



COPALURA

TIERRA MÍSTICA

A Yalconia Project



TECA
DESARROLLOS

Valladolid

Pueblo Mágico

The City of Valladolid, as the second most important city in Yucatan and the oldest in the state, is known for its history, and its cultural and tourist attractions.

Here you will find a vast amount of historic buildings, old mansions with a great architectural richness, museums, boutique hotels, markets, fountains, art galleries, handicraft markets, a wide selection of gastronomy and of course the impressive Ex-convent of Saint Bernardine of Siena, tangible evidence of the Franciscan presence in all of the peninsula.

And if you're fond of travelling, the **Tren Maya** will have a train station in this city, which will allow for greater connectivity with important cities such as Merida, Cancun, Playa del Carmen, Tulum and Bacalar. In addition, as an adventure, cultural and leisure tourist destination, Valladolid's economy will benefit from the increase in the number of visitors.

Main attractions

- ✦ Craftwork and gastronomic selection
- ✦ Ex-convent of Saint Bernardine of Siena
- ✦ Cenotes Zaci, Xkeken, Samula and Suytun
- ✦ Church of Saint Servatius
- ✦ Municipal Palace





Location

Valladolid is situated right in the middle of the two most important cities in the Yucatan Peninsula, **Merida and Cancun**, both at approximately 99 miles (160 km) from Valladolid. It is bordered to the north by Temozon, to the south by Cuncunul-Tekom-Chichimila, to the east by Chemax, and to the west by Cuncunul-Uayma.

