



**AZTRO**  
DESARROLLOS INMOBILIARIOS

Where  
*real estate excellence*  
comes to life.

[www.aztrodesarrollos.com](http://www.aztrodesarrollos.com)

More than **12**  
**developments delivered,**  
in **7 years,**  
back us up.



MONTECRISTO 130



# About us

We are a company passionate about creating exceptional spaces in Yucatan and the Riviera Maya. With a track record of 7 years in the real estate industry, we have transformed dreams into assets and contributed to the growth and beauty of this unique region.

## Mission

To create spaces that inspire, connect and improve people's lives in the best locations in the city and thus generate value for our investors, collaborators and suppliers.

## Vision

To be the undisputed reference in the creation of exceptional living spaces that reflect the beauty and culture of the region to be leaders in innovation and sustainability in order to contribute to the well-being of the communities.

## Values

We are guided by values such as quality, innovation and integrity for which our investors, collaborators and suppliers remain with us.

EXPERTS AT CREATING THE RIGHT SPACE FOR YOU

# Our history

A STORY TOLD WITH OUR COMMITMENTS FULFILLED

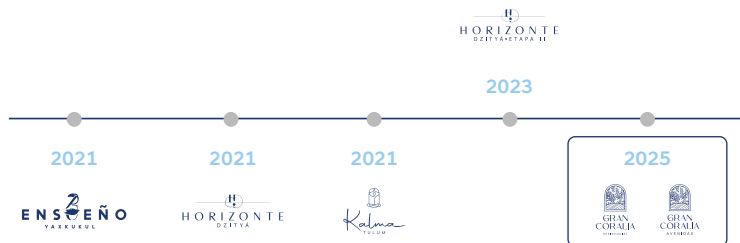
2017 - 2019



2020



2021 - 2023

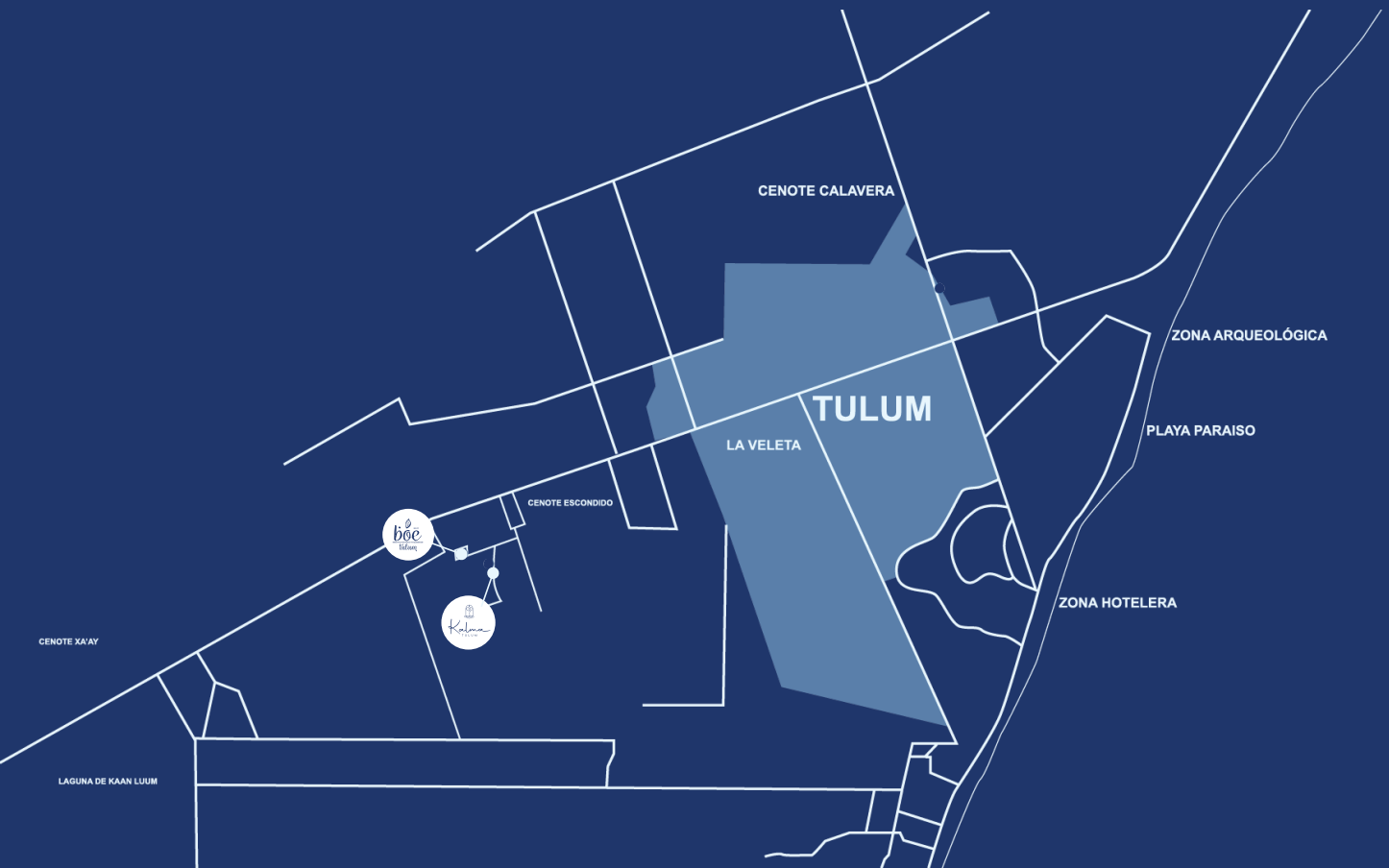


We are proud to have delivered 10 successful real estate developments, each with its own story and charm. These projects have been the result of the collaboration of a passionate and dedicated team that works tirelessly to exceed expectations to deliver the best space.

