

n a j a u
Hogar de Playa



PLAYA
SAN BENITO
KM 24.5



NAJAU • HOGAR DE PLAYA •
PLAYA SAN BENITO • KM 14.5

THESE IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY MAY VARY DURING THE PROJECT'S DEVELOPMENT WITHOUT ANY LIABILITY FOR THE DEVELOPER

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Holidays have never been as fun and cozy as in your home by the beach, in a safe and relaxing environment with everything your family needs to spend the best moments of rest together.

A space envisioned for the whole family where young and old alike can enjoy all the amenities the condominium with a beach club has to offer. The children will have fun in the pools and play areas while you spend an incredible afternoon enjoying a beautiful beachside sunset in a fully furnished and comfortable space.

*Hogar
de Playa*



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LOCATION

We are located on kilometer 24.5 of the Chicxulub-Telchac highway, a privileged location thanks to its beautiful white sand beaches and calm emerald sea.

You will have all kinds of services very close to you, such as restaurants, convenience stores, and everything needed for you to enjoy with your family.

- **25 MIN** From Progreso
- **14 MIN** From the Xcambó archaeological site
- **10 MIN** From Marina Telchac
- **37 MIN** From Merida



8 Three-story buildings

72 Apartments

+ 20 Amenities

Private beach club

168 Parking spaces

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DESCRIPTIVE MEMORY

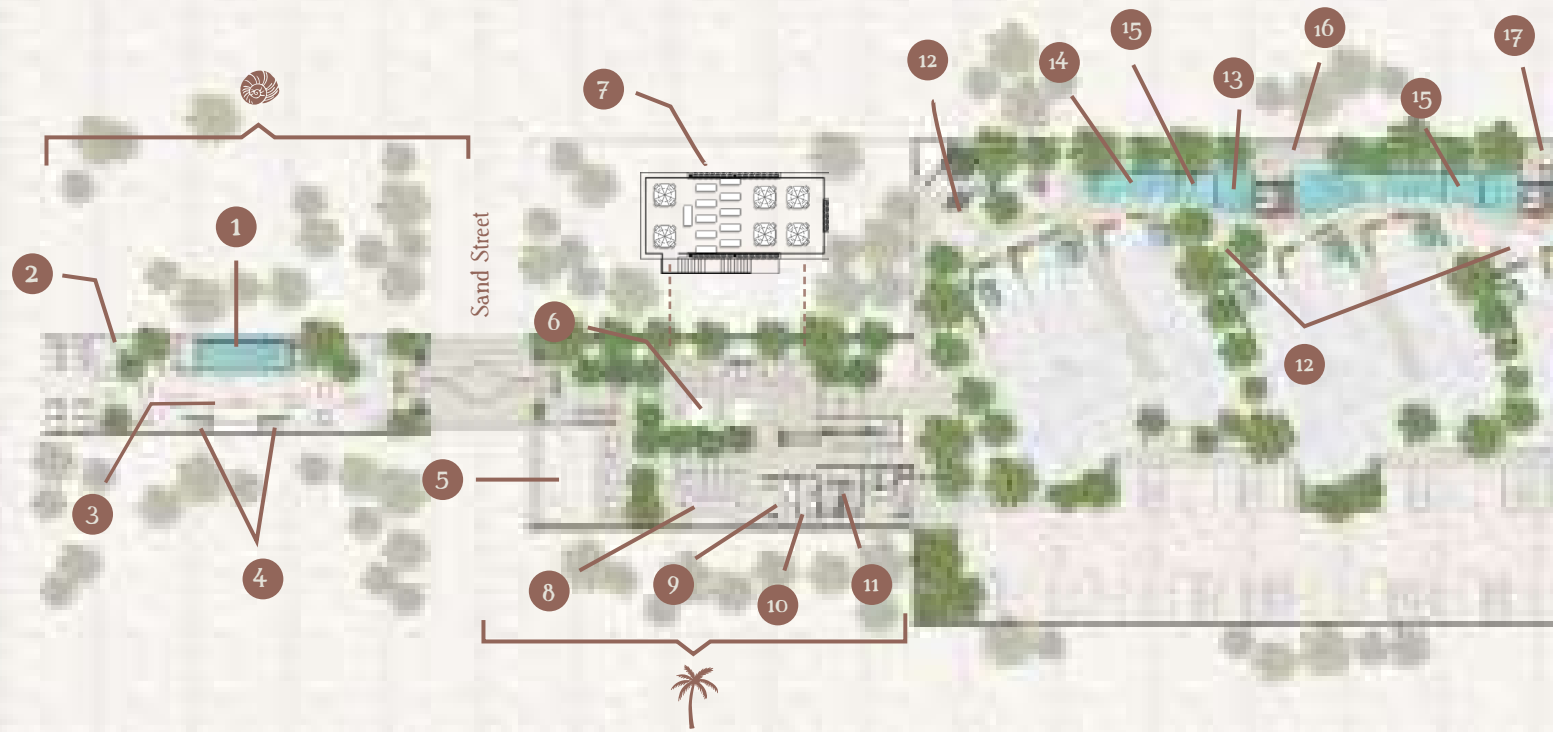
The Development consists of **8 three-story buildings**, each with their own rooftop, which will house **72 two- and three-bedroom apartments**, with multiple amenities such as terraces, pools and play areas as well as a private beach club. It also has a parking lot with a **168 vehicle capacity** and individual storage units to be used exclusively by the apartments.