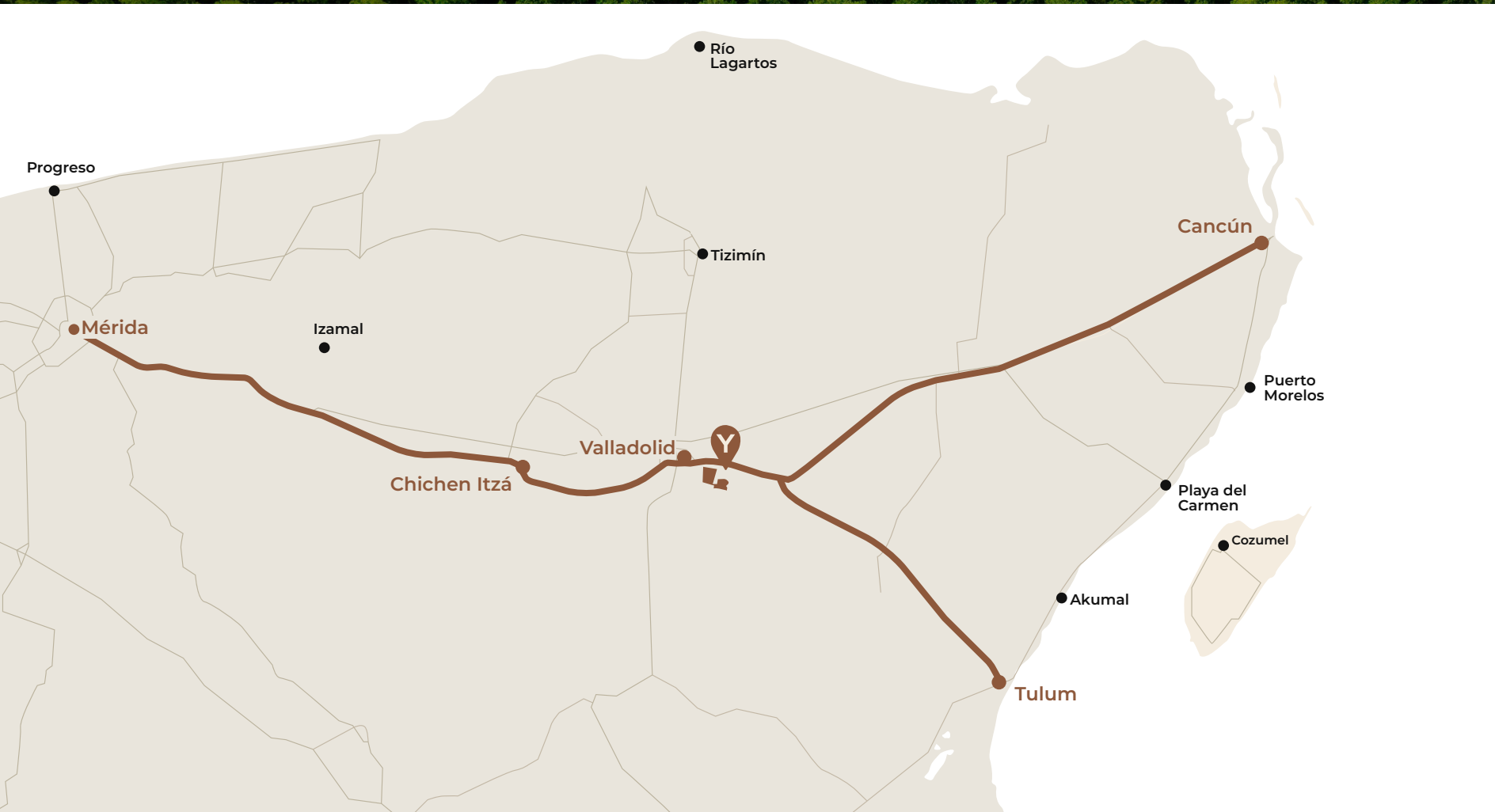
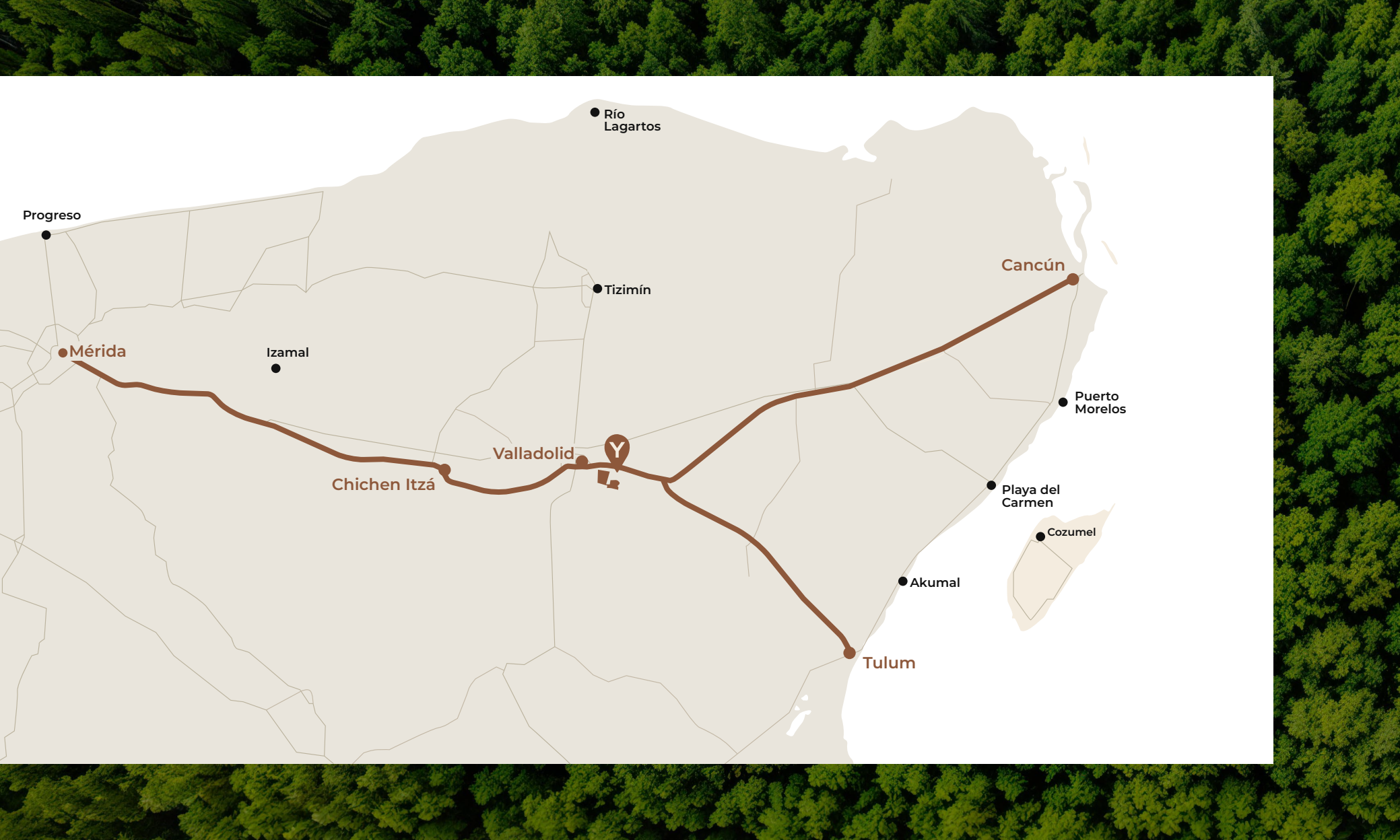
The main archeological sites of the area are located nearby: Chichen Itza, only 28 miles (45 km) away, Tulum, 62 miles (100 km), Ek Balam, 19 miles (30 km), and Coba, 22 miles (35 km).