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Get to know the best projects  
residential that we develop at

# Tulum





bœ  
tulum

DELIVERED



# BOE - TULUM

In addition to the beaches, one of the great attractions of Tulum is its great cultural offer. Tulum is one of the most emblematic sites in Quintana Roo, due to its privileged location and the excellent conservation of its impressive archaeological zone.

Get to know Boé Tulum, a development made up of 31 urbanized lots with H4 land use and immediate delivery. Meet with nature and enjoy its excellent location just 10 minutes from the beautiful beaches of Tulum.

## Features



Streets of cobblestone and sidewalks



Subway electric current



Land Use H4



Lighting of internal roads



Legal Certainty



Within the Tulum Urban Development Plan.



Know the location

[GO LOCATION](#)



*Kalma*  
TULUM

**DELIVERED**



# KALMA - TULUM

Kalma Tulum is a development within the region 12 of Tulum designed so that the user is able to enjoy nature and at the same time inhabit it.

Kalma Tulum welcomes you with a monumental circular structure supported by six columns covered by native vegetation, creating the illusion of being a floating element full of plants giving a sense of connection with nature from the first contact with the development.

Kalma Tulum has 5 habitable hectares distributed in 135 lots, with H4 land use and strategic location just 4 minutes from downtown Tulum.

## Features



Zone commercial (Mixed lot)



Electric current subway



Land Use H4



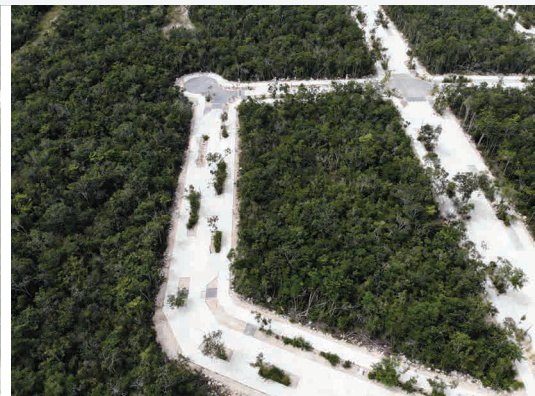
Cobblestone streets and extensive walkways



Lighting of internal roads



Certainty Legal



Know the location

[GO LOCATION](#)

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Get to know the best projects  
residential that we develop at

# Playa del Carmen





# GRAN CORALIA

RESIDENCIAL

**AVAILABLE**



# GRAN CORALIA RESIDENCIAL PLAYA DEL CARMEN

Gran Coralía is a private residential development of 10 hectares and 310 residential lots in Playa del Carmen, the soul of the Riviera Maya, divided into two stages: Serena, of 113 lots; and Marina, of 197.

In Gran Coralía, comfort and the urban growth of the city converge, so we offer you a Mixed Neighborhood Land Use 1.

We have created an environment where every detail is designed to offer you a beach living experience; a place where tranquility and well-being are part of your daily routine, with spaces designed for relaxation, leisure and coexistence and areas ranging from 127.14 m<sup>2</sup> to 280.74 m<sup>2</sup>.

## Características

- Wide interior streets made of striped concrete
- Street lighting and social areas
- Electrical connection
- Potable water
- Closed-Circuit Television
- Sanitary drainage
- Storm drainage
- 24-hour security booth
- Voice and data system
- Wi-Fi Zone in the Amenities Area
- And more

## Amenidades

- Event hall
- Barbecue and picnic area
- Terrace and bar
- Swimming pools
- Paddle tennis court
- Pickleball courts
- Children's area
- Green areas
- Multi-purpose court
- Walkaway
- Gym closed
- And more



Know the location

**GO LOCATION**



# GRAN CORALIA

AVENIDAS

LOTS WITH MIXED-USE ZONING

**AVAILABLE**





Develop your project at Gran Coralía Avenidas with our Neighborhood Mixed-Use Zone 1 lots on Avenida Universidades, Avenida Flor de Ciruelo, and Avenida Paseos del Mayab in Playa del Carmen, Quintana Roo.

With lot sizes ranging from 174.05 m<sup>2</sup> to 1,525.60 m<sup>2</sup>, you'll have the ideal space to develop a wide variety of commercial ventures in one of Mexico's fastest-growing and most attractive tourist destinations.

These lots are ideal for educational centers, lodging facilities, clinics and medical offices, restaurants, cafes, restaurant-bars, mini-markets and supermarkets, shopping centers, and more than 90 different business categories.

