

# MARASEIVA

Waves and Wilderness

WHERE NATURE BECOMES HOME  
A Limited Collection of 75 Private Residences

## VISION

# A Life Between Sea and Jungle

Mar a Selva was created for those seeking something increasingly difficult to find: privacy, nature, and wellbeing.

Just steps from the Caribbean Sea, this limited collection of 75 residences has been thoughtfully designed to live in harmony with its surroundings without compromising contemporary comfort.

## PHILOSOPHY

# The Luxury of Living in Balance



## DESTINATION PROFILEO

# Puerto Morelos: The Riviera Maya's Best-Kept Secret

Puerto Morelos preserves a human scale, a tranquil atmosphere, and an authentic connection with nature.

Situated between Cancún and Playa del Carmen, it offers the perfect balance of privacy, connectivity, and long-term value appreciation.

PRIME

LOCATION



2 MINUTES  
TO THE BEACH



25 MINUTES  
TO THE AIRPORT



30 MINUTES  
TO PLAYA DEL  
CARMEN







## DESIGNED FOR BETTER LIVING

Begin each morning with the breeze of the Caribbean Sea.

γ Work surrounded by nature and tranquility.

γ Enjoy spaces designed for wellbeing, connection, and relaxation.

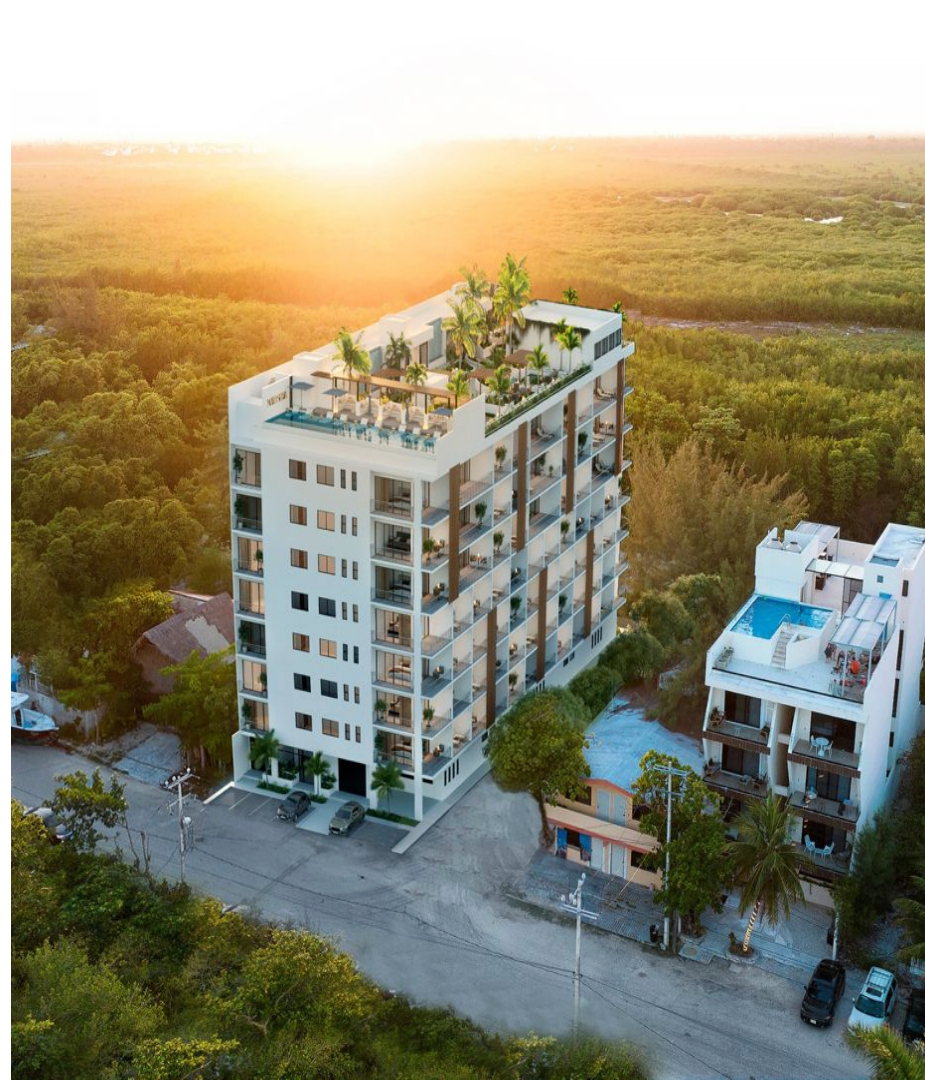
At Mar a Selva, life moves at a different pace.

