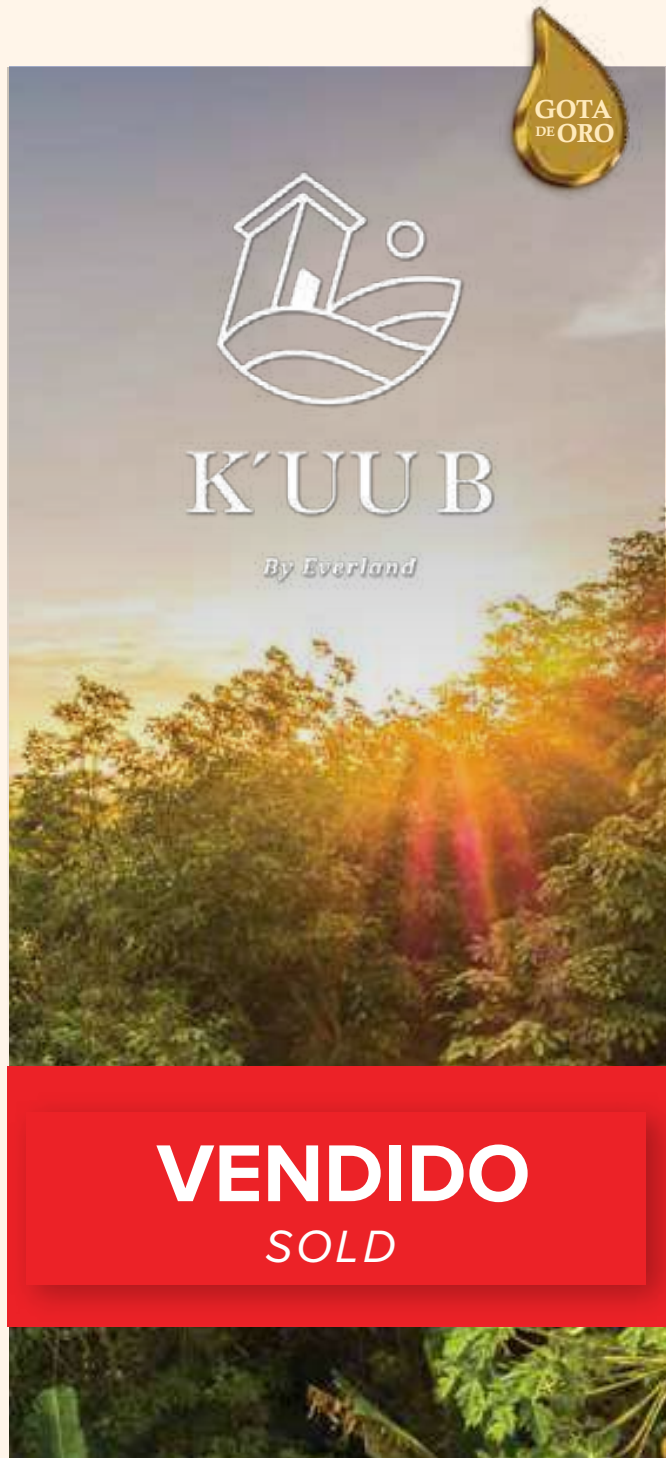
- Directo del desarrollador
Direct financing from the developer
- Sin intereses
Interest-free financing
- Sin revisión de buró
Financing available without a credit check
- Avalado por Fideicomiso Banregio
Backed by Banregio bank trust