45 min from Chichen Itza

1H 30 min from Tulúm

2H from Mérida

2H from Cancún



Progreso

Río Lagartos

Tizimín

Cancún

Mérida

Izamal

Puerto Morelos

Valladolid

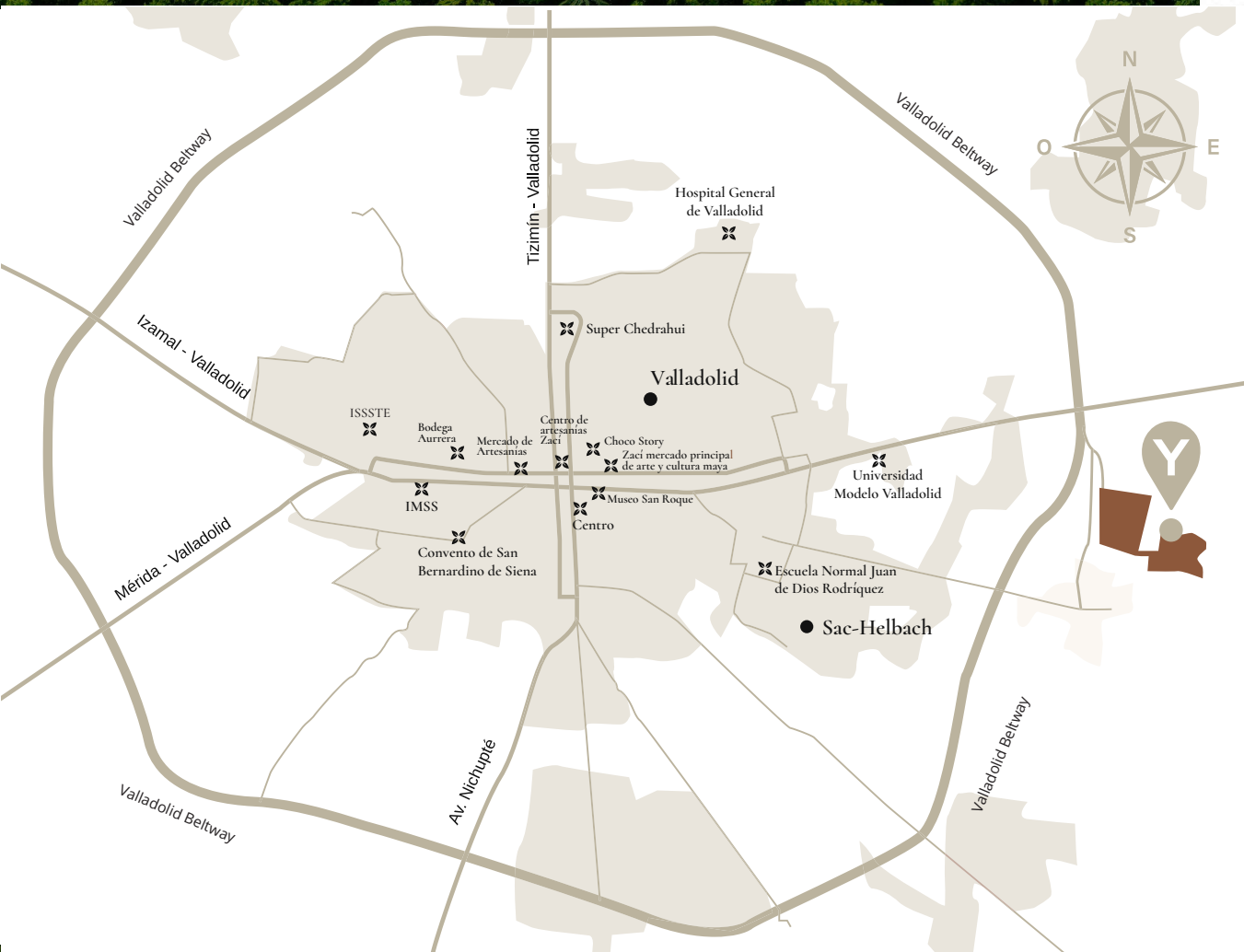
Chichen Itzá

Playa del Carmen

Akumal

Cozumel

Tulum



- 4 min from Universidad Modelo de Valladolid
- 9 min from Escuela Normal Juan de Dios Rodríguez
- 11 min from Chedraui Supermarket
- 12 min from the General Hospital
- 12 min from Valladolid's main market
- 14 min from Downtown
- 14 min from Saint Roch Museum
- 14 min from Choco Story Museum
- 14 min from Zací Main Market of Mayan Art and Culture
- 15 min from Handicraft Main Market
- 16 min from Bodega Aurrera
- 17 min from IMSS
- 17 min from ISSSTE



COPAURA
TIERRA MÍSTICA

Copaura is a part of the **Yalconia** project, a large development that houses 5 ancient sites joined by nature, each one marked by a Ceiba. The first one signals the heart of Yalconia, the main access point of civilization, the third is Copaura, the mystical land.

The third ceiba of the **Yalconia** project represents the mystical land, the wisdom of the cosmos and its connection with the magic of nature. It is a private residential complex, surrounded by nature and with luxury finishes in a mystical environment. It is thought of for those with a relaxed lifestyle that like to be connected to nature. A magical place where a new stage of life can begin.

UNIDOS X NATURALEZA



COPÁURA

TIERRA MÍSTICA

139 RESIDENTIAL
LOTS

FROM 274 M² (2949 FT²)
TO 675 M² (7266 FT²)

WITH MORE THAN
15 AMENITIES



THESE IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER BEARS NO RESPONSIBILITY FOR ANY VARIATION IN THE IMAGES DURING THE DEVELOPMENT OF THE PROJECT

Our Developments within



425 residential lots
from 220 M² (2368 FT²)
to 395 M² (4252 FT²)
with more than 25 amenities



139 residential lots
from 274 M² (2949 FT²)
to 675 M² (7266 FT²)
with more than 15 amenities



A large ecotourism park with an oasis of biodiversity and recreational activities that will transport you to a magical world full of natural wonders.



Where charm meets comfort: immerse yourself in the sophistication and elegance of our boutique hotel. Each space has been gracefully designed with impeccable taste to provide you with an exceptional stay.

Urbanization

- ✘ Primary and secondary hydraulic cement roads.
- ✘ Wide sidewalks.
- ✘ Street lighting with LED technology.
- ✘ Architectural lighting in pedestrian and common areas.
- ✘ Electricity in each lot.
- ✘ Potable water distribution system.
- ✘ Architectural landscaping.
- ✘ Groundwork for telephone and data services.

Security

- ✘ 24/7 Security Booth.
- ✘ Perimeter fence.
- ✘ Electric fence.
- ✘ Fingerprint access for service personnel.
- ✘ Security cameras.
- ✘ Security rounds.
- ✘ Automated Vehicle Access for Owners.
- ✘ Digital invitation system for visitors.



