



NAUTICA  
RESIDENCES

by NAÚMA





“Luxury isn’t just where you live  
it’s how you live.”



# LIFE | ABUNDANCE | INSPIRE

**Nautica Residences by Nauma** offers a unique “Hotel Living” lifestyle in Cancun’s exclusive area, blending **luxury** with everyday **comfort**. Designed to provide an extraordinary experience, the development features over **50 amenities**, including an **exclusive** Beach Club, combining nature’s beauty with **exceptional** service. Every detail inspires a life of **abundance, serenity, and well-being**, transforming daily life into an elevated, fulfilling experience.











## THE FIRST NAUTICA RESIDENCES IN THE WORLD

This alliance not only combines experience and prestige but also **redefines** the way of living, merging sophistication and adventure in an environment of accessible luxury.

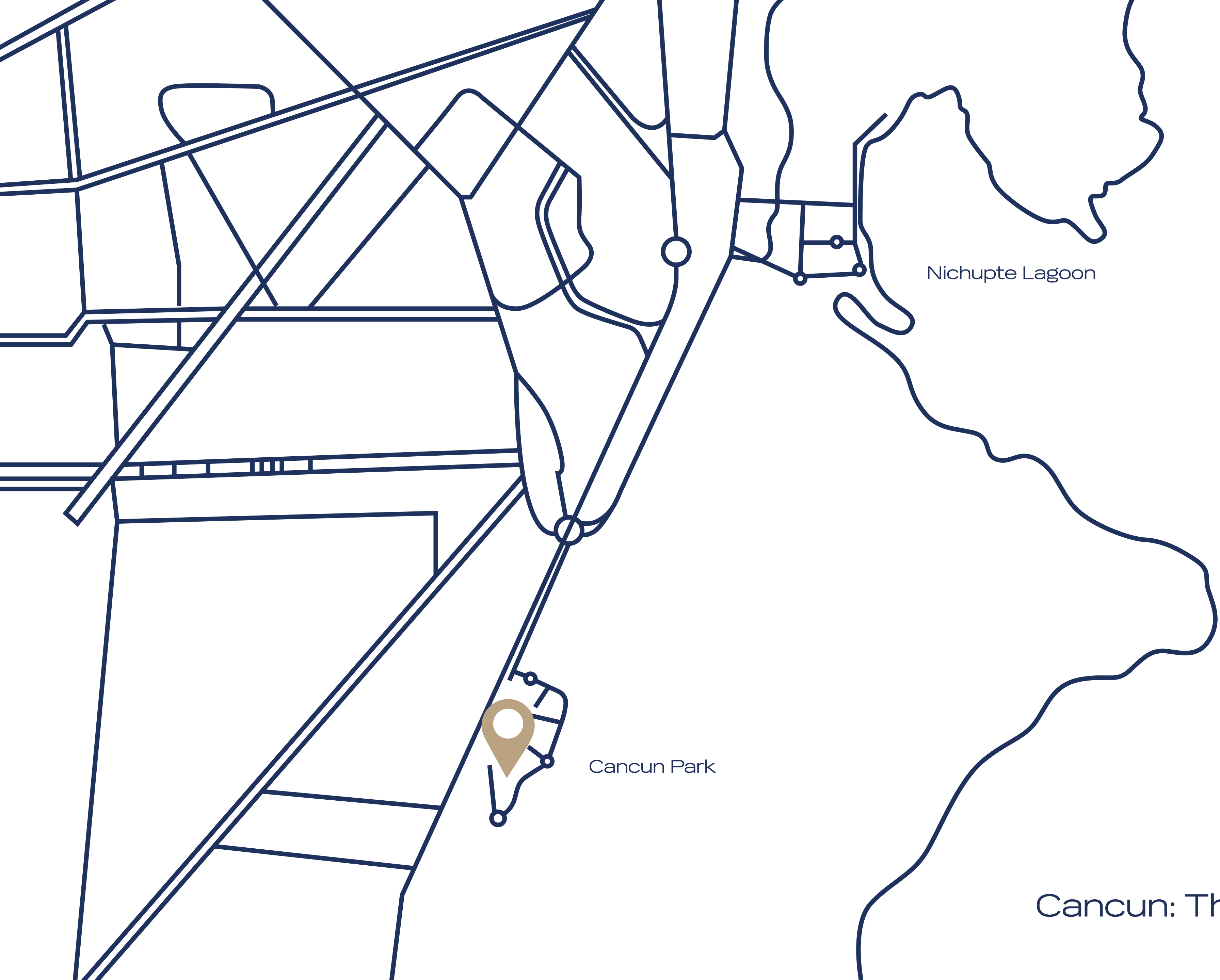


## A COLLABORATION THAT ENHANCES AND REDEFINES YOUR LIFESTYLE

This project unites **Nauma's innovative vision** and **Nautica's iconic elegance**, to create a new lifestyle concept blending **sophistication, adventure, and luxury**. Together, these brands redefine modern living through a synergy of **prestige and style**.







