



BAO

PUERTO MORELOS
Q. ROO



WE MUST FREE OURSELVES FROM THE HOPE THAT THE SEA WILL EVER REST.
WE MUST LEARN TO SAIL WITH STRONG WINDS.

- ARISTÓTELES ONASSIS

A romantic couple is seen from the side, sitting on the wooden deck of a sailboat. The man, wearing a white shirt and shorts, has his arm around the woman's shoulder. The woman, wearing a light pink dress, is leaning her head against his. They are both looking out at the ocean under a soft, golden sunset sky. The boat's rigging and a stainless steel vent are visible on the deck. A large, semi-transparent graphic element is on the left side of the image.

FIND THE WAY TO A NEW DESTINATION IN
BAO PUERTO MORELOS.





CANCÚN

PUERTO MORELOS

PLAYA DEL CARMEN

COZUMEL

PUERTO MORELOS

20.880150, -86.865102





PROJECT

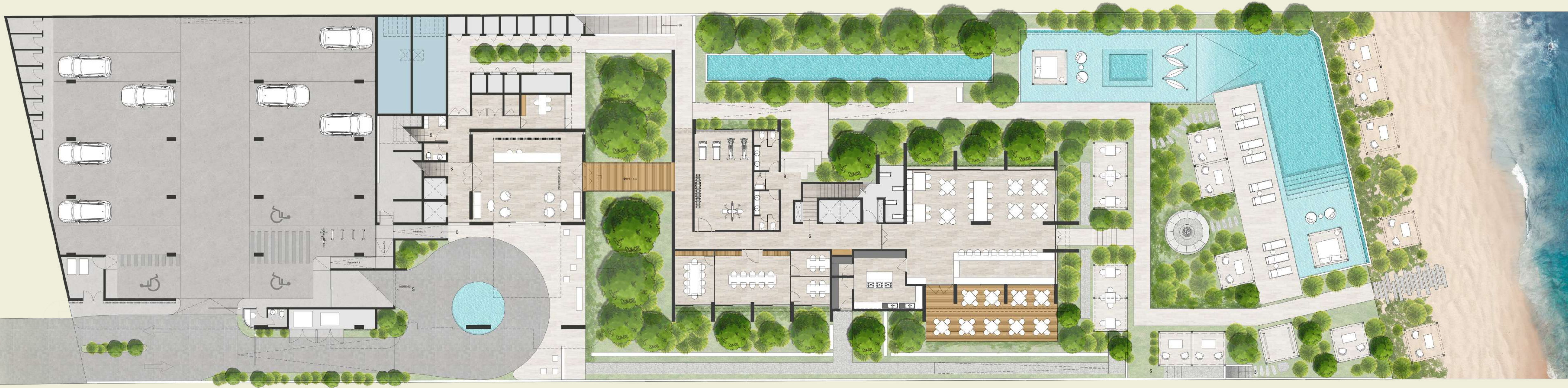
OLD CAPTAIN,

TO A NEW SHIP.









LEVEL 1.







AMENITIES



CONCIERGE



SECURITY 24/7



LOBBY



PADEL COURT



GYM



SWIMMING LANE



SPORTS BEACH CABIN



KAYAKING



PADDLE BOARDS



INFINITE BEACH POOL



POOL CABINS



FIRE PIT



BEACH CABINS



SKY BAR



JACUZZI



COWORKING



MEETING ROOMS



POOL RESTAURANT



ROOM SERVICE



BEACH TERRACE



SKY TERRACE



VALET



E-KARTS



ELECTRIC BIKES



TRANSPORT





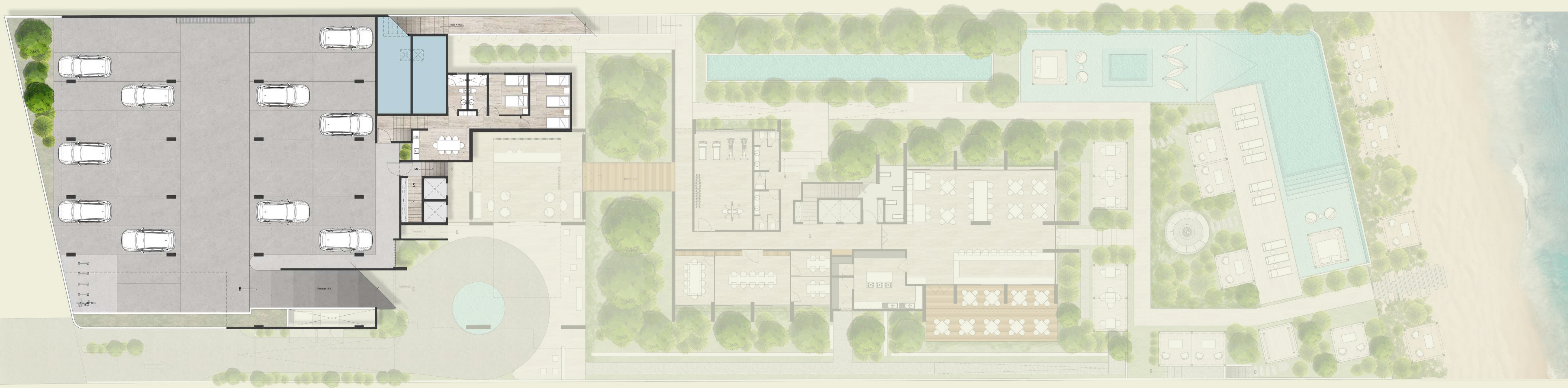










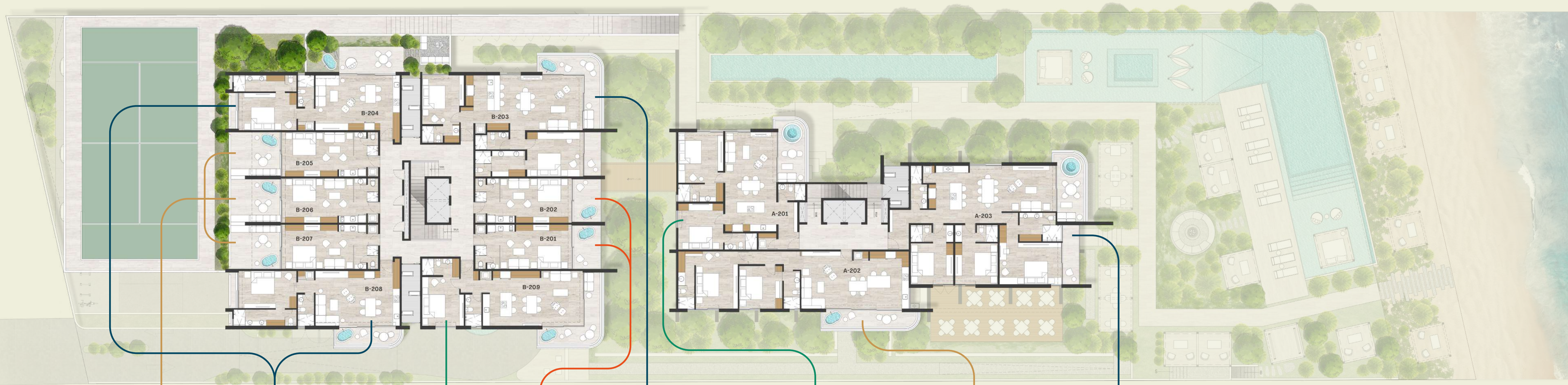


MEZZANINE LEVEL.