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Amenities



Security booth with controlled access



Children's playground



Painted playground



Treehouse



Contemplation house



Soccer field



Padel court



Pickleball Court



Park with an open terrace and grill area



Park with a covered terrace



Pet park



Family pool

- Sunbeds
- Beach beds



Wellness Center

- Jacuzzi
- Sauna
- Yoga area

Club house:



Game Cave



Golf Simulator



Grill area



Gym



Open terrace with grill area

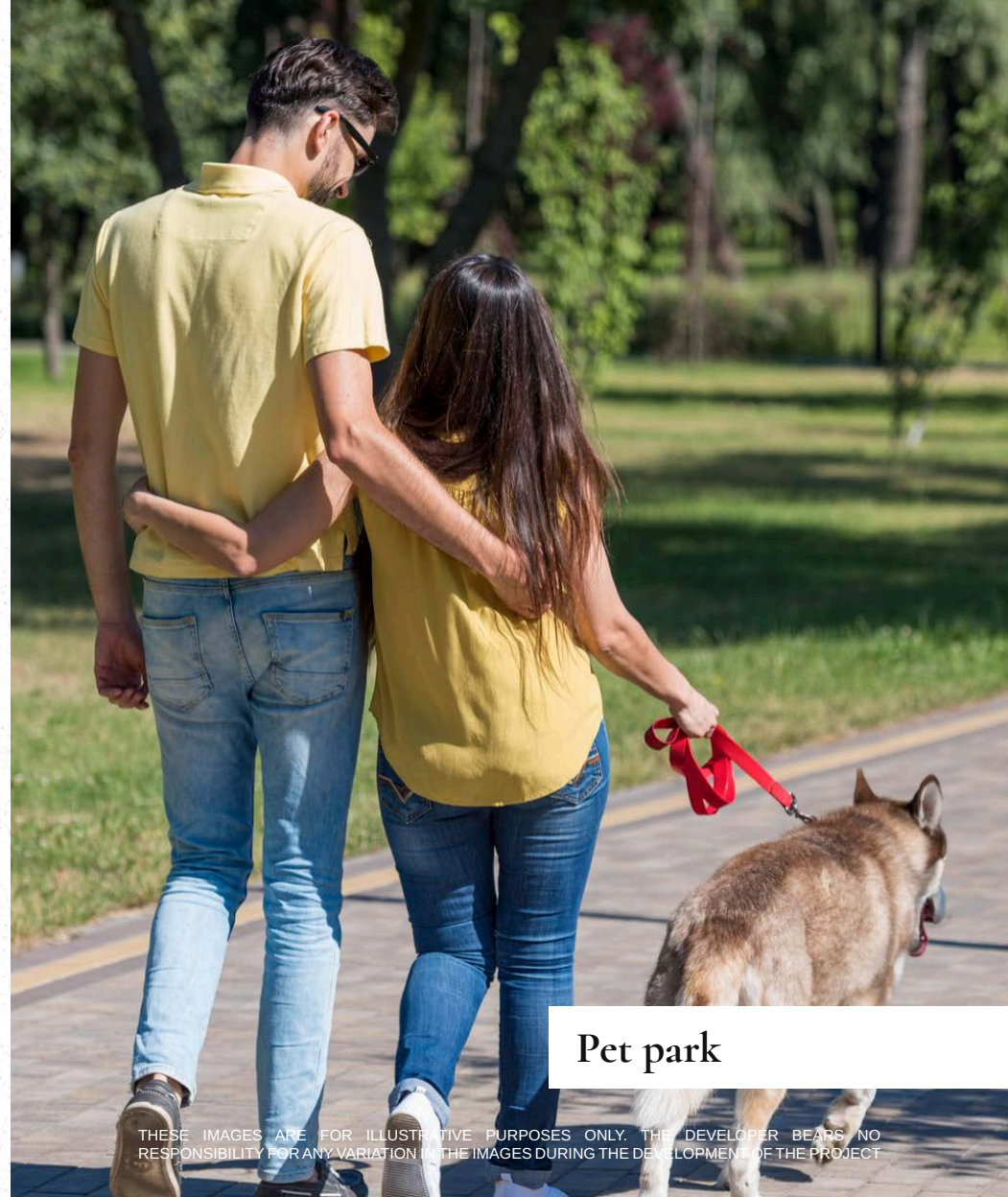


Covered Terrace

Yoga area



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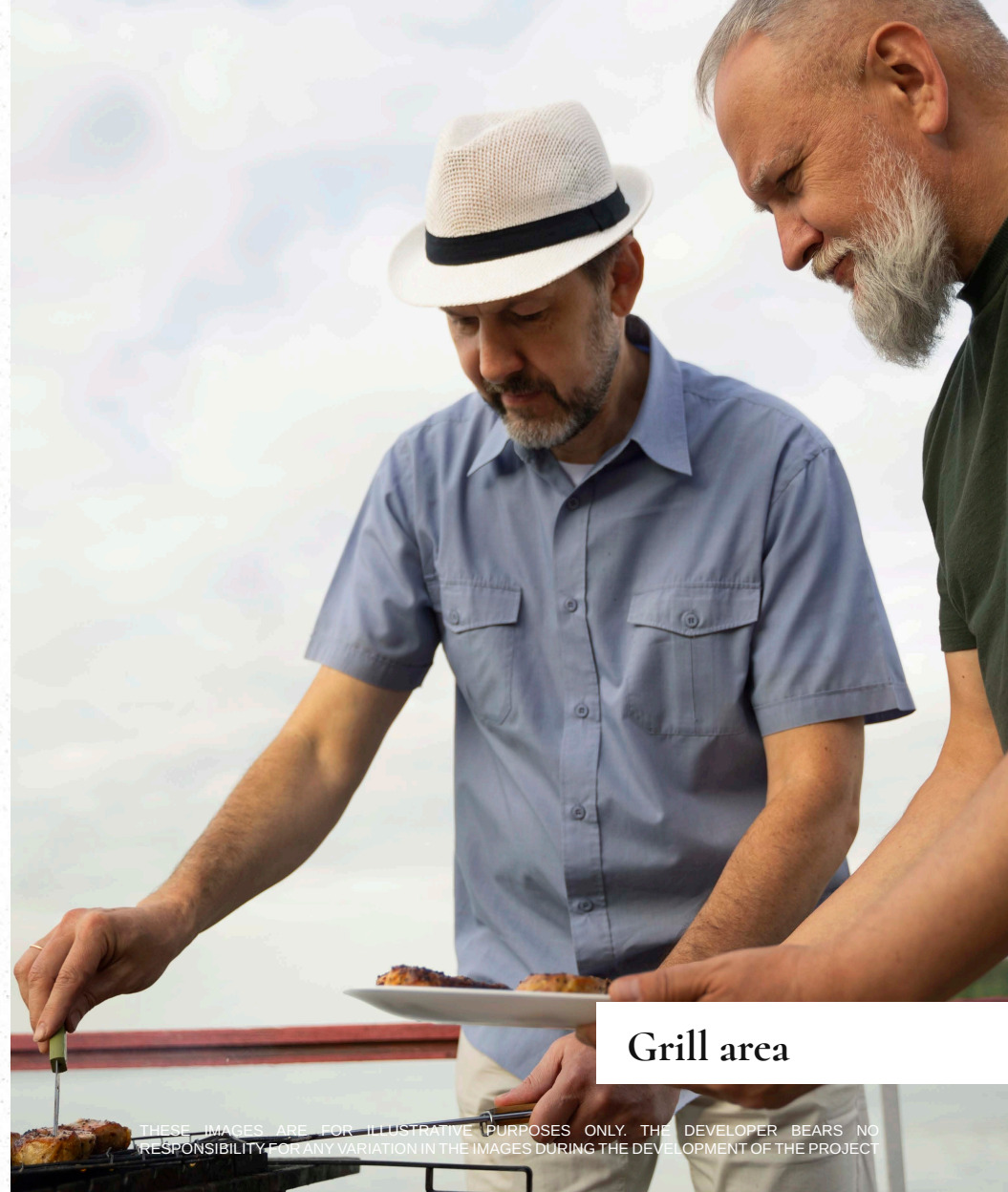
Pet park

