



MARALMA

Dto. Morelos

Un desarrollo de **ikon.**

GRUPO IKON

12 YEARS PROMOTING DISRUPTIVE PROJECTS

Grupo Ikon is a real estate developer with 12 years of experience in the real estate sector and stands out for promoting disruptive projects that provide sustainable benefits to Mexican society.



ikon.

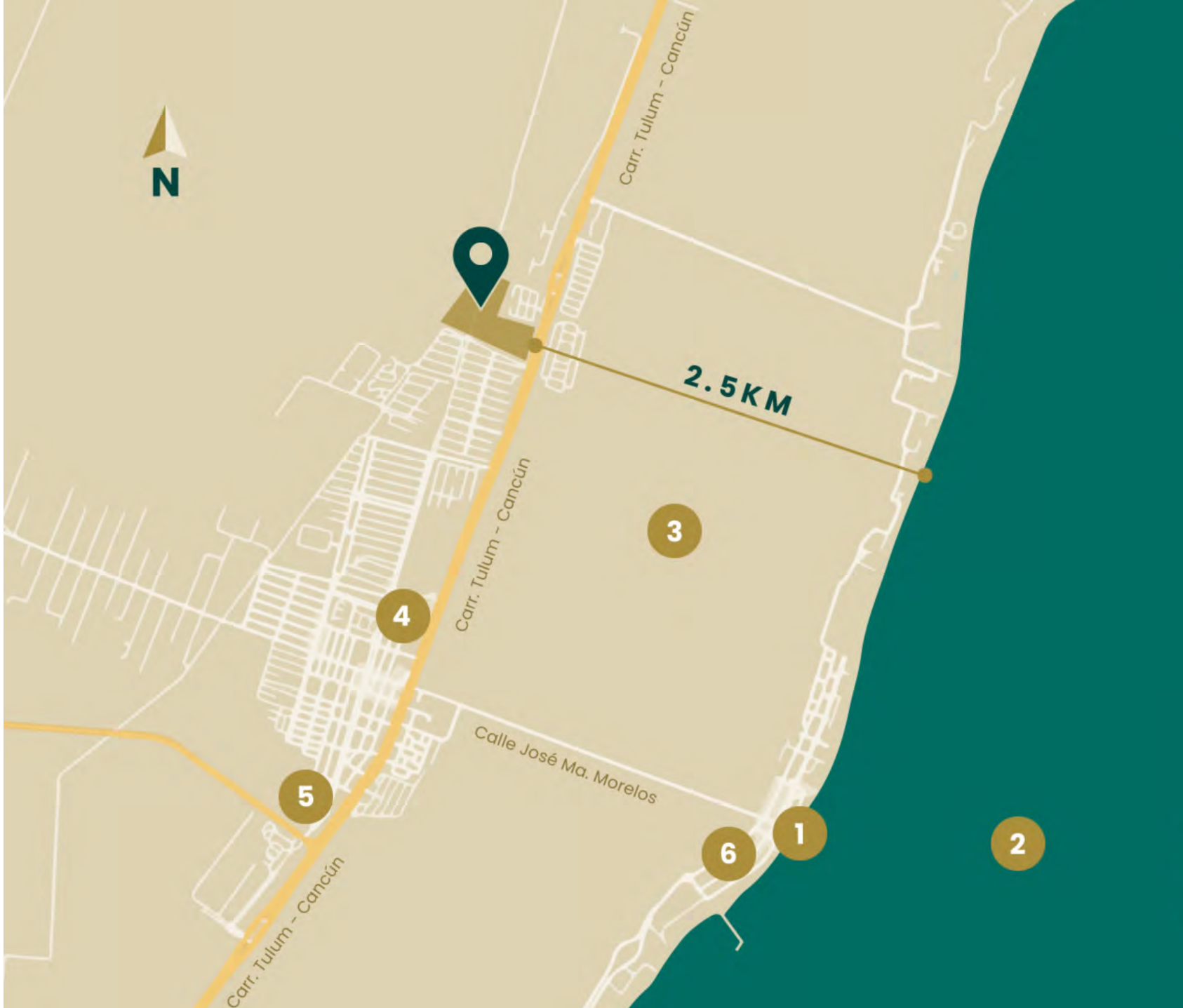


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- 1 Tilted lighthouse
- 2 Coral reef
- 3 Mangrove area
- 4 Chedraui
- 5 Cenotes Route Monument
- 6 San José Church