### Features

Mixed Neighborhood  
Land Use 1

Sizes ranging from  
174.05 m<sup>2</sup> to 1,525.60 m<sup>2</sup>

Plots of land ideal for  
commercial and/or residential use

Comes with  
marker posts



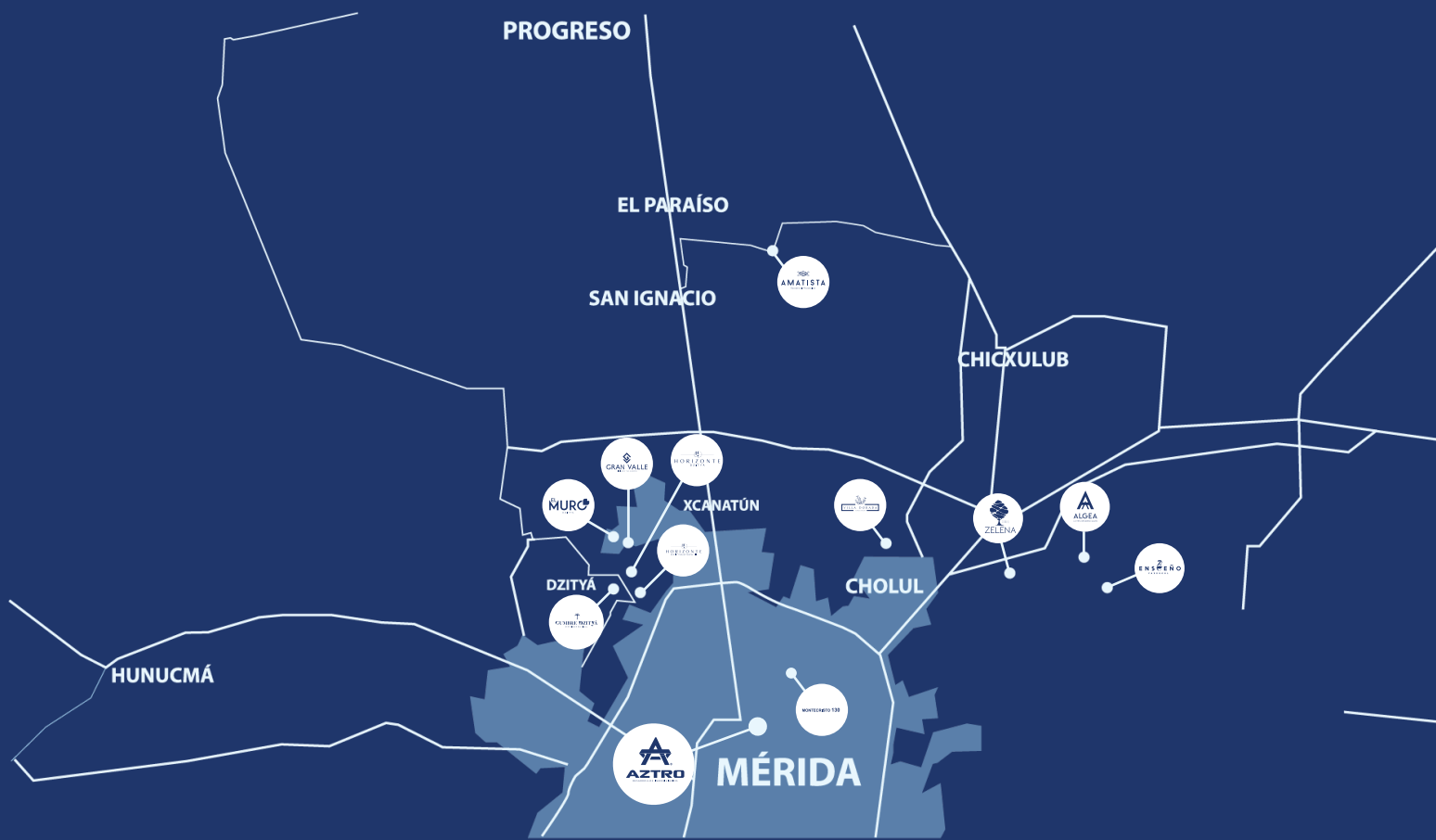
Know the location

GO LOCATION

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Get to know the best projects  
residential that we develop at

# Mérida





# HORIZONTE

DZITYÁ SEGUNDA ETAPA

100% SOLD OUT AND DELIVERED



# HORIZONTE DZITYA - MÉRIDA

Welcome to Horizonte Dzitya Segunda Etapa, an exciting real estate development that offers you 31 residential lots in a privileged location in Merida, Yucatan. Here, your dream of living in paradise becomes a reality.

The north zone of Merida could be catalogued as the best area, since it is a strategic point, being the most recognized of Merida, due to its continuous growth, high level of security and added value. In addition, because of the direct access to services such as hospitals, shopping centers, schools and good connectivity.

