



ARKAÑN

• CHICXULUB PUERTO •
YUC, MX

 **Kervo** SMART INVESTMENTS

grupototal.com.mx



Location

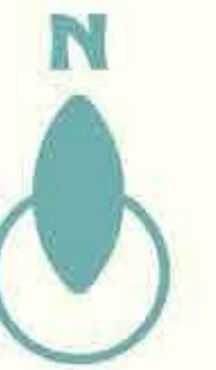
Chicxulub

Puerto >> >> >> >> >> Yuc, MX.



Arkaán Masterplan

Highway to Chicxulub Puerto





Enjoy this unique place
to the fullest.

Create unforgettable moments
enjoying the Mexican tropics with
calm waters and warm sand.

The exotic and wonderful places
in Yucatán awaken the soul and
the desire for peace.

Chicxulub beaches are not the
exception.





The emerald coast is a place where each tour will fill you with unique experiences.

Do not miss out on the joy of living near the beach having the comforts of the city.

High Surplus Value

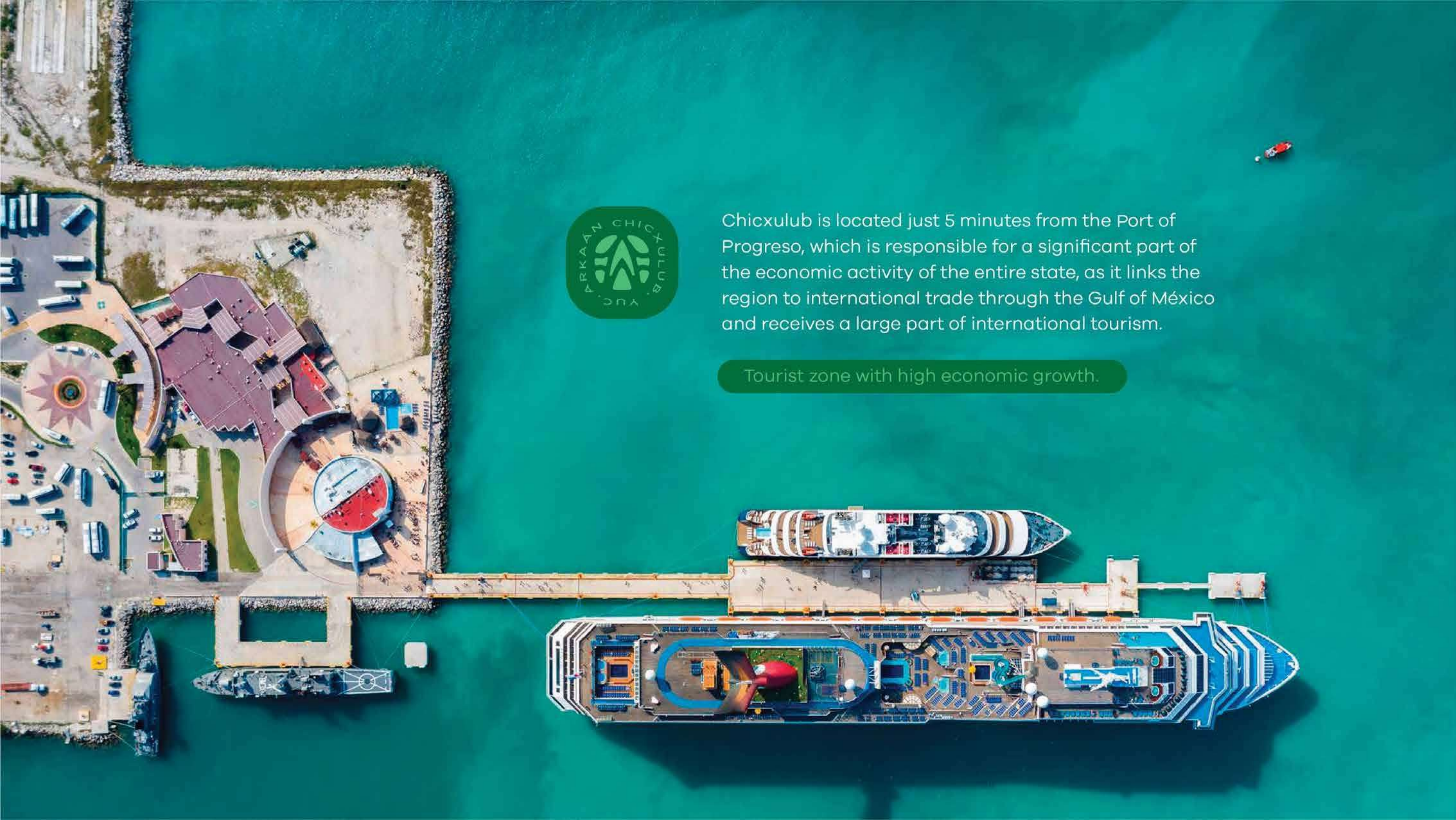


Chicxulub Puerto, has become one of the coasts with the greatest added value and infrastructure in Yucatán, making it the perfect place to invest and grow your legacy.



