



DEL MAR

BEACHFRONT CONDOS

WHERE LIFE RETURNS TO BALANCE

PUERTO MORELOS

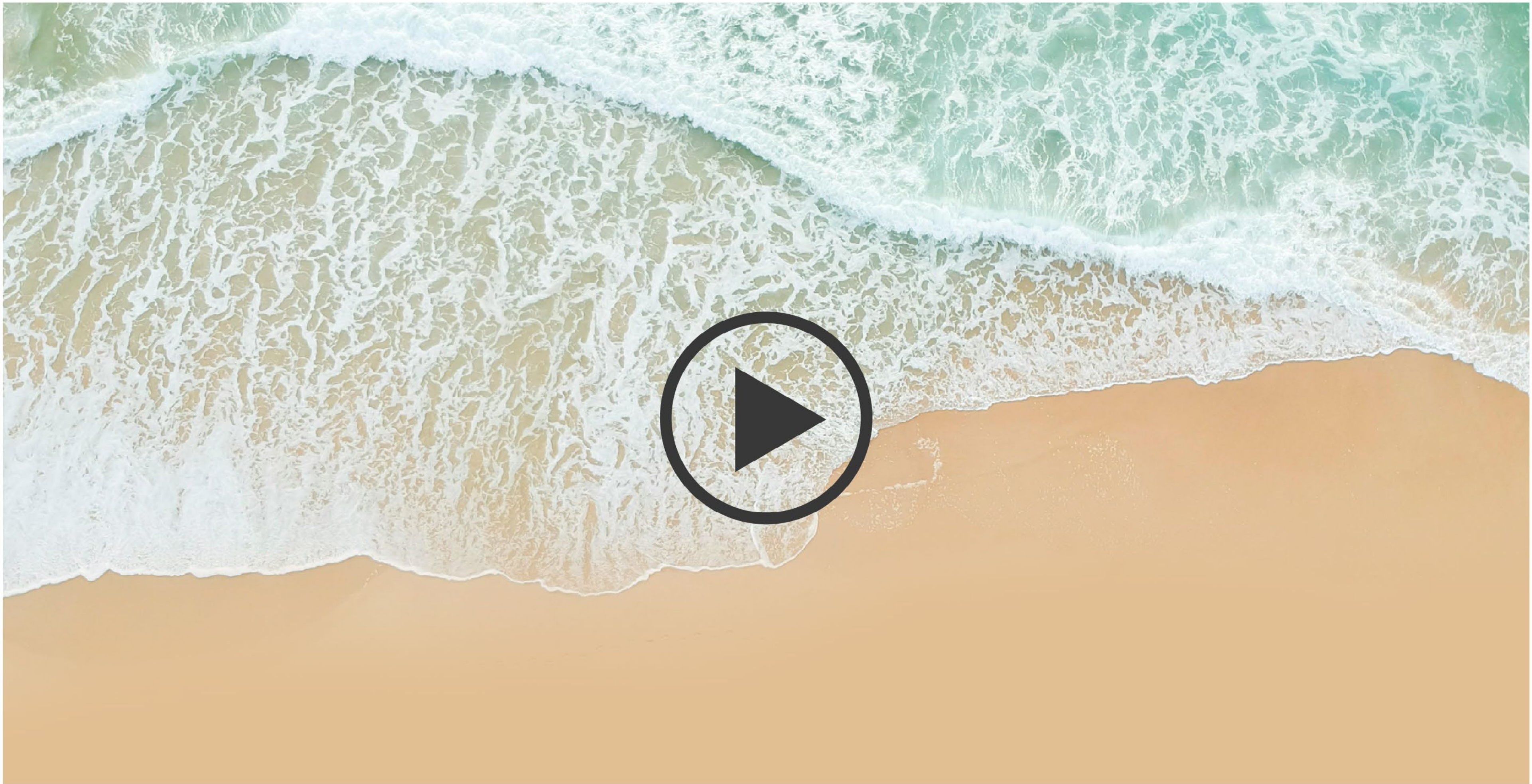
INTRODUCING
DEL MAR
BEACHFRONT CONDOS

Oceanfront residences designed in harmony with your essence, created for those seeking a more mindful, serene way of living. Rising ten levels above the Caribbean, Del Mar offers spaces where architecture, nature, and everyday life exist in quiet equilibrium.

