



**SENDEROS**

P O N I E N T E

ciudad mayakoba™





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Located in the heart of Riviera Maya, **SENDEROS PONIENTE** follows the same concept developed in **SENDEROS CIUDAD MAYAKOBA** and even takes it to whole new horizon.





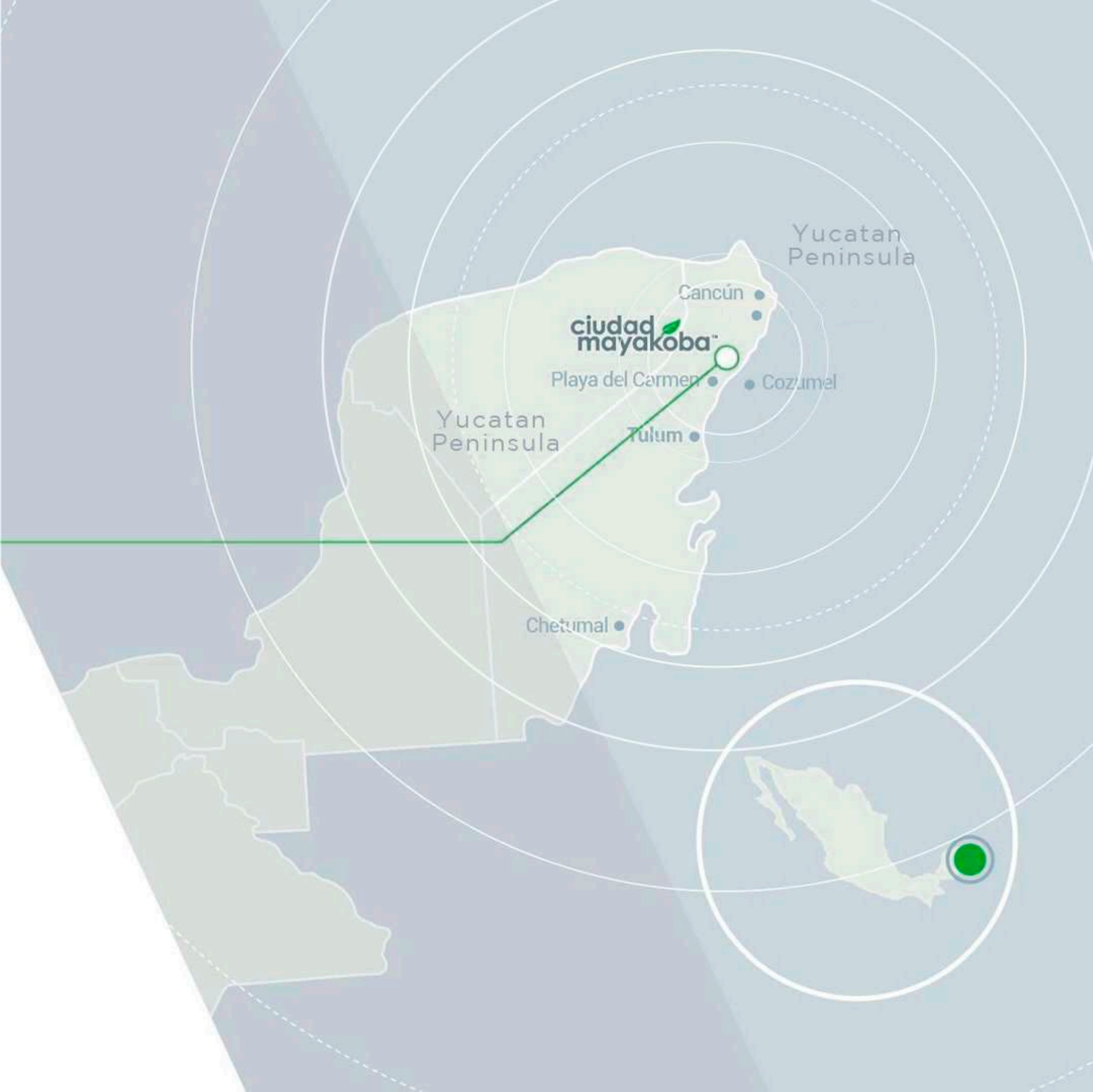
# LOCATION

## Riviera Maya

Riviera Maya is an amazing paradise eagerly sought out by tourists that has become an appealing destination to invest and build a dream house.

## Playa Del Carmen

A young city with gorgeous beaches and the fastest growing real estate market in Latin America that has positioned itself as a great location for investors.







# LOCATION

**Senderos Poniente  
in Ciudad Mayakoba**

Sport & Social Club



## FEATURES:

Discover our new residential lots from 1,700 sqft to 4,300 sqft surrounded by lush nature, prime infrastructure and amazing amenities in a completely secured environment.

