



# SEASUN

Your perfect home in paradise







*A refuge*  
in the heart of Riviera Maya





## Location

Within the Grand Sirenis complex in the Riviera Maya –one of the areas with the most capital gains in Akumal– Season is a residential development surrounded by the jungle, near the Yal-Kú cove and the impressive Caribbean Sea, and the perfect spot to find *peace* and *inspiration*.

Inside the complex, you can walk to a private beach, as well as have VIP access to the Grand Sirenis resort and its amenities.

Near this area, you will find places where you can experience the local cuisine, culture, and the wonders of nature, such as sea turtle release.

Federal Highway Cancun-Tulum, Zona Costera, Km. 256, C.P. 77780,  
Grand Sirenis Akumal, Quintana Roo, Mexico.



- **Beach:** 7 minutes walking
- **Akumal:** 20 minutes walking
- **Yal-Kú lagoon:** 20 minutes
- **Puerto Aventuras:** 5 minutes
- **Tulum:** 18 minutes
- **Playa del Carmen:** 20 minutes
- **Cancún International Airport:** 1 hour
- **PGA Riviera Maya Golf Course:** 15 minutes



Grand Sirenis





The *Grand Sirenis* complex is full of lush green spaces with several cenotes and walking paths throughout. Conveniently located just 25 minutes drive from Playa del Carmen or Tulum, it is surrounded by tropical jungle and at walking distance to white sandy beaches and the natural beauty of the Caribbean coast.



This desirable resort community is safe and quiet with gated entry and 24-hour security; it is the perfect place to own your dream home in the Riviera Maya. Owners and guests enjoy all the perks of living in a resort community, including access to a **private resident's beach**, preferential rates for **Day Passes** at the *Grand Sirenis Resort*, and its spa.

The *Grand Sirenis Residences* now include a 24-hour convenience store, a dive center, and a wonderful nursery "vivero" where you can see local plants and herbs being grown, as well as learn about Mayan traditions and customs.





# All the comfort













at your disposal

Imagine arriving home and immersing yourself in an atmosphere filled with *creature-comforts* and *nature*.





## Amenities

-  Lobby
-  Elevator
-  Pool (66 ft.)
-  Gym
-  Terrace (common area)
-  Green areas
-  Grill
-  Parking lot
-  Bike parking
-  Gated community
-  Security 24/7
-  Access to the «Aak Suit Nem» turtle camp



Your lifestyle  
**in Season**

Amaze yourself with the architectural design of our units. Each space merges uniquely with *nature*, where the jungle is a protagonist. Your apartment is fitted with *smart-home* systems that allow you to manage the lighting, temperature, and security of your home with your voice or through your *smartphone*.



## Highlights

-  Smart apartment\*
-  Luxury finishes
-  Avant-garde architecture
-  Preferential access to Grand Sirenis Resort
-  Private beach within the complex

\*Echo Dot Alexa Smart speaker in each bedroom, Hub Echo Show Alexa with an 8" screen in the living room, Cuby Smart air conditioner, smart light switch, smart fan lamp, smart lock, and security cams 24/7.