TOWER B

TOWER A



STUDIOS A

1 BEDROOM A

1 BEDROOM B

STUDIOS B

2 BEDROOM A

2 BEDROOM B

2 BEDROOM C

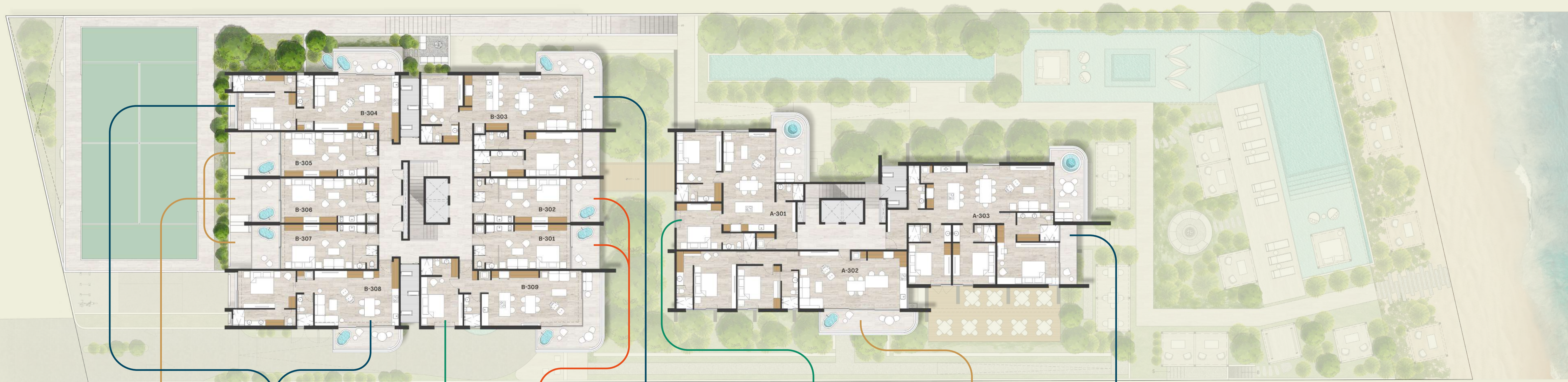
3 BEDROOM A

LEVEL 2.



TOWER B

TOWER A



STUDIOS A

1 BEDROOM A

1 BEDROOM B

STUDIOS B

2 BEDROOM A

2 BEDROOM B

2 BEDROOM C

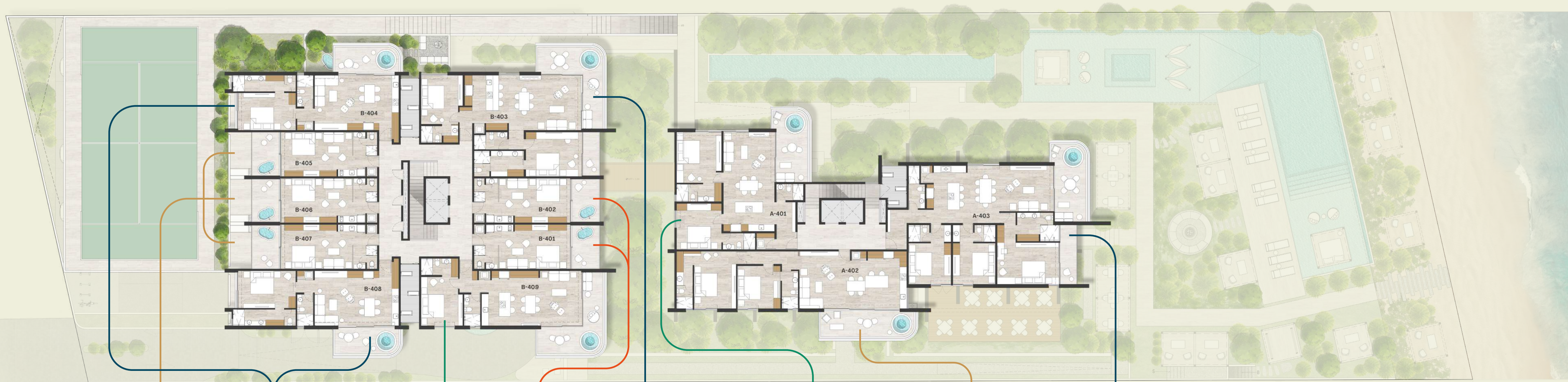
3 BEDROOM A

LEVEL 3.



TOWER B

TOWER A



STUDIOS A

1 BEDROOM A

1 BEDROOM B

STUDIOS B

2 BEDROOM A

2 BEDROOM B

2 BEDROOM C

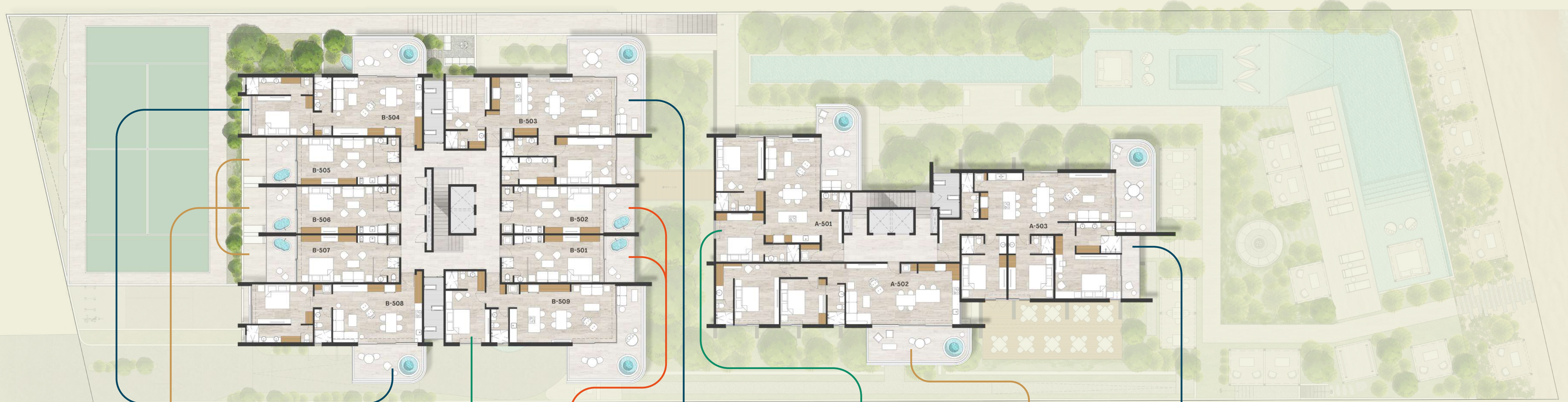
3 BEDROOM A

LEVEL 4.