LUXURY FINISHES

- Plaster finish walls
- Marble Floors
- Granite kitchen bar
- Marble countertops



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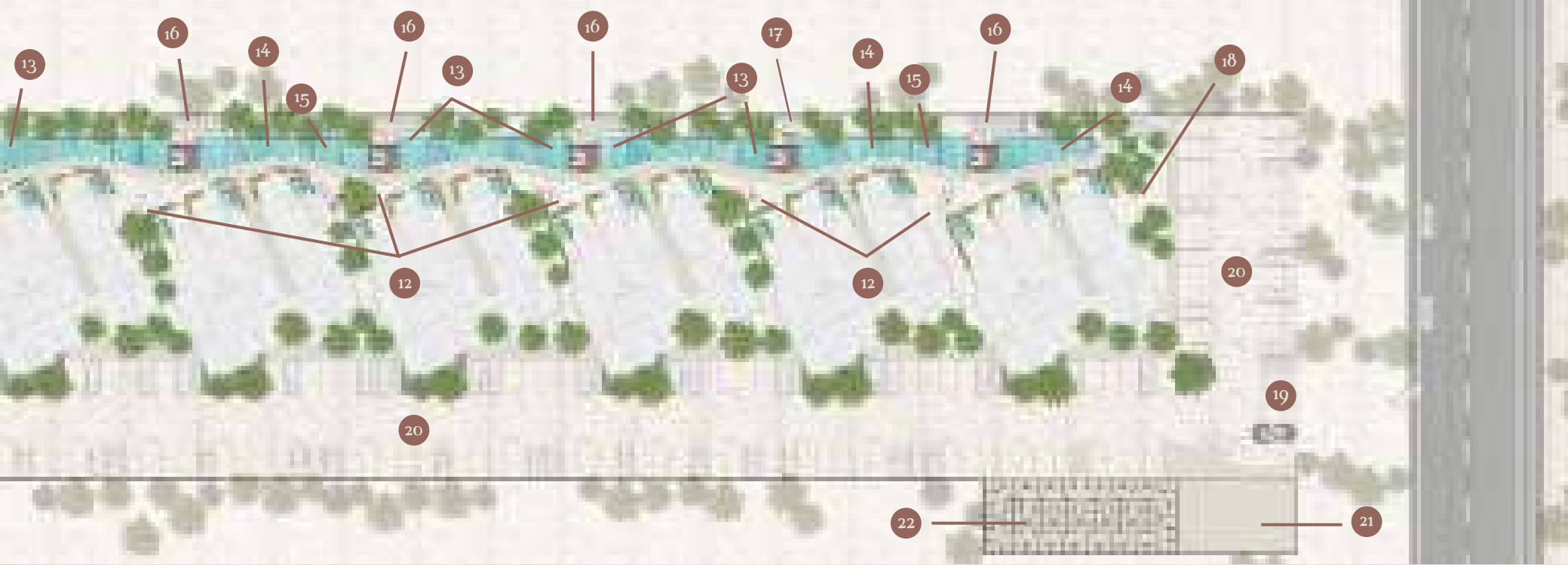
BEACH CLUB

- 1 Pool
- 2 Palapas and beach lounge chairs
- 3 Beach bar
- 4 Restrooms



CLUBHOUSE

- 5 Children's sandbox
- 6 Family Terrace (ground floor)
- 7 Social terrace for adults (upper floor)
- 8 Bar
- 9 Snack bar
- 10 Kitchen
- 11 Restrooms



