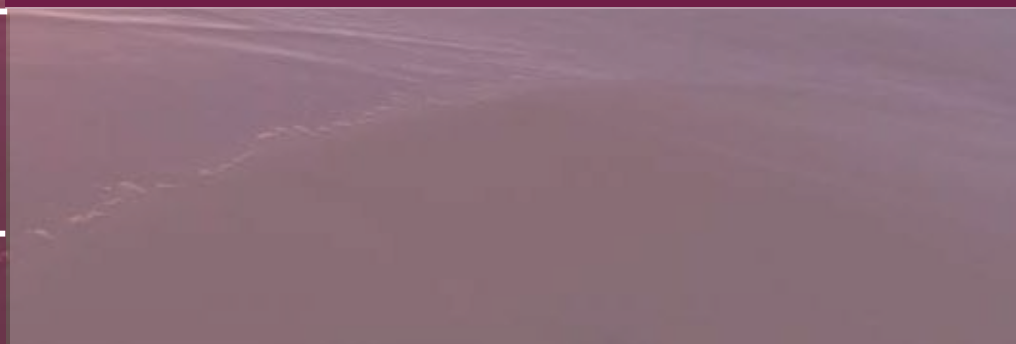


ALBA



MARINA PUERTO CANCUN





CANCUN





Isla Mujeres

Cancun
Downtown

PUERTO CANCUN

Caribbean Sea

Nichupte
Lagoon

Hotel
Zone

Airport
(13 Miles / 21Km)



to Playa
del Carmen



CDMX: 2 hr.
Miami: 1 hr 35 min.
La Habana: 1hr 10 min.



Intern. Airport: 20 min.
Playa del Carmen: 45 min.
Tulum: 1 hr 30 min.
Chichen Itza: 2 hr.
Merida: 3 hr.



Isla Mujeres: 30 min.