Nichupte Lagoon

Nichupte Mangrove

Cancun Park

Cancun: The Heart of Luxury Tourism

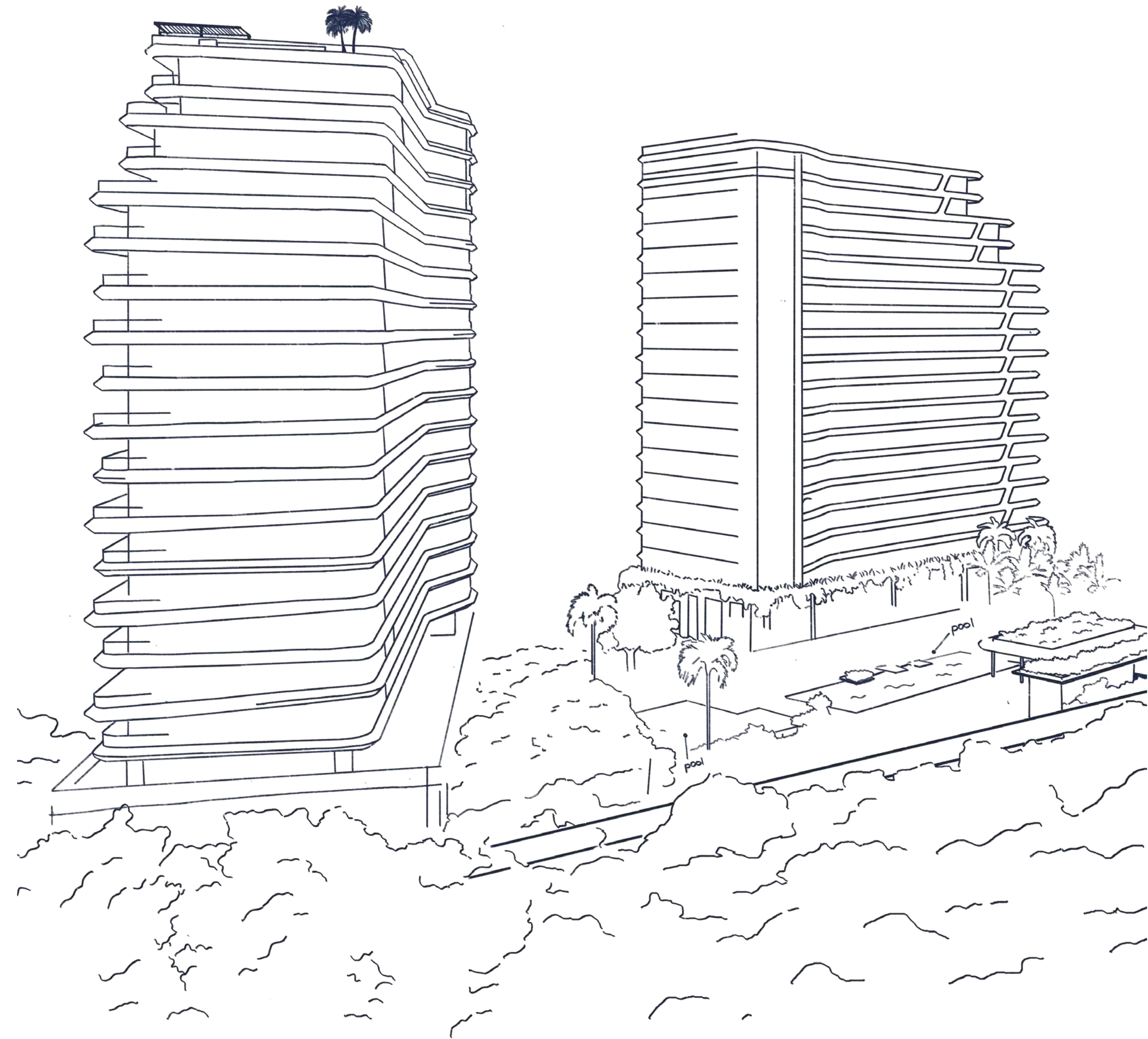






## THE ANATOMY

- 2 towers with 20 floors each.
- **More than 50 exclusive amenities** including **Sports Zone** and **Wellness Center**.
- **Private** and **exclusive** Beach Club.
- **Beautiful** views to Laguna Nichupte.
- **Easy access** and **connectivity** to the school area in Cancun.







**NAUTICA**  
RESIDENCES

**Nichupte Bridge**

10 MINUTES AWAY

Fast and easy connection to the Hotel Area in Cancun.