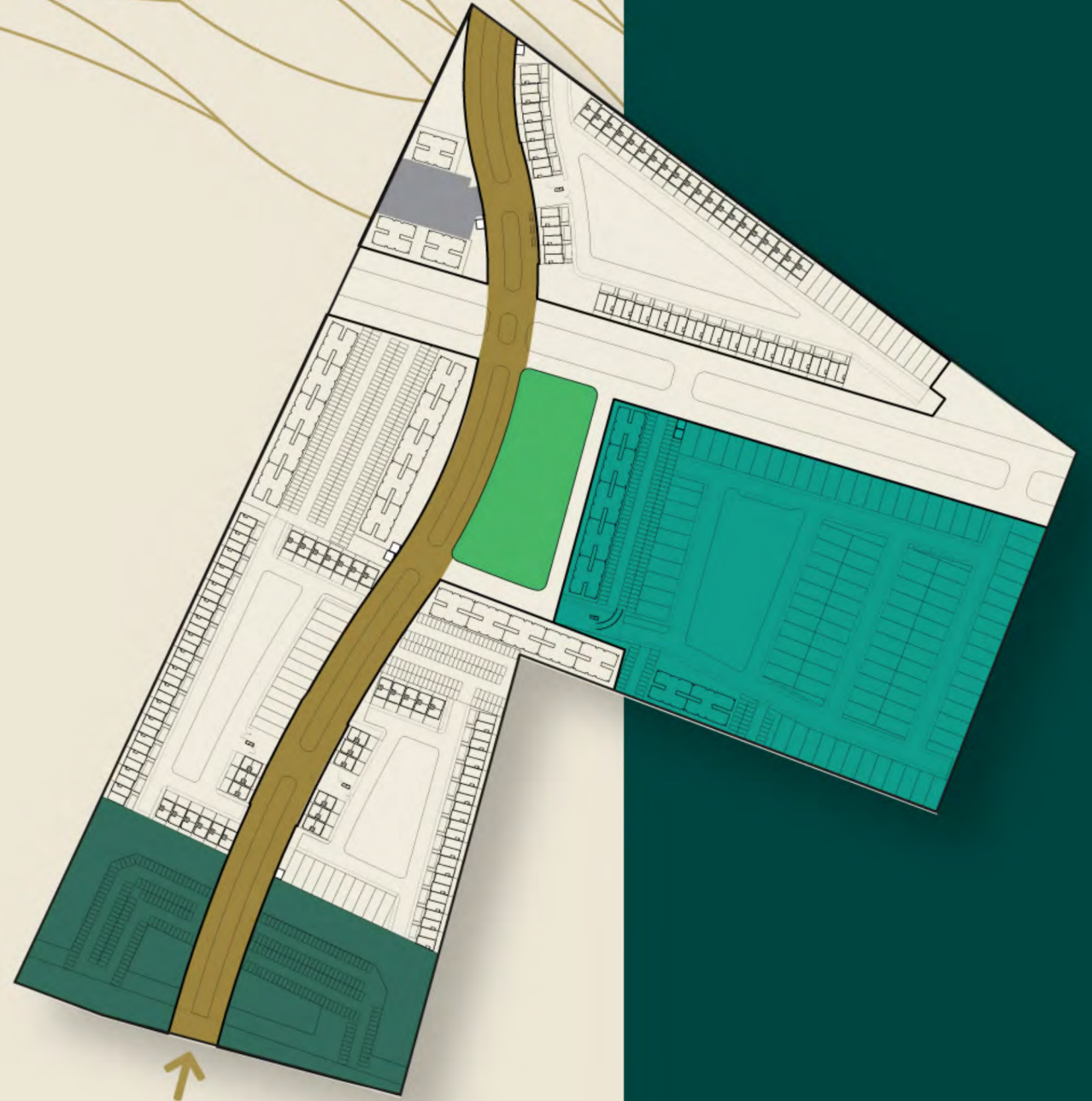
Distance to the beach: 2.5 KM
or 6 minutes by car