TOWER B

TOWER A



STUDIOS A

1 BEDROOM A

1 BEDROOM B

STUDIOS B

2 BEDROOM A

2 BEDROOM B

2 BEDROOM C

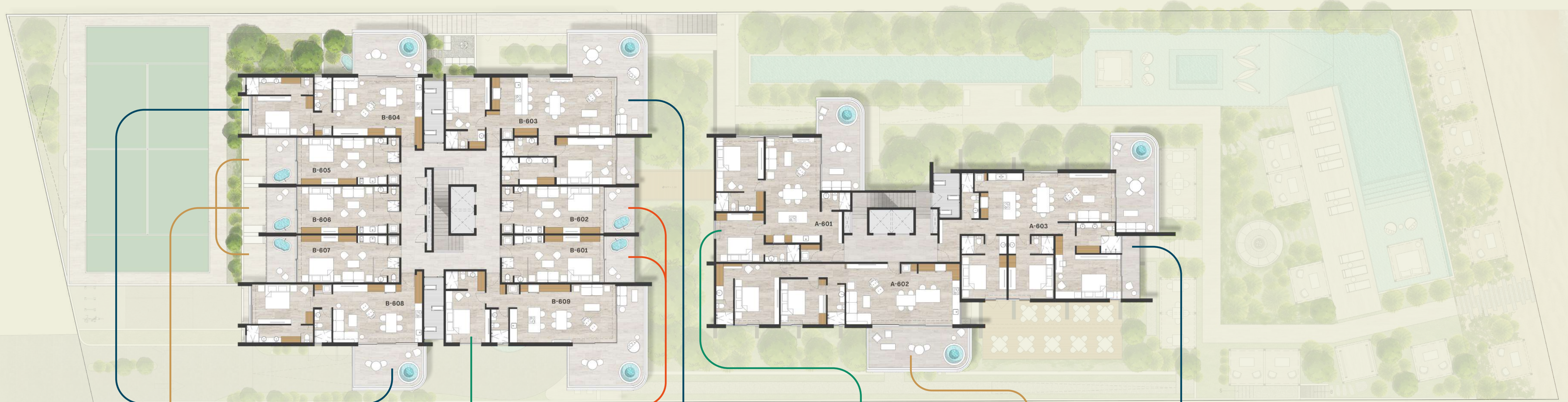
3 BEDROOM A

LEVEL 5.



TOWER B

TOWER A



STUDIOS A

1 BEDROOM A

1 BEDROOM B

STUDIOS B

2 BEDROOM A

2 BEDROOM B

2 BEDROOM C

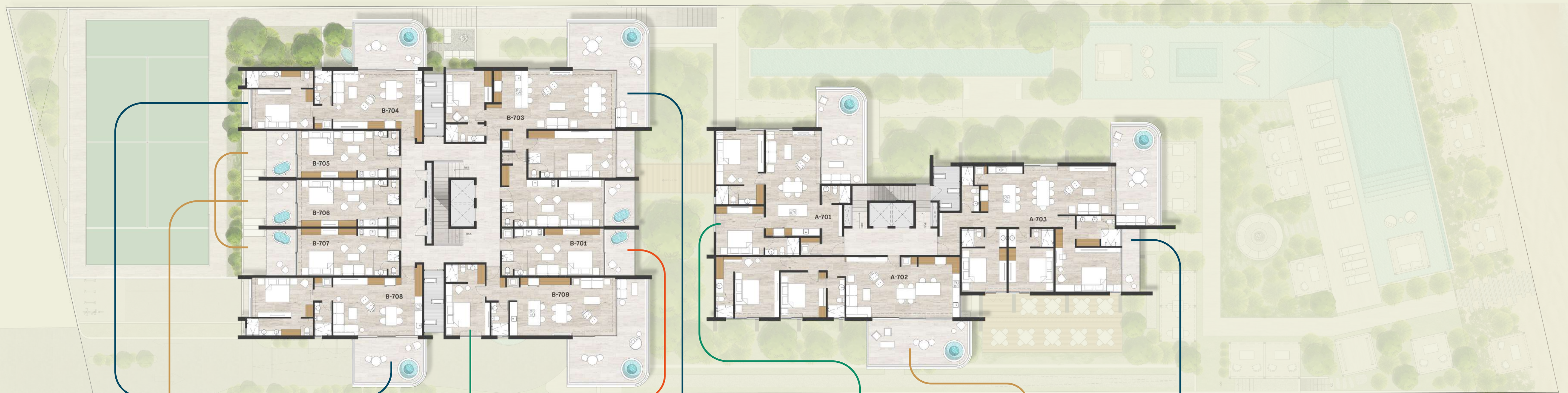
3 BEDROOM A

LEVEL 6.



TOWER B

TOWER A



STUDIOS A

1 BEDROOM A

1 BEDROOM B

STUDIOS B

3 BEDROOM B

2 BEDROOM B

2 BEDROOM C

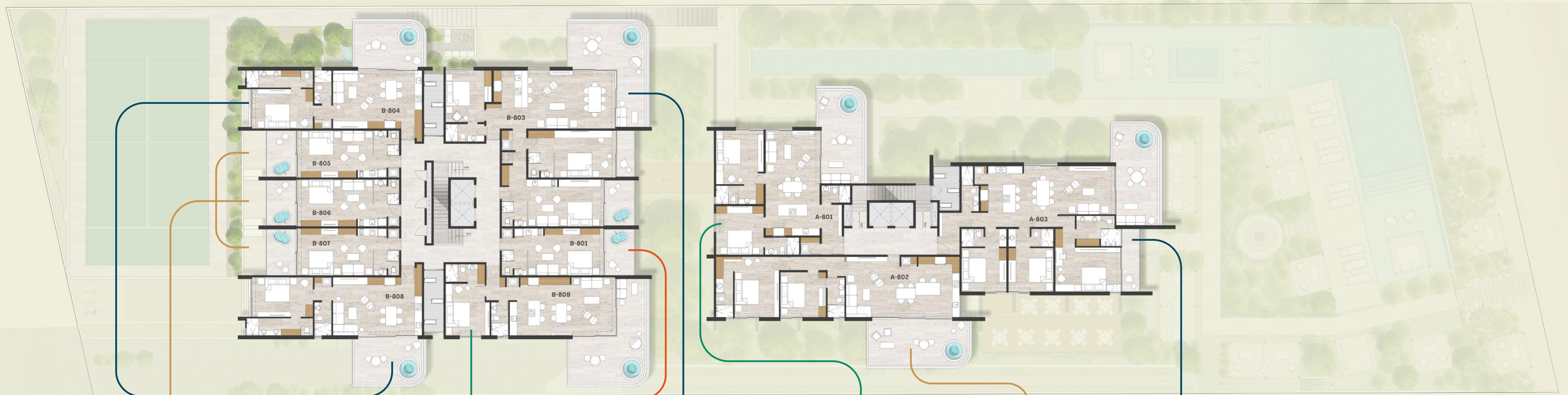
3 BEDROOM A

LEVEL 7.



