



ALZIA  
RESIDENCIAL





# Welcome to ALZIA RESIDENCIAL

ALZIA Residencial is the latest development from **Fronoso Grupo Inmobiliario**, a real estate developer with over 50 years of experience creating high-end residential communities in Mexico. Designed in collaboration with the prestigious architectural firm **Niz + Chauvet Arquitectos**, this project offers a unique fusion of exclusivity, comfort, and strong investment potential.

Strategically located, ALZIA Residencial was conceived to offer unique spaces where architecture, design, and nature coexist in perfect harmony. Every detail has been thoughtfully planned to deliver an **unparalleled residential experience**, where exclusivity is lived daily and your investment grows alongside its surroundings.

Imagine waking up every day surrounded by natural light, with the Caribbean breeze caressing your home and the blue sky witnessing your new lifestyle. At ALZIA Residencial, what you imagine becomes a reality.

This is not just a group of apartments – it is a lifestyle that invites you to live in balance, enjoy every moment, and build solid wealth in one of the fastest-growing and most internationally recognized tourist destinations.

niz + chauvet  
a r q u i t e c t o s

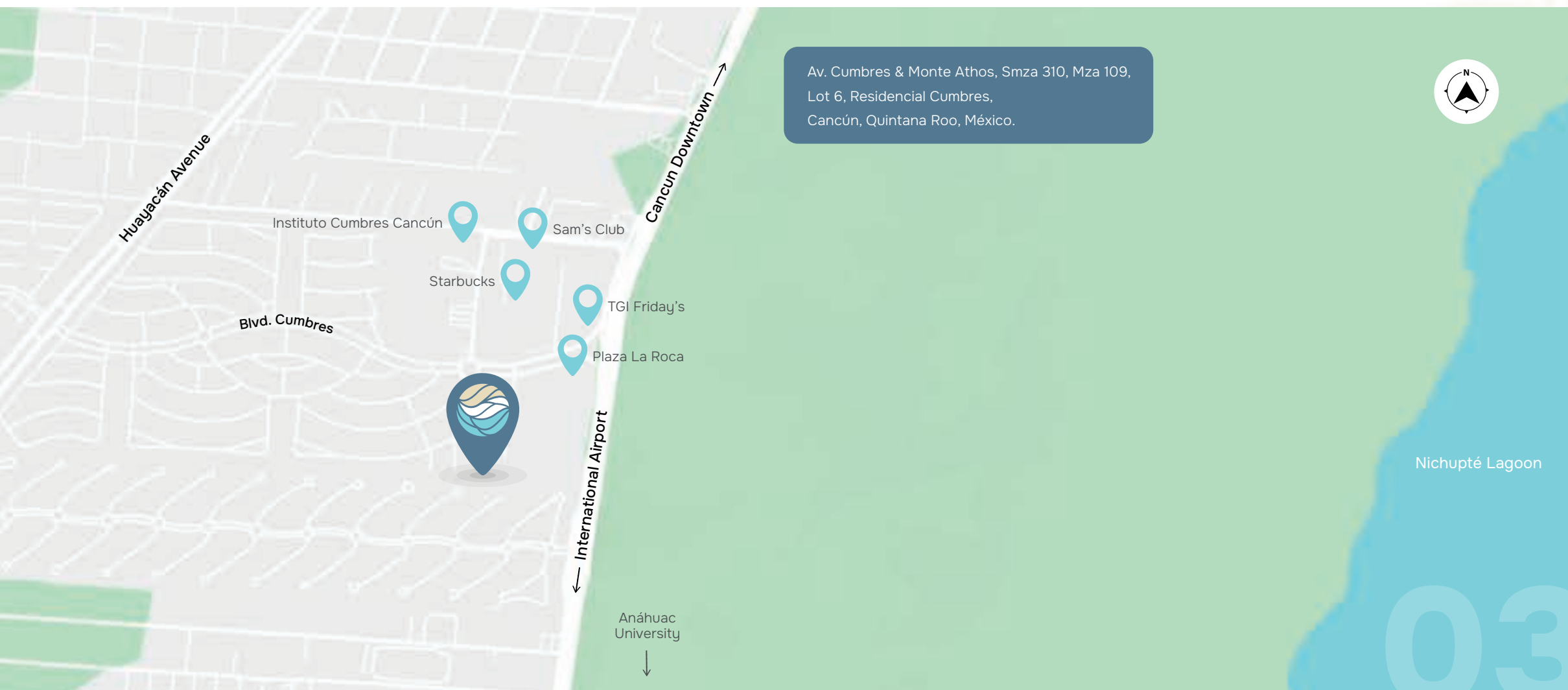


# Strategic Location

## RESIDENCIAL CUMBRES

Located in **Residencial Cumbres**, the safest, most modern, and highest-value area of Cancún, ALZIA Residencial offers the peace of living in a gated community with **double controlled access, 24/7 security**, and wide avenues.

Residencial Cumbres has become the new heart of Cancún thanks to its privileged location. ALZIA Residencial is just **10 minutes from the International Airport**, close to the most iconic beaches of the Mexican Caribbean, and surrounded by a wide range of **educational, commercial, healthcare, and entertainment** options.