20 MINUTES AWAY

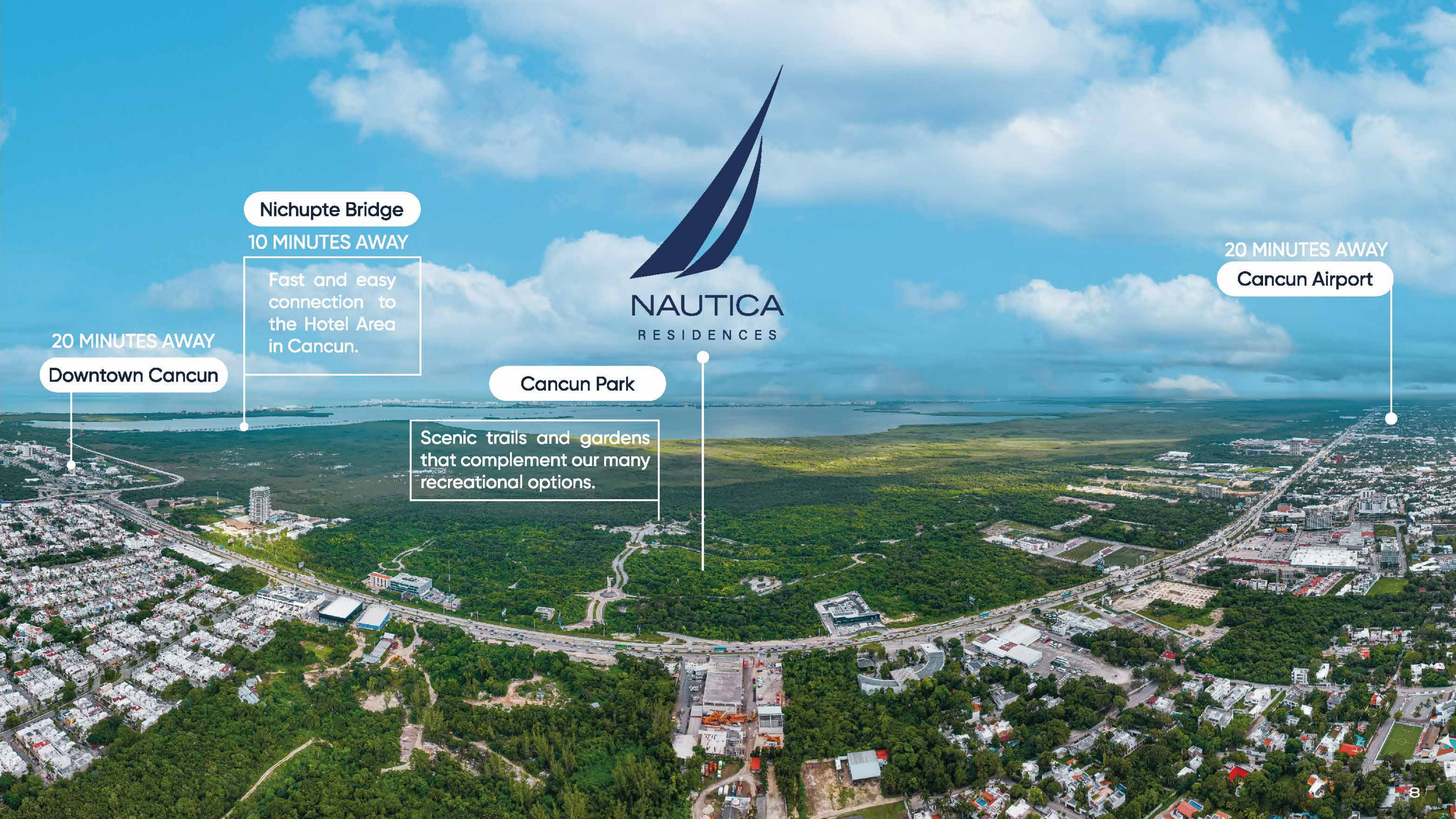
**Downtown Cancun**

**Cancun Park**

Scenic trails and gardens that complement our many recreational options.

20 MINUTES AWAY

**Cancun Airport**







WORK IN PROGRESS  
Nichupté Bridge





Hotel Area  
45 minutos

Laguna Nichupte  
20 minutos

Fast and easy connection  
to Cancun's Hotel Area.

Parque Cancun  
10 minutos

Scenic trails and gardens  
that complement our many  
recreational options.

20 MINUTES AWAY

- Downtown Cancun
- Airport





## PRE-SALE

**SMALL**

from 71 m<sup>2</sup>

**MEDIUM**

from 107 m<sup>2</sup>

**LARGE**

from 112 m<sup>2</sup> to 115 m<sup>2</sup>

**GARDEN HOUSE**

from 121 m<sup>2</sup> to 232 m<sup>2</sup>

**OCEAN FRONT**

from 95 m<sup>2</sup> to 109 m<sup>2</sup>

**OCEAN VIEW**

from 205 m<sup>2</sup>

**PENT-HOUSE**








from 259 m<sup>2</sup>





STARTING AT 71 m<sup>2</sup>

## SMALL PROTOTYPE 1








-  Dining/Living Room
  -  Kitchen
  -  Laundry Room
  -  1 Bedroom + Den
-  1 Full Bathroom
  -  Terrace
  -  1 Parking Space





STARTING AT 71 m<sup>2</sup>

## SMALL PROTOTYPE 2








-  Dining/Living Room
-  1 Full Bathroom
-  Kitchen
-  Terrace
-  Laundry Room
-  1 Parking Space
-  1 Bedroom + Den