TOWER B

TOWER A



STUDIOS A

1 BEDROOM A

1 BEDROOM B

STUDIOS B

3 BEDROOM B

2 BEDROOM B

2 BEDROOM C

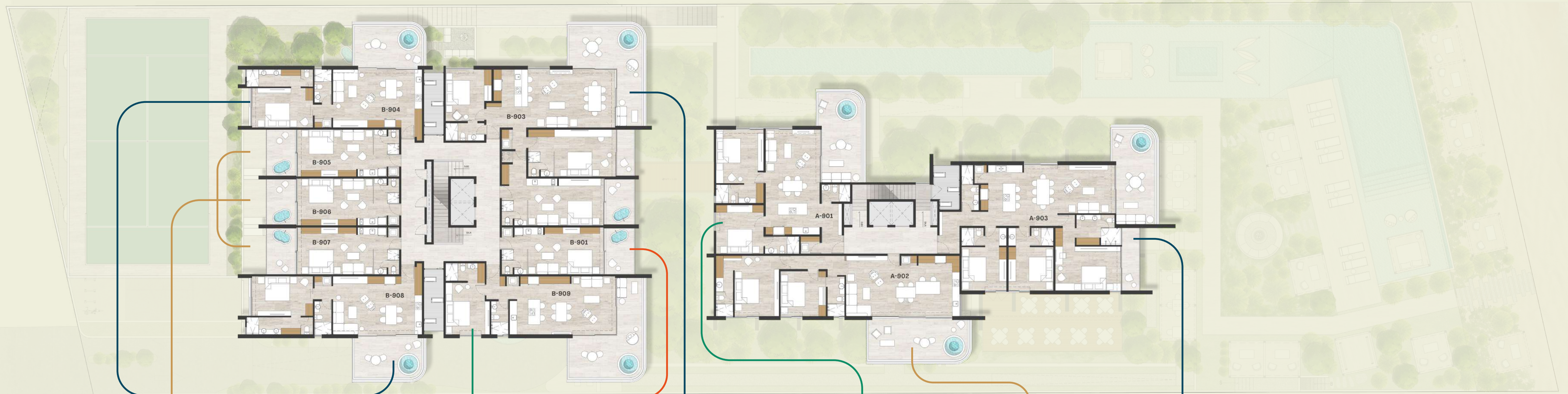
3 BEDROOM A

LEVEL 8.



TOWER B

TOWER A



STUDIOS A

1 BEDROOM A

1 BEDROOM B

STUDIOS B

3 BEDROOM B

2 BEDROOM B

2 BEDROOM C

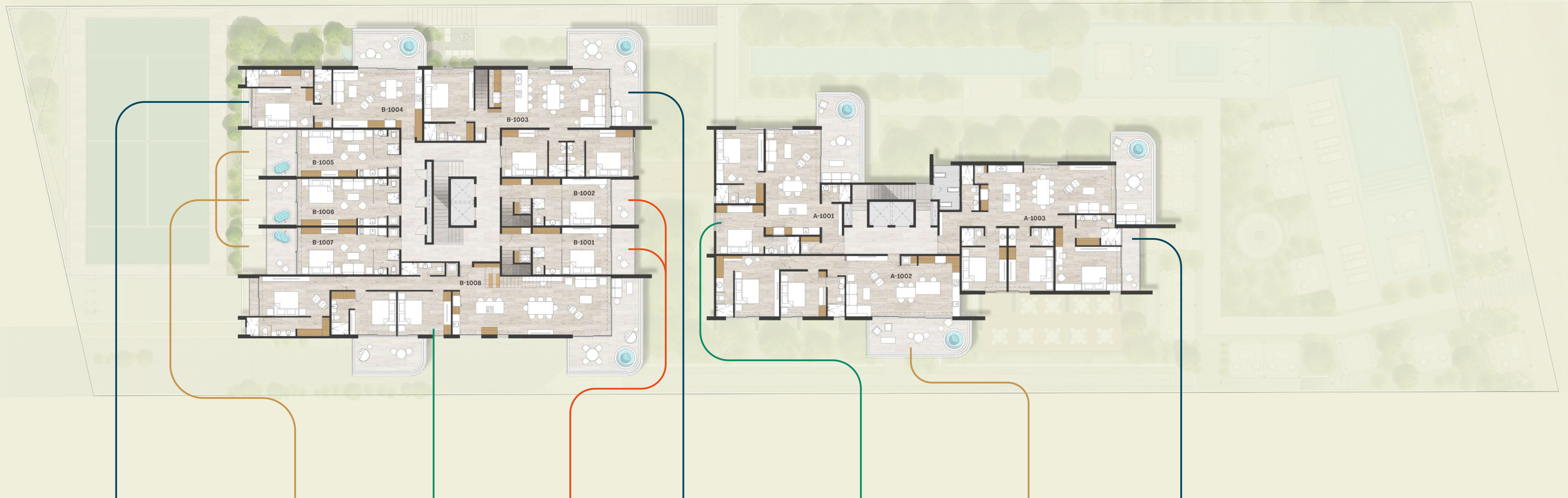
3 BEDROOM A

LEVEL 9.