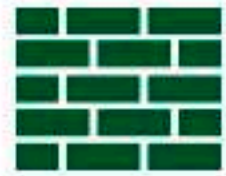
Plot size **2,000 sqft average**



1.25 miles of trails



Natural trails & Parks



Perimeter fence



24/7 security



Controlled access



40% of the development's surface will be natural green areas







## **SOCIAL AND SPORT CLUB**

Recreational pool for children

Controlled access

2 paddle courts

Ping pong table

Swimming pool

2 tennis courts

2- story gym

Snack bar in the pool area

Recreational pool for adults

Event terrace for up to 120 people

Social room with capacity for 100 people

Car and bicycle parking lot

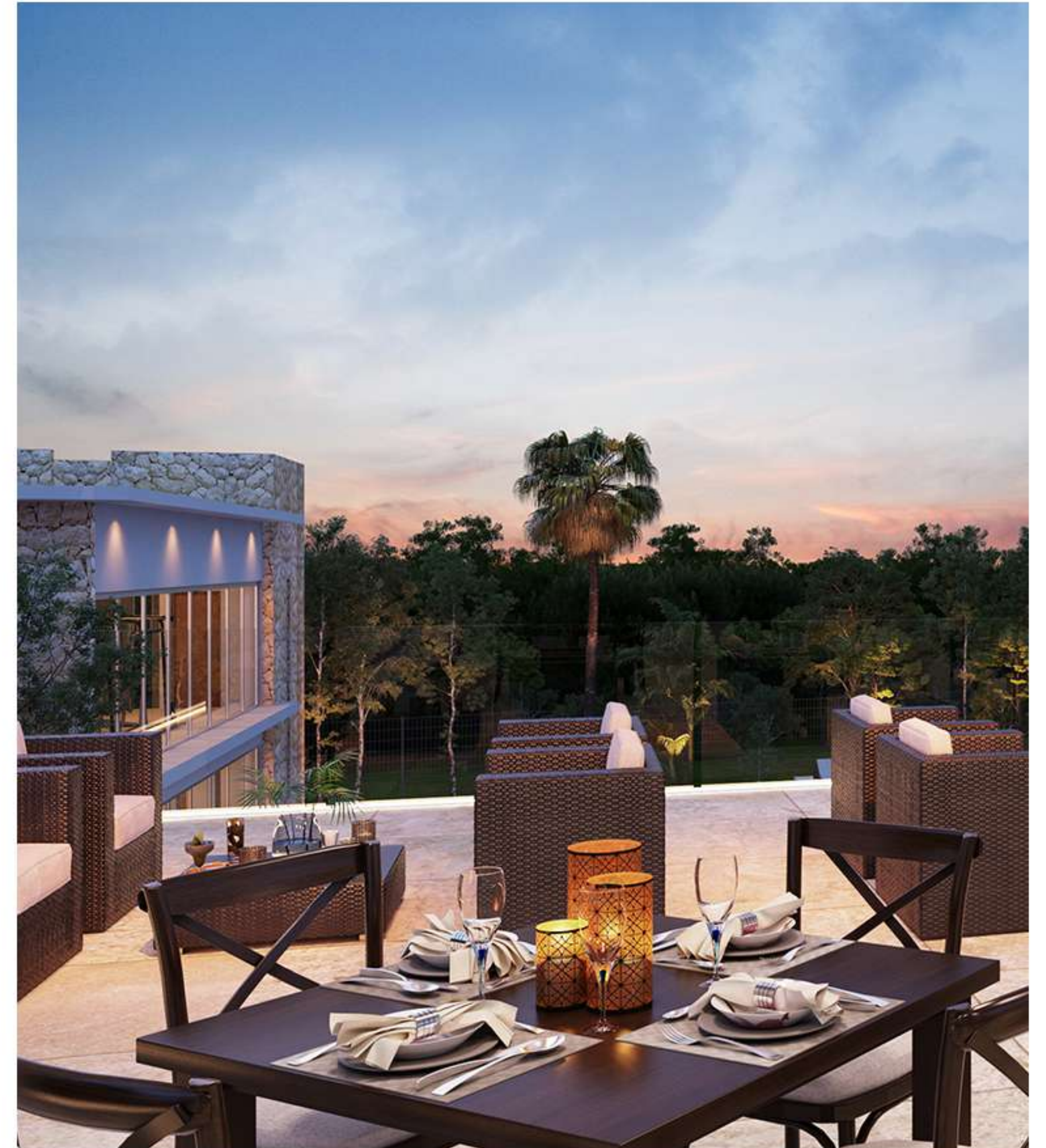


## THE SENDEROS FAMILY CLUB HOUSE

The Senderos Mayakoba Clubhouse will be a point of meeting of the community that owns a unit within of the residential, focused for the enjoyment of the whole family.

It has a contemporary architectural design that allows an efficient use and enjoyment of its contents and I facilitated the maintenance and conservation of the buildings.

A manual of conduct will be established, defining activities prohibited and conditioned, for their use and enjoyment.













## CONSTRUCTION GUIDELINES

In order to continue Senderos de Mayakoba & Senderos Norte's successful formula for appreciation value, Senderos Poniente will setup a Home Owner's Association and construction guidelines focused on maintaining an appropriate residential imagen.

|                     |  |
|---------------------|--|
| 80%                 | Surface Modification Coefficient (CMS) |
| 0.5                 | Surface Occupation Coefficient (COS)   |
| 1.8                 | Use of Surface Coefficient (CUS)       |
| Frontal restriction | 16.4 feet                              |
| Back restriction    | 9.8 to 16.4 feet according to location |
| Lateral restriction | No Restriction                         |
| Maxium height       | 32.8 feet                              |











## A ROAD TO THE BEST INVESTMENT

We created a place where the balance between comfort of the urban life and the benefits of the natural life is achieved.

With **Senderos Poniente** discover a new way to grow your property's value that will reconnect you to the very best in life.

