



# ÚUMBAL

PUERTO AVENTURAS  
DEVELOPMENT BY

**S** SINTONÍA LIVING



# ÚUMBAL

## 10 TOWNHOMES

WELL-BEING  
FROM THE  
GROUND UP

SINTONIALIVING.COM

- Located in the phase 1 of Puerto Aventuras
- Golf views
- Cenote style pool
- Coworking
- Gym
- Yoga and meditation zone
- Storage room
- Private parking
- Rooftop with private pools





# SINTONIA LIVING

## Our Philosophy

Our projects are built with attention to detail. Every element is selected with the words “Wellbeing” and “Syntony” in mind. All we choose is picked as we will ourselves live in our buildings, with love and respect for our customers.

We develop homes in harmony with the environment where you can balance yourself and enjoy life in the marvellous Mexican Caribbean paradise.

While every project is different our philosophy will never change.

We believe a home should be somewhere you feel at ease from the moment you walk in. Where everything from the interior, to the gardens and the feeling of living in your own piece of paradise should make your shoulders drop a few inches.



# PUERTO AVENTURAS

## Nautical Paradise

In Puerto Aventuras complex you have the luxury of living by the sea, enjoying the Caribbean every morning.

Start living the life you dream of, enjoy all the amenities and lifestyle of the only marina between Cancún and Belize.

Surround yourself with nature. Practice outdoor activities with a pleasant tropical climate, mesmerized by the wide variety of lush flora and fauna.

Puerto Aventuras is the ideal place for your family to live in a safe, warm and homey environment that only the Mexican Caribbean can offer you.

Choose **Úumbal** and let yourself be carried away by a paradisiacal place. Decide every morning between enjoying a day at the beach, playing golf, sport fishing, and much more!







## PUERTO AVENTURAS

# Why Should You Live Here?

**01**

It is one of the safest private residential development and locations from the Riviera Maya in the Mexican Caribbean. Puerto Aventuras beaches face the second largest coral reef in the world.

**02**

PA is a beach and golf paradise, with marine fauna, a dolphinarium, seals and manatees, tennis courts, restaurants, shopping areas, a skating area, a jogging track, children's games and all kinds of water activities such as fishing, diving, snorkeling, kayak and much more.

All this while enjoying the natural beauty of the Riviera Maya.