## Features



Zone residential and commercial



Subway electric current



Proximity to large developments



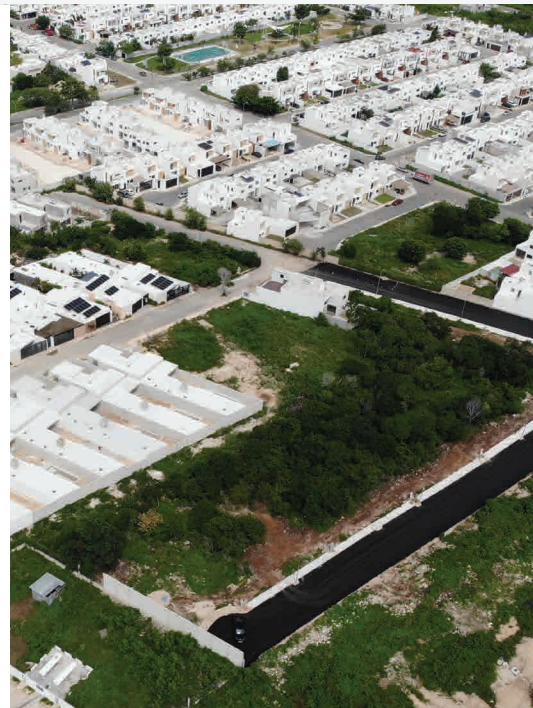
Streets paved



Lighting public



Certainty Legal



Know the location

[GO LOCATION](#)



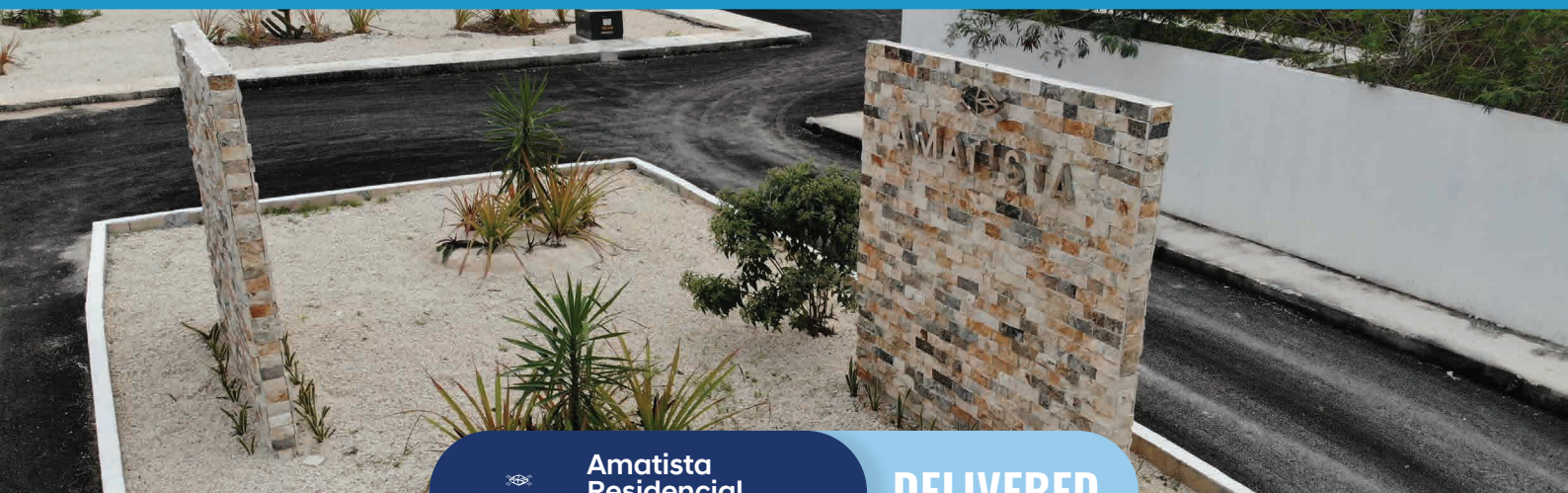
**Algea Lotes Residenciales**

**DELIVERED**

Algea is a residential complex of 78 lots, located in Yaxkukul with great projection and housing growth in the northern area of Yucatan's most important development.

The development (it is not a condominium regime), has paved interior streets, subway electricity, sidewalks and a fence on the main facade. It is located on the road leading to Yaxkukul (ahead of private Yaxlum and Aldeas de Conkal) about 10 minutes from Altabrisa.

- 78 plots.
- Subway electric current.
- Paved streets.
- Located on wide avenue
- Close to major developments.
- Sidewalks.
- North zone of Merida.