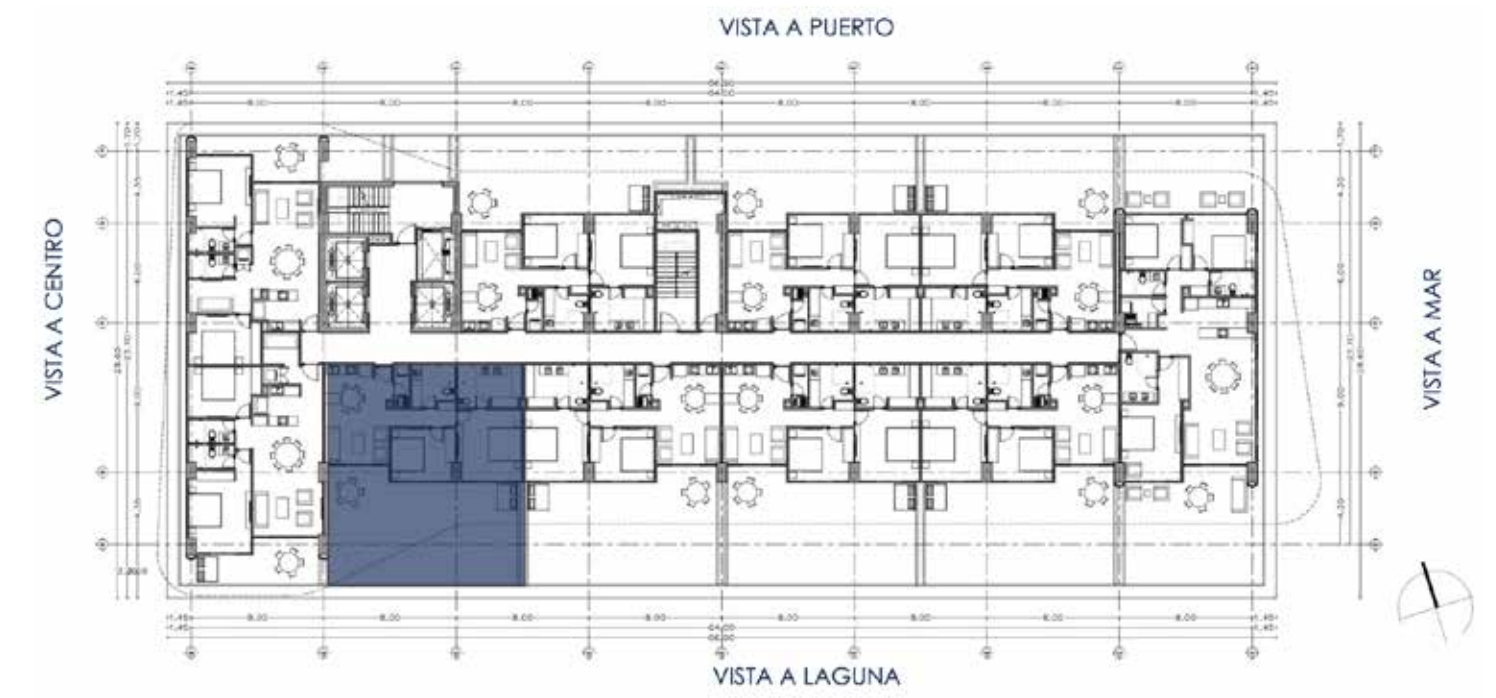




STARTING AT 107 m<sup>2</sup>

## MEDIUM PROTOTYPE 1

-  Dining/Living Room
-  Kitchen
-  Laundry Room
-  2 Bedrooms
-  2 Full Bathrooms
-  Terrace
-  2 Parking Spaces