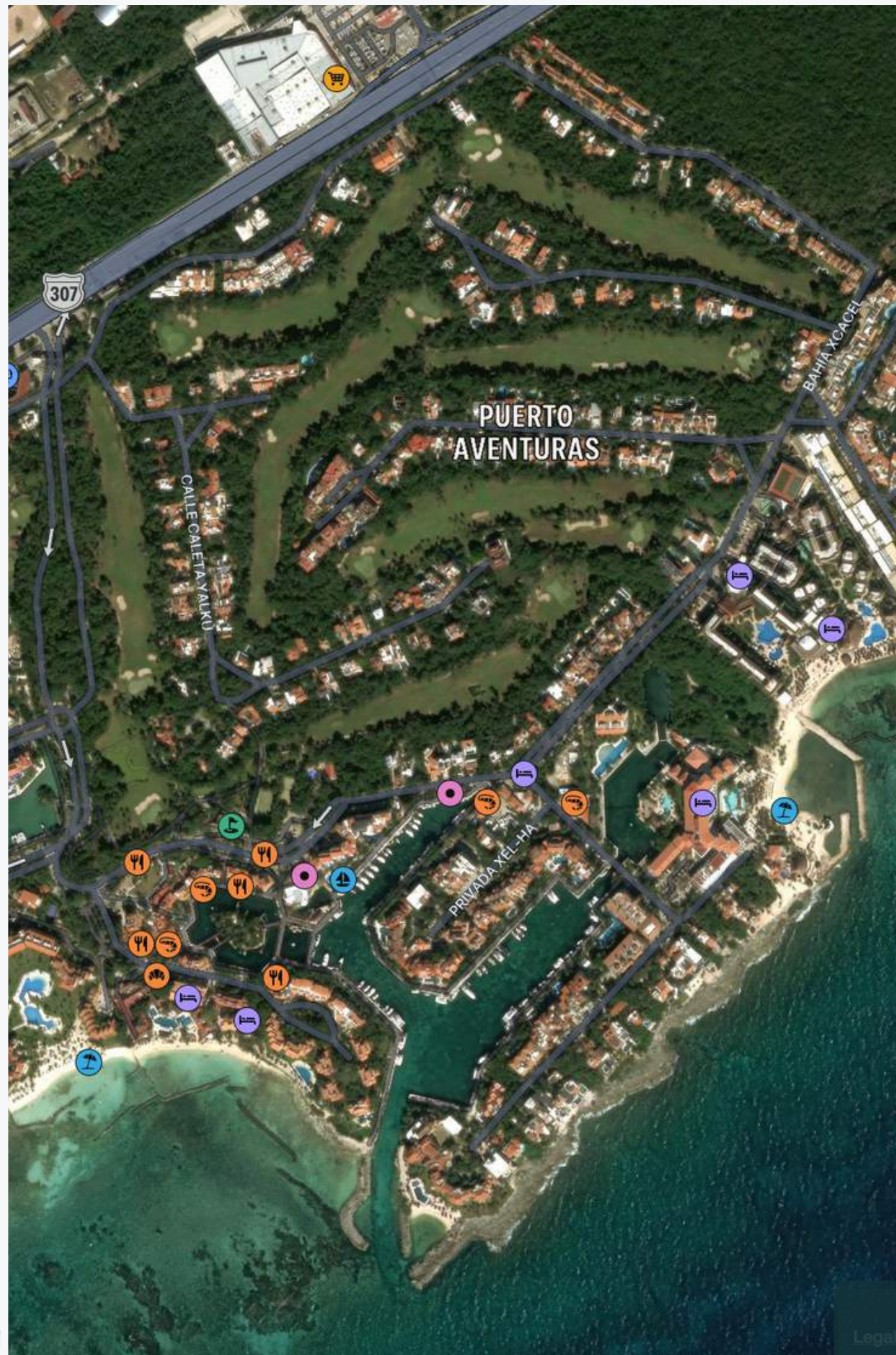












## LOCATION

# All You Need is Nearby

- Located at a 60 minutes drive from Cancún Airport, 20 min. from Playa del Carmen and 25 min. from Tulum. Between the Barceló and the HardRock Hotels. 15 minutes drive from the famous Xcaret Eco Park and 10 min. from Xel-Ha.
- Puerto Aventuras complex offers multiple amenities onsite, from groceries, restaurants, pharmacies, shops, schools, beach club and entertainment for all ages. A complete shopping center is located at a 5 minute drive outside the urbanization.
- Some of the most beautiful cenotes of the Riviera Maya are located at a 5 minute drive from Puerto Aventuras.



# PUERTO AVENTURAS

## Plenty of Fun and Nature

Puerto Aventuras, located in the heart of the Riviera Maya, Mexico, is a picturesque community known for its focus on a positive and natural lifestyle.

With its lush tropical vegetation, crystal clear waters and an abundance of natural beauty, the community offers a unique blend of natural serenity and modern luxury.

This ultra secure community is surrounded by the Caribbean sea and offers access to a variety of water activities, such as swimming, snorkeling, and diving, as well as a marina with boat tours and fishing excursions.

The community also has a strong emphasis on preserving the natural environment, with many homes and buildings designed to blend seamlessly into the lush surroundings.

With its focus on sustainability, nature and a healthy lifestyle, Puerto Aventuras is the perfect place for family vacations or to live with your loves one, all in harmony with the natural world and enjoy all the benefits of the Caribbean.





# ÚUMBAL

## THE MAYAN WORD **for Balance**

Welcome to Úumbal, our golf views designer town homes development in the high-end Puerto Aventuras complex.

Inspired in an authentic Mediterranean and Mayan style fusion, with a touch of Japanese minimalistic balance.

Comfort, wellbeing, natural connection and life equilibrium are the main concepts we had in mind to build this balanced oasis.

Disconnect from the urban noise, reconnect with yourself, with life and nature, finding the peaceful satisfaction of savouring every moment.