**Here, the sea is not just a backdrop.
It is the source of harmony.**



DISCOVER MORE





LOBBY

A RESIDENTIAL CONCEPT IN BALANCE

DEFINED BY CLARITY
AND INTENTION

Del Mar embodies a cohesive architectural vision thoughtfully crafted to maximize open space, natural light, and a seamless connection between indoor and outdoor living.

Two landscapes shape the experience: the endless blue of the Caribbean and the deep green of the mangroves.

Two perspectives. One balance.



IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

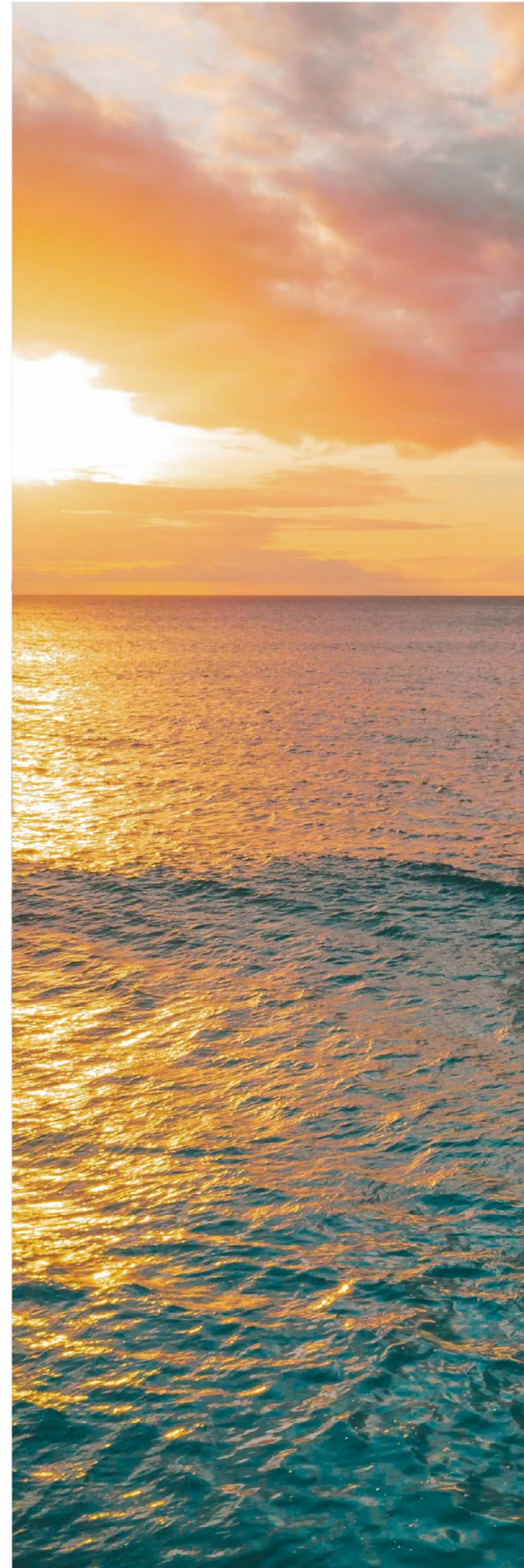


PUERTO MORELOS
THE HEART
OF THE
RIVIERA MAYA

WHERE CALM MEETS
CONNECTION

Puerto Morelos retains its authentic coastal character as one of the Riviera Maya's most cherished communities. Surrounded by protected natural landscapes and facing the Caribbean Sea, it offers a rare balance between serenity and connectivity.

Life here moves at a different rhythm-guided by nature, light, and quiet reflection.





