

# MARLETTA





RESIDENCIAS  
Q. ROO

# MARIETTA

MÉXICO  
ISLA MUJERES









ENJOY THE EXPERIENCE  
OF LUXURY IN FRONT  
OF THE SEA





# MARIETTA

In the warm and crystal-clear waters of the Mexican Caribbean lies a sanctuary of luxury and comfort. Marietta is an exclusive paradise on Isla Mujeres, where every moment is an unparalleled experience.

Immerse yourself in a sublime beachfront lifestyle, where elegance and serenity intertwine with every sunset. Here, every detail has been meticulously designed to offer you an unmatched lifestyle. From majestic panoramic views to amenities and finishes that meet your highest expectations.

Discover the pleasure of living in harmony with nature while disconnecting from everything else and enjoying each day as an opportunity to live your most extraordinary dreams.











# KELMAN DESARROLLOS

**KELMAN**

DESARROLLOS

Each of our developments reflects the dedication and excellence we have achieved through the collaboration with renowned designers and architects who have contributed their vision and expertise to create unique and exclusive masterpieces.

We are a development firm dedicated to the creation, construction, and commercialization of cutting-edge and luxury real estate projects in southeastern Mexico.

We specialize in designing real estate products that offer the best living experiences and create excellent investment opportunities within Mexico's premium real estate market.

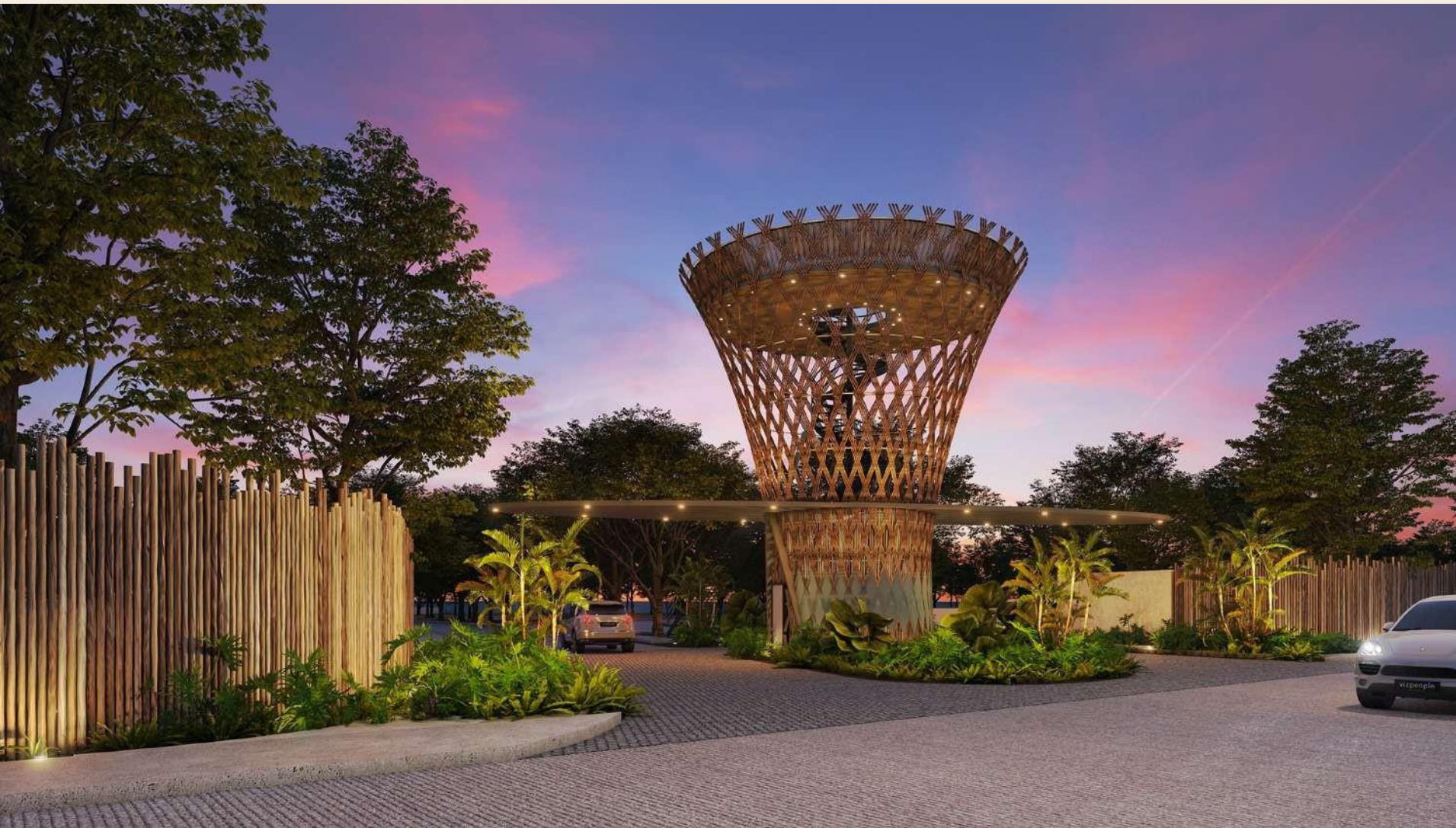
A strong presence in the Yucatán Peninsula and over 180,000 square meters of constructed spaces support us as a developer with a hallmark of quality.





Town Square | Mérida, Yuc.

Mirador | Tulum, Q. Roo.



Humana | Tulum, Q. Roo.



Boga | Telchac Puerto, Yuc



# ISLA MUJERES

Designated as a "Pueblo Mágico", Isla Mujeres is renowned for its relaxed atmosphere and vibrant Caribbean vibe, where you can truly disconnect.

No doubt, Isla Mujeres is one of the best-kept secrets of the Mexican Caribbean, not only for its incredible white sand beaches and turquoise waters, ranked among the best in the world, but also for all the experiences that await to be discovered.

Explore every corner of this picturesque island, whether on foot, in a golf cart or dive into its warm waters to admire the underwater world full of colorful and fascinating sea life.







# LOCATION

**Isla Mujeres** is located only 20 minutes by ferry from the coast of **Cancun, Quintana Roo**. There are different points from where these boats depart, such as **Puerto Juarez**, located near downtown Cancun, and others located in the hotel zone.



Ferry



Airport



Archeological Zone





# SITES OF INTEREST

- 1 Playa Norte
- 2 Ferry Puerto Juárez
- 3 Isleños Buses
- 4 El Varadero
- 5 Zoetry Villa Rolandi
- 6 Taboo Beach Club
- 7 Amazona Beach Club
- 8 Mar Bella Isla Mujeres
- 9 Impression by Secrets
- 10 Punta Sur





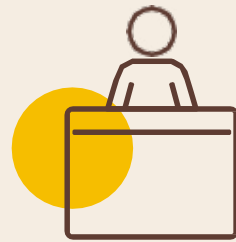
SPACES CONCEIVED TO  
MAKE YOU FEEL AT  
HOME



# AMENITIES

Live a premium lifestyle with exclusive access to amenities designed for comfort and relaxation. From meticulously designed indoor spaces to outdoor areas that invite serenity and entertainment.

Enjoy with family and friends privacy and tranquility with ample spaces that offer a perfect combination of style and functionality while surrounded by a paradisiacal environment.