Imagen ilustrativa / Illustrative image

NUESTROS PROYECTOS EN PUERTO MORELOS

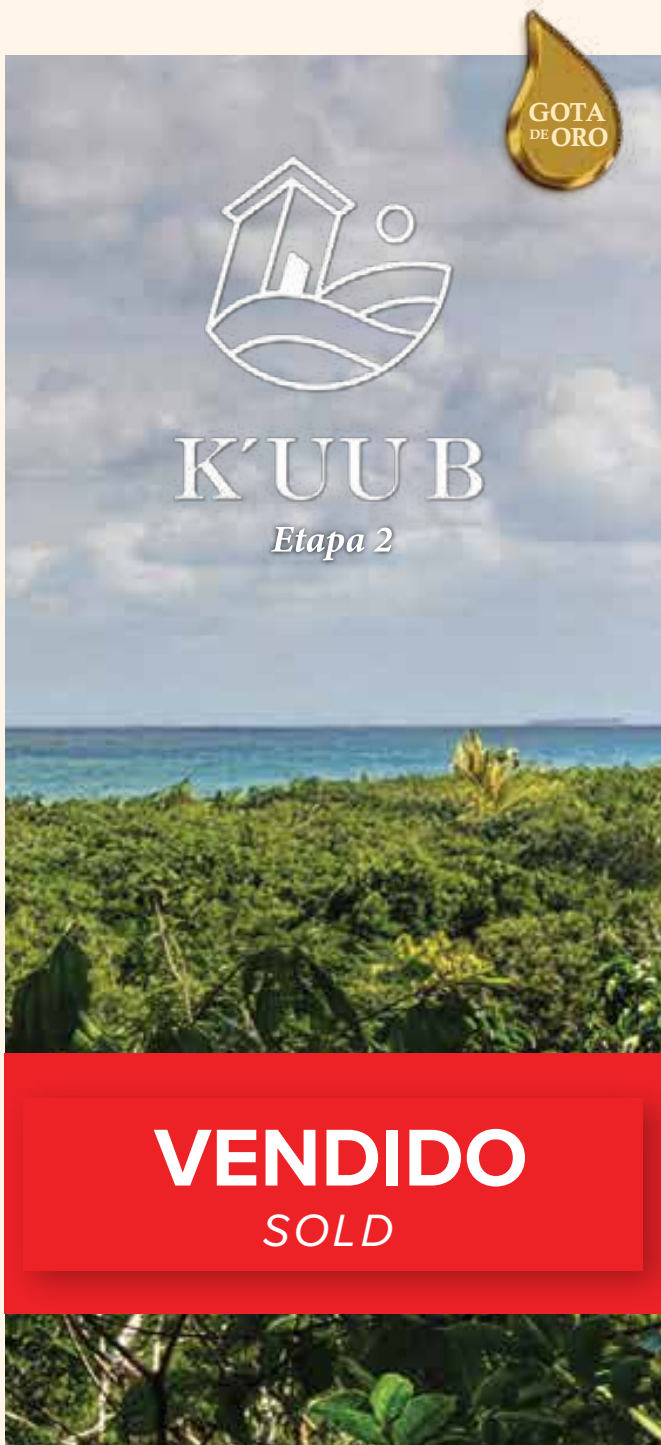
OUR PROJECTS IN PUERTO MORELOS



K'UUB
By Everland

VENDIDO
SOLD

This banner features a background image of a lush tropical forest with sunlight filtering through the trees. In the top right corner, there is a gold teardrop-shaped award icon with the text "GOTA DE ORO".



K'UUB
Etapa 2

VENDIDO
SOLD

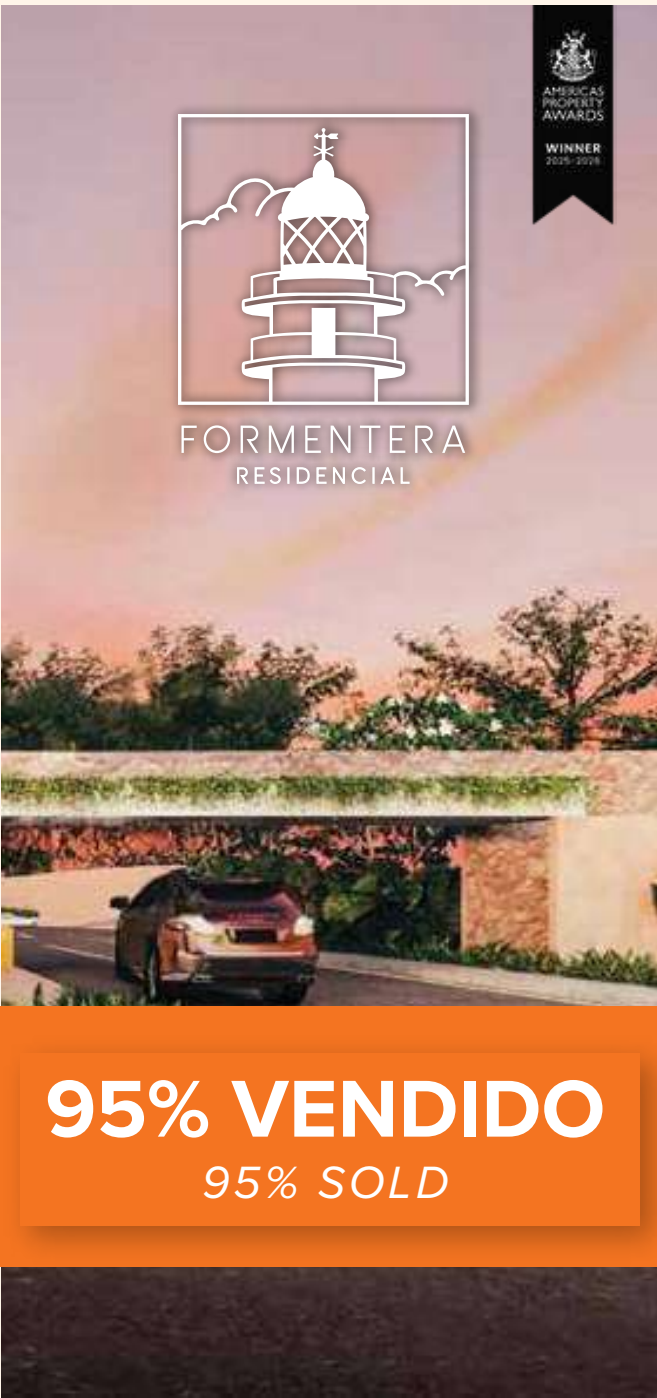
This banner features a background image of a tropical coastline with green foliage in the foreground and the ocean in the distance. In the top right corner, there is a gold teardrop-shaped award icon with the text "GOTA DE ORO".