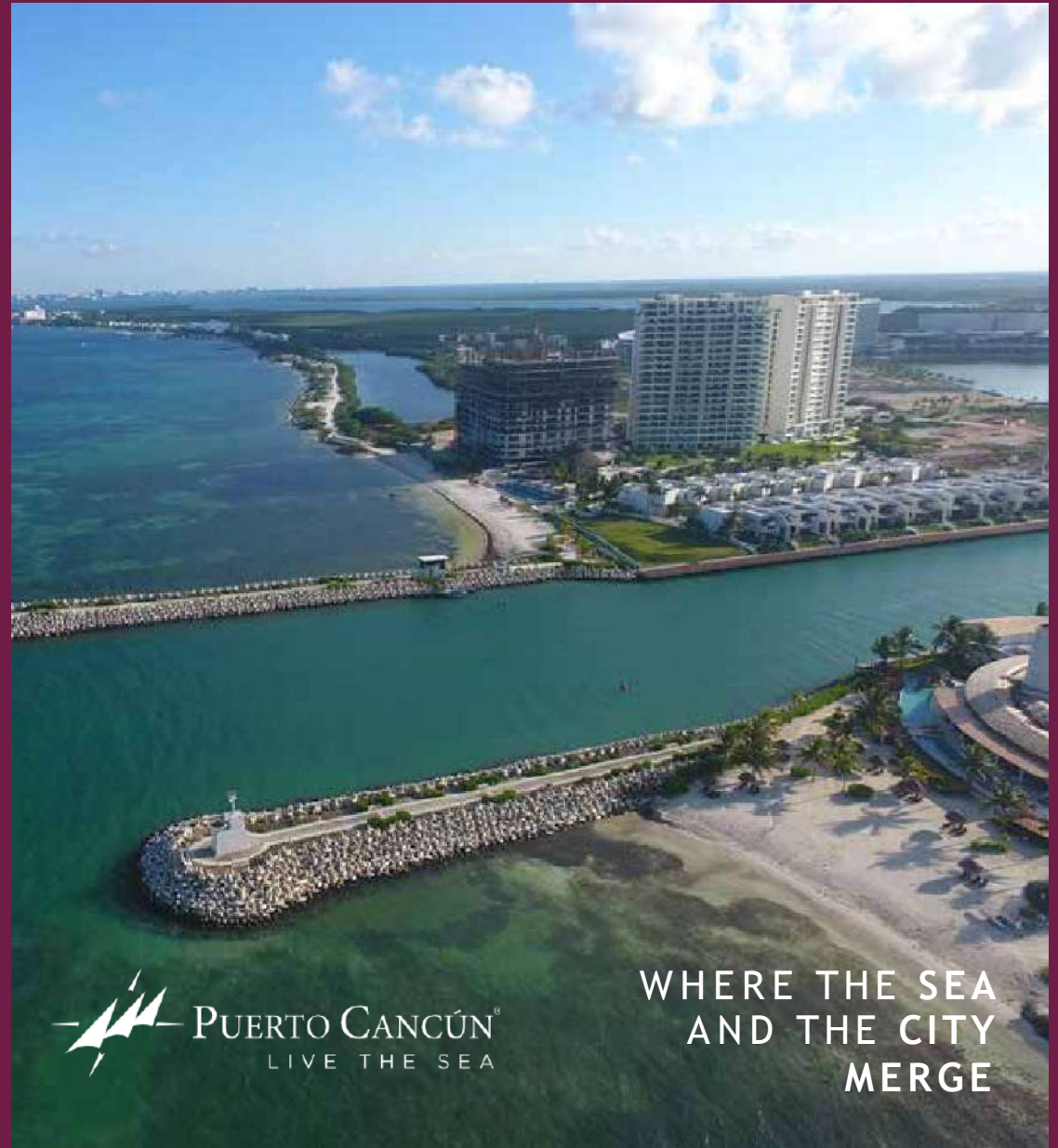


MARINA PUERTO CANCUN

LOCATION

Live in Puerto Cancun, the best and most exclusive community that offers a nautical lifestyle, surrounded by beaches, marinas, golf course, sports areas, boutiques, restaurants, cinemas and entertainment.

It is strategically located where the Hotel Zone, the Cancun Center and the Caribbean Sea merge.



 **PUERTO CANCÚN**[®]
LIVE THE SEA

**WHERE THE SEA
AND THE CITY
MERGE**

PUERTO CANCÚN AMENITIES

1  MARINA
150 mts*

2  SHOPPING
CENTER
350 mts*

3  BEACH CLUB
3 min*

4  GOLF COURSE
3 min*

* Distance from Alba to amenities





SOUTH BEACH CLUB



LA MARINA



SHOPPING CENTER



GOLF COURSE

AMENITIES

PUERTO CANCÚN



AMENIDAD DESARROLLADA POR MIRA ®

GOLF COURSE

Designed by Tom Weiskopf, this 18-hole, par 72 course offers a unique gaming experience with its exclusive views of the Caribbean Sea, the canals and the mangrove.

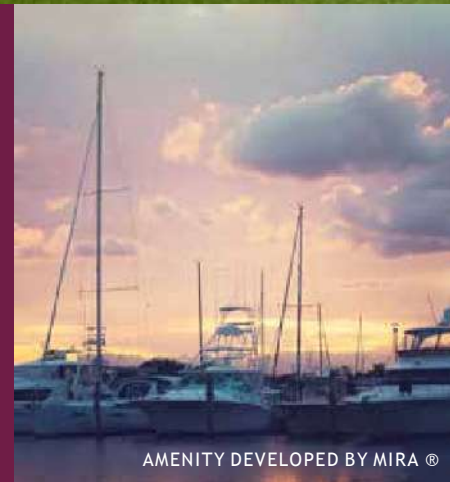
SHOPPING CENTER

With direct access from ALBA, there is the shopping center with more than 122 commercial premises; movie theaters, haute cuisine restaurants and a variety of fashion boutiques.

When you belong to ALBA, you get a free membership to access the Puerto Cancun club system, which opens the doors to: *Beach Club, sailing school, sports activities, yoga platform, golf course, among others.*

MARINA

Designed to house yachts up to 130 feet in length, with more than 175 docking positions and with direct access to the Caribbean Sea, it will undoubtedly be the largest in Cancun.



AMENITY DEVELOPED BY MIRA ®

BEACH CLUB

Space that has a restaurant area, swimming pools for adults and children, outdoor gym. An ideal space to spend the weekend with the family in front of the sea.



AMENITY DEVELOPED BY MIRA ®



AMENITY DEVELOPED BY MIRA ®



MARINA
RESIDENCIAL

64 single-family lots

4 condominium lots

SHOPPING
CENTER

MARINA
· than 175 slips









WHERE THE SUN MEETS THE WATER



Discover the beauty of ALBA, a space that undoubtedly offers you a privileged location, exclusive amenities and an architecture that takes care of every detail thinking about the comfort and freshness that your family needs.

As exclusive as it is modern, ALBA has 4 penthouses and 26 apartments, which offer different types, 2,3 or 4 bedrooms.

