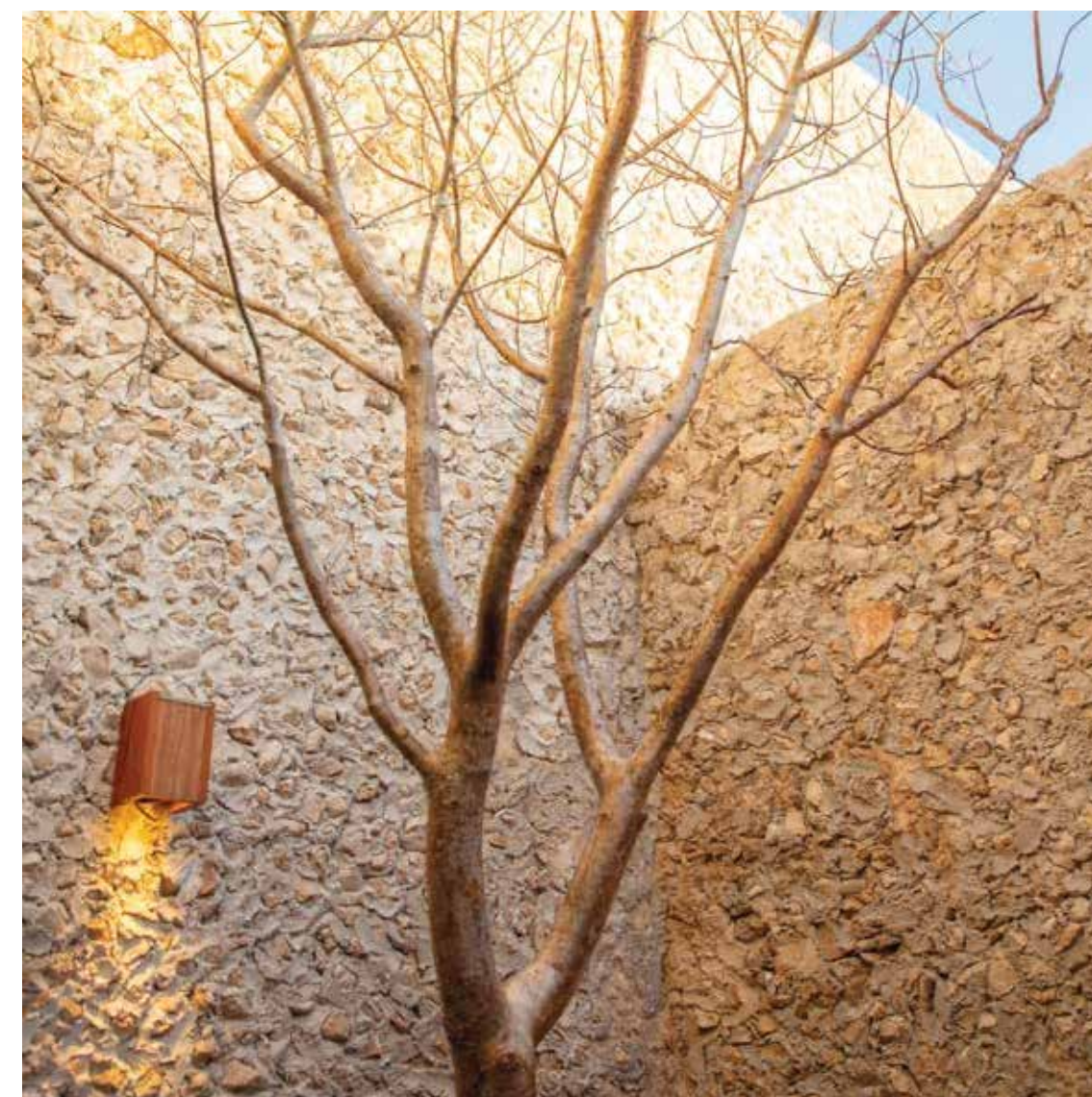




QAANAI^{MR}

VILLAS



Textures, lights, and shadows welcome you to Qaanai.



The entrance to Qaanai is through Calle 41



Qaanai is located in a privileged location in the heart of Merida, where nature and open spaces naturally converge in a timeless, serene, welcoming, and authentic architecture.

Qaanai will carefully preserve the essence of local tradition, offering a harmonious experience to its residents: only 29 meticulously designed 2 and 3 bedroom villas surrounded by the gardens of the colonial mansion.

We invite you to discover this unique place!



The light that bathes every wall, every space,
every corner...



Private spaces that converge with patios and landscaped areas.



The clubhouse is located within the original colonial mansion that was already on the property and will house:

- Concierge service
- Library / Coworking space
- Lounge area for relaxation and board games
- Fully equipped gym
- Independent café/restaurant that will serve both residents as well as the general public.

These amenities are complemented by other outdoor areas such as:

- Outdoor swimming pool
- Hamam (Turkish bath)
- Hammock area



Enjoy a peaceful afternoon in a relaxed environment.













All villas, whether one or two levels, feature terraces, or private gardens, and some even have pools.

The different available models range from 990 to 2,314 square feet.









Designs and materials that enhance the architecture of the peninsula, creating unique spaces.







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QAANAI

Discover Qaanai, an oasis within the city that seamlessly blends with the urban context and offers a unique living experience for residents or visitors, with carefully crafted villas.

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Experience a new way of living in Merida with privacy, amenities, services, and experiences just a few steps away from home.



GARDUÑO ARQUITECTOS



K'AAVKANTE



Juan Garduño leads a firm dedicated to creating serene and sophisticated projects, where light and respect for nature prevail.

His work has been featured in major international magazines and he has received various awards throughout his career, which has established him as one of the leading architecture groups in Mexico.



As a real estate company based in the city of Merida, Yucatan, we are dedicated to creating developments that provide continuity and quality to urban life in a subdued, respectful, and inclusive manner.

Our approach to architecture emphasizes a local and timeless language, without protagonism or fads, and is formed by our appreciation for the beauty of the surroundings and its culture.

We integrate the historical heritage, regional materials, and tradition into our designs, and prioritize the environment as the premise and foundation of the lifestyle we aim to provide.

Each of our spaces is thoughtfully designed to be enjoyed from the inside in harmony with nature and its climate.

We strive to create spaces where people can come together, share experiences, and feel a sense of belonging.

By integrating these values into our projects, we hope to contribute to the ongoing evolution of urban life in Merida and beyond.

At the heart of our work is a commitment to building community.





QAANAI

SANTIAGO



- 1 MUSEO PALACIO CANTÓN
- 2 CASAS GEMELAS
- 3 CASAS DE LOS ARTISTAS
- 4 CENTRO DE ARTES VIRREINALES
- 5 GALERÍA DE LA LUZ
- 6 HOTEL DIPLOMAT
- 7 HOTEL COQUI COQUI
- 8 RESTAURANTE LAGALA
- 9 HOTEL CASA LECANDA
- 10 GALERÍA DE LA CÚPULA
- 11 HOTEL ROSAS & XOCOLATE
- 12 PLAZA COMERCIAL
- 13 PLAZA COMERCIAL PASEO 60

FLOOR PLANS