



16 exclusive new spectacularly spacious
condominiums **FOR SALE!**



*Spectacular Spacious
Marina Front Condos.
Don't miss your opportunity,
only 16 condos!*

**LUXURIOUS
CONDOMINIUMS NESTLED
IN PUERTO AVENTURAS,
MEXICO.**

CONDOS FROM USD \$421,000



Secret Waters, appropriately named, is bordered on the East by waters of the tranquil end of the sailing marina and on the West by the only aqueduct on the **Mayan Riviera**. Secret Waters also presents a **stunning 174 foot infinity swimming pool**.



Infinity Pool

Water front views



Legal Certainty

Get your key,
get your title



Pet Friendly

Welcome furry
friends!



Security 24/7

We are in the
safest zone in the
whole area



Lush Gardens

Ample green areas



Walking Access

Enjoy your
neighborhood



Extraordinary Location!

One hour from
Cancun airport



**MODERN, OPEN SPACE
CONCEPT LIVING AREA**

12 Condos & 4 Penthouses



INFINITY POOL

Is your idea of having fun swimming laps in an olympic size pool? If so, then Secret Waters is the place for you. Or maybe it is the entire family in the water, splashing around or playing games. Perhaps Mom and Dad want to relax in a lounge chair while the little ones play with their toys in the shallow end built just for them. This pool was created with enough space for all to enjoy it.

Welcome to
Puerto Aventuras





PUERTO AVENTURAS

Satellite views show the famous Puerto Aventuras white sand beach with perfect swimming conditions due to its protective outer coral reef. This second largest reef in the world offers the best in any water sport residents and visitors could want. Whether looking for fun on the water, under the water or on land, Puerto Aventuras has it all.



PUERTO AVENTURAS

Not yet found on many maps, Puerto Aventuras is located on the Yucatan Peninsula, ninety minutes south of Central Cancun, fifteen minutes south of Playa del Carmen and thirty minutes north of Tulum's famous Mayan ruins. Puerto Aventuras, while safely hidden from hustle and bustle, is perfectly positioned to allow day trips up and down the Mayan Riviera. It just might fit your vision of Paradise.



Near Schools



Shopping Malls



Ample green areas



Supermarkets



Restaurants

BEAUTIFUL BEACHES

Puerto Aventuras is known for its white sand beaches and the shimmering turquoise Caribbean waters. While a playground for water sports and sunning during the day, at dusk beaches offer full view stunning sunsets.

Let your concerns melt into the sunset at Puerto Aventuras.



PUERTO AVENTURAS MARINA

Making real estate particularly desirable is the deep water private marina of Puerto Aventuras. It has been visited by yachts of all sizes making yacht viewing a pastime in itself. Not only beautiful, the marina provides a playground for residents as well as local fishermen.



A CULINARY EXPERIENCE

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SCENIC GOLF COURSES

There are many opportunities to enjoy the stunning natural surroundings of Puerto Aventuras. If golf or tennis is your game, enjoy a great day at the golf and tennis facilities directly across from Secret Waters. For those who prefer to roll rather than walk, the skate park is very popular.

DEEP SEA FISHING

The deep water private marina of Puerto Aventuras and the ocean just beyond is an abundant playground for the fishing enthusiast! Catch and eat that same day is a favorite meal in Puerto Aventuras.

WATER SPORTS

Puerto Aventuras is not without the classic beach activity of parasailing. If you can sail, you can fly. Take off and see beautiful Puerto Aventuras and Secret Waters from a bird's eye view. Many residents also enjoy surfing, sailing, windsurfing, kitesurfing and easy access to kayaks.

SCUBA DIVING AND SNORKELING

Some of the best Scuba diving and snorkeling in Mexico can be found in Puerto Aventuras. No long boat rides to get you right in the action. Get certified here and explore some of the best underwater caves in the world.





 2 Bedrooms

 Dining Room

 2 Closets

 2½ Bathrooms

 Kitchen

 Laundry Room

 Living Room

 Terrace

 Parking Lot



CHARACTERISTICS OF THE CONDOS:

- 2 bedrooms
- 2 ½ baths
- Mahogany or cedar wood closets.
- Aluminum frame windows.
- Mosquito screens.
- Aluminum storm shutters.
- LED lights.
- Quartz or similar counter tops in kitchen and bathrooms.
- Large porcelain floor tiles or similar.
- 5-burner stove.
- Split system air conditioning.

CHARACTERISTICS OF THE EXTERIOR:

- 174 ft. Infinity swimming pool.
- Lush gardens with a built-in grilling and eating pavilion.
- Elevator for each tower.
- Private parking for each unit.
- Pet friendly.





AQUEDUCT WITH WATERFALLS

Secret Waters residents can attest to the aqueduct as being a main attraction for those wanting a unique backdrop for photos. Many graduates, honeymooners and admiring tourists have stopped outside of Secret Waters to snap a few or take a selfie.

BARBEQUE & PICNIC AREA

Bordered by the peaceful marina on two sides and the lush gardens and sparkling waters of the pool on the other, residents are cooled by gentle breezes as they enjoy their favorite beverage. Two built in grills are made for charcoal cooking to be enjoyed by Secret Waters residents and their friends. Savor your food, your family and friends as life just keeps getting better at Secret Waters





Module III

Module II

Module I

SOLD

MODULE II & III
Delivery May 2024



PHASE II

PHASE I

174 FT. INFINITY POOL