DEL MAR

BEACHFRONT CONDOS



SOCIAL ROOM



LIVING IN BALANCE BY THE SEA

A SLOWER, MORE CONSCIOUS
WAY OF LIVING

Life at Del Mar is lived with intention. Mornings awaken with the sound of the ocean. Days flow with the light and the breeze. Evenings return to stillness.

Each home is designed to elevate daily living, allowing space, comfort, and the surrounding environment to define the feeling of home.

IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.



THE RESIDENCES

SPACES DESIGNED FOR LIGHT,
CALM, AND EVERYDAY COMFORT

36 residences across nine levels.
Four layouts ranging from 135 to 186 m².
Each home follows the same principle:
spaces designed around how you live,
not how much you own.

Panoramic vistas of the sea or mangroves.
Generous layouts. Sunlit interiors.
Private terraces. Flexible rooms that adapt
to your life: today a studio, tomorrow
a bedroom -always your choice.





AMENITIES FOR WELLBEING

ARCHITECTURE,
NATURE, AND
CONSCIOUS
LIVING

At Del Mar, curated amenities exist to support balance, not distract from it. From wellness areas to social and work spaces, every environment feels effortless, natural, and intentional.



GAME ROOM

GROUND FLOOR



 BEACH ACCESS

 INFINITY POOL

 WELLNESS SPA

 FITNESS ROOM

 SOCIAL LOUNGE

 GAME ROOM

 LOBBY

 COWORKING

 SOLARIUM

 ZEN AREA

 SHOWERS

 RESTROOMS

FITNESS ROOM



THOUGHTFULLY
INTEGRATED TO
COMPLEMENT DAILY
LIFE, THESE
AMENITIES ENRICH
THE EXPERIENCE
QUIETLY AND
NATURALLY.





COWORKING



Built-In-Wi-Fi Ready Condos



HIGH-SPEED FIBER-OPTIC CONNECTIVITY

IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

ROOFTOP



 INFINITY
POOL

 SKYBAR

 JACUZZI
AREA

 SOLARIUM

 RESTROOMS

JACUZZI AREA



IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

INFINITY POOL



IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

KITCHEN, LIVING ROOM & DINING ROOM



LIVING ABOVE THE HORIZON

ARCHITECTURE IN HARMONY WITH THE SEA

Discover Del Mar--homes defined by restraint, natural light, and materials that age gracefully over time. Wake to the rhythm of the Caribbean and feel the ocean breeze from your private terrace -where daily life unfolds in calm, open, and intentional spaces.

IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

LIVING ROOM & DINING ROOM



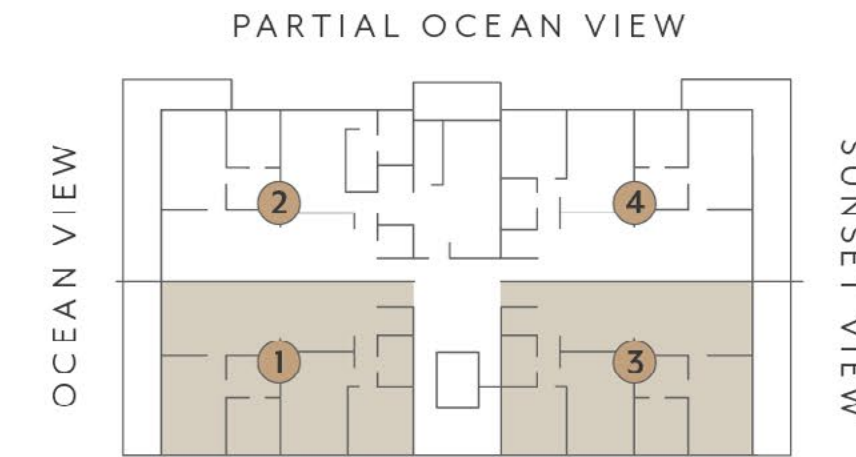
TERRACE





2 BEDROOMS

- Flex Room
- 2 Bathrooms
- Kitchen
- Living Room
- Dining Room
- Terrace



OV UNITS

	M ²	Ft ²
Interior	118.97	1,280.59
Terrace	15.93	171.48

Total Area 134.90 1,452.08

SV UNITS

	M ²	Ft ²
Interior	119.43	1,285.58
Terrace	15.93	171.48

Total Area 135.37 1,457.06

OCEAN VIEW UNITS

201 | 301 | 401 | 501 | 601 | 701 | 801 | 901 | PH1

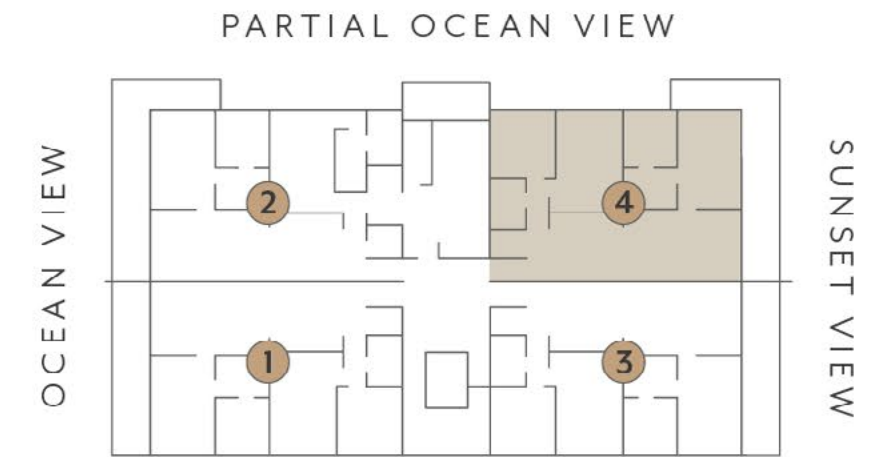
SUNSET VIEW UNITS

203 | 303 | 403 | 503 | 603 | 703 | 803 | 903 | PH3



2 BEDROOMS

- Flex Room
- 2 Bathrooms
- Kitchen
- Living Room
- Dining Room
- Terrace



POV UNITS

	M ²	Ft ²
Interior	119.44	1,285.64
Terrace	24.63	265.16
Total Area	144.07	1,550.80

PARTIAL OCEAN VIEW UNITS

204 | 304 | 404 | 504 | 604 | 704 | 804 | 904 | PH4



IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

PRIMARY BEDROOM



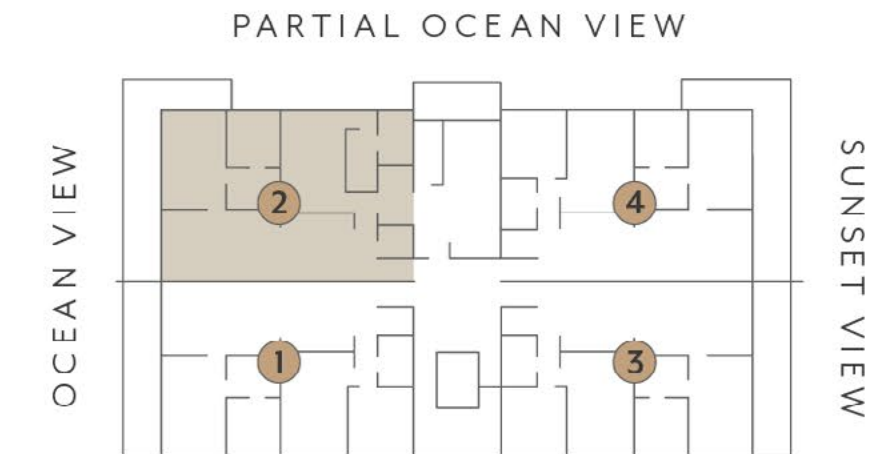
SECONDARY BEDROOM

IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT



2 BEDROOMS

- 3.5 Bathrooms
- Kitchen
- Living Room
- Dining Room
- Terrace
- Lock-Off



OV UNITS

		M ²	Ft ²
CONDO	Interior	121.46	1,307.37
	Terrace	24.63	265.16
LOCK-OFF	Interior	31.45	338.52
	Terrace	8.57	92.25
Total Area		186.12	2,003.35