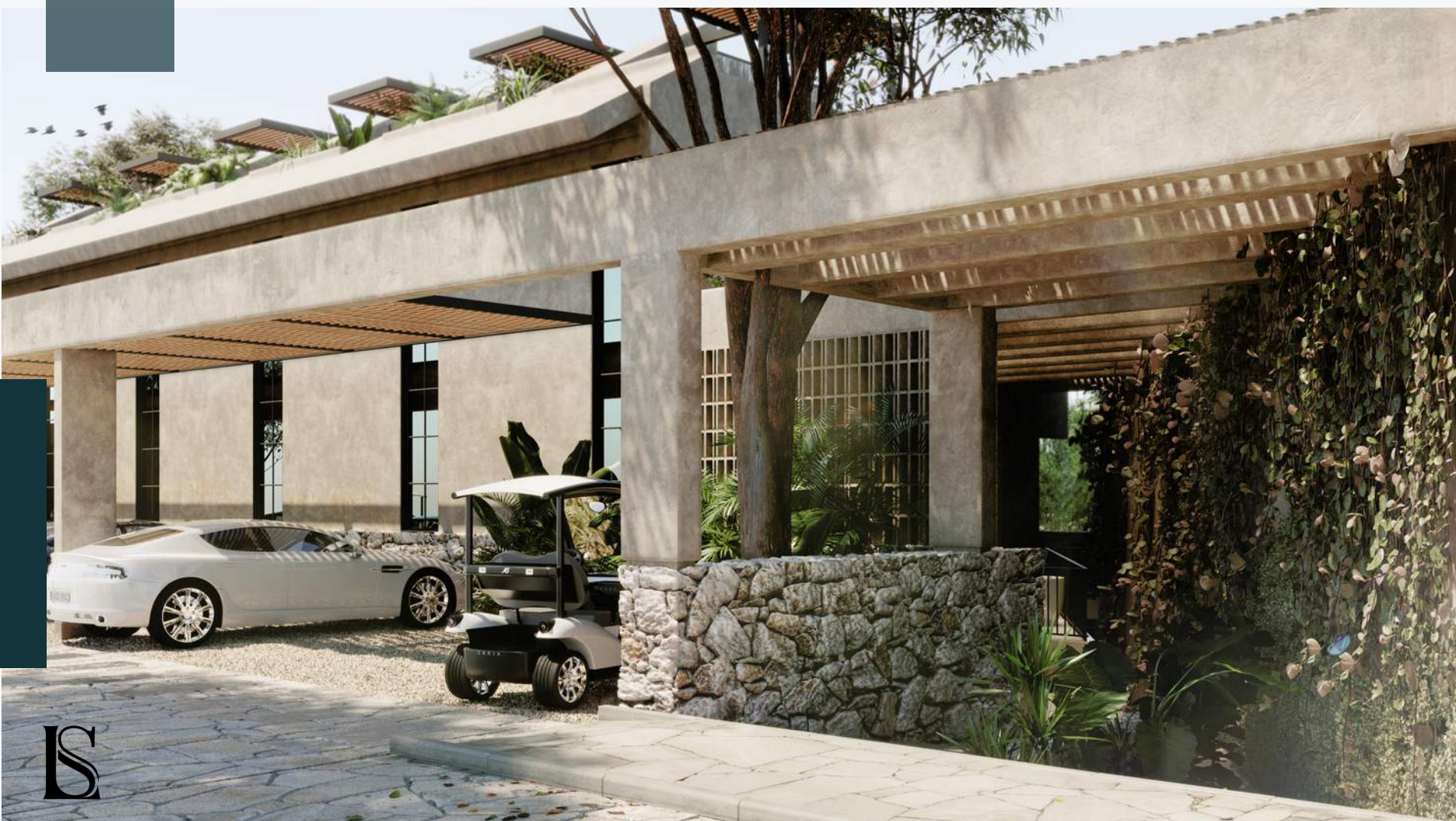




# ÚUMBAL

## Lush Beauty All Around

Picture yourself on a tranquil private complex of 10 town homes, with beautiful golf views, surrounded by jungle elements, all with modern comfort and your own private rooftop pool!



## A Peaceful Eden

We designed Úumbal to be a space of balance, where you can disconnect from the urban life, while living your best life in all the comfort of modern amenities, totally connected with peace and nature.



# WHERE ARE WE Located?

Calle Bahía Chemuyil No. 37  
Desarrollo Turistico Puerto Aventuras,  
Municipio de Solidaridad, Quintana Roo.

Main entrance



Úmbal  
Golf front





# HOMES WITH A SOUL

## That Radiate Wellbeing

- Each element of this brand new townhouses development, has been architecturally designed to please your senses.
- All elements present on Úumbal complex are harmoniously put together to express peace, balance, comfort and contemporary elegance.
- Spaces have been created with the highest care for details and the best available materials. Offering all the necessary amenities to surround you into an environment of pleasure, and help you create your own cocoon of happiness.
- Úumbal is a signature design development. The concept was carefully crafted by our team of experts, including our award winning industrial and interior designer, our well-being specialist and the active participation of our commercial advisors. A synergy that bring out this unique project.