TOWER B

TOWER A



1 BEDROOM A

STUDIOS A

PENTHOUSE A
4 BEDROOM

PENTHOUSE
STUDIO

PENTHOUSE B
3 BEDROOM

2 BEDROOM B

2 BEDROOM C

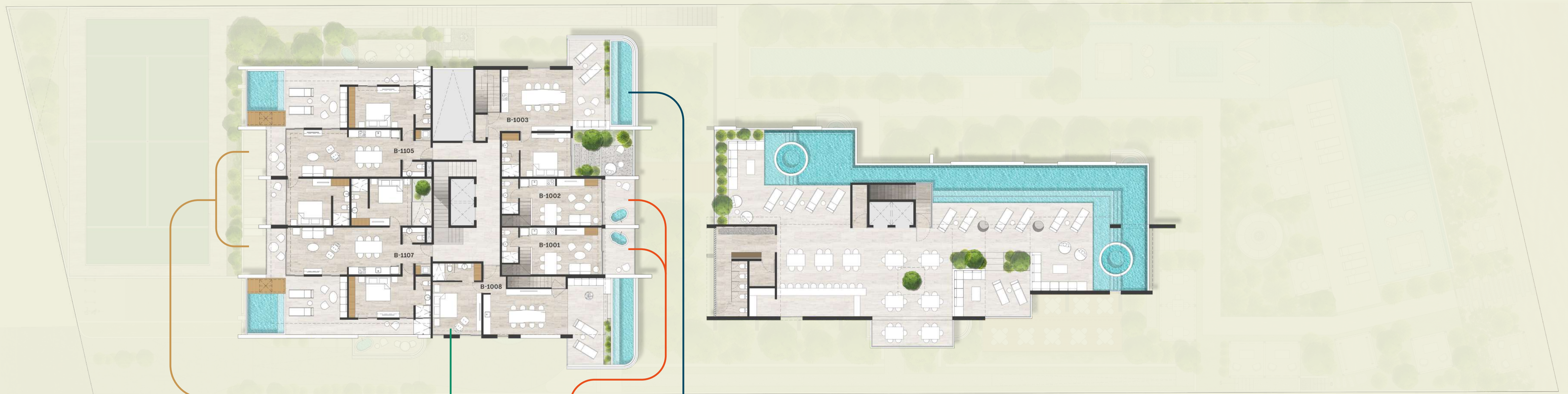
3 BEDROOM A

LEVEL 10.



TOWER B

TOWER A



PENTHOUSE C
2 BEDROOM

PENTHOUSE A
4 BEDROOM

PENTHOUSE
STUDIO

PENTHOUSE B
4 BEDROOM

LEVEL 11 (ROOF).





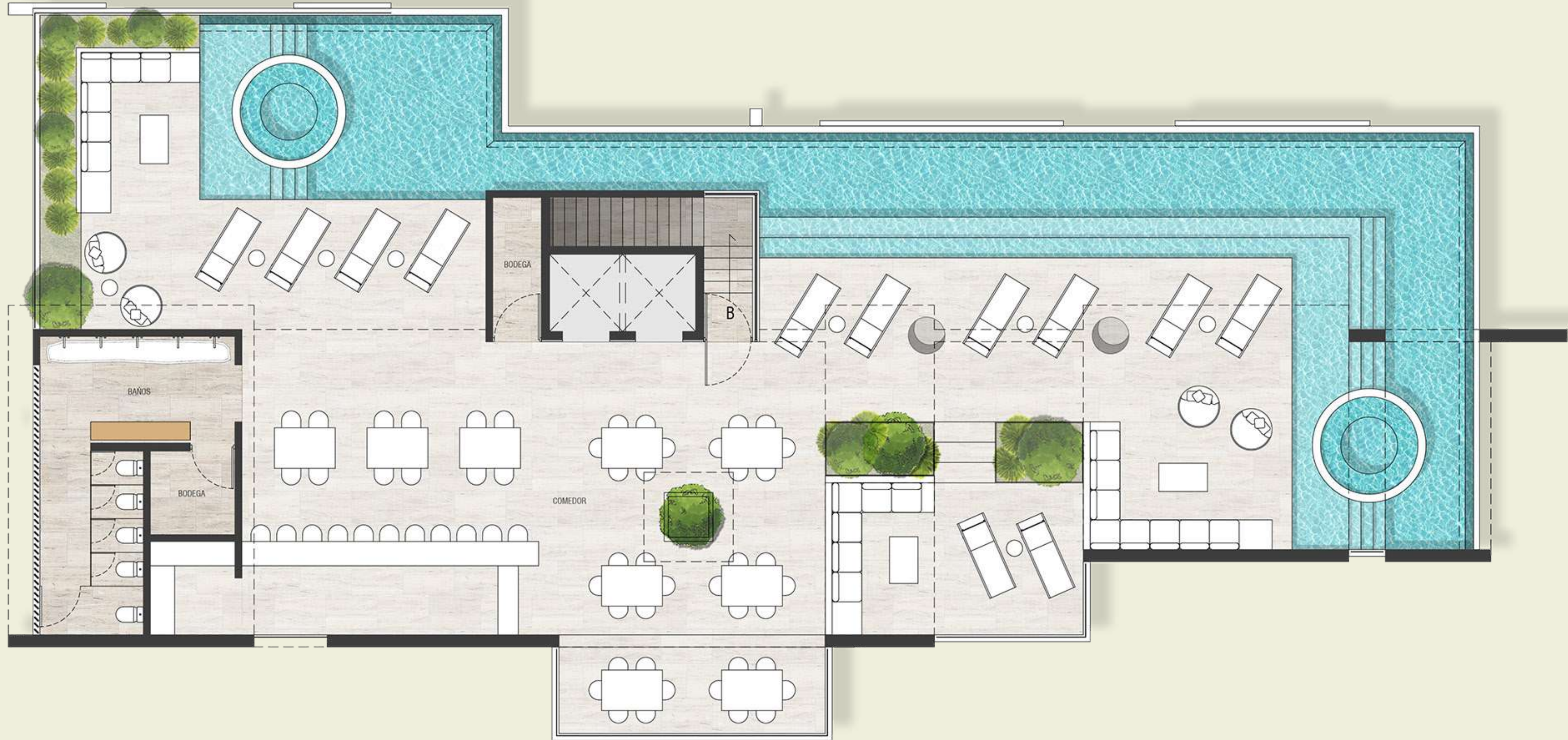
I CAN'T CHANGE THE DIRECTION OF THE WIND,
BUT I CAN ADJUST MY SAILS TO ALWAYS REACH
MY DESTINATION.