OCEAN VIEW UNITS

202 | 302 | 402 | 502 | 602 | 702 | 802 | 902 | PH2



STUDIO

2 UNITS AVAILABLE

TOTAL M²/FT²

POV 51.26m² 551.80ft²

SV 51.75m² 557.04ft²

Living | Kitchenette | Bath | Jacuzzi



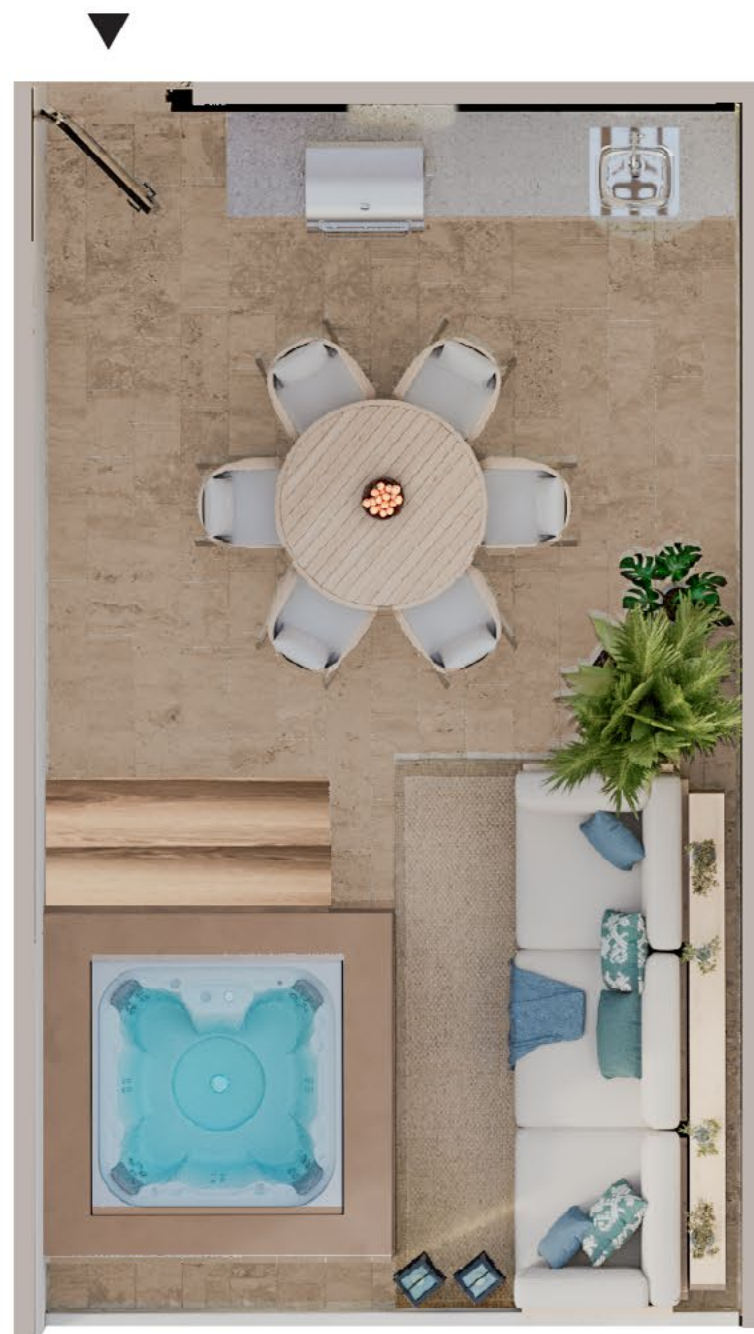
PRIVATE ROOFTOP

3 UNITS AVAILABLE

TOTAL M²/FT²

35.60m² 383.24ft²

Jacuzzi | Outdoor sink





HANSGROHE
TOWEL HOOK

HANSGROHE
SHOWERHEAD

HANSGROHE
TALL SINGLE LEVER
FAUCET

HANSGROHE
COUNTERTOP SINK

HANSGROHE
SHOWER FAUCET
HANDLE

CLEAR TEMPERED
GLASS

PORCELANOSA
ONE-PIECE LAVATORY

MELAMINE-FACED
CHIPBOARD VANITY

BATHROOM DETAILS

IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

ACCESSORIES ACCESORIOS

hansgrohe

DURAVIT
LEBEN IM BAD



OVER-THE-RANGE MICROWAVE

WATERPROOF MELAMINE CABINETS

INDIRECT LED LIGHTING

SMEG MIXER FAUCET

SMEG ELECTRIC COOKTOP

SMEG DOUBLE BASIN SINK

QUARTZ COUNTERTOPS

TRAVERTINE MARBLE FLOORING

KITCHEN DETAILS

IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

ACCESSORIES ACCESORIOS

hansgrohe **smeg**



IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT!

PRIVATE SHUTTLE & BICYCLE STATION

EFFORTLESS MOBILITY,