AMENITIES

12 Children's playground

13 Water mirrors

14 Deep pool

15 Kiddie pool

16 Terrace with grills

17 Terrace with foosball table

18 Children's soccer field

19 Access control booth

20 Parking

21 Commercial area

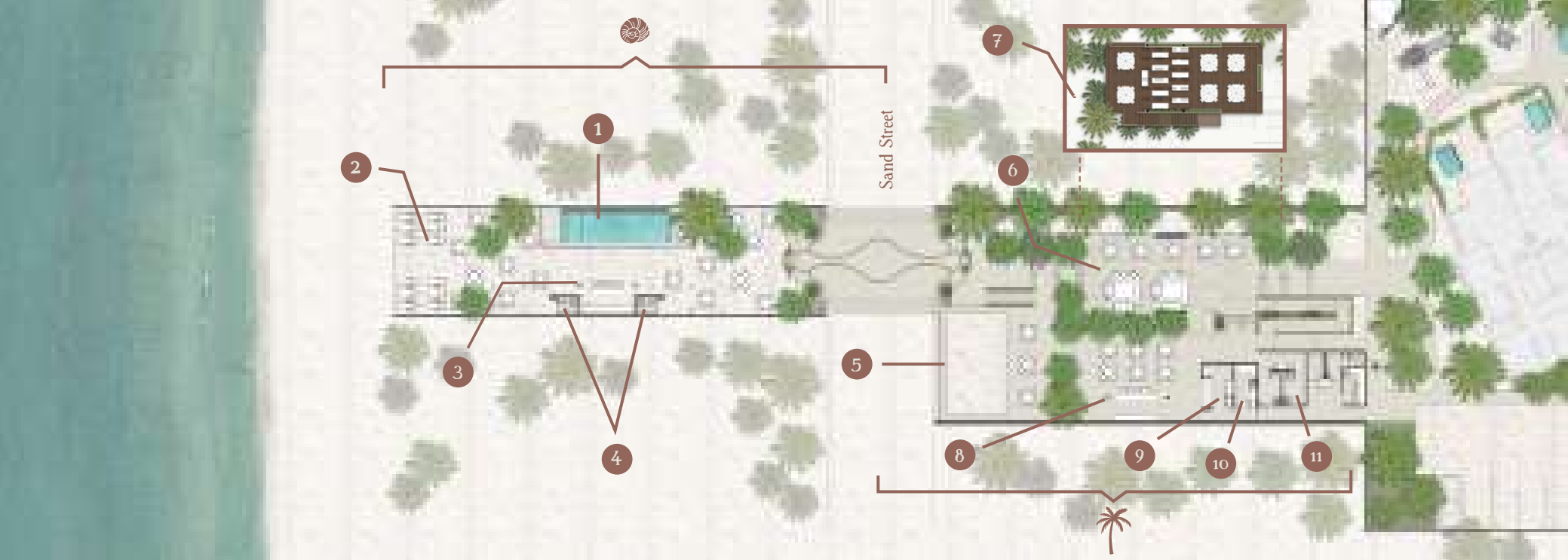
22 Storage units



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Penthouse

- Gaviota Penthouse (2 bedrooms+rooftop)
- Pelicano Penthouse (3 bedrooms+rooftop)
- Pelicano Penthouse (3 bedrooms+rooftop)

Level 1

- Gaviota Apartment (2 bedrooms)
- Pelicano Apartment (3 bedrooms)
- Pelicano Apartment (3 bedrooms)

Pentgarden

- Gaviota Pentgarden (2 bedrooms)
- Pelicano Pentgarden (3 bedrooms)
- Pelicano Pentgarden (3 bedrooms)



PENTGARDEN



PELICANO PENTGARDEN

CONSTRUCTION SIZE: 1,406 FT² • 3 BEDROOMS

GARDEN SIZE: 358 FT²

2 PARKING SPACES • STORAGE ROOM

- Living room
- Kitchen
- Dining room
- Master bedroom with full bathroom and walk-in closet
- Second bedroom with full bathroom and closet
- Guest bedroom with closet
- Guest bathroom
- Utility room with full bathroom
- Terrace
- Private pool