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Wellness Center

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Grill area

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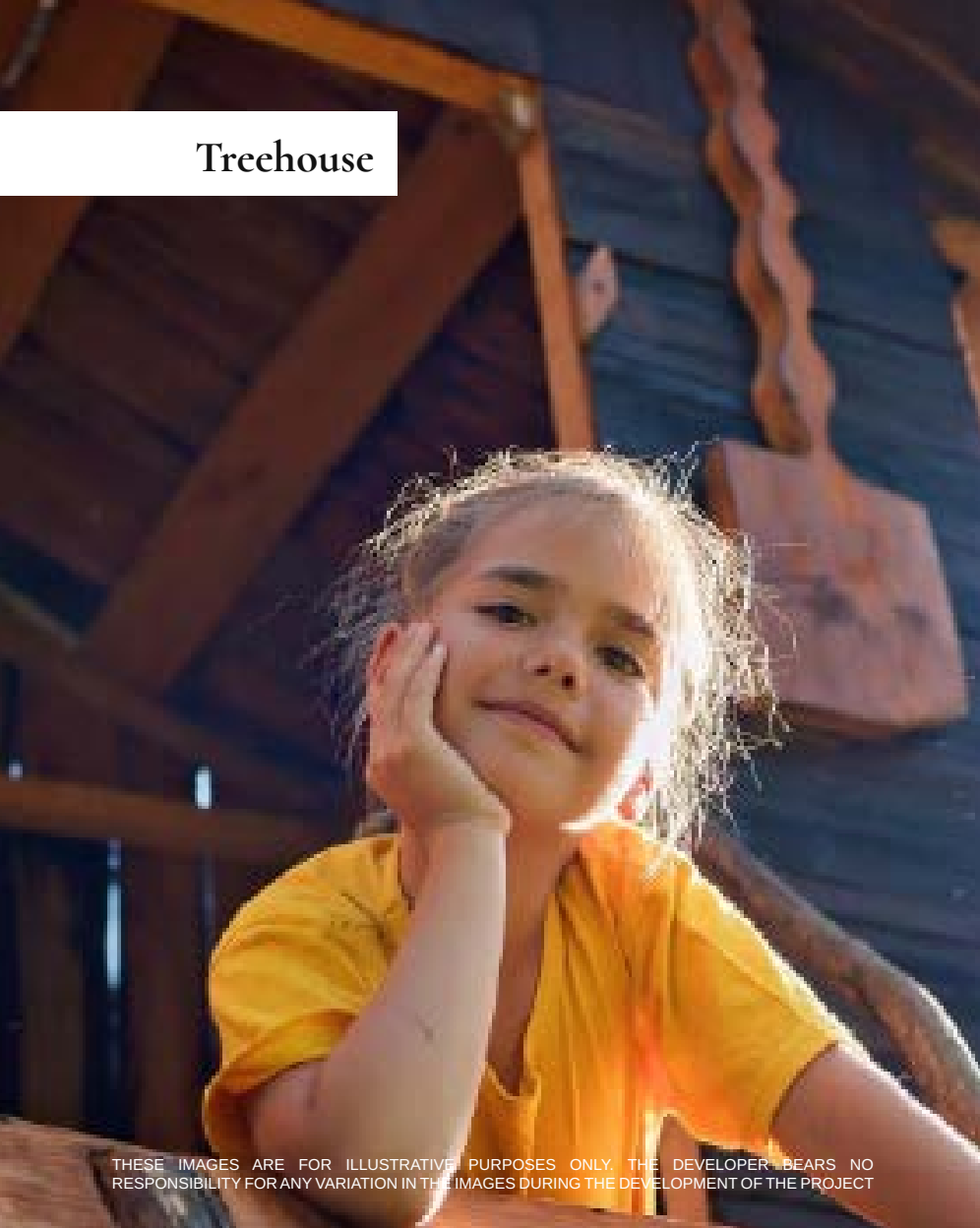
Club house