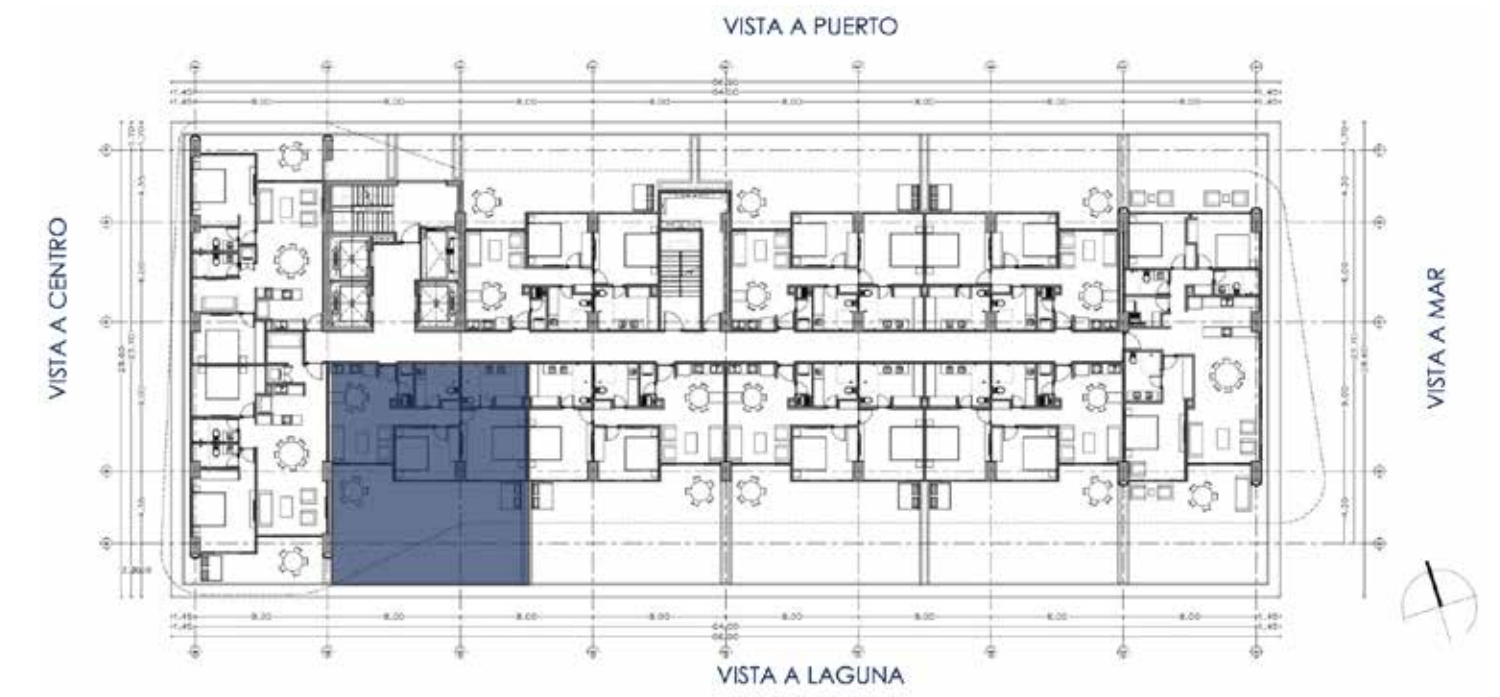




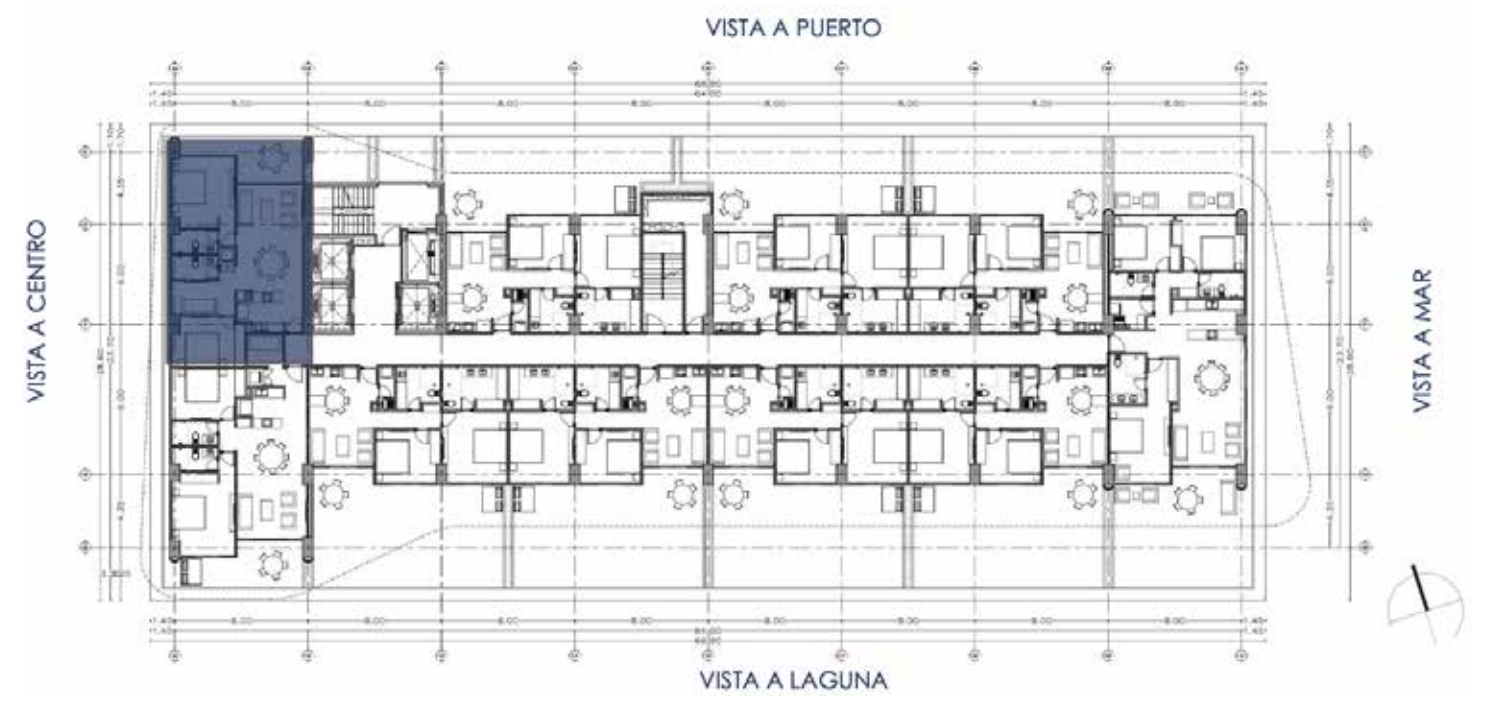
STARTING AT 107 m<sup>2</sup>

## MEDIUM PROTOTYPE 2

-  Dining/Living Room
-  Kitchen
-  Laundry Room
-  2 Bedrooms
-  2 Full Bathrooms
-  Terrace
-  2 Parking Spaces