# ARCHITECTURAL Development

"My starting point to create Úumbal is the desire to provide its inhabitants with a backdrop to live and relive stories, moments.

Úumbal speaks through its mystical spaces, jungle and meditation vibes. It speaks about the comfort of being able to savour everyday life.

The intention is to inspire moments of enjoyment, fun and intimacy. Generate a space so personal and pleasant that you can feel it as a little piece of home.

We all deserve a space like Úumbal, life enjoyment will depend on everyone of us."

**Eduardo García Santo.**



**Meet our architect, Eduardo García Santo.**  
Award winning industrial and interior designer.



# GOLF VIEW

## Townhomes

Imagine waking up each morning to verdant views of a world-class golf course, right in your backyard. With Úumbal townhomes, this dream becomes your reality. Situated on the edge of the lush golf course in the phase 1 of Puerto Aventuras, Úumbal offers residents direct access to golfing bliss, just steps away from your front door.

At Úumbal, you're not just investing in a home, but in a lifestyle centered on sport, leisure, and the pure enjoyment of life. Embrace the best of both worlds - the serenity of the golf course and the invigorating vitality of the sea. Welcome to your best life at Úumbal.



ENTRANCE



FRONTAL VIEW





# BLENDING

## With Nature

Nestled in the heart of one of the Riviera Maya's most prestigious urban developments, Úumbal is a sanctuary of serenity that marries nature and luxury. Each townhome is thoughtfully designed to blur the line between indoor and outdoor living, creating an oasis that feels like your personal piece of jungle paradise.

Imagine stepping out into your own lush, plant-adorned patio, inspired by the tranquility of a cenote, all within the convenience of a top-tier residential complex. With Úumbal, you don't have to choose between modern amenities and natural beauty - you can immerse yourself in both. Experience the luxury of living in harmony with nature, without compromising on comfort and convenience. Welcome to Úumbal, your jungle sanctuary within reach of the Riviera's finest amenities.



GARDENS



AERIAL VISION



# NATURAL

## Materials All Around

Step into your Úumbal townhome and embrace the essence of nature in its most luxurious form. Our commitment to ecological responsibility is reflected in our thoughtful use of local, natural materials, creating a space where comfort meets sustainability.

Each home showcases the richness of Tzalam wood, sustainably sourced from the Mayan jungle, and the elegance of Crema Maya Stone, locally revered as the 'Mayan marble.'



LIVINGROOM



POOL &amp; OUTDOORS TERRACE



# NATURAL Materials All Around

But our dedication to natural materials doesn't stop there. The walls and ceilings of our homes, and even our swimming pools, are coated with Chukum, a naturally fungicidal and heat-insensitive material from the local jungle. This ancestral Mayan technique not only provides a contemporary minimalist look but also contributes to a cooler indoor climate, offering you a calming and comfortable environment.

With Úumbal, your home is not just a living space, but a cocoon of nature, where the line between indoor and outdoor blurs to create a unique sense of tranquility and balance.



BEDROOM



LOBBY



# FREEDOM & AUTONOMY

## Townhomes

Discover the unique advantages of owning a townhome at Úumbal. Unlike apartments, each townhome offers you the freedom and autonomy of your own individual dwelling, while still maintaining the community spirit of shared spaces.

Enjoy the benefits of increased privacy, your own entrance, and direct access to outdoor spaces.

Townhomes provide the spaciousness and comfort of a traditional house, but with the convenience and amenities of apartment living. In an area where apartments are the norm, stand out with a townhome at Úumbal - your own slice of paradise in the Riviera Maya.