With the best location within Puerto Cancun since you can have your boat a few steps or direct access to the mall.



AMENITIES

A development full of energy and style carefully planned with the amenities, spaces and security that you and each of yours need.

LOBBY

A space that becomes a meeting point.

GYM

Fully equipped with the equipment you need to exercise every part of the body.

POOL

Spectacular and wide pool that without a doubt is the most important coexistence point.

BUSINESS CENTER

A space designed to serve your business from the comfort of your home.



Todas las imágenes, renders y diseños son conceptos basados en planos e ideas del desarrollador, siendo estos de su propiedad y tiene autorización legal para su uso y son con fines ilustrativos, estando sujetos a cambio sin previo aviso, por lo que de ninguna manera constituyen o implican obligaciones para el desarrollador con consumidores o cualquier tercero.

ROOF GRILL

Area specially designed to enjoy a barbecue in the company of your friends and loved ones.

SKY TERRACE

Pergoled space for multiple events with a spectacular view and a sunbathing area.

SKY JACUZZI

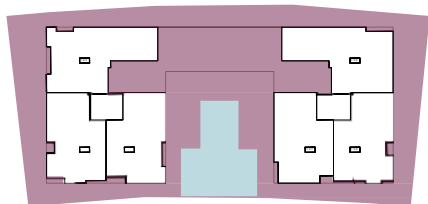
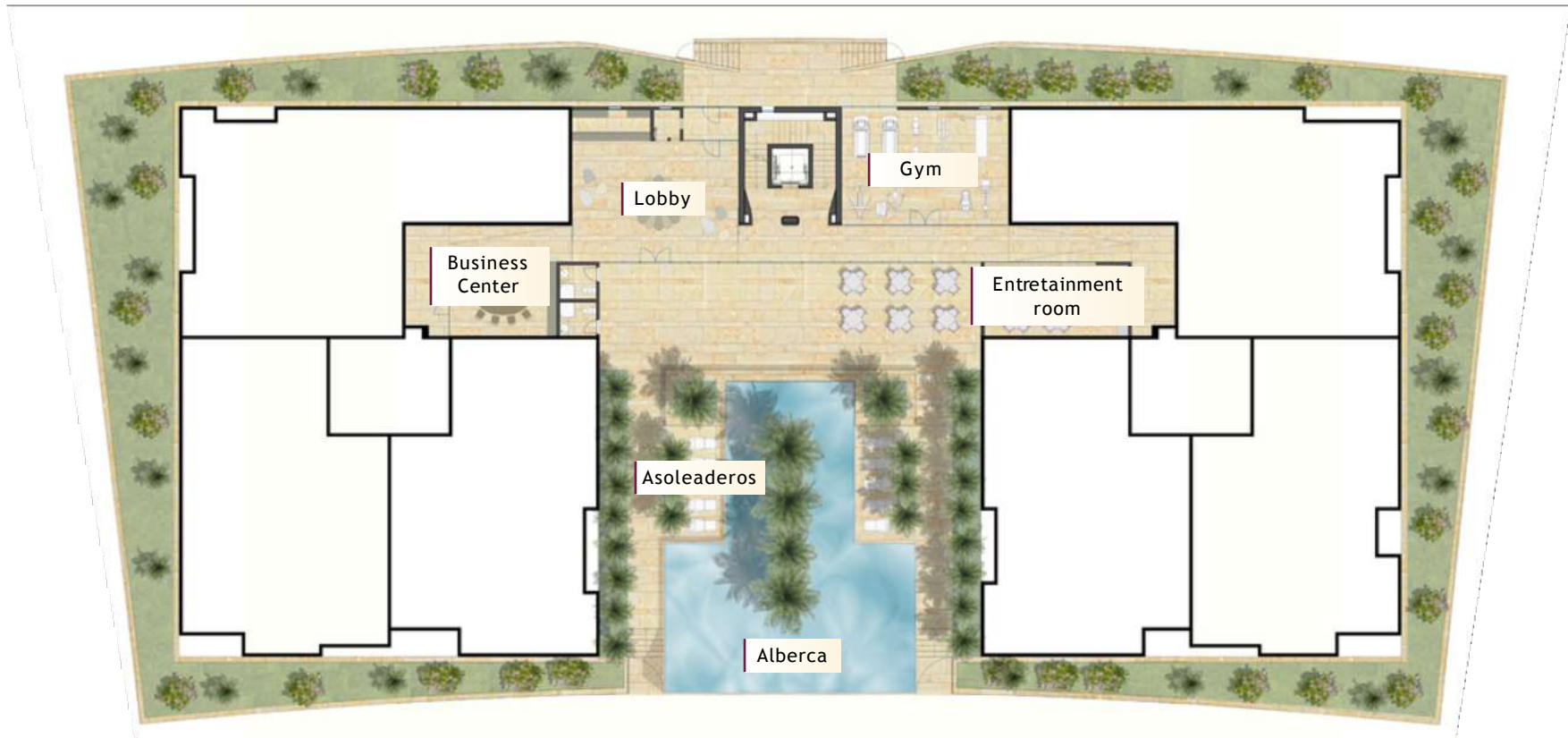
Enjoy, relax and admire the best view from the best place.