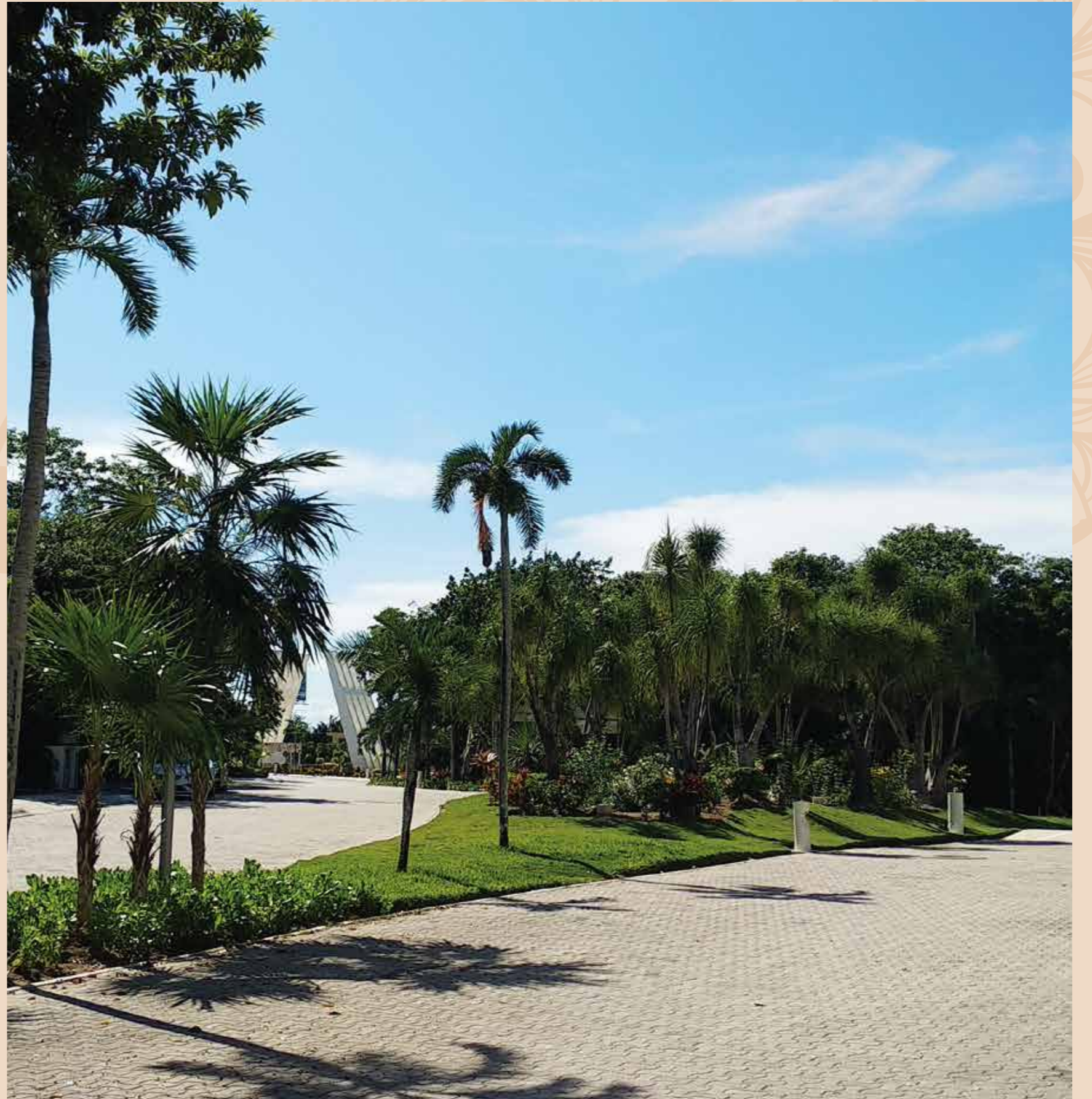


# Nature:

A fundamental element

Each area is planned to protect and integrate the flora and fauna and give you an immersive experience with the surroundings, all fused with *modern* and *functional design*.











# Condos

Boasts 12 units distributed with  
*apartments, lofts, and penthouses.*





- Luxury Condo

Area: 980 sq. ft.

 2 bedrooms

 2 bathrooms

 2 terraces

 Living room

 Dining room

 Kitchen

 Lock-off option in the main bedroom\*

\*Subject to availability.





## Basement



## Ground floor



- Swim-Up Condo **Area: 1,560 sq. ft.**

 3 bedrooms

 2 ½ bathrooms

 2 terraces

 TV room

 Living room

 Dining room

 Kitchen

 Lock-off option in the main bedroom









Ground floor













Upper floor



## • Penthouse

Area: 1,894 sq. ft.

-  1 master bedroom with terrace
-  2 bedrooms
-  3 bathrooms
-  3 terraces
-  Living room
-  Dining room
-  Kitchen
-  Rooftop with private plunge pool
-  Grill
-  Lock-off option in the main bedroom\*

\*Subject to availability.







# Developer



**F AND G PROPERTY LLC**

Investment Properties

We are a real estate family company with great experience in the USA. As a small corporation, we offer personalized attention and a unique experience of valuable and high-quality projects.

Seasun is our first residential development in Mexico, which was born of our deep charm for the Riviera Maya, its beaches, nature, and Mexican culture. This respect and admiration for the destination can be seen in each corner.

# Contact us

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 Seasun Condos Sirenis Riviera Maya

 @seasuncondossirenis

 [seasuncondos.com](https://seasuncondos.com)