Lobby



Restaurant Lounge



Social Club



Kids Club



Pool



Kids Playground



Yoga Deck



Firepit



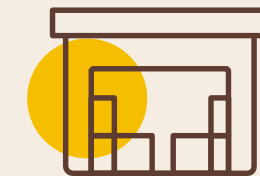
Wellness Spa



Golf Kart Parking



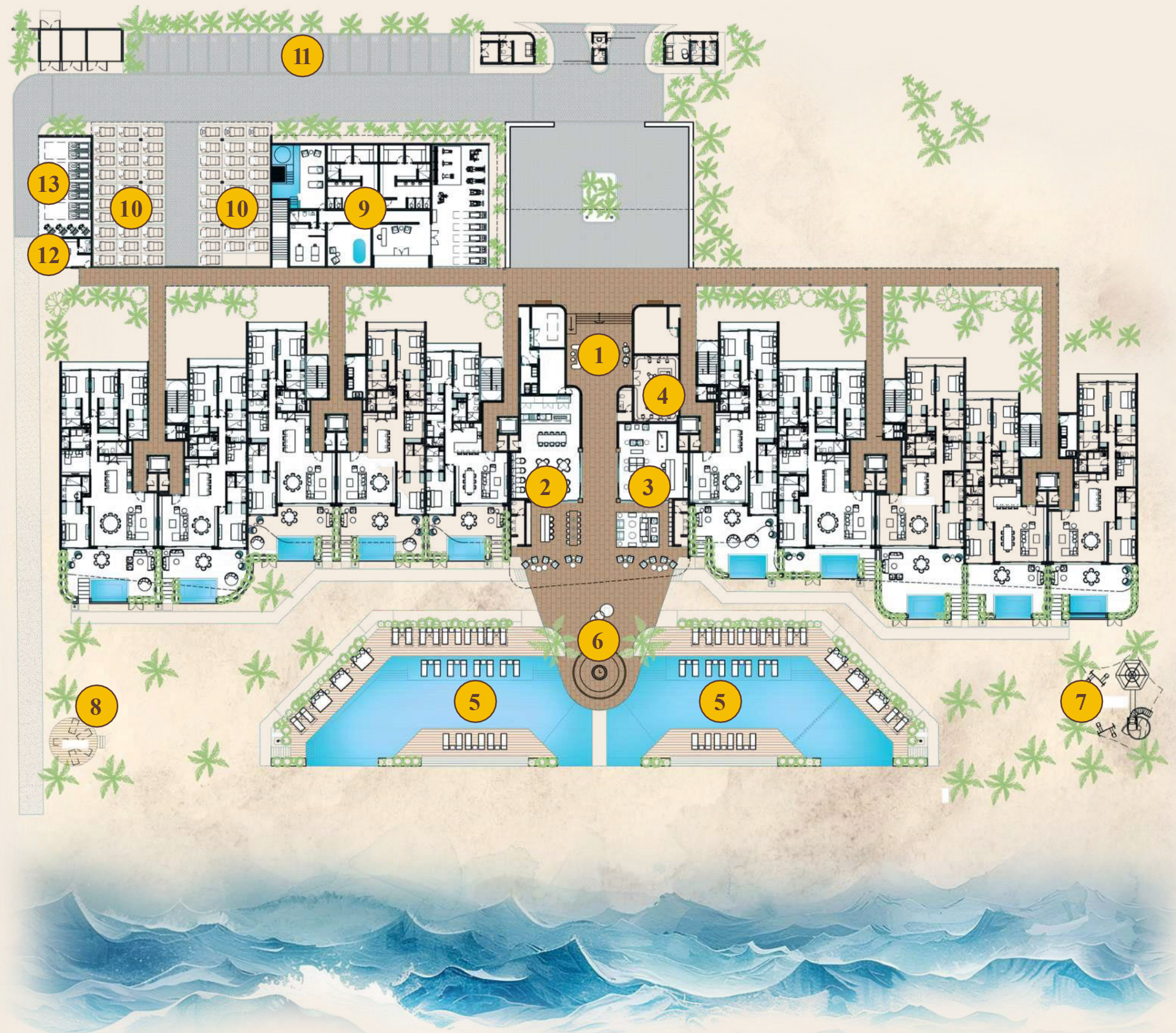
General Parking



Water Sports Storage

# MASTER PLAN

- 1 Lobby
- 2 Restaurant Lounge
- 3 Social Club
- 4 Kids Club
- 5 Pool
- 6 Firepit
- 7 Kids Playground
- 8 Yoga Deck
- 9 Wellness Spa
- 10 Golf Kart Parking
- 11 General Parking
- 12 Management
- 13 Water Sports Storage











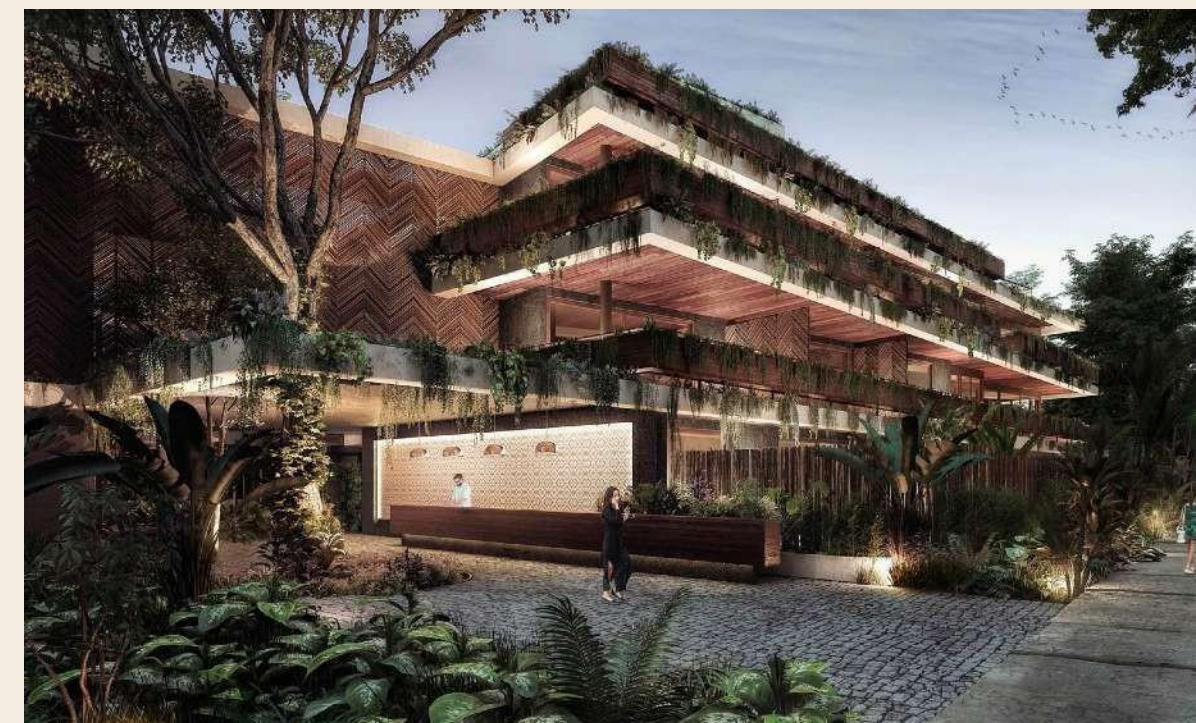
El Faro | Hard Rock Riviera Maya

# ARQUITECTURE

Tulum has been home to Studio Arquitectos since 2010, its nature and energy inspires the team to create each project based on respect for the natural and urban environment. Committed to a development in balance with its context, they generate experiences with a regional character, focused on the comfort and function of the spaces.