ENTERTAINMENT ROOM

Spend some time in the company of your friends in an area designed to watch a game or spend some time together.

COMMON AREAS

Level 1



Pool



Sunbathing area



WC with shower



Entertainment room



Gym



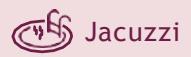
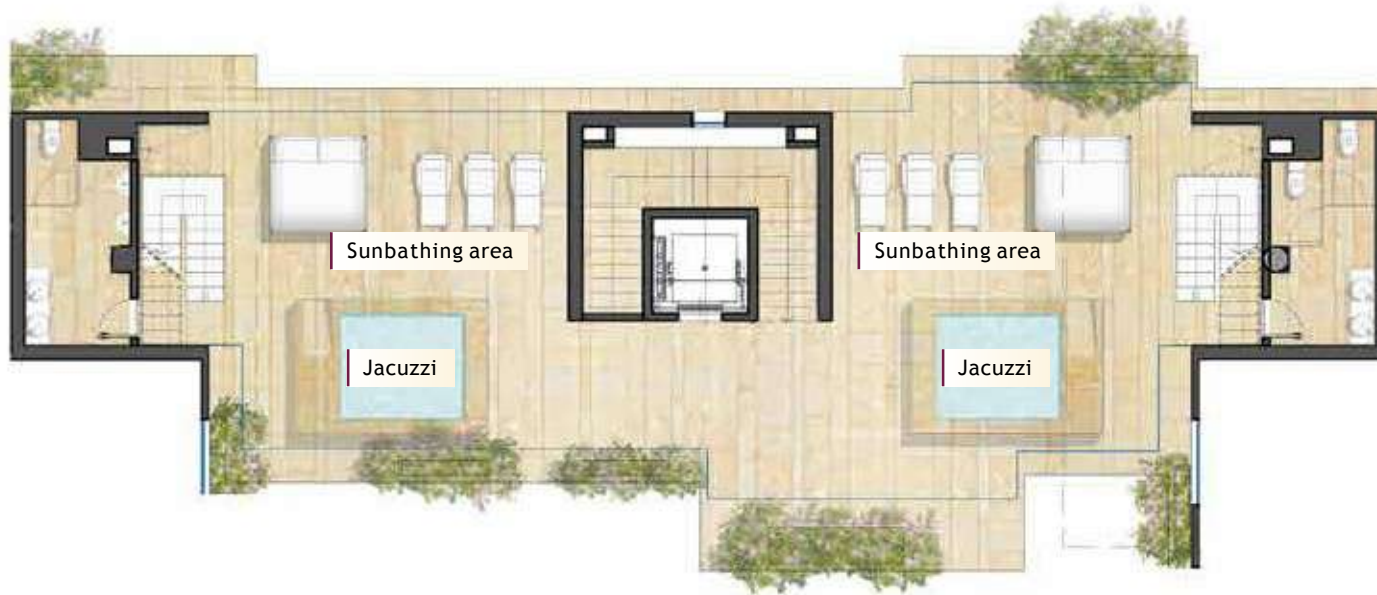
Lobby



Business Center

COMMON AREAS

Level 5 - Sky Jacuzzi



Jacuzzi



WC



Sunbathing area

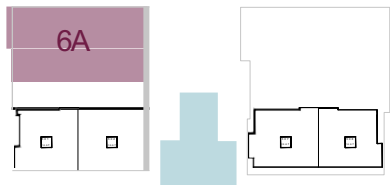



Showers



COMMON AREAS

Level 6A - Roof Grill




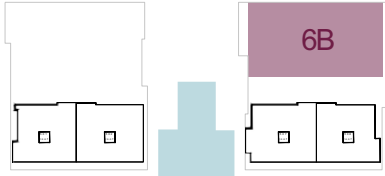
 Lounge Area  Dining area  Grill area with bar