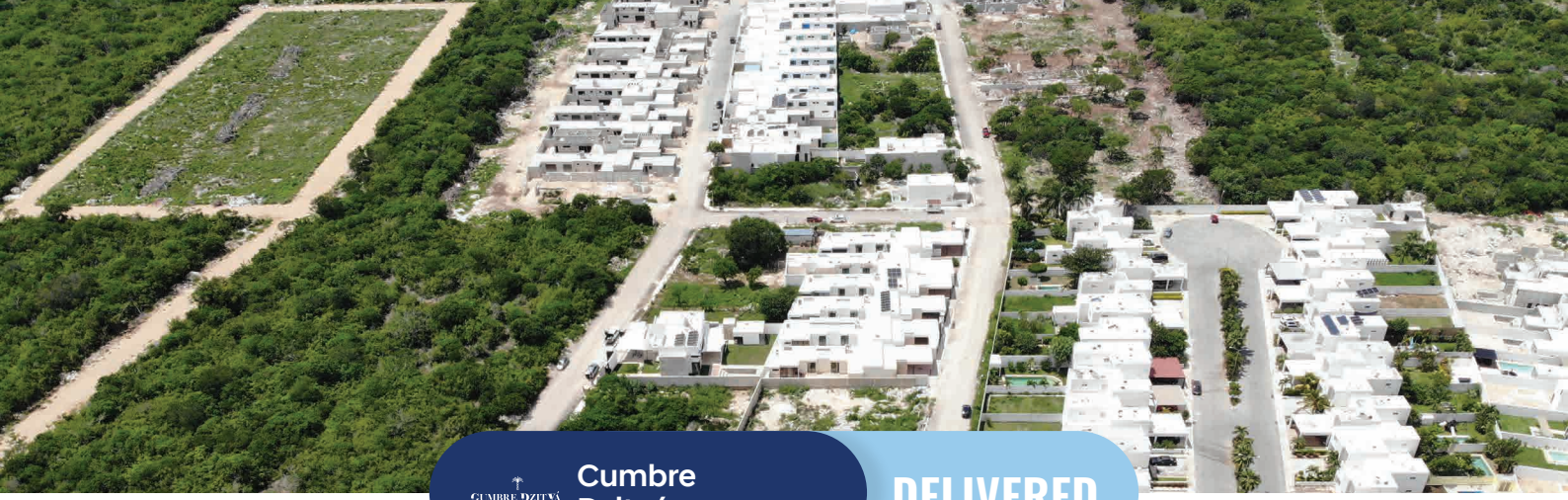
**Amatista Residencial Misnebalam**

**DELIVERED**

Amatista is a residential complex made up of 25 urbanized plots in an area with high development projection.

This housing project has 1,400m2 of green areas and is located just minutes from the beaches of the Port of Progreso. This way, you will be able to offer a quiet lifestyle to your family, staying close to all the services that Merida has to offer.

- 25 plots.
- Subway electric current.
- Paved streets.
- Recreational park with green areas.
- Located on wide avenue
- Proximity to major developments.
- Legal certainty.
- Sidewalks.
- North zone of Merida.



**Cumbre Dzityá**

**DELIVERED**

Cumbre Dzityá is a project of 56 serviced residential plots in the northern area of Merida, Yucatan. The versatility of our development extends with an exclusive zone for economic flow. Currently the first line at the foot of the main avenue in Dzityá is destined for commercial lots. Here you can build your own business plan and double your return on investment.

- 56 plots.
- Potable water and pluvial drainage.
- Street lighting.
- Paved streets.
- Commercial area.
- Located on important avenue.
- Proximity to major developments.
- Legal certainty.
- Sidewalks.
- North zone of Merida.

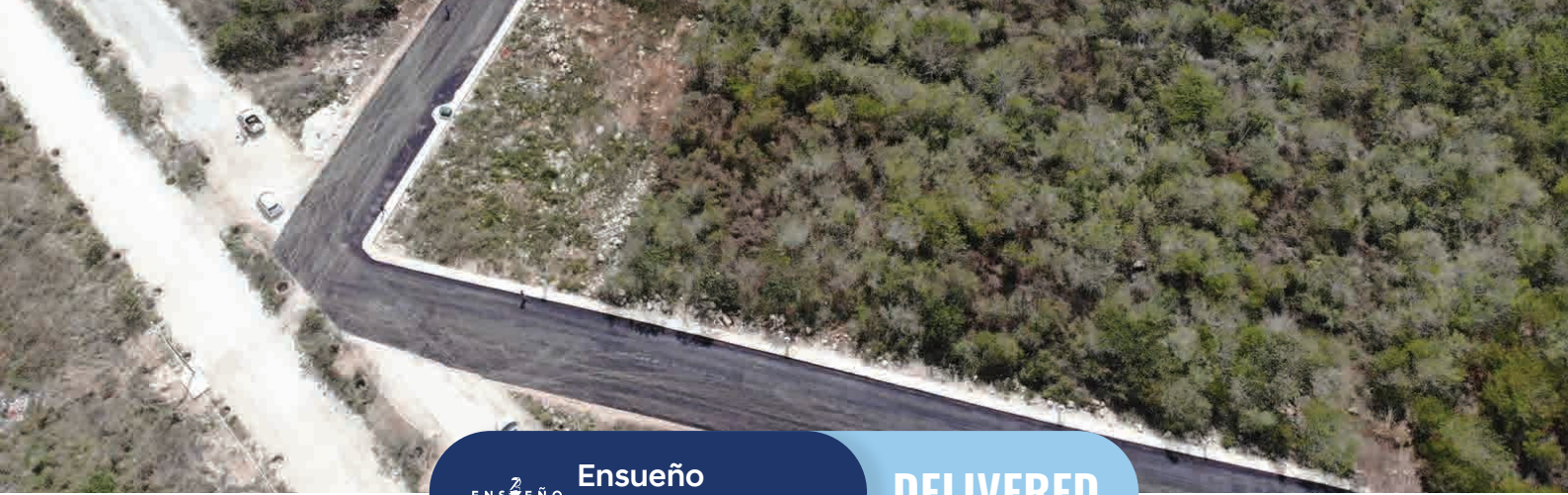


**EL MURO El Muro Dzityá**

**DELIVERED**

El Muro is a residential development made up of 18 residential plots located in one of the most valuable areas of the city. Located in an area of great housing growth and development such as schools, shopping centers, supermarkets, among others.