Part of their philosophy is to believe in architecture as an expression of harmony between aesthetics and function, as well as space as a dialogue between the environment and the human habitat. The site and its context is the guiding axis of each project, and its analysis is complemented by the client's purpose, which together create the essence of each project.

Studio Arqs. is characterized by values that inspire the team to build a common goal, integral development and growth, in a loyal and fun environment.



Miraluna | Tulum Q. Roo.







Restaurant Villa Azur | CDMX



The Lion | Vail, Colorado

# INTERIOR DESIGN

## SOFÍA ASPE interiorismo



Sofía Aspe has participated in more than 87 projects in Mexico, the United States, Israel and Spain, recognized as one of the ten most influential interior designers in Mexico by AD magazine. In 2012 she founded Sofía Aspe Interiorismo in Mexico City, a studio made up of architects, industrial designers, art historians and interior designers, who provide personalized service, attention to details and a unique style, making it one of the leading contemporary interior design firms in Mexico.

Recognized for its unique and eclectic style that offers spaces full of character and timelessness, there is no better person to lead this project.





MARIETTA





# MARIETTA RESIDENCES



PENTHOUSES	PH 01	PH 02	PH 03	PH 04	PH 05	PH 06	PH 07	PH 08	PH 09	PH 10	PH 11	PH 12	<b>P6</b>
	PH 01	PH 02	PH 03	PH 04	PH 05	PH 06	PH 07	PH 08	PH 09	PH 10	PH 11	PH 12	<b>P5</b> 12 Units
RESIDENCES	401	402	403	404	405	406	407	408	409	410	411	412	<b>P4</b> 12 Units
	301	302	303	304	305	306	307	308	309	310	311	312	<b>P3</b> 12 Units
	201	202	203	204	205	206	207	208	209	210	211	212	<b>P2</b> 12 Units
	GARDENHOUSES	GH 01	GH 02	GH 03	GH 04	GH 05	AMENITIES	GH 08	GH 09	GH 10	GH 11	GH 12	<b>P1</b> 10 Units
												<b>58 Units</b>	

# TYPEOLOGIES

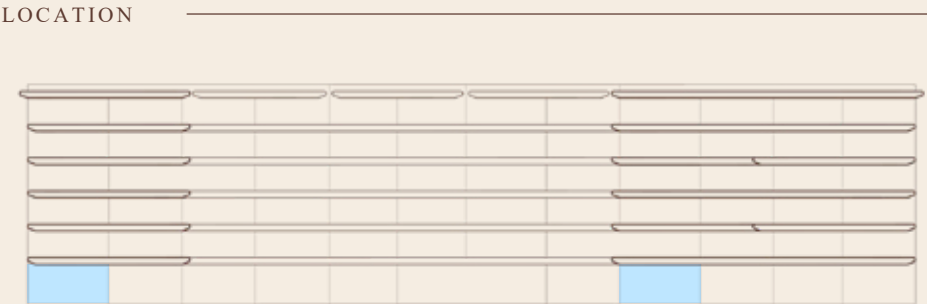
- **Penthouses**
- **Gardenhouses**
  - 4 BR. /2 units
  - 3 BR. Plus /6 units
  - 3 BR. /2 units
- **Residences**
  - 4 BR. /9 units
  - 3 BR. Plus /18 units
  - 3 BR. /9 units
- **Amenities**

# GARDENHOUSE

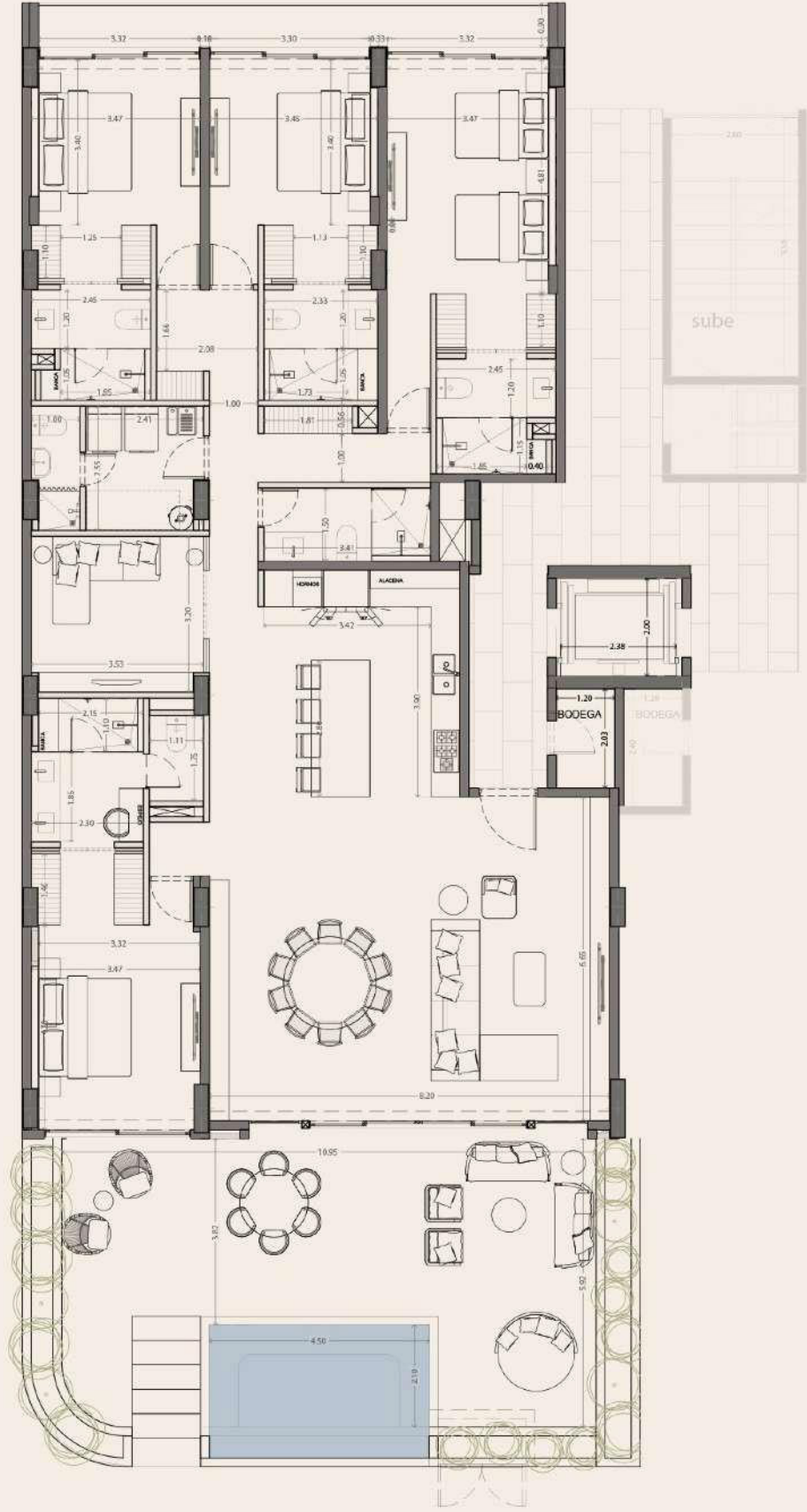
Type 1 | 2 units

SURFACE			
INTERIOR	242.48 m <sup>2</sup>	2,610.03 ft <sup>2</sup>	
TERRACE	91.20 m <sup>2</sup>	981.67 ft <sup>2</sup>	
LOBBY/STORAGE	7.49 m <sup>2</sup>	80.62 ft <sup>2</sup>	
<b>TOTAL</b>	<b>341.17 m<sup>2</sup></b>	<b>3,672.32 ft<sup>2</sup></b>	

- AREA
- 4 bedrooms
  - 5 bathrooms
  - Living room, Dining room and Kitchen with ocean view
  - Maid's room with full bathroom and laundry room
  - TV Room / Flex Room
  - Spacious front terrace with beach access
  - Plunge pool



NOTE: Area of terraces and/or balconies may vary according to the final design of the building.