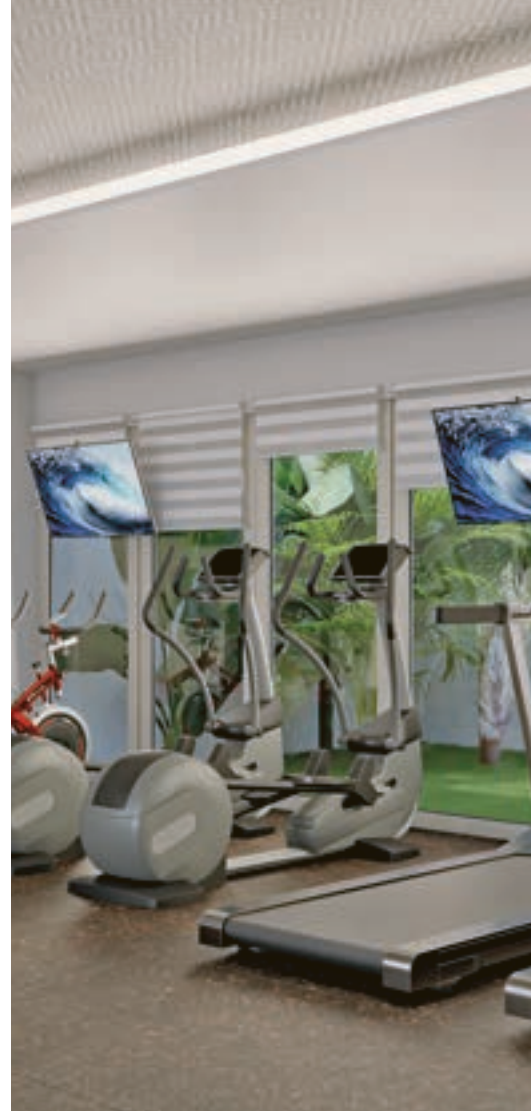


# *First-Class Amenities*

ENJOY EVERY DAY AS IF YOU WERE ON VACATION.



Swimming pool & kids' pool



Fully equipped gym



Paddle tennis court



Gardens and jogging track



# *First-Class Amenities*

SPACES DESIGNED FOR YOUR WELL-BEING, RELAXATION, AND CONNECTION.



Children's play area



Palapas and BBQ zones



Pet-friendly



24/7 security

# *Tower A Design and Functionality*

Tower A at ALZIA Residencial represents the **balance between contemporary architecture and smart functionality.**



2, 3, and 4  
bedroom apartments



Sizes ranging from **1,087 sq ft** (101m<sup>2</sup>) to **1,475 sq ft** (137m<sup>2</sup>)  
Special units like Penthouses and Garden Houses up to **2,013 sq ft** (187m<sup>2</sup>) (including terraces and roof gardens)



Spacious private terraces with  
open views



High-end finishes and materials  
resistant to tropical climates



## *Tower A*

Investing in Tower A means becoming part of an exclusive community designed for those seeking a property with **present value and future appreciation potential.**



# Tower A

MODEL LAYOUTS



Pool



Garden










# Type 1

Interior: **1,079 sq ft** (100.24m<sup>2</sup>)

Terrace: **122 sq ft** (11.37m<sup>2</sup>)

Total: **1,195 sq ft** (111m<sup>2</sup>)

 3 Bedrooms

 3 Bathrooms

 2 Parking Spaces




# Type 2

Interior: **1,084 sq ft** (100.70m<sup>2</sup>)

Terrace: **120 sq ft** (11.17m<sup>2</sup>)

Total: **1,195 sq ft** (111m<sup>2</sup>)

 3 Bedrooms

 3 Bathrooms

 2 Parking Spaces






## Type 3

Interior: **962 sq ft** (89.41m<sup>2</sup>)

Terrace: **122 sq ft** (11.36m<sup>2</sup>)

Total: **1,087 sq ft** (101m<sup>2</sup>)

 2 Bedrooms

 2 Bathrooms

 2 Parking Spaces




## Type 4

Interior: **1353 sq ft** (125.74m<sup>2</sup>)

Terrace: **120 sq ft** (11.17m<sup>2</sup>)

Total: **1,475 sq ft** (137m<sup>2</sup>)

 4 Bedrooms

 3 Bathrooms

 2 Parking Spaces






## Type 5

Interior: **1,076 sq ft** (99.93m<sup>2</sup>)

Terrace: **120 sq ft** (11.17m<sup>2</sup>)

Total: **1,195 sq ft** (111m<sup>2</sup>)

 3 Bedrooms

 3 Bathrooms

 2 Parking Spaces




## Type 6

Interior: **1,076 sq ft** (99.96m<sup>2</sup>)

Terrace: **120 sq ft** (11.18m<sup>2</sup>)

Total: **1,195 sq ft** (111m<sup>2</sup>)

 3 Bedrooms

 3 Bathrooms

 2 Parking Spaces









# *Live, enjoy, and invest in Alzia Residencial.*

Whether you're looking for your next home, a second residence, or a **secure investment** with strong rental and resale demand, **ALZIA Residencial is your best choice.**

Backed by **Frondoso Grupo Inmobiliario**, in **Cancún's top location**, and with amenities that enhance your lifestyle — **now is the perfect time to invest in your future.**

**GROW YOUR WEALTH IN THE CARIBBEAN.**



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Un desarrollo de:  
**FRONDOSO**  
GRUPO INMOBILIARIO



**ALZIA**  
RESIDENCIAL