MINDFUL CONNECTION

A dedicated shuttle service and bicycle station provide fluid transportation, allowing residents to move effortlessly between home, town, and nearby destinations with comfort, independence and peace of mind.





BEACH
PRESERVATION
PROGRAM





SARGASSUM PROTECTION

PRESERVING THE NATURAL EXPERIENCE

A discreet anti-sargassum barrier helps protect the shoreline and maintain clean, accessible beach conditions. This system preserves the coastline's natural beauty while ensuring comfort, continuity, and an uninterrupted connection with the sea.



SHORELINE RECOVERY PROGRAM

DUNA · REGENERATE TO PROTECT

Del Mar is proudly joined with DUNA, a 750 m² coastal dune restoration initiative in Puerto Morelos, carried out through native planting and expert ecological stewardship.

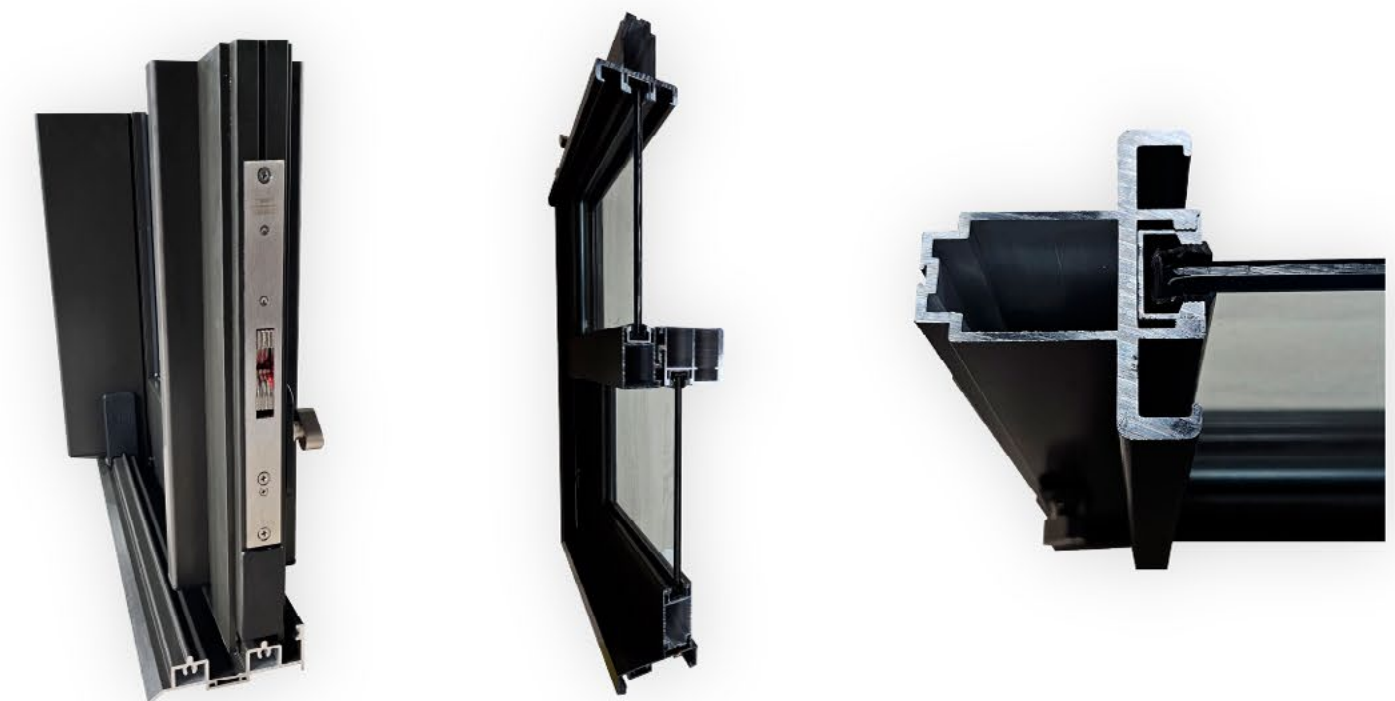
This initiative strengthens shoreline stability, protects the beach, and reinforces the resilience of the surrounding landscape. It reflects a long-term commitment to safeguarding this exceptional setting -and to preserving the lasting value of life by the sea.