- 18 plots.
- North zone of Merida.
- Paved street.
- Sidewalks.
- Electric power.
- Drinking water.



ENSUEÑO  
YAXKUKUL

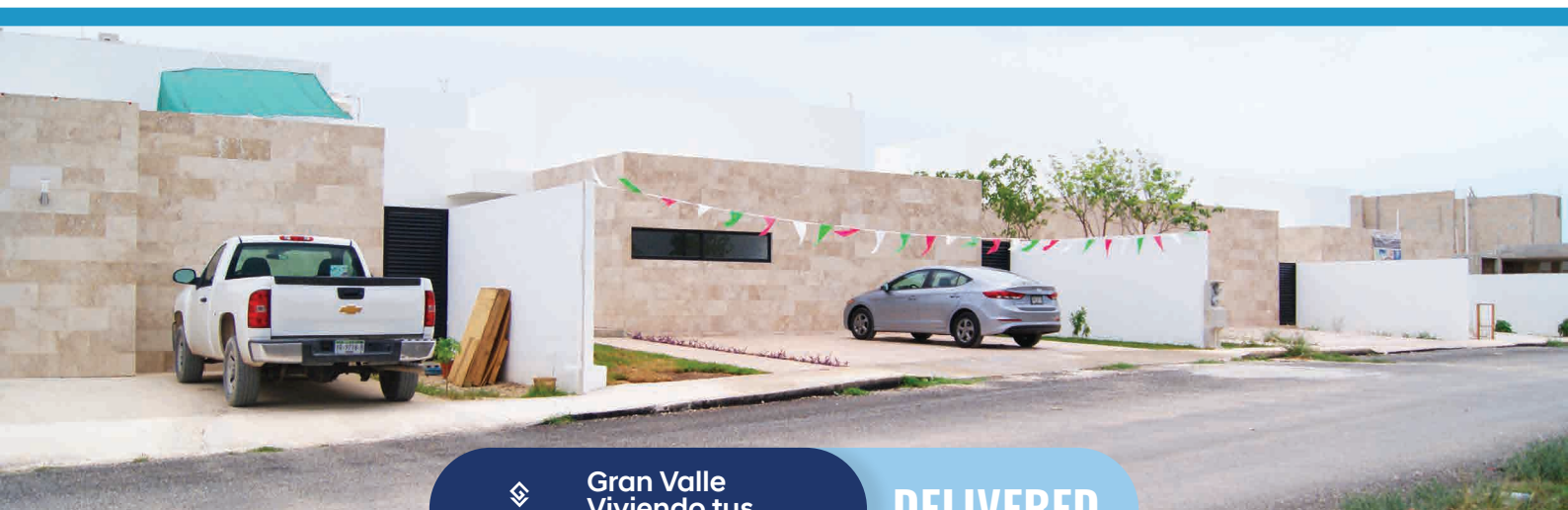
Ensueño  
Yaxkukul

DELIVERED

Ensueño consists of 17 residential and commercial lots located in Yaxkukul, just 15 minutes from Merida.

Located in an area with a great projection of development and added value, due to the proximity to universities, shopping centers, hospitals, which ensures high returns on your investment, which ensures high returns to our customers.

- 17 lots.
- Subway electric current.
- Paved streets.
- Pluvial drainage.
- Located on wide avenue
- Proximity to major developments.
- Legal certainty.
- Sidewalks.
- North zone of Merida.



GRAN VALLE

Gran Valle  
Viviendo tus  
sueños

DELIVERED

Gran Valle are 18 lots of land in Merida, in Dzitya, which include all services, potable water, paved streets, subway electricity, sidewalks.

Located in Dzityá and surrounded by luxurious residential developments, they are perfect for building as it is an area that has gained value due to its proximity to the most important shopping centers in the north of the city but also to the exits that lead to the busiest beaches and other developments such as Las Américas or Francisco de Montejo.

- 18 lots.
- Subway electric current.
- Paved streets.
- Sidewalks.
- North zone of Merida.