STARTING AT 112 m<sup>2</sup>

## LARGE PROTOTYPE 1

-  2 Bedrooms
-  T.V. Room
-  2 Full Bathrooms
-  Private terrace
-  Kitchen
-  Living Room
-  Laundry Room
-  Dining Room



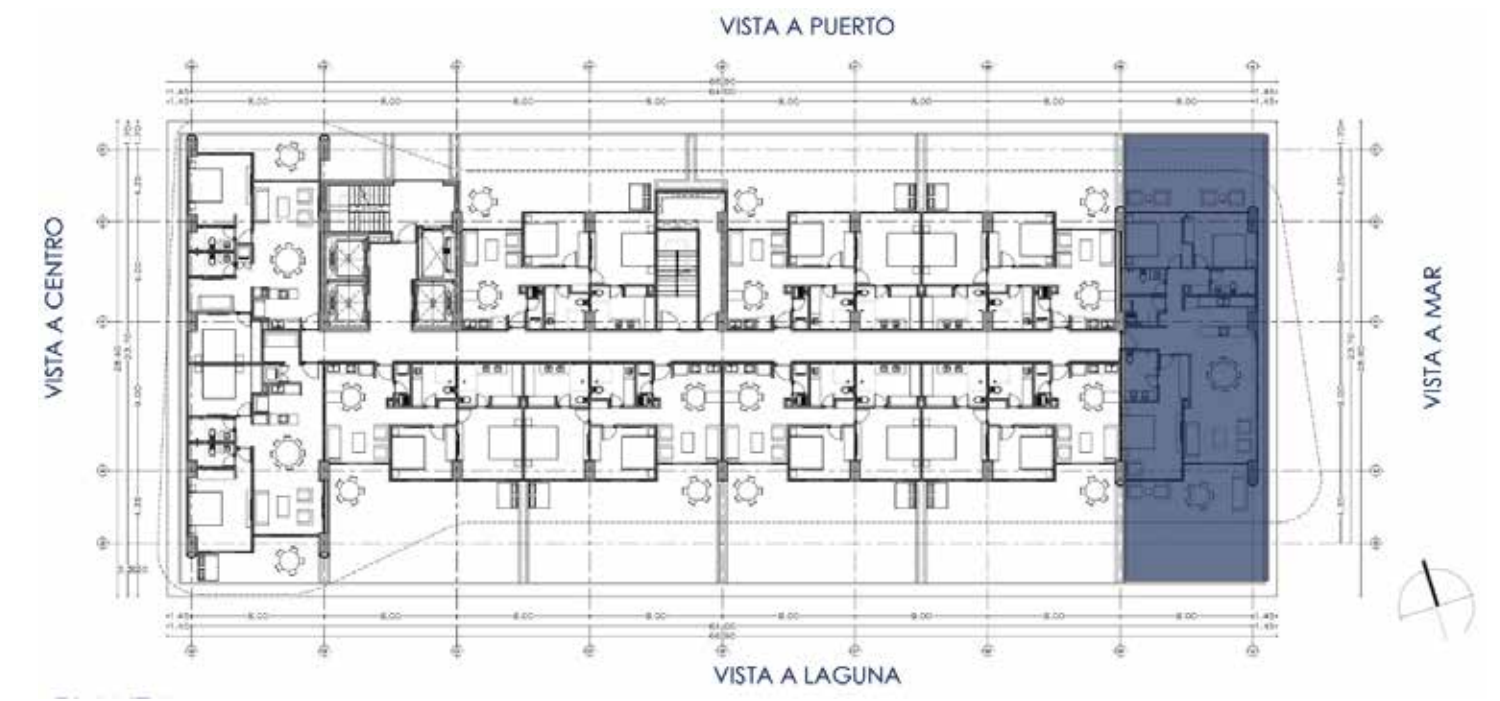


STARTING AT 112 m<sup>2</sup>

## LARGE PROTOTYPE 2

-  2 Bedrooms
-  T.V. Room
-  2 Full Bathrooms
-  Private terrace
-  Kitchen
-  Living Room
-  Laundry Room
-  Dining Room





STARTING AT 205 m<sup>2</sup>

## OCEAN VIEW PROTOTYPE 1

- 🛏️
3 Bedrooms
- 🚿
3 Full Bathrooms
- 🍷
Kitchen
- 💧
Laundry Room
- 🌴
Private terrace
- 🛋️
Living Room
- 🍽️
Dining Room