- JIMMY DEAN



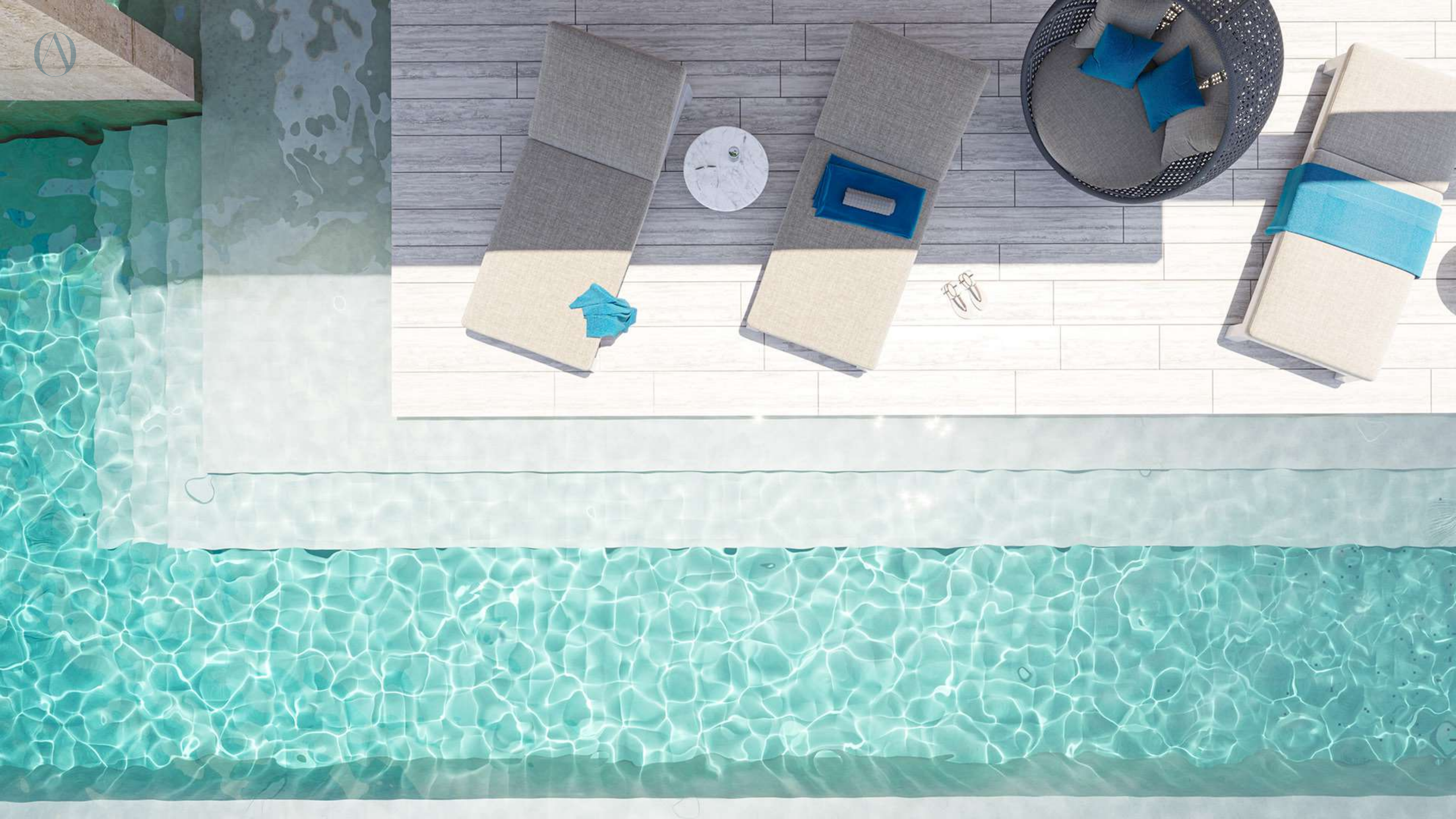






SKY TERRACE.







APARTMENTS

TIS THE SET OF THE SAILS AND NOT THE GALES,
THAT TELLS THE WAY WE GO.





APARTMENT A 3 BEDROOMS

TOWER A

- AREA: 173 -186 m²
- KITCHEN
- LIVING/DINING ROOM
- 4 COMPLETE BATHROOMS
- TERRACES / JACUZZI*



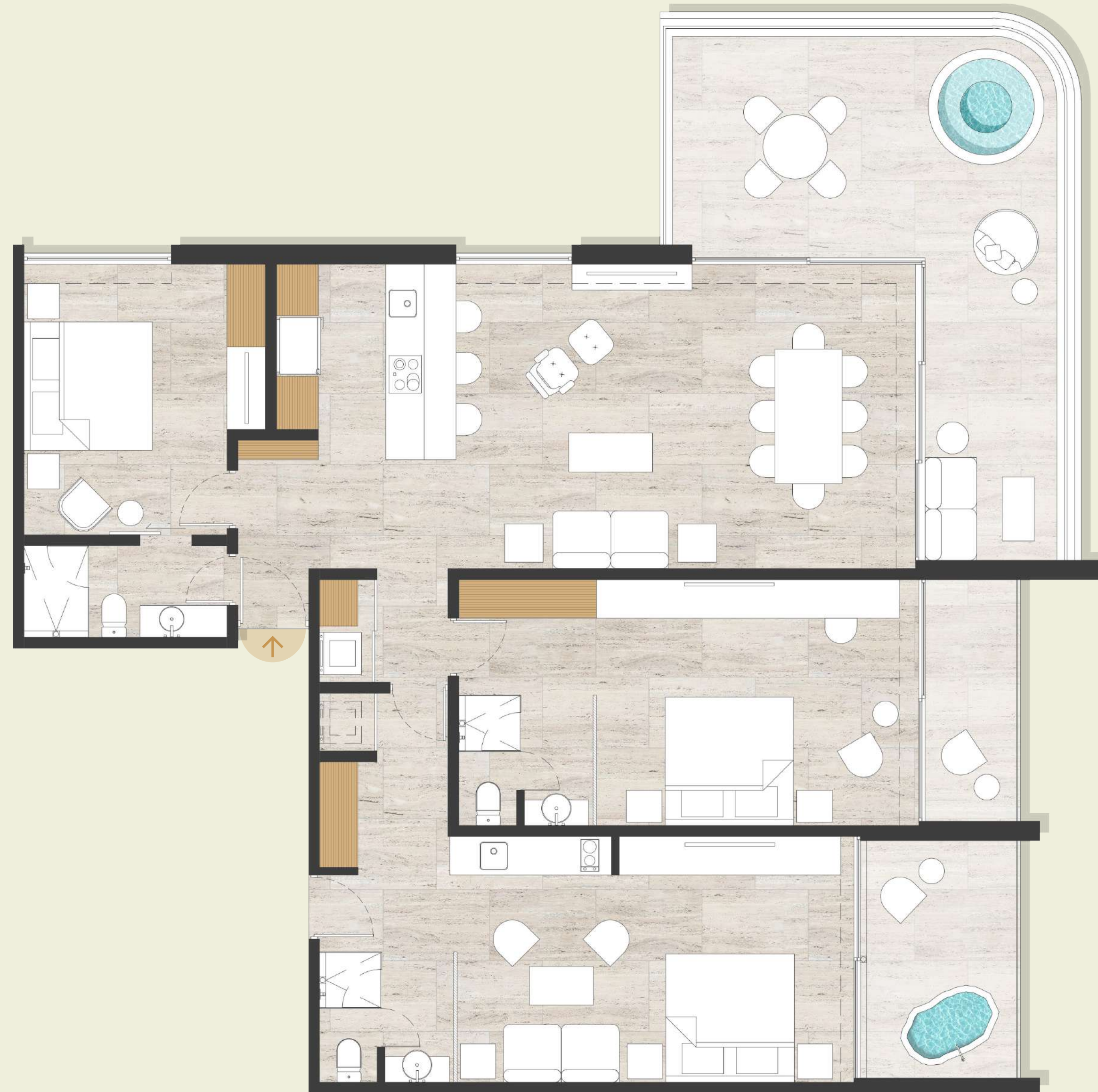
* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



APARTMENT B 3 BEDROOMS

TOWER B

- AREA: 202 m²
- KITCHEN
- LIVING/DINING ROOM
- 3 COMPLETE BATHROOMS
- TERRACES / JACUZZI*



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



APARTMENT B 2 BEDROOMS

TOWER A

- AREA: 121 – 137 m²
- KITCHEN
- LIVING/DINING ROOM
- 3 COMPLETE BATHROOMS
- TERRACE / JACUZZI*



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



APARTMENT C 2 BEDROOMS

TOWER A

- AREA: 123 – 142 m²
- KITCHEN
- LIVING/DINING ROOM
- 2 COMPLETE BATHROOMS
- TERRACE / JACUZZI*



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.