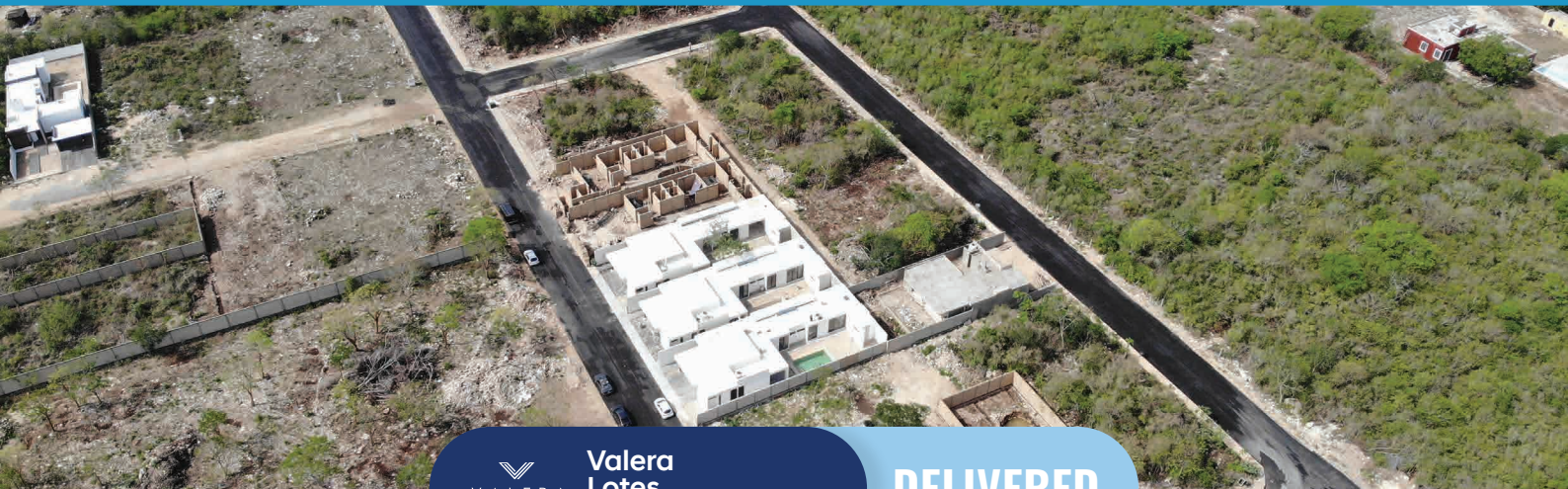


## MONTECRISTO 130

## DELIVERED

Montecristo 130 is located in one of the best areas in the north of the city of Merida. The complex consists of 8 townhouses with lots of 7.20 m front by 12 m long and 141.80 m<sup>2</sup> of construction each one. Each townhouse has a spacious living room, dining room and kitchen. Patio with garden and covered laundry area. Two spacious bedrooms, both with their own bathrooms and walk-in closets. Each townhouse has a covered garage for two cars and a storage room in the same.

- 8 townhouses.
- Spacious living room and kitchen.
- Patio with garden.
- Laundry area.
- Bedrooms with bathroom and walk-in closet.
- Covered garage for two cars.



Valera  
Lotes  
Residenciales

## DELIVERED

Valera are 38 developed plots in Dzityá, a high value area with all the necessary services to start building immediately. Valera is located just minutes away from the best services and commercial plazas north of Merida.

- 38 plots.
- Subway electric current.
- Proximity to large developments.
- Paved streets.
- Sidewalks.
- North zone of Merida.



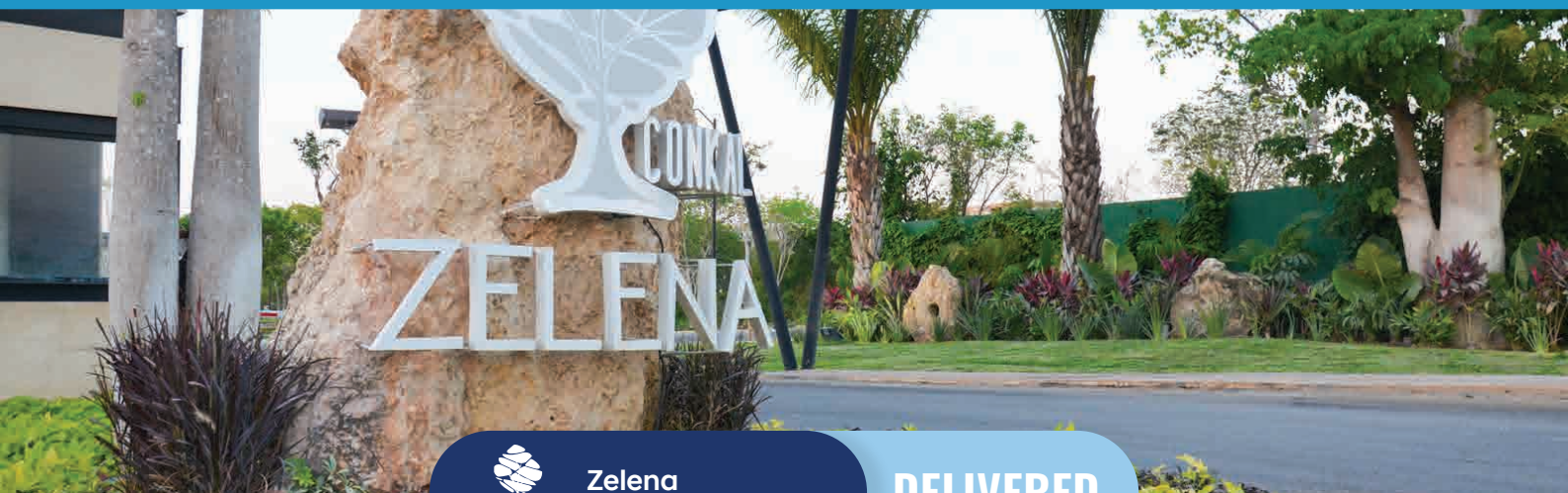
## Villa Dorada Tixcuytún

**DELIVERED**

Villa Dorada is made up of 12 residential lots located in Tixtuytún, just a few minutes from the periphery of Merida. In this area there is a great projection of development and appreciation, which ensures high returns on your investment.