STARTING AT 95 m<sup>2</sup>

## OCEAN FRONT PROTOTYPE 1



1 Bedroom



1 Full Bathroom



Kitchen



T.V. Room



Private terrace



Living Room



Dining Room



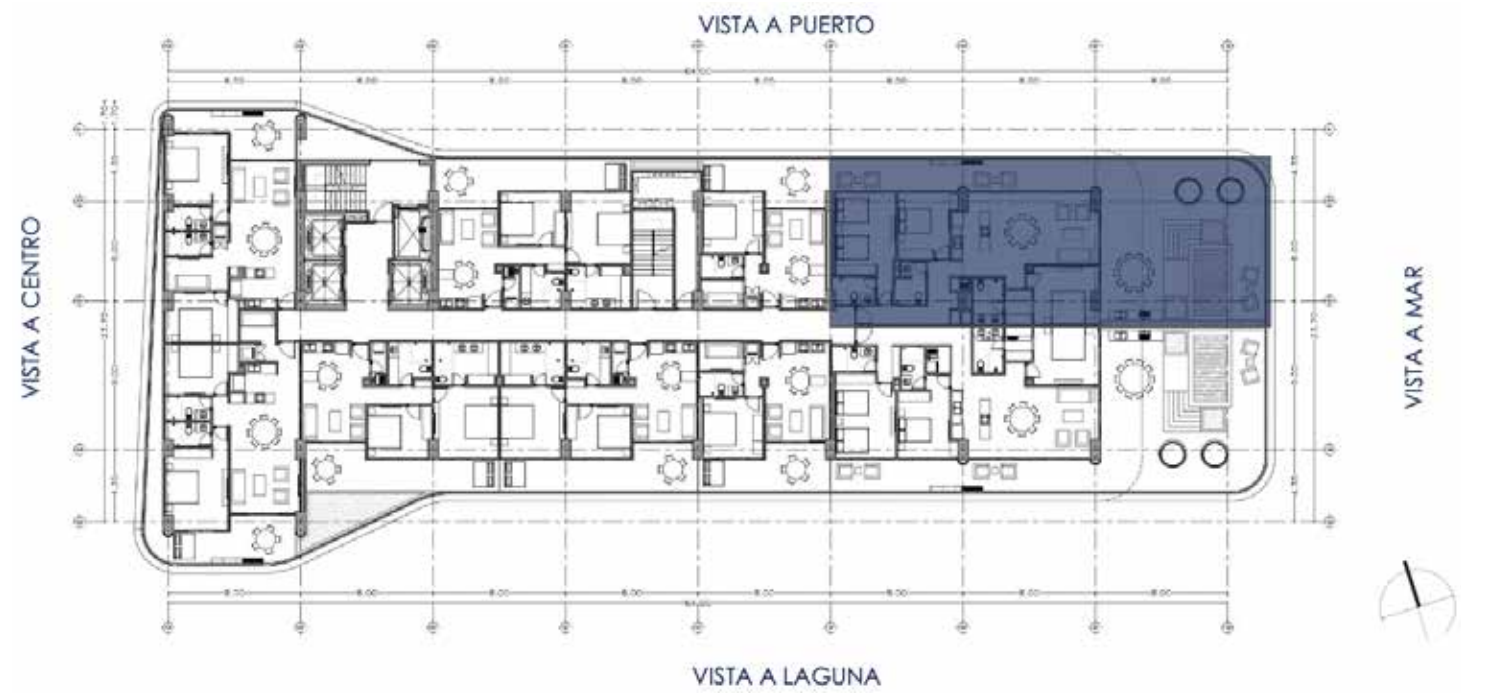


STARTING AT 95 m<sup>2</sup>

## OCEAN FRONT PROTOTYPE 2

- 1 Bedroom
- 1 Full Bathroom
- Kitchen
- T.V. Room
- Private terrace
- Living Room
- Dining Room