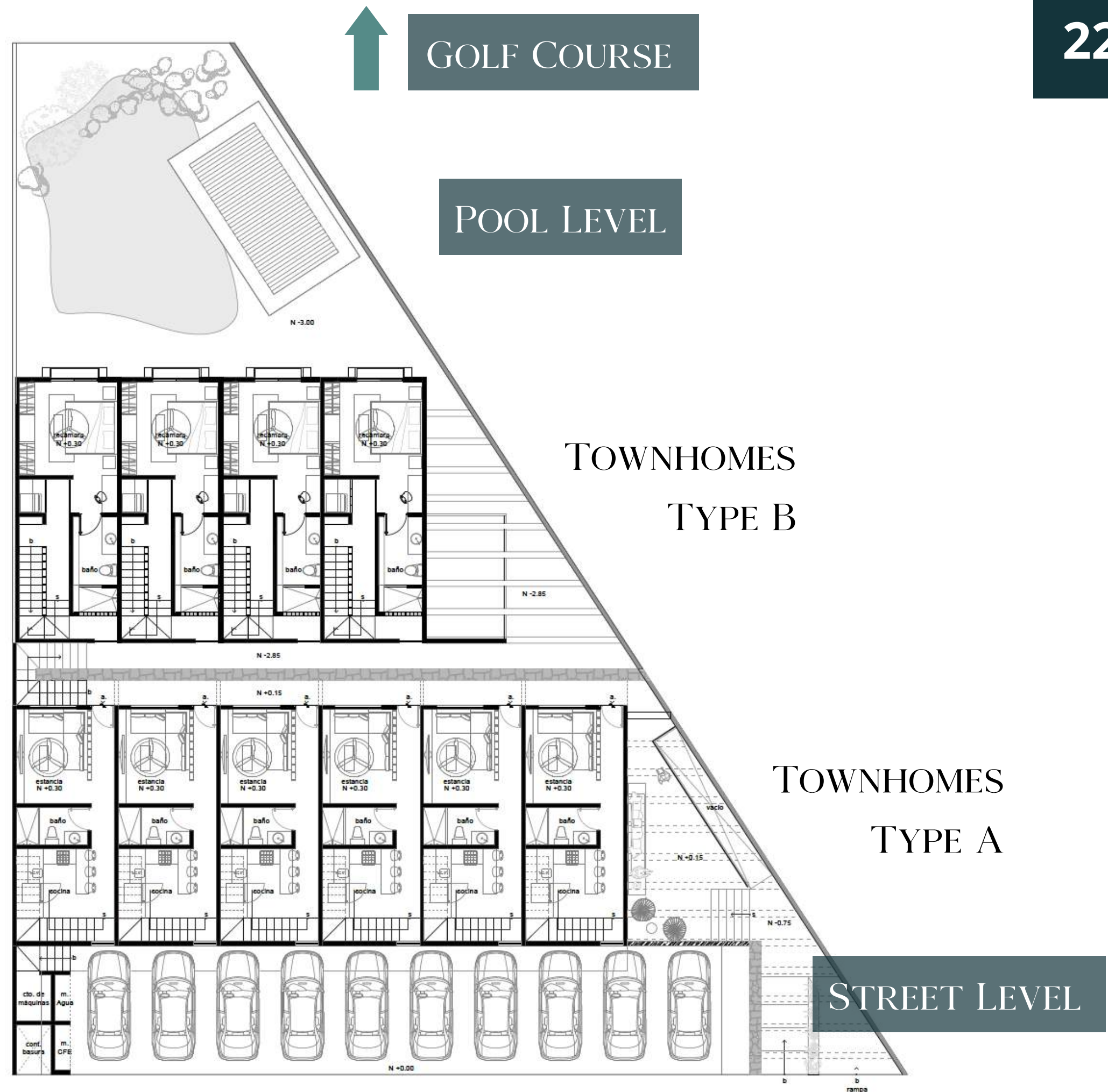
ROOFTOP



KITCHEN



# TEN TOWNHOMES General Map





# ROOFTOP OPTIONS

## Pick your Living-Top

Discover elevated living in the heart of Riviera Maya with our exclusive townhomes in Puerto Aventuras.

Each home features a breathtaking rooftop living area, complete with a covered section, perfect for relishing the panoramic views of the Puerto Venturas golf course and the verdant jungle beyond.