GAVIOTA PENTGARDEN

CONSTRUCTION SIZE: 1,101 FT² • 2 BEDROOMS

GARDEN SIZE: 265 FT²

2 PARKING SPACES • STORAGE ROOM

- Living Room
- Dining Room
- Kitchen
- Master bedroom with full bathroom and walk-in closet
- Second bedroom with closet
- Guest bathroom
- Utility room with full bathroom
- Terrace
- Private pool



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FIRST LEVEL



PELICANO APARTMENT

CONSTRUCTION SIZE: 1,406 FT² • 3 BEDROOMS
2 PARKING SPACES • STORAGE ROOM

- Living Room
- Dining Room
- Kitchen
- Master bedroom with full bathroom and walk-in closet
- Second bedroom with full bathroom and closet
- Guest bedroom with closet
- Guest bathroom
- Utility room with full bathroom
- Terrace



GAVIOTA APARTMENT

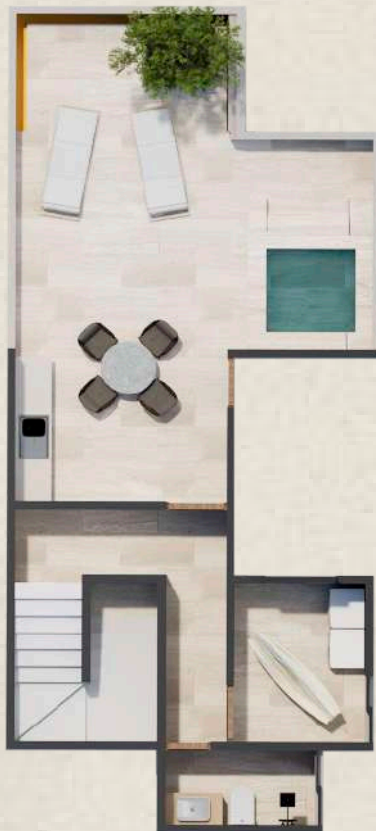
CONSTRUCTION SIZE: 1,101 FT² • 2 BEDROOMS
2 PARKING SPACES • STORAGE ROOM

- Living Room
- Dining Room
- Kitchen
- Master bedroom with full bathroom and walk-in closet
- Second bedroom with closet
- Guest bathroom
- Utility room with full bathroom
- Terrace



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PENTHOUSE



PELICANO PENTHOUSE

CONSTRUCTION SIZE: 1,712 FT² • 3 BEDROOMS

ROOFTOP: 468 FT²

2 PARKING SPACES • STORAGE ROOM

- Living room
- Kitchen
- Dining room
- Master bedroom with full bathroom and walk-in closet
- Second bedroom with full bathroom and closet
- Guest bedroom with closet
- Guest bathroom
- Utility room with full bathroom
- Terrace
- Rooftop

PENTHOUSE



GAVIOTA PENTHOUSE

CONSTRUCTION SIZE: 1,378 FT² • 2 BEDROOMS

ROOFTOP: 505 FT²

2 PARKING SPACES • STORAGE ROOM

- Living room
- Kitchen
- Dining room
- Master bedroom with full bathroom and walk-in closet
- Guest bedroom with closet
- Guest bathroom
- Utility room with full bathroom
- Terrace
- Rooftop





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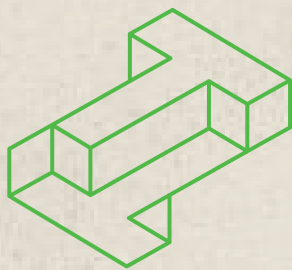
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SECURITY AND URBANIZATION

- 24/7 Security Booth
- Perimeter fence
- Fingerprint access for service personnel
- Security cameras
- Digital guest invitation system
- Street lighting with LED technology
- Architectural lighting in common areas
- Architectural landscaping

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Teca Desarrollos

WE'RE BACKED BY
13 YEARS
OF EXPERIENCE

LEADERS IN REAL ESTATE DEVELOPMENT IN SOUTHEASTERN MEXICO

- We have **have more than 20 fully urbanized projects** that have now been completed and successfully delivered.
- More than **2,000 satisfied clients** in southeastern Mexico.

Some of the projects we have successfully delivered



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LUIS G GONZALEZ

Y O U R M É R I D A R E A L E S T A T E G U I D E



Luis G González

Your Merida Real Estate Guide



www.luisgggonzalez.com



+52-984-128-4123



hola@luisgggonzalez.com