By investing in real estate in Merida, you ensure a peaceful life for you and your family. The accelerated growth and interest of large investors is reflected in the creation of more and more services and infrastructure. The White City is more than its beautiful colonial streets and tourist sites.

- 12 lots.
- Subway electric current.
- Paved streets.
- Street lighting
- Proximity to important roads
- North zone of Merida.



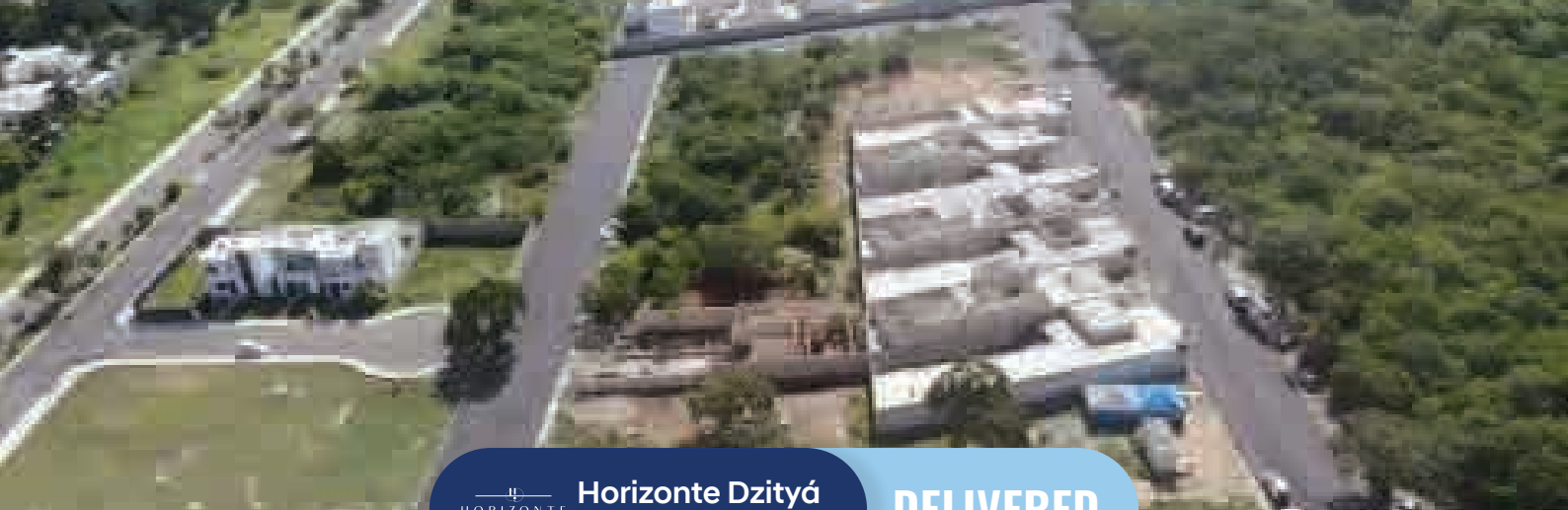
## Zelena Conkal

**DELIVERED**

ZELENA consists of 101 residential lots located in Conkal, just 8 minutes from Merida. In this area there is a great projection of development and appreciation, which ensures high returns on investment.

The northern area of Merida could be considered the best area to live in due to its continuous growth, high level of security and capital gain. In addition, because of its direct access to services such as hospitals, shopping centers, schools and good connectivity.

- 101 plots.
- Subway electric current.
- Perimeter fence.
- Paved streets.
- Children's playground.
- Proximity to large developments.
- Drinking water.
- Soccer field.
- Guardhouse.
- Sidewalks.
- North zone of Merida.



**HORIZONTE** **Horizonte Dzityá**  
Primera Etapa **DELIVERED**

Horizonte Dzityá are residential and commercial plots with services such as potable water, subway electricity, sidewalks and street lighting.

- 33 Plots.
- Commercial plots.
- Subway electric current.
- Paved streets.
- Located on wide avenue.
- Close to large developments.
- Sidewalks.
- North zone of Merida.

**DO YOU WANT TO KNOW MORE ABOUT US?**



**VISIT US ON OUR RENEWED WEBSITE  
AND LEARN ABOUT EACH OF OUR DEVELOPMENTS AND SERVICES.**

**www.aztrodesarrollos.com**

Investing in the Riviera Maya is to secure your assets in one of the fastest growing and most valuable areas in Mexico. From Tulum to Playa del Carmen, this tropical paradise not only attracts tourists, but also investors seeking solid returns and an unparalleled lifestyle.

Demand for property in the region has been on the rise thanks to its expanding infrastructure, vibrant international community and connection to nature. Whether for retirement, vacation rental or real estate development, the Riviera Maya is the key to a prosperous future.

Discover our investment opportunities in the region's best developments.

*Living Riviera Maya*

The heart of the real estate future



Where real estate  
excellence comes to life

## Mérida, Yucatán Principal

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- EXPERIENCE
- LEGAL CERTAINTY
- ACCOMPANIMENT
- COMPLIANCE



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