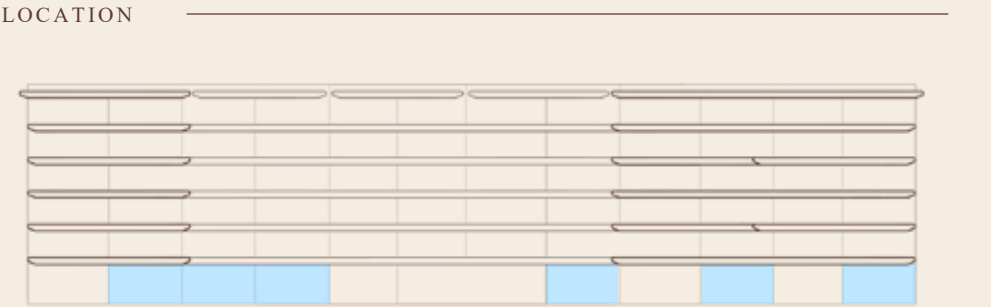
# GARDENHOUSE

Type 2 | 6 units

SURFACE

INTERIOR	194.36 m <sup>2</sup>	2,092.07 ft <sup>2</sup>
TERRACE	77.39 m <sup>2</sup>	833.02 ft <sup>2</sup>
LOBBY/STORAGE	7.91 m <sup>2</sup>	85.14 ft <sup>2</sup>
<b>TOTAL</b>	<b>279.66 m<sup>2</sup></b>	<b>3,010.23 ft<sup>2</sup></b>

- AREA
- 3 bedrooms
  - 3 and a half bathrooms
  - Living room, Dining room and Kitchen with ocean view
  - Maid's room with full bathroom and laundry room
  - TV Room / Flex Room
  - Spacious front terrace with beach access
  - Plunge pool



NOTE: Area of terraces and/or balconies may vary according to the final design of the building.



# GARDENHOUSE

Type 3 | 2 units

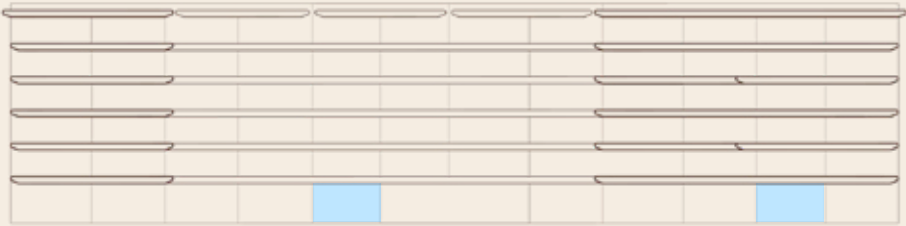
SURFACE

INTERIOR	161.06 m <sup>2</sup>	1,733.63 ft <sup>2</sup>
TERRACE	71.07 m <sup>2</sup>	765 ft <sup>2</sup>
LOBBY/STORAGE	6.97 m <sup>2</sup>	75.02 ft <sup>2</sup>
<b>TOTAL</b>	<b>239.10 m<sup>2</sup></b>	<b>2,573.65 ft<sup>2</sup></b>

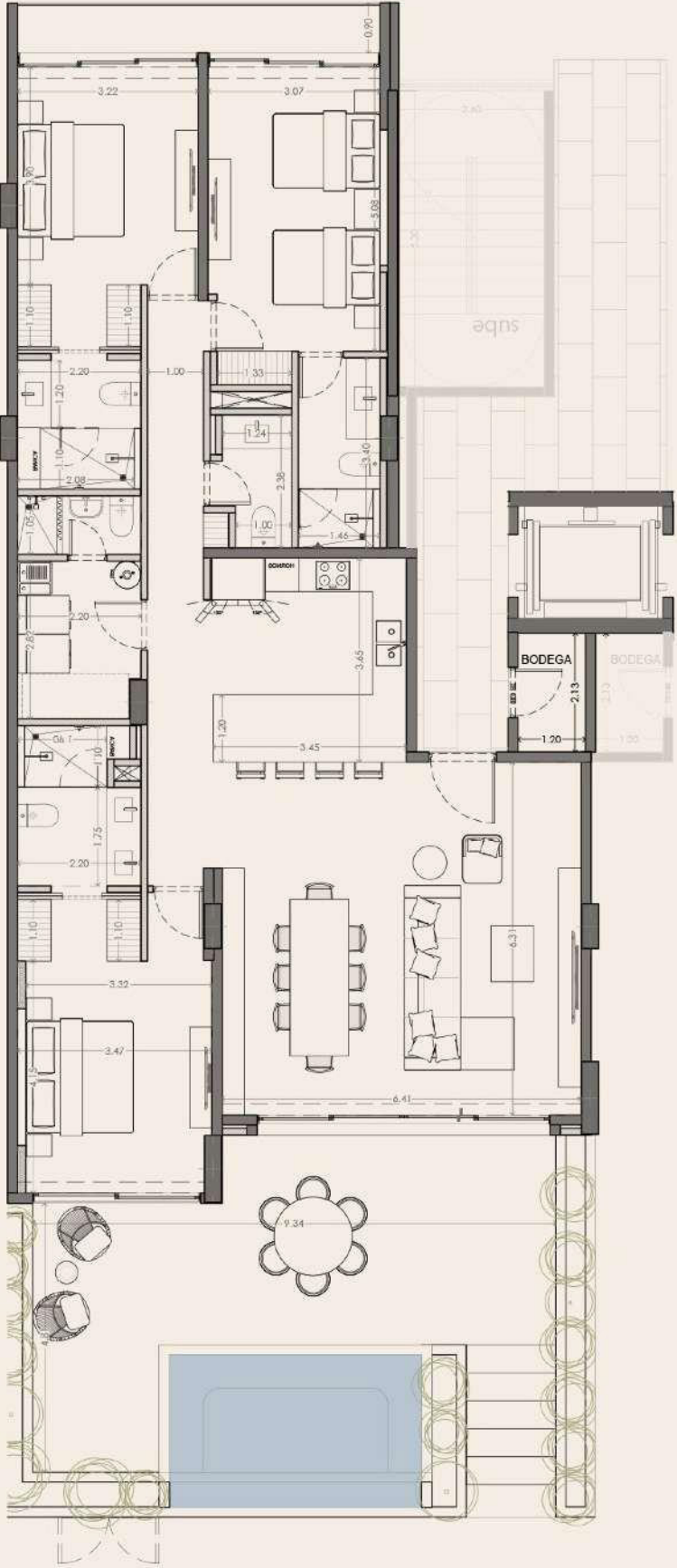
AREA

- 3 bedrooms
- 3 and a half bathrooms
- Living room, Dining room and Kitchen with ocean view
- Maid’s room with full bathroom and laundry room
- Spacious front terrace with beach access
- Plunge pool

LOCATION



NOTE: Area of terraces and/or balconies may vary according to the final design of the building.





