



**CUSTO**  
THE REAL ECO ESTATE



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# LET THE ADVENTURE EMBRACE YOU

Custó was born from the idea that we can all be the explorers of our own lives, applying the fascinating experience of living something for the first time in our daily lives. That's what it means to belong to Custó, a place that will allow you to marvel at the endless beauty of the sea just steps away from your home.

Let nature, simplicity, elegance, and adventure embrace you, coupled with the security, learning, fun, and exploration that will make you feel like a kid again.

A car-free beachfront residential resort with 3 km of beach, designed to reflect the harmony between nature and sophistication, offering the unique opportunity to live in a beachfront paradise while connecting with the richness of the sea.



An aerial photograph of a coastal area in Yucatán, Mexico. The image shows a large body of water on the right side, a sandy beach curving along the coast, and a dense area of green vegetation on the left. The text "SANTA CLARA" and "YUCATÁN" is overlaid in the center of the image.

SANTA CLARA  
YUCATÁN

# SANTA CLARA

A location that will allow you to explore the rest of the Yucatecan coast.



## DISTANCES

- Mérida: 1 hour
- Telchac Puerto: 30 min.
- Dzilam de Bravo: 15 min.
- Puerto Progreso: 1 hour.
- Xcambó Archaeological Zone: 45 min.
- Chichen Itzá Archaeological Zone: 2 hrs. 20 min.

# MASTER PLAN

## AMENITIES



NAUTILUS BEACH CLUB (ADULTS ONLY)



GENERAL SERVICES



SHOPPING AREA



RESERVED FOR FUTURE HOTEL DEVELOPMENT



CALYPSO BEACH CLUB (FAMILY)



SIGNATURE RESTAURANT



LOBBY / BUSINESS CENTER / RESIDENT SERVICES



RESERVED FOR FUTURE VERTICAL DEVELOPMENT



OUTDOOR CINEMA



SECURITY CHECKPOINT



PARKING LOT



## AVAILABILITY

- PINK ZONE: 8 LOTS
- GOLD ZONE: 91 LOTS
- PLATINUM ZONE: 36 LOTS
- BAY PLUS ZONE: 29 LOTS
- BAY ZONE: 62 LOTS
- NOT AVAILABLE

# AMENITIES & SERVICES



## © AMENITIES & SERVICES



### JAVIER “EL BONCH” MUÑOZ

Founder of Muñoz Arquitectos |  
Architectural Plan Reconversion of Antique  
Salinas and Henequen Hacienda

Most outstanding projects:

- State Attorney General's Office,  
Yucatán
- CEMEX Corporate Building,  
Monterrey, Nuevo León
- The Guadalupana Chapel
- Bicentennial Theater, León  
Guanajuato
- Mérida Municipal Market “San  
Benito”
- Marista University of Mérida
- Reconversion of the San Eduardo  
Hacienda



### ARANTXA MONTES

Founder of Manoumana in 2018 |  
Architectural Design of “Calypso”  
Beach Club, Custó

Most outstanding projects:

- NÉCTAR by Roberto Solís
- Hanto G.O.A.T. Speakeasy
- Miyabi el árbol (Arkham + Nodos)
- ROCA Steakhouse
- Playaviva Telchac



### MARIO GONZÁLEZ & ANDRÉ BORGES

Founder of Arista Cero |  
Beach Club Architectural  
Design of “Nautilus”, Custó

Most outstanding projects:

- Tempia Tulum
- Tribu Tulum
- Puerta al Mar Veracruz
- Dos Arenas Veracruz
- Landare Mérida



## GATED COMMUNITY: MOBILITY WITH GOLF CARTS

Our commitment to sustainability aligns with the vision of conserving and protecting nature. With eco-friendly facilities and infrastructure, you can enjoy a transportation system through golf cart roads. We invite you to be part of a community that values the beauty of the sea and strives to preserve it for future generations.

# © AMENITIES & SERVICES



## Calypso

• FAMILY BEACH CLUB •

This Beach Club is love at first sight. A place with impeccable architectural design, crafted to feel welcomed as a family, rest comfortably, be able to enjoy like a child, and venture to the emerald waters of the Santa Clara sea. The ideal place to have available in your community.

\*Illustrative images.



**Calypso**  
• FAMILY BEACH CLUB •



\*Illustrative images.



**Calypso**  
• FAMILY BEACH CLUB •



\*Illustrative images



**Calypso**  
• FAMILY BEACH CLUB •

CALYPSO

\*Illustrative Images.



**Calypso**  
• FAMILY BEACH CLUB •



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## LUMIÈRE: OUTDOOR CINEMA

Live the magic of the seventh art fused with the most beautiful sunsets and the serenity of the sea.