GRAN VÍA DEL MAR
ZONA COMERCIAL I

VENDIDO
SOLD

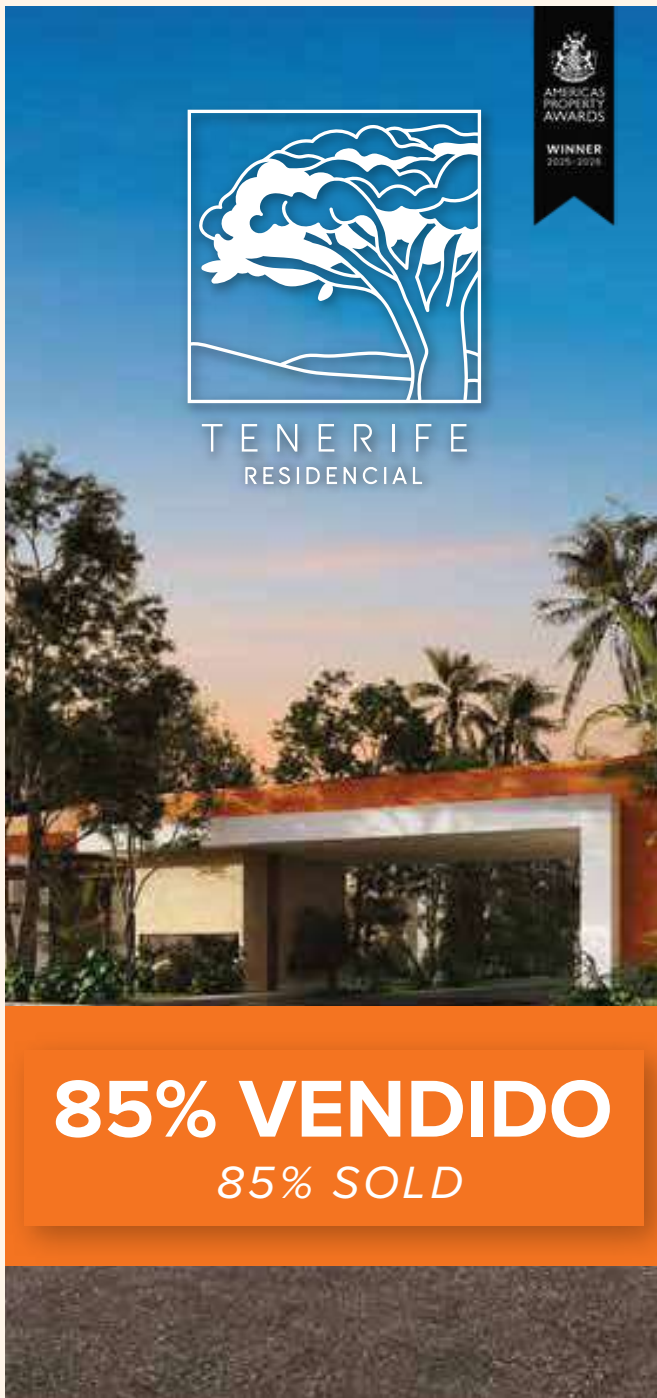
This banner features a background image of a modern commercial development with multi-story buildings and palm trees. In the top right corner, there is a black ribbon award icon with the text "AMERICAS PROPERTY AWARDS WINNER 2019-2020".