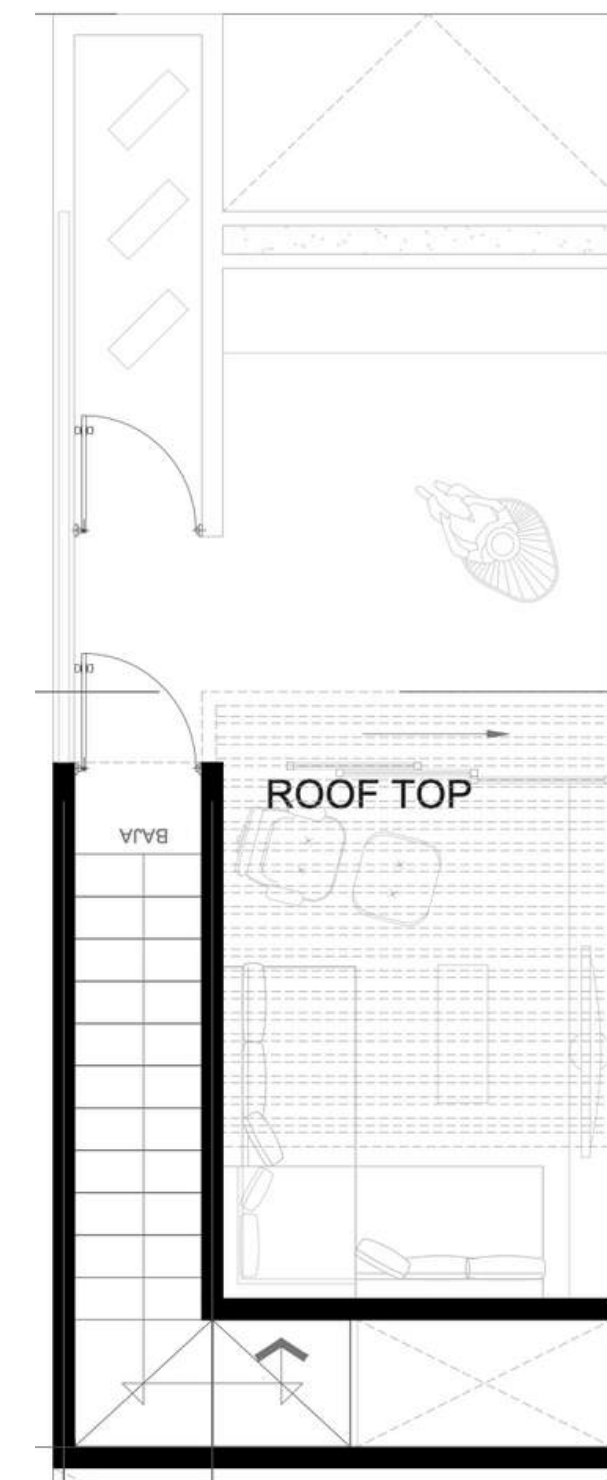
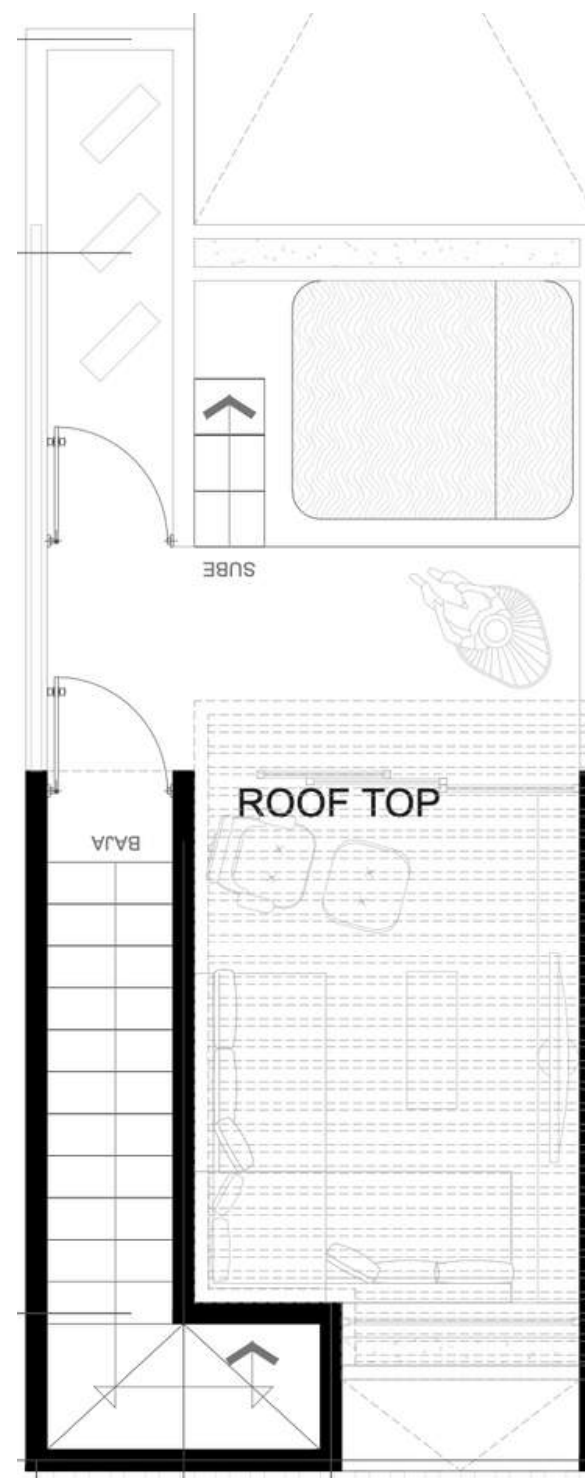
This exquisite space not only allows you to enjoy the delightful weather and dine al fresco but also promises a lifestyle upgrade.