STARTING AT 259 m<sup>2</sup>

## PENT-HOUSE PROTOTYPE 1

- 

3 Bedrooms, main with a walk-in closet
- 

T.V. Room
- 

3 Full Bathrooms
- 

Private terrace
- 

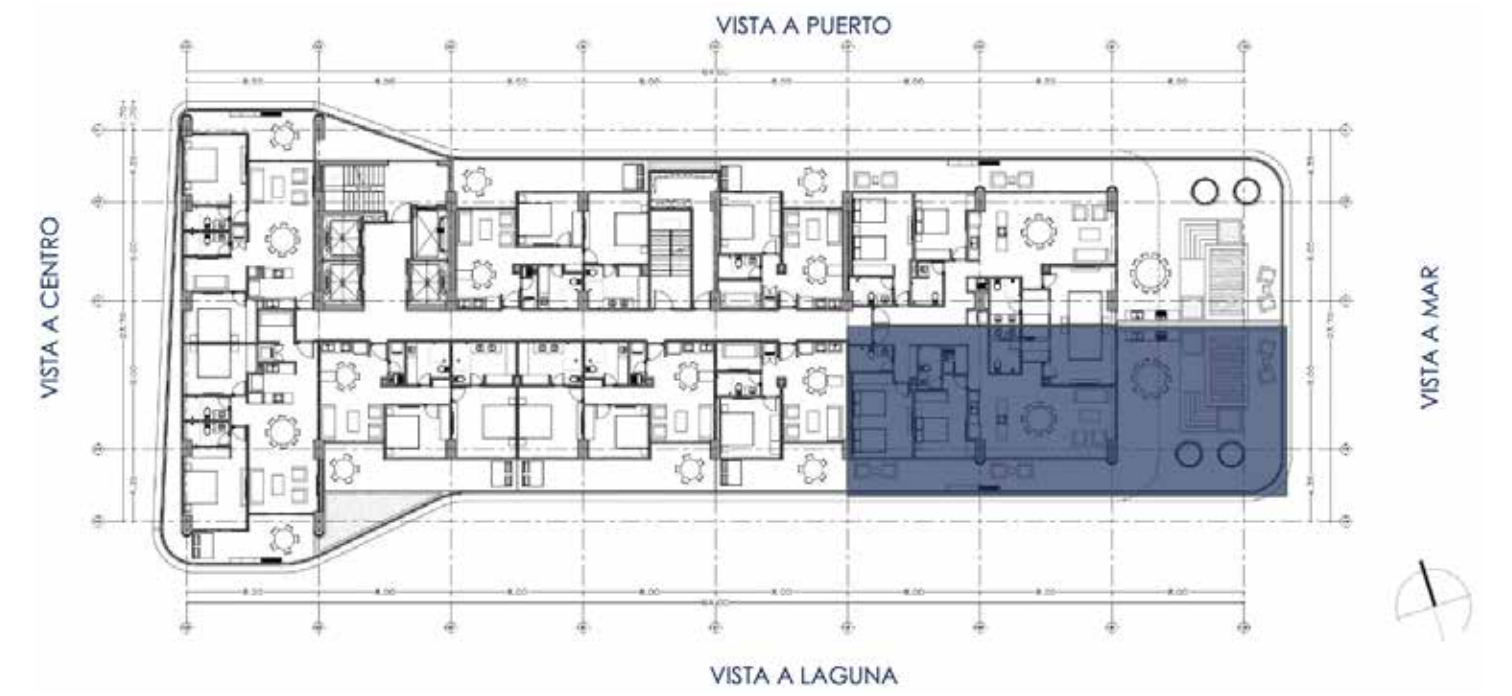
Kitchen
- 

Living Room
- 

Laundry Room
- 

Dining Room





STARTING AT 259 m<sup>2</sup>

## PENT-HOUSE PROTOTYPE 2

-  3 Bedrooms, main with a walk-in closet
-  T.V. Room
-  3 Full Bathrooms
-  Private terrace
-  Kitchen
-  Living Room
-  Laundry Room
-  Dining Room



# THE AMENITIES

A DAILY FIVE-STAR EXPERIENCE



# MORE THAN A PLACE TO SLEEP



Wellness



Fitness



Smart Living



Community



Food & Pleasure







## MEZZANINE

- 1 Family Pool
- 2 Kids Pool
- 3 Splash Zone
- 4 Aqua Slide
- 5 Hammock Bay
- 6 Splash & Snack
- 7 Abundance Spa
- 8 Seashell Beauty
- 9 Petanque
- 1 Kiddie Cutz
- 2 Barber Shop
- 3 Pet Zone
- 4 Sports Bar
- 5 Sport Center
- 6 Padel Court
- 7 Tennis Court
- 8 Activity Hub
- 9 Mini Golf



## TOWERS

### TOWER A

- 10 Indoor Oasis
- 11 The Playground
- 12 Piano Bar
- 13 Lighthouse Bistro
- 14 Marina Ballroom
- 15 Marina Deck
- 16 Cinema Lounge
- 17 Reef Rock Climbing
- 18 Arcade
- 19 Teens Club

### TOWER B

- 20 Indoor Oasis
- 21 Compass Market
- 22 Coffee Corner
- 23 Co-Working
- 24 Music Hall
- 25 Media Room
- 26 Kids Club
- 27 Restrooms
- 28 Nautical Power
- 29 Zen Studio
- 30 All Fitness























































## ROOFTOPS

### ROOFTOP A

- 31 Cove (3)
- 32 The Ace's
- 33 Sky Lounge
- 34 Sky Bar
- 35 Infinity Pool & Bar

### ROOFTOP B

- 36 Cove (3)
- 37 The Ace's
- 38 Sky Lounge
- 39 Sky Bar
- 40 Infinity Pool & Bar



ROOFTOP A





ROOFTOP B





## SAFETY & SECURITY

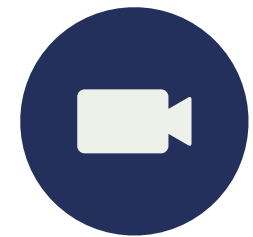
At Nautica Residences by Nauma, safety is a **priority**, which is why there are various measures in place to ensure the peace of mind and protection of the tenants.



Security 24/7



Built with the highest safety standards



Security cameras 24/7



Controlled entrance and exit







## GADGETS & SERVICES

At Nautica Residences by Nauma, excellence and comfort come together to offer you an exclusive and unparalleled lifestyle. Our development is designed to provide you with top-notch services and gadgets that make your daily life more comfortable and efficient.



THE BEACH CLUB  
WHERE THE MAGIC BEGINS





## BEACH CLUB COSTA MUJERES

We present Nautica's Residences by Nauma exclusive beach club at Isla Blanca. World-class resort experiences and amenities facing the Caribbean Sea. At Nautica's beach club, you will enjoy:



Preferred rates to rent boats for unforgettable experiences at sea.



Private transportation from the residential area to the beach club and direct connection to the airport.



A catamaran with special rates.



THE SHOWROOM  
WHERE THE MAGIC BEGINS





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MAKE IT HAPPEN

BOOK AN APPOINTMENT

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