# RESIDENCES

## Type 1 | 9 units

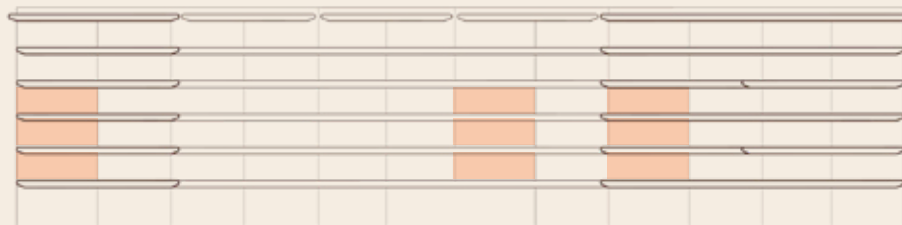
### SURFACE

INTERIOR	240.46 m <sup>2</sup>	2,588.29 ft <sup>2</sup>
TERRACE	48.26 m <sup>2</sup>	519.46 ft <sup>2</sup>
LOBBY/STORAGE	10.90 m <sup>2</sup>	117.33 ft <sup>2</sup>
<b>TOTAL</b>	<b>299.62 m<sup>2</sup></b>	<b>3,225.08 ft<sup>2</sup></b>

### AREA

- 4 bedrooms
- 5 bathrooms
- Living room, Dining room and Kitchen with ocean view
- Maid's room with full bathroom and laundry room
- Spacious front terrace
- TV Room /Flex Room

### LOCATION



NOTE: Area of terraces and/or balconies may vary according to the final design of the building.



# RESIDENCES

## Type 2 | 18 units

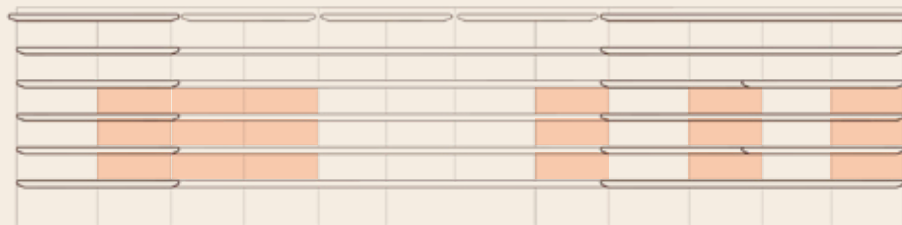
### SURFACE

INTERIOR	194.03 m <sup>2</sup>	2,088.52 ft <sup>2</sup>
TERRACE	39.67 m <sup>2</sup>	427.00 ft <sup>2</sup>
LOBBY/STORAGE	11.86 m <sup>2</sup>	127.66 ft <sup>2</sup>
<b>TOTAL</b>	<b>245.56 m<sup>2</sup></b>	<b>2,643.18 ft<sup>2</sup></b>

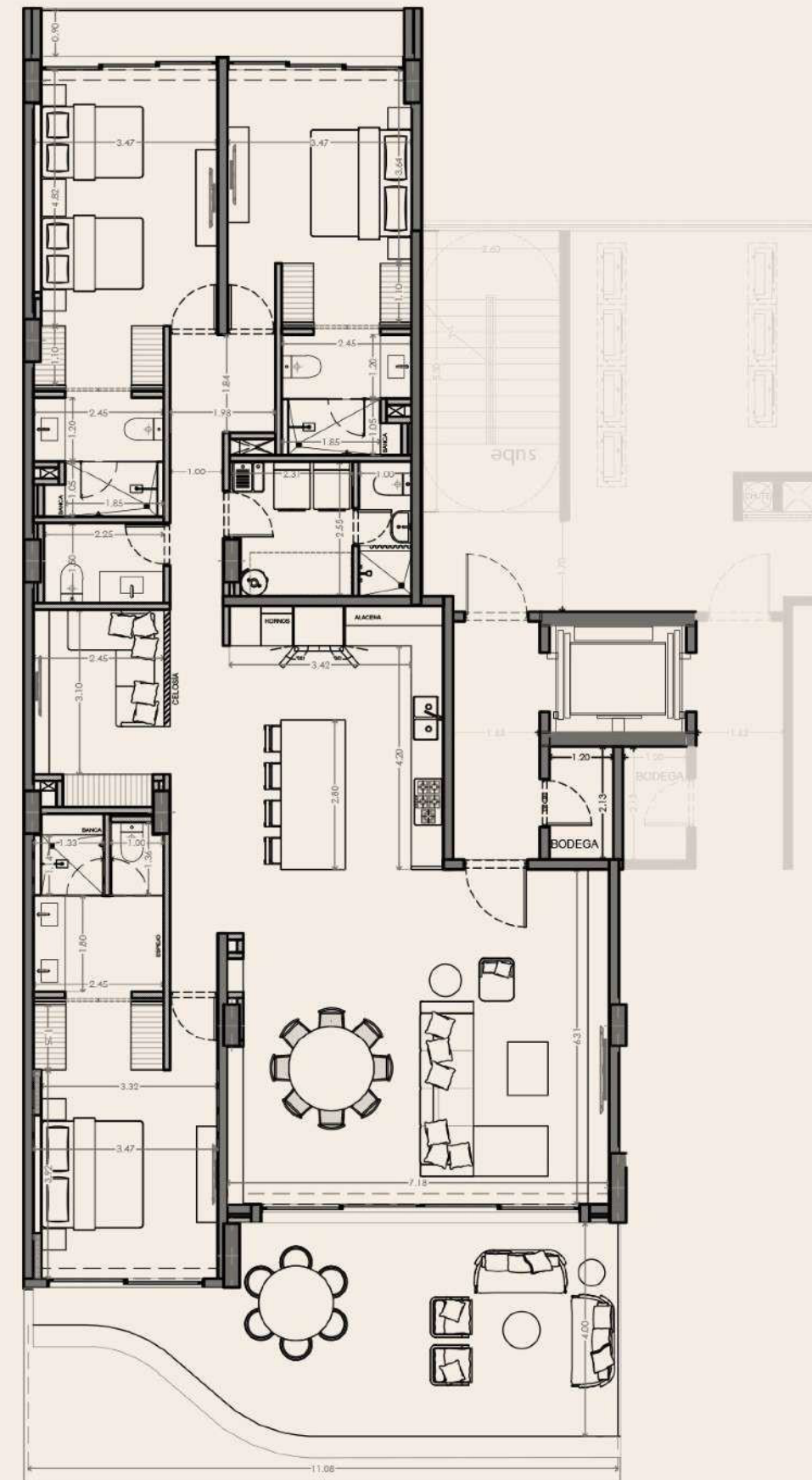
### AREA

- 3 bedrooms
- 3 and a half bathrooms
- Living room, Dining room and Kitchen with ocean view
- Maid's room with full bathroom and laundry room
- Spacious front terrace
- TV Room / FlexRoom

### LOCATION



NOTE: Area of terraces and/or balconies may vary according to the final design of the building.