Big projects and developments are located in and around the area, making this location perfect for enjoying tourist services while enjoying the tranquility of its surroundings.





Chicxulub is located just 5 minutes from the Port of Progreso, which is responsible for a significant part of the economic activity of the entire state, as it links the region to international trade through the Gulf of México and receives a large part of international tourism.

Tourist zone with high economic growth.

Places of Interest





- Archeological Zones.
- Beaches.
- Cenotes.
- Churches.
- Laguna Rosada.
- Telchac Marina.
- Restaurants.
- Hotels.





Chelem

Progreso

Malecón

Hospital

La Cejiba

Mérida

Chicxulub Puerto

Hotels

Wind Farm

Conkal

Restaurants

Chicxulub

San Benito

Flamingo

Archeological Zone Xcambó

Dzemul

Telchac Puerto

Telchac

Motul

Laguna rosada



ARKĀĀN





ARKAĀN

A **mega project**, especially made
for you in a coveted location.



Exclusive Community in Chicxulub Puerto



*Images for illustrative purposes, design may vary.



Urbanized property
development full of comfort.

A mega project that combines in equal parts the best of nature, life on the coast and beauty of the Yucatán beaches.

Along its entire place, Arkaán has designed every space to make you feel each day a moment of wellness.



Enjoy the benefits of having a
premium property on the Yucatecan Coast.

▼
8 private subdivisions

▼
Commercial area

▼
High surplus area

▼
Beach House Club

▼
Green areas

Benefits

- Walking distance from highway.
- Distinctive entrance.
- Paved main avenue.
- Underground electric energy.

- Paved roads.
- Concrete sidewalks.
- Lighting with solar cells.
- Unique real estate developement.
- Fiber optic infrastructure.

- CCTV system on the main avenue.
- Perimeter fence.
- Portable water system.
(doesn't include contract nor water meter)

*Images for illustrative purposes, design may vary.



*Images for illustrative purposes, design may vary.



Lineal Park Amenities





- Bike route.
- Jogging.
- Observation areas.
- Reading area.
- Pet area.
- Outdoor cinema.
- Children's playground.
- Extreme games.



*Images for illustrative purposes, design may vary.

*Images for illustrative purposes, design may vary.





*Images for illustrative purposes, design may vary.

Beach House Club



*Images for illustrative purposes, design may vary.





- Parking lot.
- Yoga area.
- Multiple-use room.
- Motorlobby.
- Sports area.
- Gym.
- Terrace for events.
- Administration and services.





*Images for illustrative purposes, design may vary.

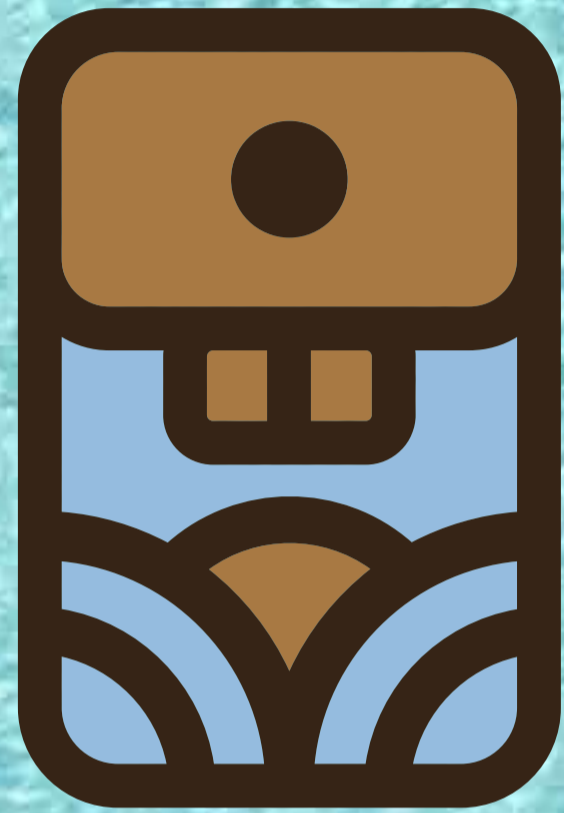


- Garden and terrace for events.
- Pool with swimming channel.
- Bar.
- Juniors Club.
- Bike track (pumptrack).
- Kids Club.
- Viewpoint terrace.
- Track for children's vehicles.