FORMENTERA
RESIDENCIAL

95% VENDIDO
95% SOLD

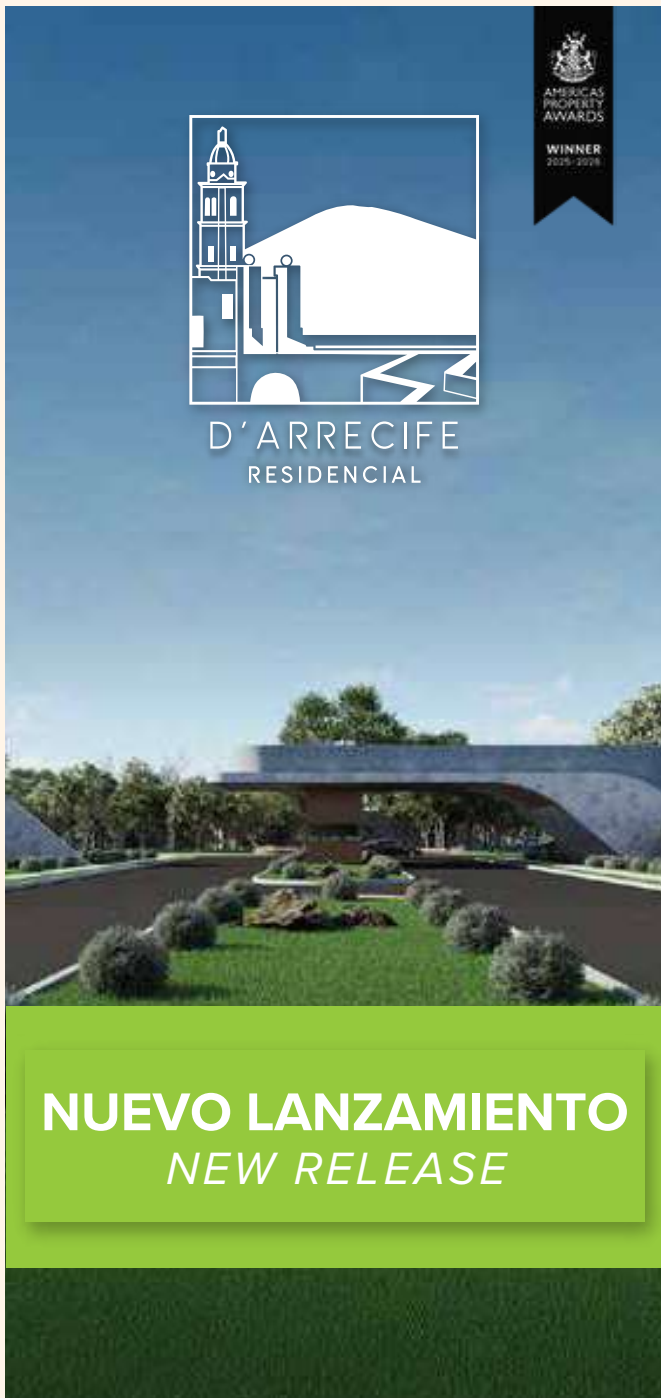
This banner features a background image of a modern residential building with a car parked in front. In the top right corner, there is a black ribbon award icon with the text "AMERICAS PROPERTY AWARDS WINNER 2019-2020".



TENERIFE
RESIDENCIAL

85% VENDIDO
85% SOLD

This banner features a background image of a modern residential building with a car parked in front. In the top right corner, there is a black ribbon award icon with the text "AMERICAS PROPERTY AWARDS WINNER 2019-2020".



D'ARRECIFE
RESIDENCIAL

NUEVO LANZAMIENTO
NEW RELEASE

This banner features a background image of a modern residential building with a car parked in front. In the top right corner, there is a black ribbon award icon with the text "AMERICAS PROPERTY AWARDS WINNER 2019-2020".



GRAN VÍA DEL MAR
ZONA COMERCIAL II

NUEVO LANZAMIENTO
NEW RELEASE

This banner features a background image of a modern commercial development with multi-story buildings and palm trees. In the top right corner, there is a black ribbon award icon with the text "AMERICAS PROPERTY AWARDS WINNER 2019-2020".

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GRAN VÍA DEL MAR

Puerto Morelos



AMERICAS
PROPERTY
AWARDS

**AWARD
WINNER**

2025-2026