# RESIDENCES

*Type 3 | 9 units*

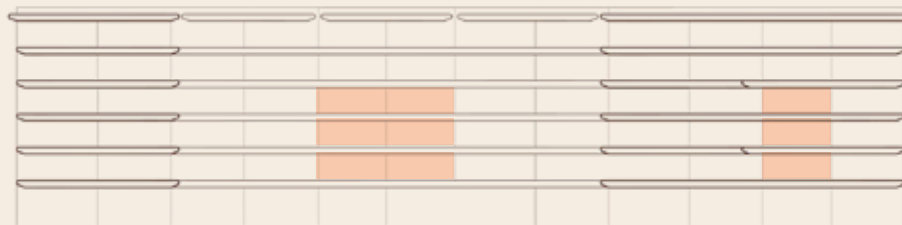
## SURFACE

INTERIOR	161.45 m <sup>2</sup>	1,737.83 ft <sup>2</sup>
TERRACE	39.35 m <sup>2</sup>	423.56 ft <sup>2</sup>
LOBBY/STORAGE	11.42 m <sup>2</sup>	122.92 ft <sup>2</sup>
<b>TOTAL</b>	<b>212.22 m<sup>2</sup></b>	<b>2,284.32 ft<sup>2</sup></b>

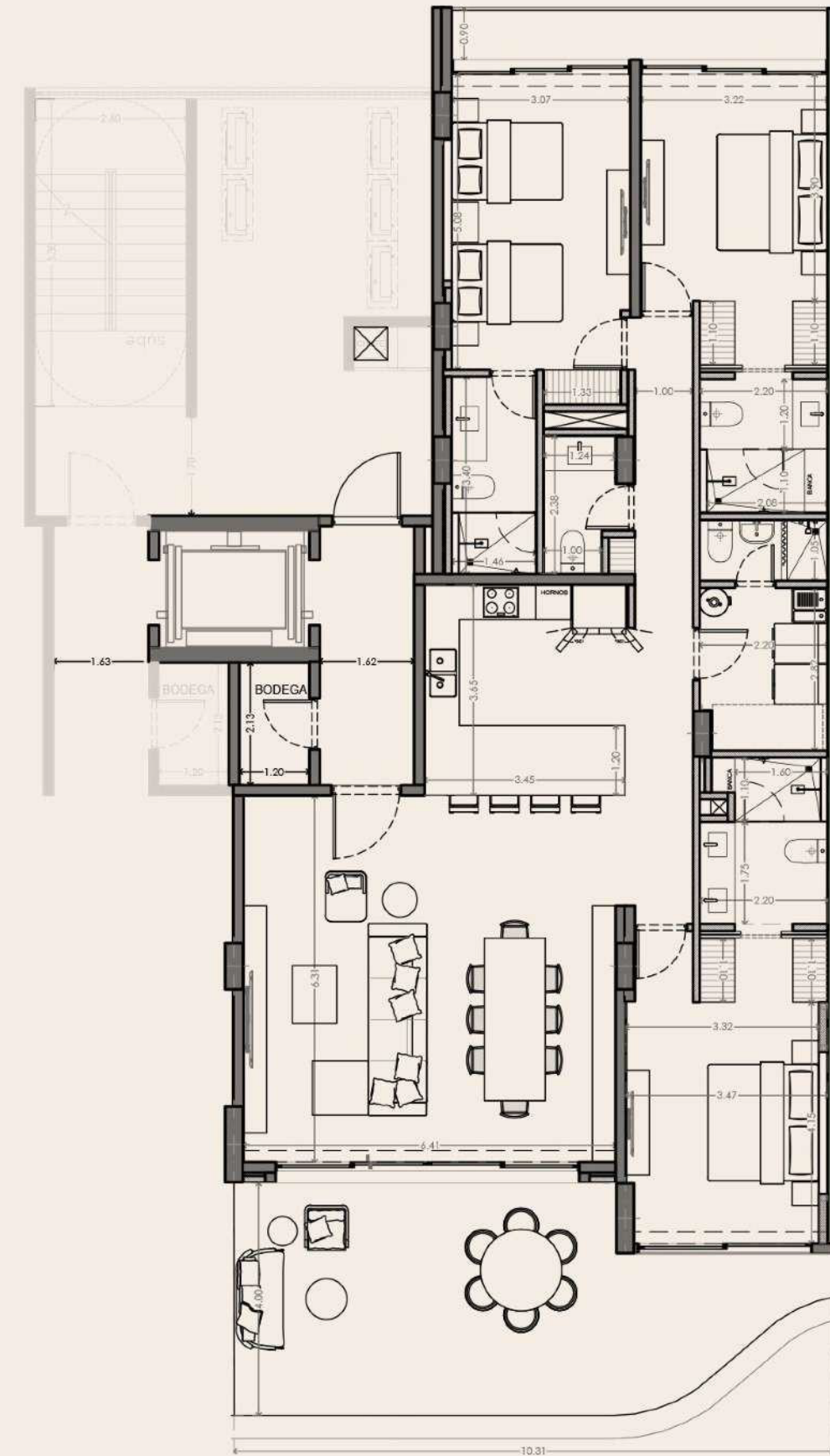
## AREA

- 3 bedrooms
- 3 and a half bathrooms
- Living room, Dining room and Kitchen with ocean view
- Maid's room with full bathroom and laundry room
- Spacious front terrace

## LOCATION



NOTE: Area of terraces and/or balconies may vary according to the final design of the building.



# PENTHOUSE

Type 1 | 3 units

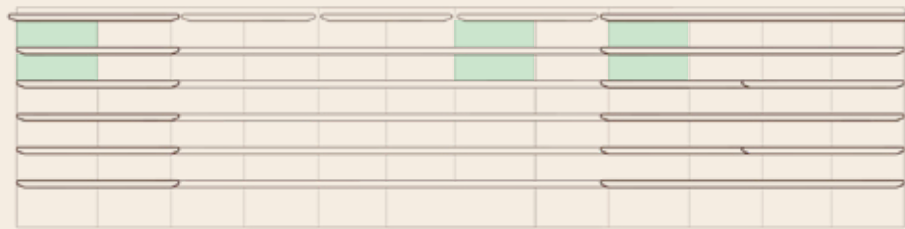
## SURFACE

<b>LEVEL 1</b>	INTERIOR	242.41 m <sup>2</sup>	2,609.28 ft <sup>2</sup>
	TERRACE	51.30 m <sup>2</sup>	552.19 ft <sup>2</sup>
	LOBBY/STORAGE	11.32 m <sup>2</sup>	121.85 ft <sup>2</sup>
<b>LEVEL 2</b>	INTERIOR	140.02 m <sup>2</sup>	1,507.16 ft <sup>2</sup>
	TERRACE	54.53 m <sup>2</sup>	586.95 ft <sup>2</sup>
	LOBBY/STORAGE	11.28 m <sup>2</sup>	121.42 ft <sup>2</sup>
<b>TOTAL</b>		<b>510.86 m<sup>2</sup></b>	<b>5,498.85 ft<sup>2</sup></b>