*Images for illustrative purposes, design may vary.

*Images for illustrative purposes, design may vary.





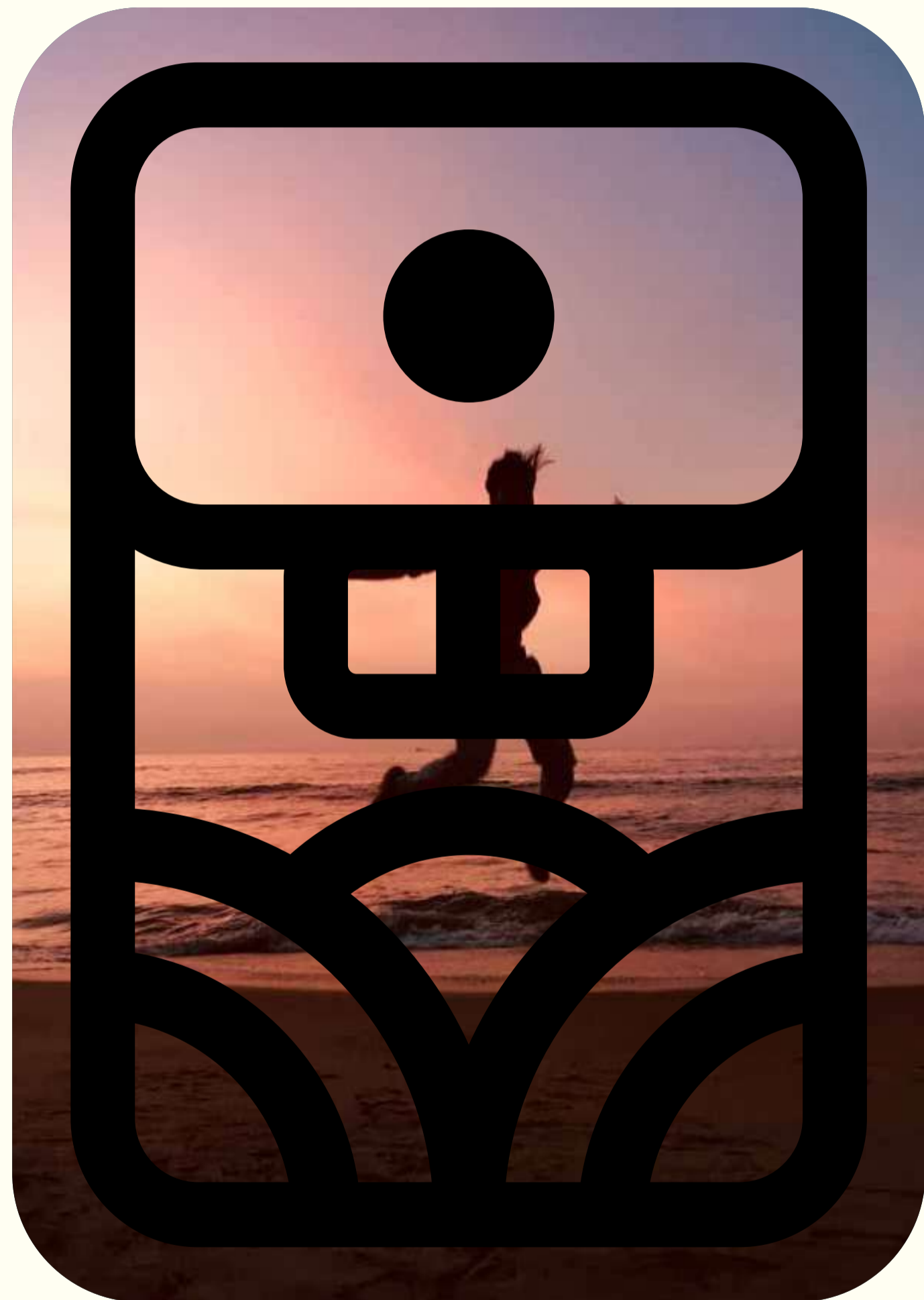
SIIBAL

CHICXULUB COMMUNITY

A tropical beach scene featuring several palm trees in the foreground and middle ground. The trees have green fronds and some are laden with coconuts. The background shows a clear blue sky, a turquoise ocean, and a white sandy beach. The text "THE COAST IS A GIFT THAT MUST BE ENJOYED" is overlaid on the image in a bold, black, sans-serif font.

THE COAST IS A GIFT THAT MUST BE

ENJOYED



SIIBAL is the third of eight private subdivisions that will be part of Arkaán.