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MASTERPLAN

-  **Highway access**
-  **Cluster 1: MAR ESMERALDA**
-  **District park**
-  **Commercial zone**



MARALMA

Mar Esmeralda

STAGE 1

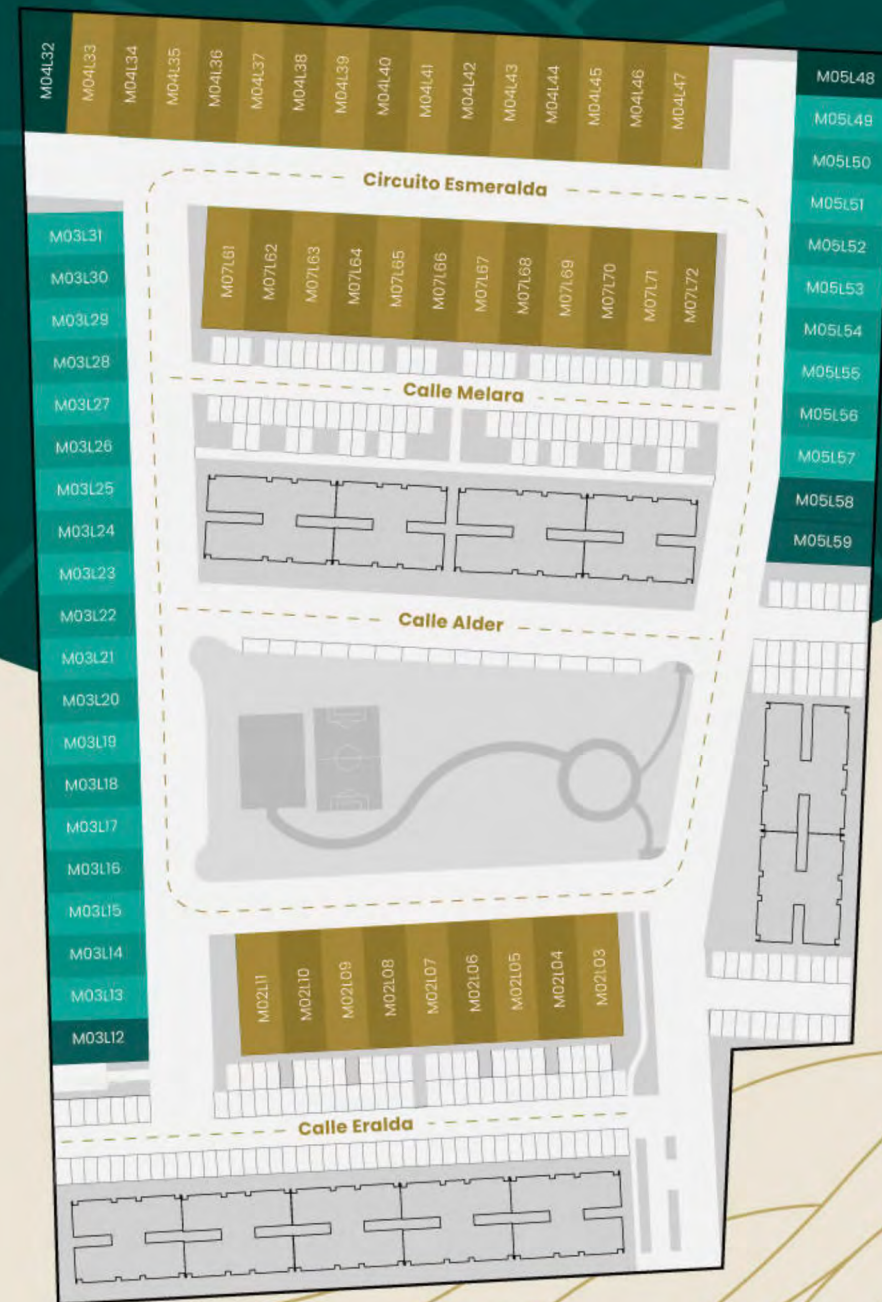
Mar Esmeralda

TYPOLOGY

Residential Lots

M ²	DIMENSIONS	TOTAL UNITS
144 m ²	8 x 18 meters	32
184 m ²	8 x 23 meters	37

● Lots with Surplus



UNIQUE ATTRIBUTES OF YOUR HOME



Intelligent control
system



Solar
panels



Bioclimatic
design



Environmental
preservation



Sustainability
certification



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CONDOS

From 1 to 3 Rooms

CONDOS

KAU 1R

1 Bedroom M2 Construction 45M²

Integrated with:



Solar Panels



Sustainable Certification



Intelligent system

Area specifications

- | | | | |
|---|-------------|---|----------------|
| 1 | Entrance | 5 | Master Bedroom |
| 2 | Kitchen | 6 | Closet |
| 3 | Dining room | 7 | Bathroom |
| 4 | Living room | 8 | Terrace |



CONDOS

KAU 2R

2 Bedrooms M2 Construction 64M²

Integrated with:



Solar
Panels



Sustainable
Certification



Intelligent
system

Area specifications

- | | | | | | |
|---|-------------|---|-----------|----|----------|
| 1 | Entrance | 5 | Bedroom 1 | 9 | Closet |
| 2 | Kitchen | 6 | Closet | 10 | Bathroom |
| 3 | Dining room | 7 | Bathroom | 11 | Laundry |
| 4 | Living room | 8 | Bedroom 2 | 12 | Terrace |