## AREA

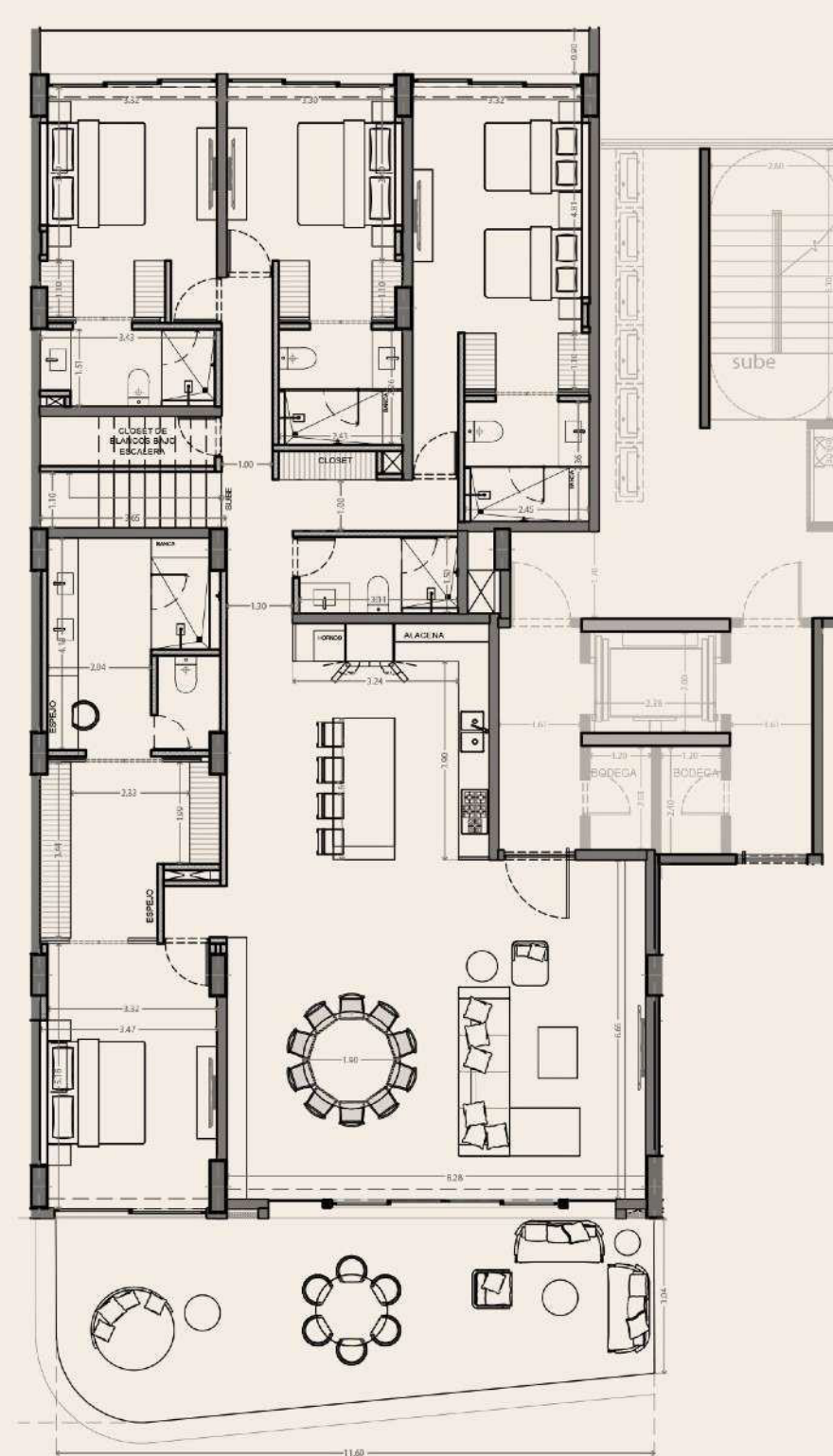
- 5 bedrooms
- 7 bathrooms
- Living room, Dining room and Kitchen with ocean view
- Maid's room with full bathroom and laundry room
- Spacious front terrace
- Family Room
- Bar
- Plunge Pool

## LOCATION



NOTE: Area of terraces and/or balconies may vary according to the final design of the building.

## LEVEL 1



## LEVEL 2



# PENTHOUSE

*Type 2 | 6 units*

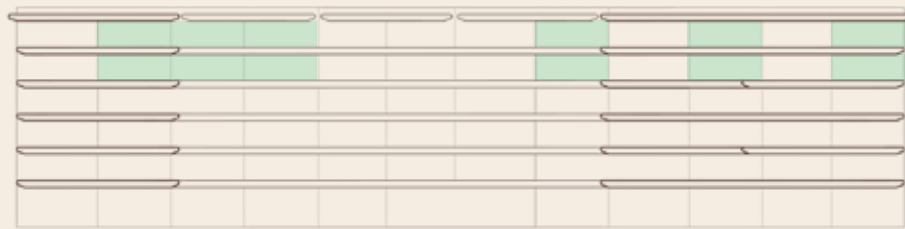
## SURFACE

<b>LEVEL 1</b>	INTERIOR	195.60 m <sup>2</sup>	2,105.42 ft <sup>2</sup>
	TERRACE	34.19 m <sup>2</sup>	368.02 ft <sup>2</sup>
	LOBBY/STORAGE	11.68 m <sup>2</sup>	125.72 ft <sup>2</sup>
<b>LEVEL 2</b>	INTERIOR	110.38 m <sup>2</sup>	1,188.12 ft <sup>2</sup>
	TERRACE	59.41 m <sup>2</sup>	639.48 ft <sup>2</sup>
	LOBBY/STORAGE	11.48 m <sup>2</sup>	123.57 ft <sup>2</sup>
<b>TOTAL</b>		<b>422.74 m<sup>2</sup></b>	<b>4,550.33 ft<sup>2</sup></b>

## AREAS

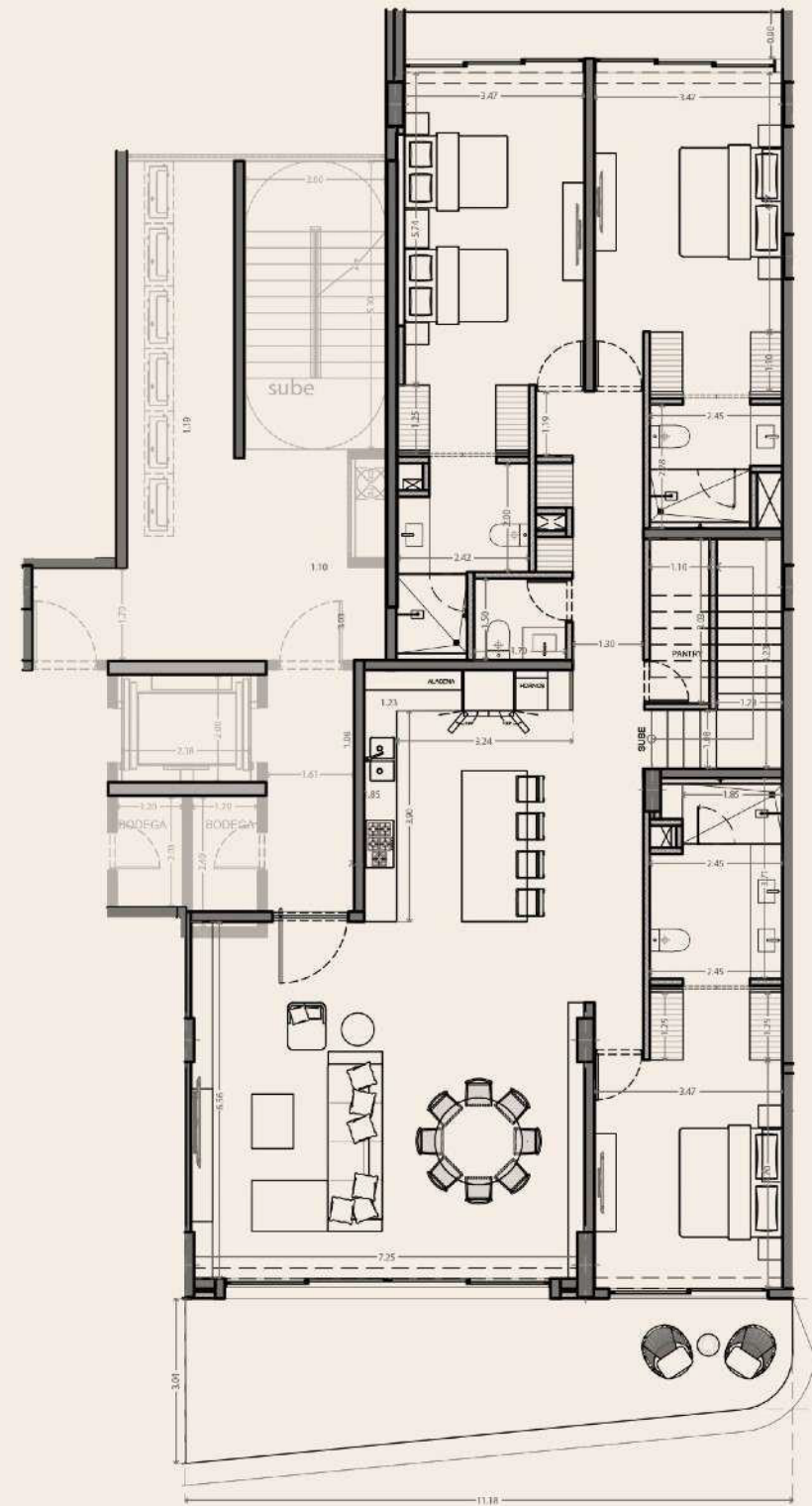
- 4 bedrooms
- 4 bathrooms and 2 half bathrooms
- Living room, Dining room and Kitchen with ocean view
- Maid's room with full bathroom and laundry room
- Spacious front terrace
- Family Room
- Bar
- Plunge Pool