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# Nautilus

• ADULTS BEACH CLUB •

Nautilus invites you to immerse yourself in an exclusive lifestyle that captures the essence of the sea. This Club House stands as a pinnacle of sophistication, providing a serene and refined sanctuary for those in pursuit of exclusive and private moments.





## SIETE MARES: WELLNESS CENTER

An outdoor mind-body  
connection sanctuary.

- Padel Courts
- Outdoor Gym Pavilion
- Muscle Gym
- Spa
- Yoga Pavilion
- Jogging
- Watersports:
  - Paddle board
  - Kayak



May your search through nature  
lead you to yourself.

-Jacques Cousteau-

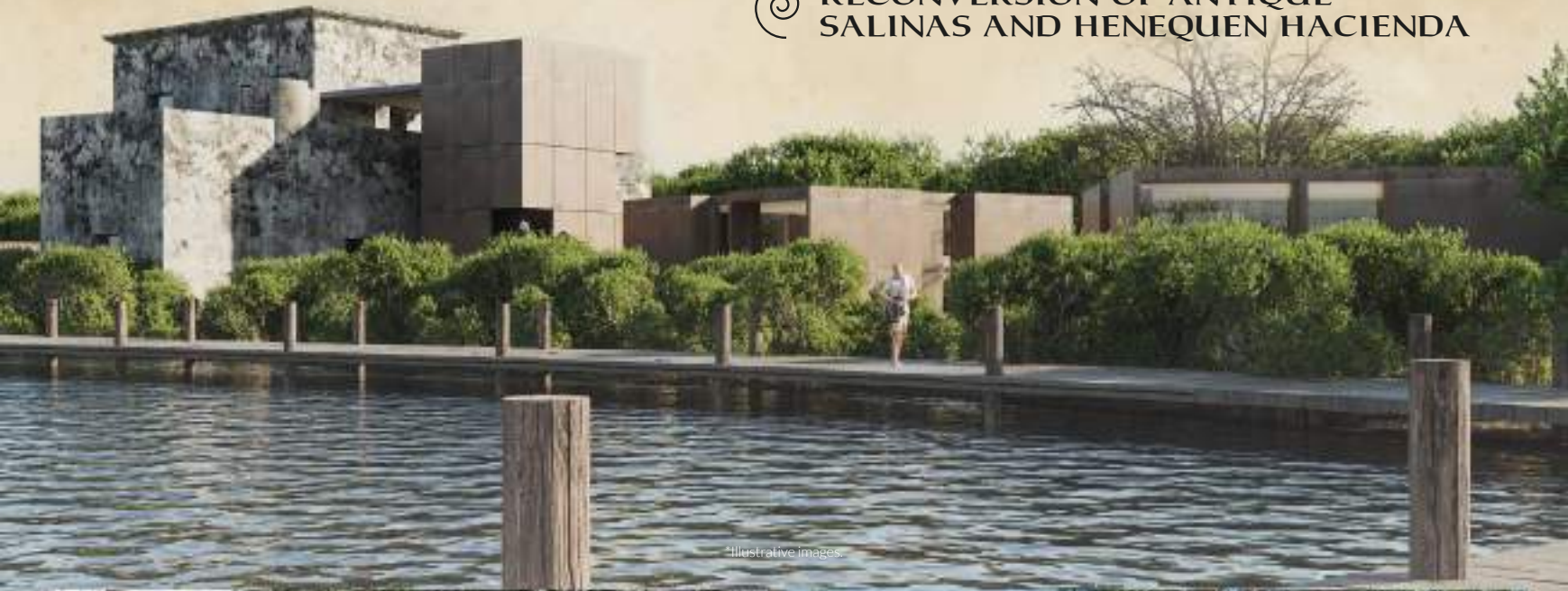


© RECONVERSION OF ANTIQUE  
SALINAS AND HENEQUEN HACIENDA



\*Illustrative images.

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SALINAS AND HENEQUEN HACIENDA



\*Illustrative images.





# RECONVERSION OF ANTIQUE SALINAS AND HENEQUEN HACIENDA



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\*Illustrative images.



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\*Illustrative images.

An underwater photograph of a man and a woman swimming together. The man is on the left, shirtless and wearing dark shorts. The woman is on the right, wearing a light-colored tank top. They are both looking towards the camera. The water is clear and blue, with sunlight filtering through from the surface, creating a bright, shimmering effect. The overall mood is peaceful and serene.

In the sea there is no past,  
present or future, only peace.

-Jacques Cousteau-







A project developed by:

GRUPO  
**López-Rosa**  
& ASOCIADOS