COMMON AREAS

Level 6B - Sky Terrace



 Multiple use area





INTERIORS












FLOOR PLANS



APARTEMENT 206

2 BEDROOMS | 177.40 m²

-  150.60 m² interior
-  19.80 m² terrace
-  2 Bedrooms
-  2.5 Bathrooms
-  Laundry room
-  Service room
-  2 Parking spaces
-  Cellar in basement


M₂ 177.40 m² habitable





APARTEMENT 307


4 BEDROOMS | 250.10 m²





 234.90 m² interior


 15.20 m² terrace


 4 Bedrooms

 4.5 Bathrooms

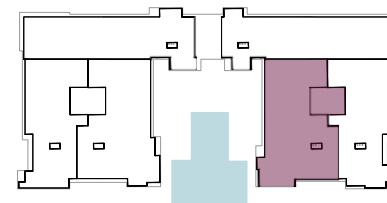
 Laundry room

 Service room

 2 Parking spaces

 Cellar in basement










M² 250.10 m² habitable



APARTEMENT 308

3 BEDROOMS | 213.60 m²



-  193.00 m² interior
-  20.60 m² terrace
-  3 Bedrooms
-  3.5 Bathrooms
-  TV room
-  Laundry room
-  Service room
-  2 Parking spaces
-  Cellar in basement

M2 213.60 m² habitable



PENT-HOUSE 508

4 BEDROOMS | 453.10 m²



283.90 m² interior



46.48 m² terrace



122.40 m² of roof top



4 Bedrooms



5.5 Bathrooms



TV room



Laundry room



Service room



3 Parking spaces



Cellar in basement

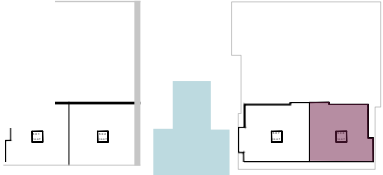
M2 453.10 m² habitable



ROOF TOP / PH 508

ROOF TOP | 122.40 m²

-  122.40 m² of roof top
-  Jacuzzi
-  Grill area with bar
-  Sunbathing area
-  Dining area
-  Lounge Area
-  1 Bathroom





KIARA

BANGALU



DEVELOPER

DIMAB



We are a developer that for more than 10 years, we stand out for being a reference in terms of vertical condominiums construction in the city of Cancun, offering in each of our projects: design, quality, exclusivity and high added value.

We have developed throughout this time Serena in Residencial Cumbres, Bangalú in Residencial Palmaris and Kiara in Residencial Aqua, delivering apartments that ensure the ideal balance to achieve the quality of life and well-being of its inhabitants and which increase their value day with day.

With this same vision, Alba is a project that integrates harmony in every detail, a few steps from the Marina and the commercial center of Puerto Cancun and an innovative and contemporary design by the prestigious firm Archea Associati, which will undoubtedly exceed your expectations.

www.dimab.mx

SERENA



ARCHITECTS

ARCHEA ASSOCIATI

<http://www.archea.it/en/> <http://www.archea.it/en/>

ARCHEA ASSOCIATI

Founded in Florence in 1988 by Laura Andreini, Marco Casamonti and Giovanni Polazzi, Archea (pronunciation “Arquea”) is an architectural firm in which more than 80 architects work in the offices of Florence, Rome and Milan. In 1999, Silvia Fabi partnered with the founders. Thanks also to the opening of subsidiaries in Beijing, Dubai and Sao Paulo, Archea has created works of architecture, interior design and graphic design around the world.

In addition to research in the field of design, Marco Casamonti is a tenured professor at the University of Architecture in Genoa, and Laura Andreini is an associate professor at the University of Florence. Throughout the years, the firm has been invited to important competitions in Italy and abroad, and has received numerous awards and prizes. Among the most important projects of Archea Associati it is possible to include: the new Cantina Antinori in the Chianti Classico near Florence, the Li Ling World Ceramic Art City in China, the residential complex Colle Loreto in Lugano Switzerland, the Recovery and Transformation of the Central Market of Valletta in Malta. The 4-Evergreen commercial and residential tower and the National Football Stadium, both in Tirana, Albania, and the Shangri-La winery in Penglai (China) are currently under construction.

www.archea.it

ESTADIO DE UDINE, ITALY



GEL. GREEN ENERGY
LABORATORY SHANGHAI, CHINA



SHOWROOM
CARRARA, ITALY



BODEGA ANTINORI
FIRENZE, ITALY



BODEGA ANTINORI FIRENZE, ITALY