## LOCATION

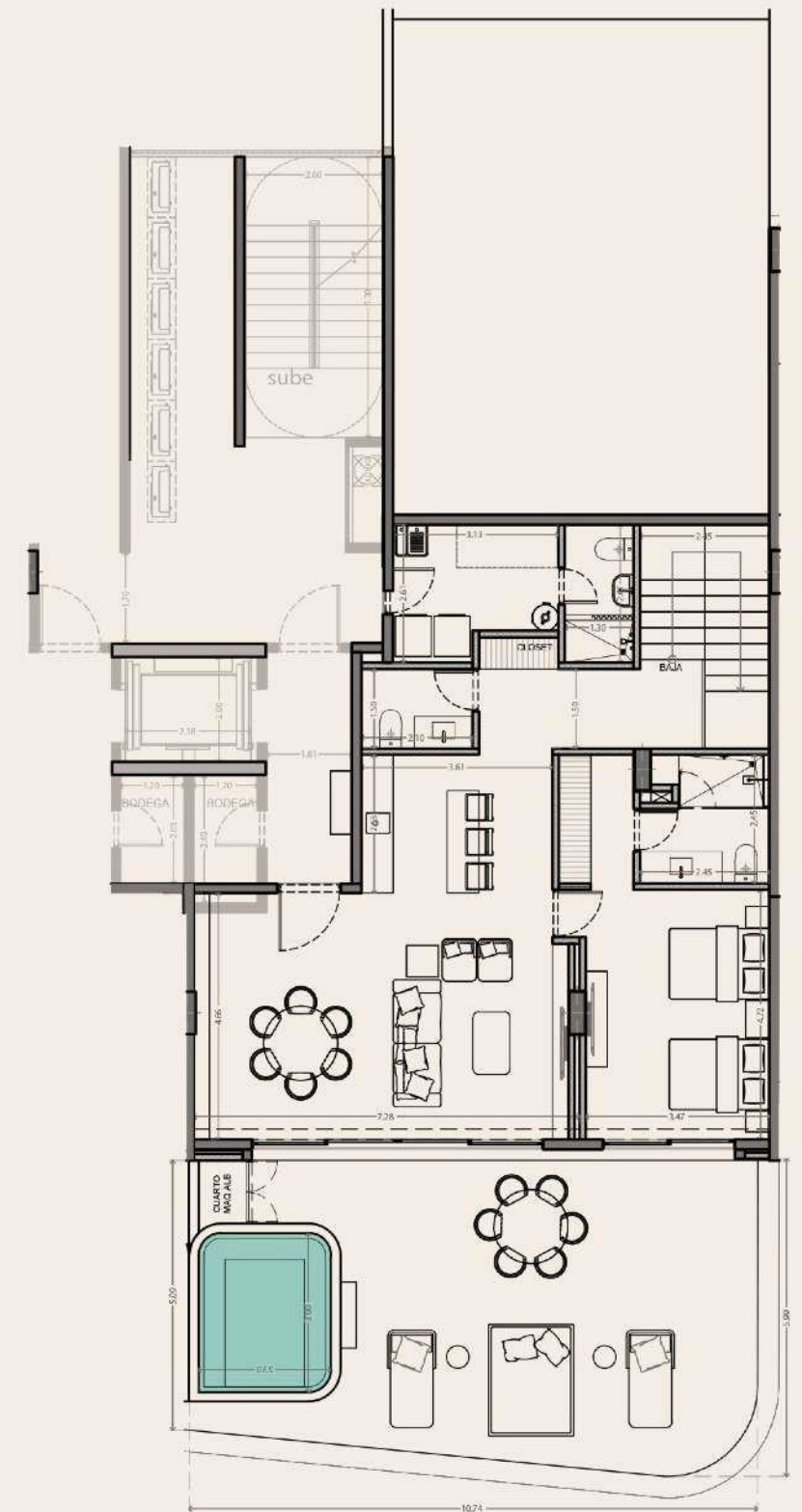


NOTE: Area of terraces and/or balconies may vary according to the final design of the building.

LEVEL 1



LEVEL 2



# PENTHOUSE

## Type 3 | 3 units

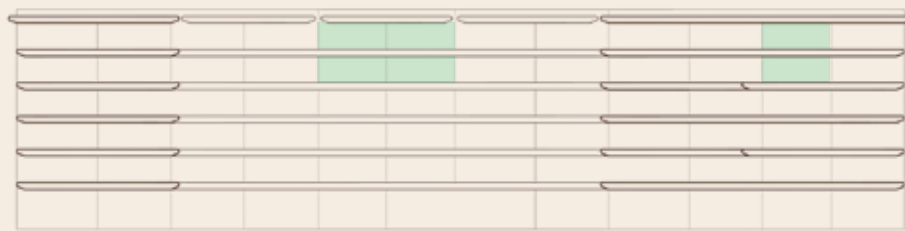
### SURFACE

<b>LEVEL 1</b>	INTERIOR	160.20 m <sup>2</sup>	1,724.38 ft <sup>2</sup>
	TERRACE	41.87 m <sup>2</sup>	450.68 ft <sup>2</sup>
	LOBBY/STORAGE	10.91 m <sup>2</sup>	117.43 ft <sup>2</sup>
<b>LEVEL 2</b>	INTERIOR	95.82 m <sup>2</sup>	1,031.40 ft <sup>2</sup>
	TERRACE	55.43 m <sup>2</sup>	596.64 ft <sup>2</sup>
	LOBBY/STORAGE	11.76 m <sup>2</sup>	126.58 ft <sup>2</sup>
<b>TOTAL</b>		<b>375.99 m<sup>2</sup></b>	<b>4,047.12 ft<sup>2</sup></b>

### AREAS

- 4 bedrooms
- 4 bathrooms and 2 half bathrooms
- Living room, Dining room and Kitchen with ocean view
- Maid's room with full bathroom and laundry room
- Spacious front terrace
- Family Room
- Bar
- Plunge Pool

### LOCATION



NOTE: Area of terraces and/or balconies may vary according to the final design of the building.

### LEVEL 1



### LEVEL 2





# MARIETTA

RESIDENCES

ISLA  
MUJERES



Q. ROO.  
MÉXICO

**KELMAN**  
DESARROLLOS

 **STUDIO**  
arquitectos

**SOFÍA ASPE**  
interiorismo