APARTMENT A 2 BEDROOMS

TOWER B

- AREA: 141 – 162 m²
- KITCHEN
- LIVING/DINING ROOM
- 3 COMPLETE BATHROOMS
- TERRACES / JACUZZI*



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



APARTMENT B 1 BEDROOM

TOWER B

- AREA: 96 – 118 m²
- KITCHEN
- LIVING/DINING ROOM
- 2 COMPLETE BATHROOMS
- TERRACE / JACUZZI*



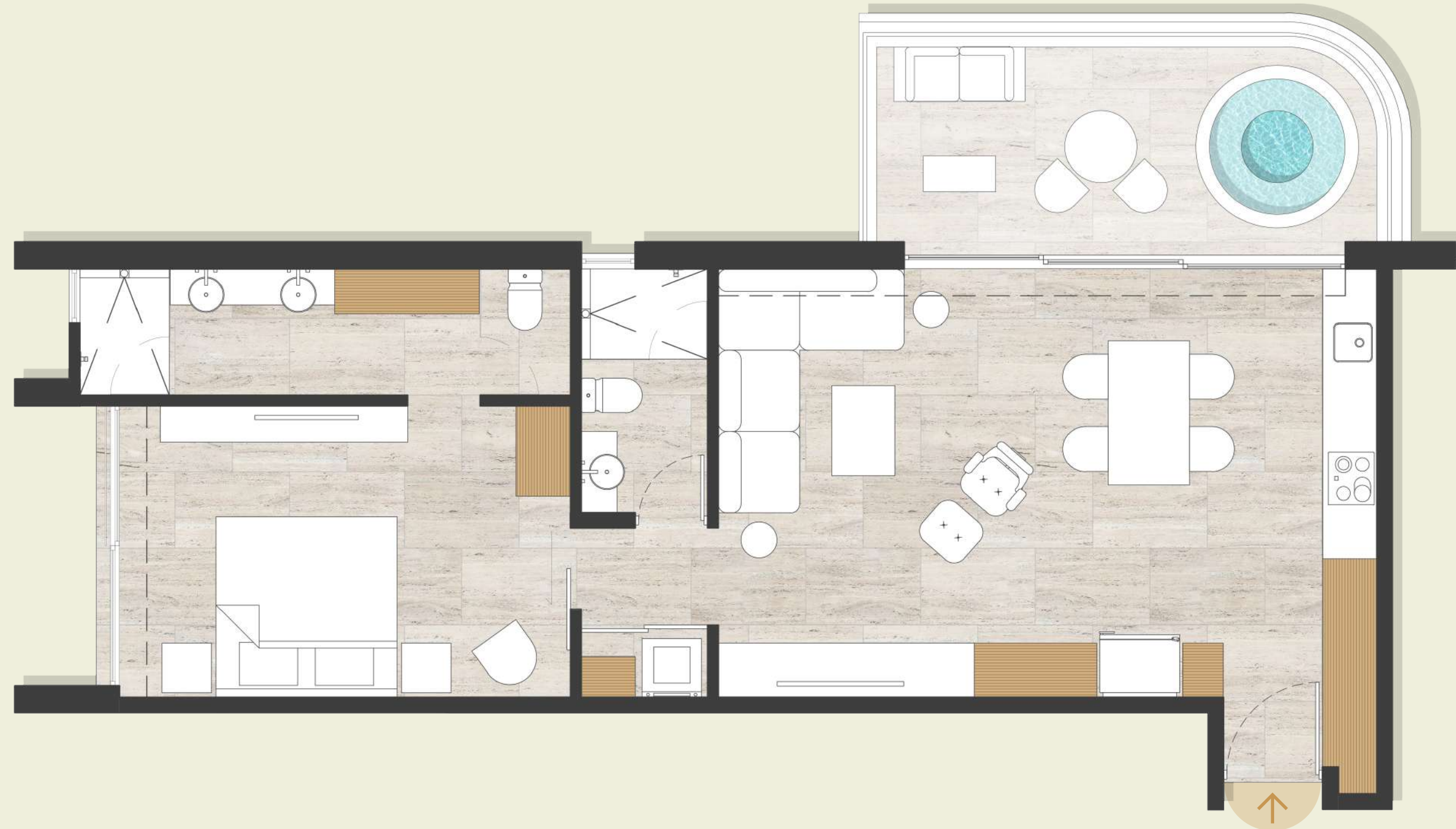
* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



APARTMENT A 1 BEDROOM

TOWER B

- AREA: 86 – 100 m²
- KITCHEN
- LIVING/DINING ROOM
- 2 COMPLETE BATHROOMS
- TERRACES / JACUZZI*



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.





STUDIO A

TOWER B

- AREA: 45 m²
- KITCHEN
- ROOM
- 1 FULL BATHROOM
- TERRACE / OUTDOOR TUB



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



STUDIO B

TOWER B

- AREA: 45 m²
- KITCHEN
- ROOM
- 1 FULL BATHROOM
- TERRACE / OUTDOOR TUB



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.





PENTHOUSE A 4 BEDROOMS

TOWER B

- AREA: 254 m² / EXTERIOR: 65 m²
- KITCHEN
- LIVING/DINING ROOM
- 4 COMPLETE BATHROOMS
- TERRACE / JACUZZI*
- ROOF TOP / POOL



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



PENTHOUSE B 4 BEDROOMS

TOWER B

- AREA: 255 m² / EXTERIOR: 39 m²
- KITCHEN
- LIVING/DINING ROOM
- 4 COMPLETE BATHROOMS
- TERRACE / JACUZZI*
- ROOF TOP / POOL