You'll be one of the first to enjoy the ammenities, benefits and experiences previously mentioned.

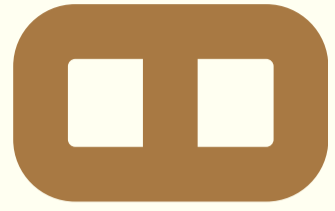
Invest in SIIBAL and live near the sea.

LOCATION

CHICXULUB PUERTO

YUCATÁN, MX.





YOUR NEW FAVORITE PLACE

The beaches of Chicxulub Puerto are a tropical paradise of golden sand and emerald waters.

Living near the sea is a dream that is about to come true.





Enjoy the best quality of life and economic growth on the coast.

MEET SIIBAL. Chicxulub Community.

Located on the Conkal-Chicxulub Puerto highway, SIIBAL is the ideal community to enjoy the Yucatán Coast.

An area with **great growth** surrounded by real estate developments and commercial areas.

- Only 8 Km from the beach.
- 16 Km from Port of Progreso.
- 27 Km from Mérida.

Your days in the coast will be

UNIQUE MOMENTS



What to do in Chicxulub Puerto?

- Enjoy a walk on the beach.
- Visit the ocean front restaurants.
- Enjoy the main square.
- Visit its tourist attractions.
- Recreational water activities.

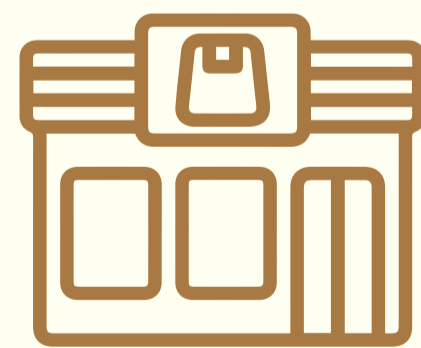




Chicxulub Puerto is one of the favorite beaches for locals and tourists. It has all the necessary services to live in comfort.



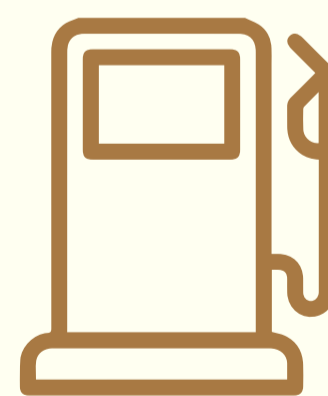
Pharmacy



Convenience
Stores



Supermarkets



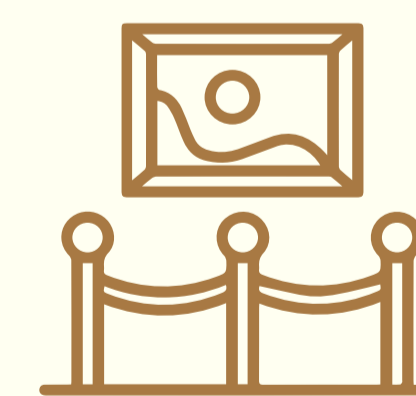
Gas Stations



Restaurants



Hotels



Museums

Why is Chicxulub Puerto SUCCESSFUL?

Rising Surplus

The strategic **location near the coast** is one of the factors that most influence the value of a property.