CONDOS

KAU 3R

3 Bedrooms | M2 Construction 83M²

Integrated with:



Solar Panels



Sustainable Certification



Intelligent system

Area specifications

- | | | |
|---------------|--------------------------------------------|---------------|
| 1 Entrance | 6 Closet | 11 Closet |
| 2 Kitchen | 7 Bathroom 1 | 12 Bathroom 2 |
| 3 Dining room | 8 Bedroom 2 | 13 Laundry |
| 4 Living room | 9 Closet | 14 Terrace |
| 5 Bedroom 1 | 10 A. Bedroom 3
B. Extended Living Room | |



A

Configuration A with 3 Bedrooms



B

Configuration B with 2 Bedrooms and large Living - Dining Room



Modality: **CONDOS** AIRBNB READY

This is a unit 100% prepared to be offered in the modality of temporary rentals, providing income on autopilot.

Two aspects to consider:

- Total furnishing of the apartment (furniture, appliances and decoration).
- Hands-off management and maintenance system (without intervention).

Advantages of this modality:

- You receive professional interior design advice to equip and decorate your unit.
- Supervision, delivery and total arrangement of the furniture down to the smallest detail.
- You don't have to worry about the whole process of maintenance, communication, promotion and administration.
- You know at all times the availability of your apartment.
- You will have an attractive source of automatic income.