## ARCHITECTURE

# Architecture in Harmony with Nature

- U High-quality materials.
- U Open living spaces.
- U Floor-to-ceiling windows.

Each residence has been designed to maximize natural light, cross ventilation, and views of the tropical vegetation surrounding the project.





## RESIDENCES

### Residences Designed to Endure

- U Spacious interiors.
- U Carefully selected finishes.
- U Private terraces.

Spaces designed to prioritize comfort, functionality, and a constant connection with the outdoors.

RESIDENCES

# Options Designed for Different Lifestyles

## Residence Type

## Approximate Area

1 Bedroom

729.68 Sq. Ft.

2 Bedrooms

1,173.27 Sq. Ft.

2+ Bedrooms

1,459.37 Sq. Ft.

[VIRTUAL TOUR](#)





75

# Private Residences

A limited collection designed to preserve privacy, tranquility, and long-term value.

# SPACES DESIGNED FOR EVERY MOMENT

## **Wellness**

U Spa, Sauna, Fitness Center

## **Social Living**

U Fire Pit, Grilling Areas, Bowling Alley, Lounge Area

## **Elevated Living**

U Panoramic Rooftop, Infinity Pool, Business Center





MARASEIMA







## DEVELOPER

# Experience That Inspires Confidence

Mar a Selva is the result of decades of experience developing high-quality projects throughout Mexico.

**Our commitment is simple:**

U **Design well**

U **Build well**

U **Deliver well**

## INVESTMENT OPPORTUNITY

# THE MOMENT OF PUERTO MORELOS

Puerto Morelos offers a unique combination within the Riviera Maya: sustained demand, limited supply, and strong potential for long-term appreciation.

An increasingly rare residential opportunity in the region.



## MARKET INTELLIGENCE

# Why Is Puerto Morelos Attracting More Investors?

MARKET	PRICE PER M <sup>2</sup> (AVERAGE)	ANNUAL APPRECIATION	VERTICAL PROJECTS
<b>Puerto Morelos</b>	<b>\$3,800 - \$4,500 USD</b>	<b>8.5% - 9.2%</b>	<b>Only 17</b>
Cancún	\$5,000 - \$7,000 USD	4.5% - 5.5%	250+
Playa del Carmen	\$4,800 - 6,200 USD	5.0% - 6.0%	400+
Tulum	\$4,200 - 5,800 USD	6.5% - 7.5%	600+

γ Lower entry prices.   γ Lower development density.   γ Greater appreciation potential.   γ Greater product scarcity.

## RENTALS

Personal Enjoyment. Income Potential.

Y Flexible ownership use.

Y Vacation rental and mid-term rental opportunities.

Y Professional management available.

*A property designed to be enjoyed, generate rental income, and create long-term value.*



## ROI

# Two Drivers of Value

Mar a Selva combines two key factors for investors: rental income potential and opportunities for long-term appreciation in one of the Riviera Maya's most promising markets.

SCENARIO	ESTIMATED INCOME (USD)
Conservative	\$12,266 — \$21,276
Mid-range	\$15,946 — \$27,659
High Performance	\$24,532 — \$42,552

*Source: AirDNA Puerto Morelos Market Intelligence Report (2026). Projections based on current market trends and comparable luxury inventory.*

## FLEXIBILITY

# One Property. Three Ways to Enjoy It.



### **Permanent Home**

A life surrounded by nature and wellbeing.



### **Second Home**

Your private retreat in the Mexican Caribbean.



### **Long-Term Investment**

An asset supported by a growing market.

## INVESTOR SUPPORT

# Investing Should Be This Simple

- U Professional management available.
- U Continuous security and oversight.
- U Optional rental program.
- U Guidance throughout the purchase and ownership process.

*So you can enjoy your investment, not manage it.*





## PURCHASE PROCESS

# A Clear and Secure Process

### **01 RESERVATION**

Secure your residence with an initial reservation deposit.

### **02 PURCHASE AGREEMENT**

Formalize your purchase and payment structure.

### **03 CLOSING & DELIVERY**

Receive your property and complete the legal process.

# Why Choose Mar a Selva?

- U Prime location
- U *Steps from the beach*
- U Boutique development
- U Wellness and nature
- U Appreciation potential
- U Flexible ownership and rental opportunities

**PRE-SALES NOW AVAILABLE**



# MAR A SELVA

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A Place to Live,  
Invest, and Enjoy the  
Mexican Caribbean

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Schedule a private presentation and  
discover availability and exclusive  
opportunities during this pre-sale phase.

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