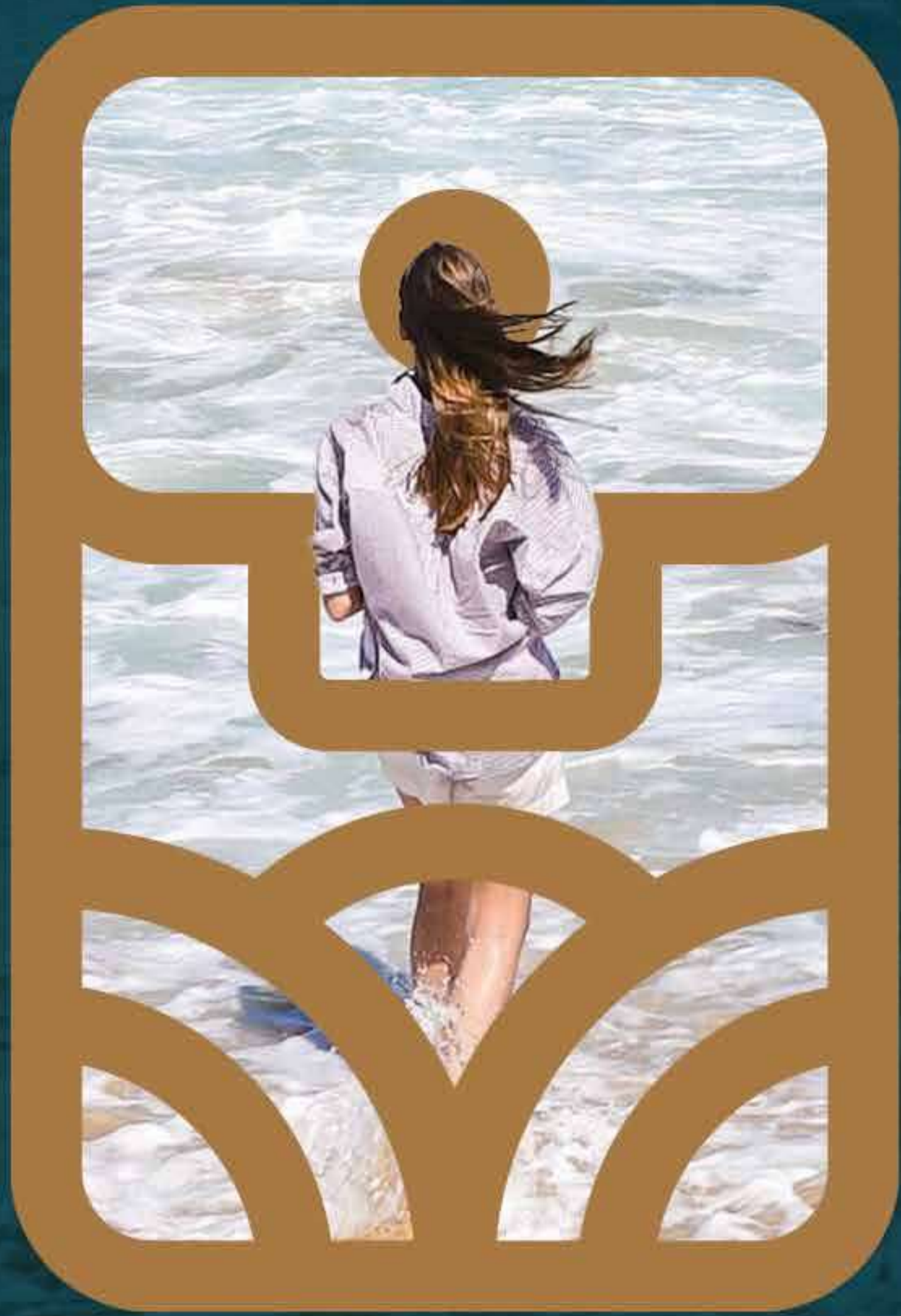
Chicxulub is located in an area with a **high growth projection**.

Tourist Destination

Increased demand for beach accommodation and world-class tourist attractions thanks to its **natural wealth and culture**.

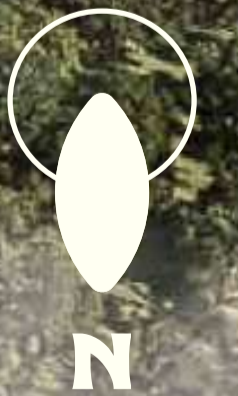
Prime Location

Being close to the main points of Yucatan, such as Port of Progreso and Mérida, Chicxulub Puerto is ideal to have a property with the best of two worlds, the **tranquility of the beach** and the proximity to areas that support its economic growth.



*Images for illustrative purposes, design may vary.

Aerial View



Images for illustrative purposes only. Design may vary.



*Images for illustrative purposes, design may vary.





*Images for illustrative purposes, design may vary.





Standard Lots

\$1,689 m

Lots from

299.03 m²

Price

\$505,061.67 MXN

15% Down Payment

60 EMI

\$7,155.04 MXN

Corners

\$1,799 m²

Lots from

296.65 m²

Price

\$533,673.35 MXN

20% Down Payment

60 EMI

\$7,115.64 MXN

In Front of Green Areas

\$1,799 m²

Lots from

284.39 m²

Price

\$511,617.61 MXN

15% Down Payment

60 EMI

\$7,247.92 MXN

In Front of Avenue, Multifamily

\$1,939 m

Lots from

600 m²

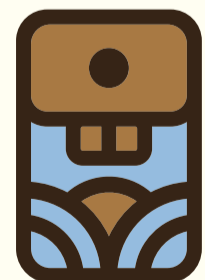
Price

\$1,163,400 MXN

20% Down Payment

60 EMI

\$15,512 MXN



Invest and live close to the sea
with all the amenities of the city.

 Due date: december 2027



website



CONTACT ME



CLICK

Alberto Leyva Llamas
Contacto@grupototal.com.mx
+52 1 999 494 8548

grupototal.com.mx