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Rta. Marelos



RESIDENTIAL LOTS

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STAGE 1

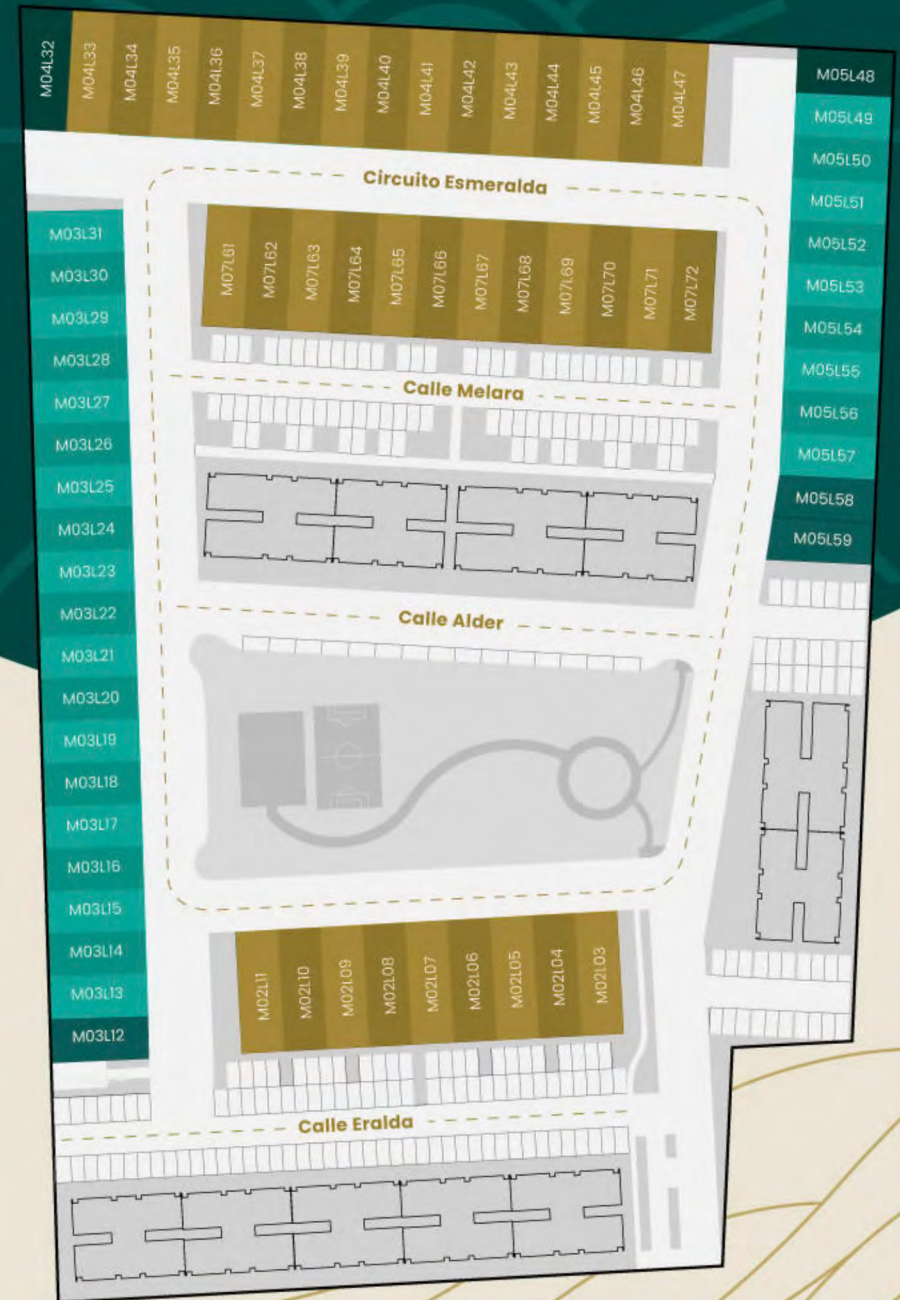
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TYPOLOGY

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Visit our website for more information:

<https://abigailsolis.com/en/properties/maralma-puerto-morelos-bio-climatic-apartments-6-minutes-away-from-the-beach/>

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