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



PENTHOUSE C 2 BEDROOMS

TOWER B

- AREA: 130 m² / EXTERIOR: 30 m²
- KITCHEN
- LIVING/DINING ROOM
- 2 1/2 BATHROOMS
- TERRACE
- POOL



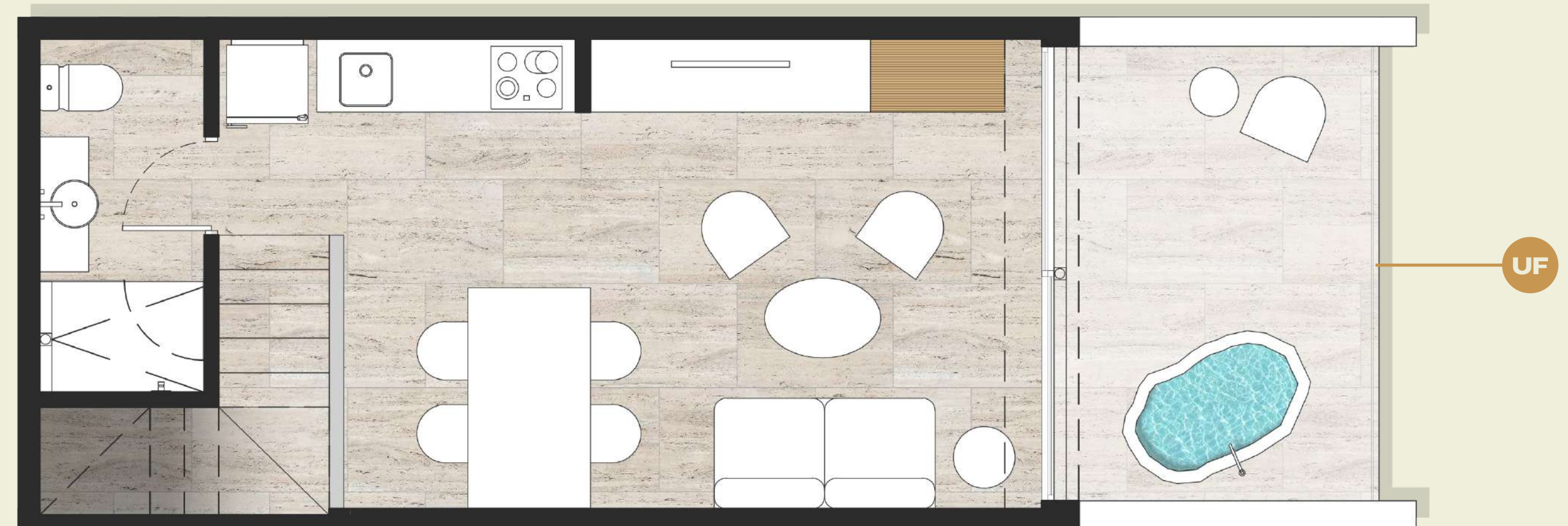
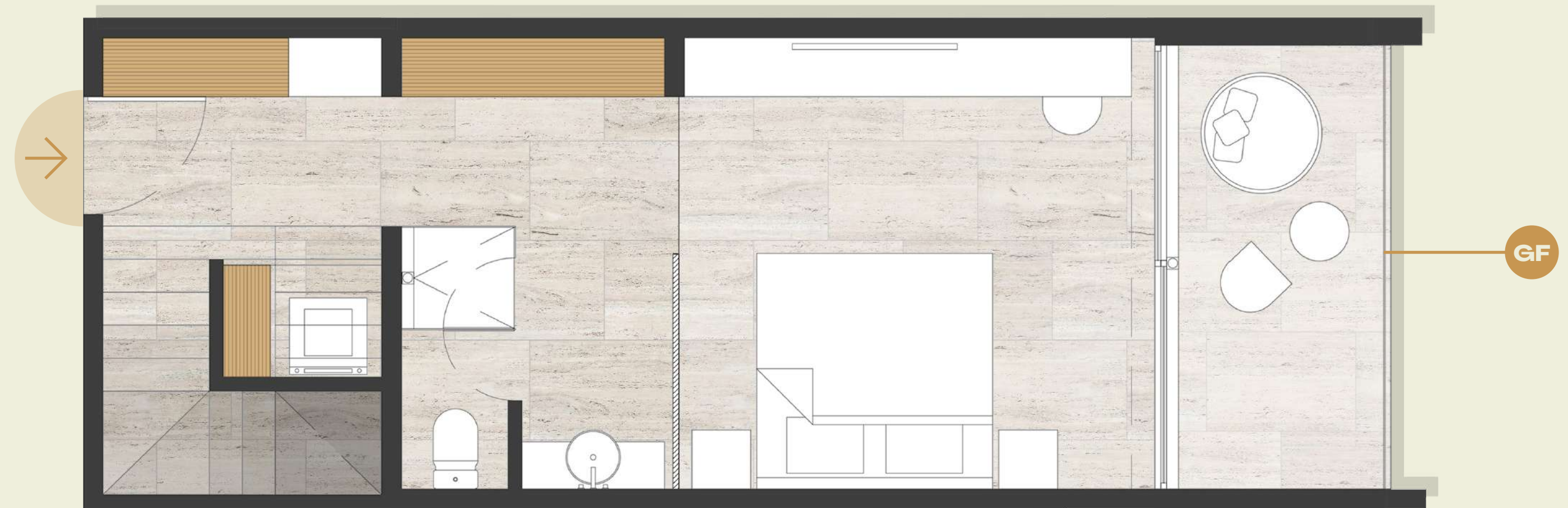
* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.



PENTHOUSE STUDIO 1 BEDROOM

TOWER B

- AREA: 81 m² / EXTERIOR: 10 m²
- KITCHEN
- LIVING/DINING ROOM
- 2 COMPLETE BATHROOMS
- TERRACES / OUTDOOR TUB



* The equipment varies in relation to the floor in which the apartment is located, with the options being an outdoor bathtub or a hydromassage tub.







THERE IS A GREATER SHOW THAN THE
SEA... THE SKY.

- VICTOR HUGO



FUNDAMENTAL GUIDING CONCEPTS FOR THE REDUCTION OF THE IMPACT ON THE ECOSYSTEM

The greatest impact that a project can have on its environment starts from the design, factors such as respect for the environment, existing vegetation, correct orientation for the use of lighting without excessive use of energy, use of natural ventilation and implementation of technology.

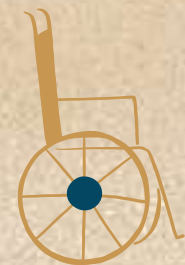
We take advantage of our experience in the design of buildings with LEED certification to apply those that can give us the greatest efficiency.

ECOSYSTEM CONSERVATION



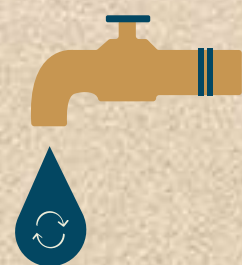
- Smaller footprint of the building, greater green area
- Endemic vegetation, less maintenance, energy and water consumption
- Use of permeable materials on exterior floors
- Integration to a local architecture language

UNIVERSAL ACCESSIBILITY



- Easy access to all areas of the project for people with disabilities
- Interior spaces with ease of adaptation for people with disabilities

WATER TREATMENT



- Immediate water heating systems
- Low consumption toilet
- Taps with aerators
- Endemic vegetation, less need for water for irrigation

ENERGY SAVING



- Design of facades for better lighting, 90% of spaces naturally illuminated
- Facades designed for efficient solar control and reduce the need for a/c
- Use of low consumption lighting
- Anti-hurricane windows with a high level of insulation (PVC with laminated glass for solar control)
- Wall materials with a high level of thermal and acoustic insulation
- Design of natural ventilation in interior spaces.
- Inverter cooling systems
- High efficiency pumping systems

WASTE REDUCTION



- Infrastructure for waste separation