IMAGES ARE ILLUSTRATIVE AND MAY DIFFER FROM THE FINAL PRODUCT.

Hurricane-Resistant Windows

Del Mar Beachfront Condos are equipped with hurricane-resistant windows specially designed and manufactured to protect your home.



Designed for enhanced sealing and wind resistance up to 155 km/h



MAYAN TRAIN

CENOTE ROUTE

PLAYA DEL CARMEN
20 MIN

EL CID MARINA

SALES

CANCUN-TULUM HIGHWAY

DEL MAR
BEACHFRONT CONDOS

JOSÉ MARÍA MORELOS ST.

CHEDRAUI
SUPERMARKET

MARKET

LEANING
LIGHTHOUSE

GRAND OUTLET

AIRPORT

CANCUN
20 MIN


SALES

ANTI-SARGASSUM
PROTECTION


CORAL REEF




PUERTO MORELOS
THE HEART OF THE RIVIERA MAYA


 [CLICK HERE TO FIND US ON GOOGLE MAPS](#)

 ISLA MUJERES 1h.

CANCUN 20 min. 

CANCUN AIRPORT 15 min. 

GO GRAND OUTLET 15 min. 

CROCO CUN ZOO 10 min. 

 CANCUN
HOTEL ZONE 15 min.





PUERTO MORELOS




Caribbean Sea

CENOTE ROUT 5 min. 

PLAYA DEL CARMEN 20 min. 

XCARET 35 min. 

TULUM 1.30 h. 

 **COZUMEL** 2h.



A LEGACY BUILT WITH INTENTION

THE VISION AND EXPERIENCE BEHIND DEL MAR

With over 30 years of experience in Puerto Morelos and more than 1,000 homes delivered, Grupo Miraro has developed Del Mar to embody a disciplined approach grounded in quality, responsibility, and long-term value--providing legal certainty to those who invest with vision and purpose.



30 YEARS DEVELOPING REAL ESTATE PROJECTS





DISCOVER DEL MAR
SCHEDULE YOUR EXPERIENCE.

DELMARCONDOS.COM

 PROPERTY LOCATION

SUPERMANZANA 01 MANZANA 14
LOTE 9-01, C.P.77580
PUERTO MORELOS, Q. ROO.