Children's playground

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Treehouse



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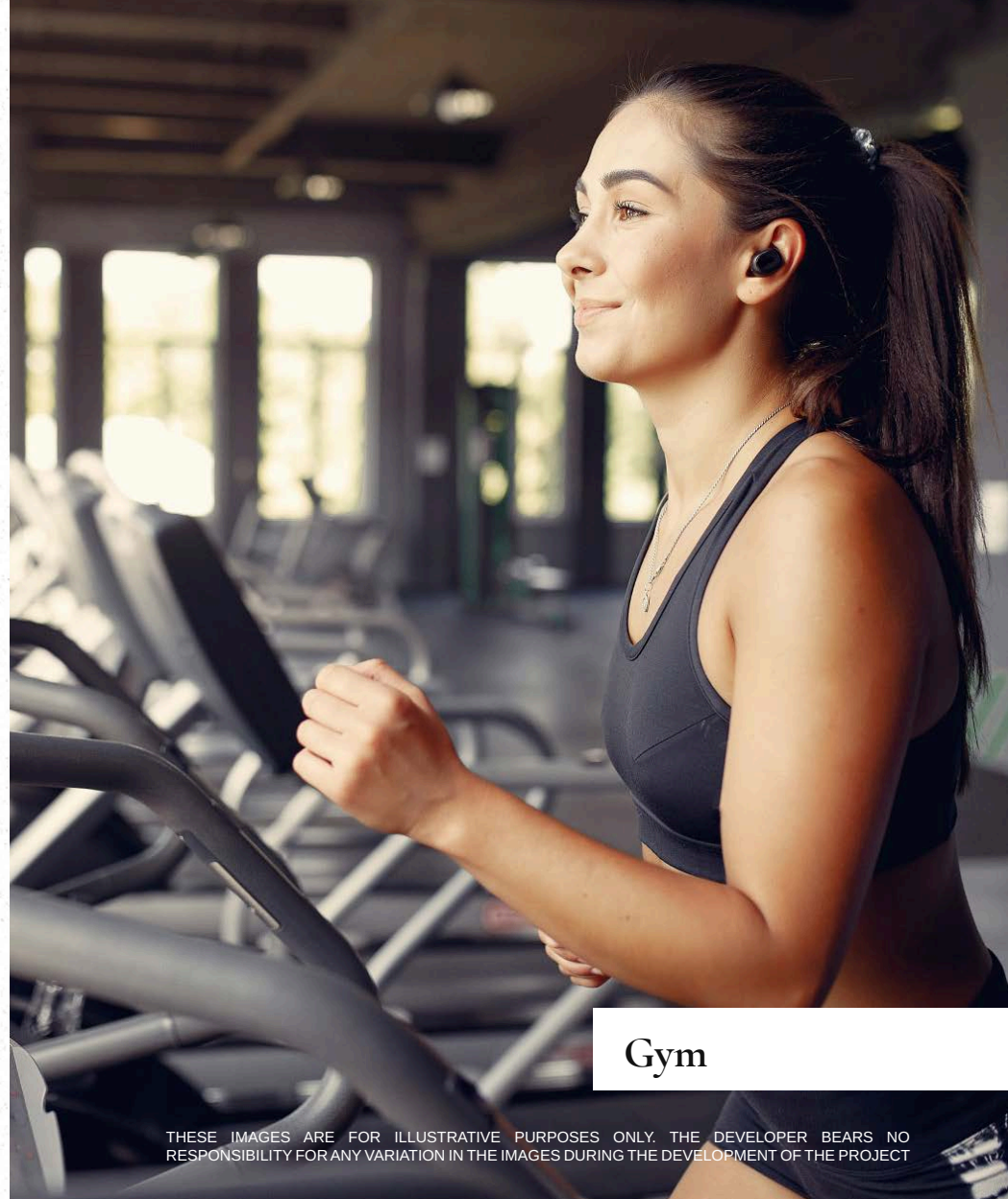
Padel court

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Game Cave



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Gym

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Terrace and family pool



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Family pool



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TECA
DESARROLLOS

Learn about our other available *developments*



Residential lots with more than 50 amenities
Road to Chuburna Puerto



Residential lots with 3 natural cenotes and more than 50 amenities
Telchac Puerto, Yucatan



Premium residential lots with the best Wellness Center
Country Club area, Merida



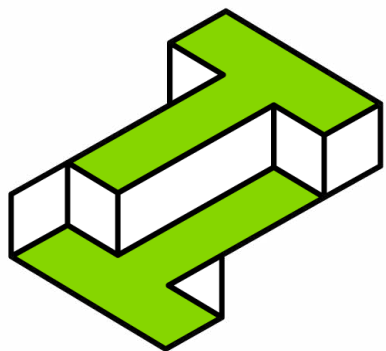
Apartments by the sea with private beach club
San Benito Beach, Yucatan



Residential lots with more than 25 amenities
Valladolid, Yucatan



11 macro lots for investors and developers
Yaxkukul, Yucatan



TECA

DESARROLLOS

WE'RE BACKED BY
13 YEARS OF
EXPERIENCE

LEADERS IN REAL ESTATE DEVELOPMENT IN SOUTHEASTERN MEXICO

- We have more than **20 fully urbanized projects** that have now been completed and successfully delivered.
- More than **1,000 satisfied clients** in southeastern Mexico.

Some of the projects we have successfully delivered



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