Customize your rooftop to suit your preferences: opt for a chic open terrace, equipped with kitchen cabinets and a sink for ultimate scenic dining experiences, or indulge in a private four-person plunge pool, creating your own serene retreat.

Choose your lifestyle, live better.

### LIVING-TOP WITH A PRIVATE POOL

### LIVING-TOP WITH AN OPEN TERRACE



ROOF LEVEL





# TOWNHOMES A & B

## Different living space

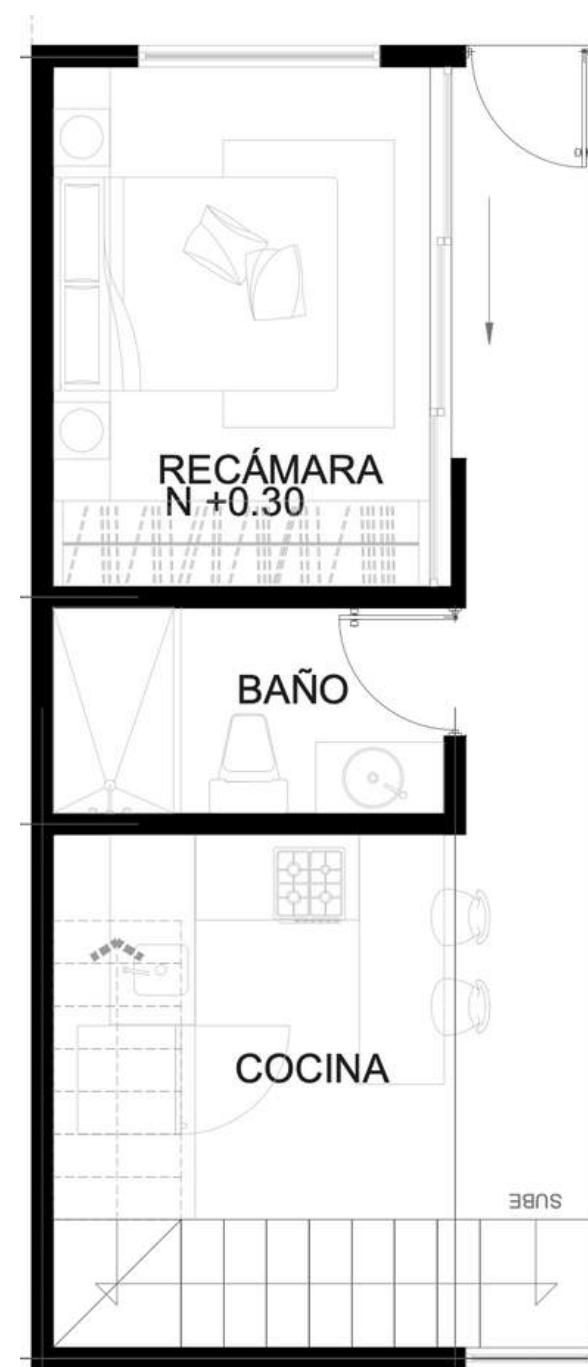
**Type A** homes at *street level*, include a versatile room with Tzalam wood wardrobes and sliding doors. This space can become either a second bedroom, a family room, an office or an indoors living room.

**Type B** homes at *pool level*, also include a versatile room with slight differences than type A homes.

Due to their unique location by the gardens, we included two main entrance doors, one by the kitchen and one by the gardens. This extra door allows Type B homes to transform into two different apartments. A sliding door easily separates the kitchen from the downstairs bathroom, creating a private apartment that can be rented separately or used to give more privacy and autonomy to your visitors.

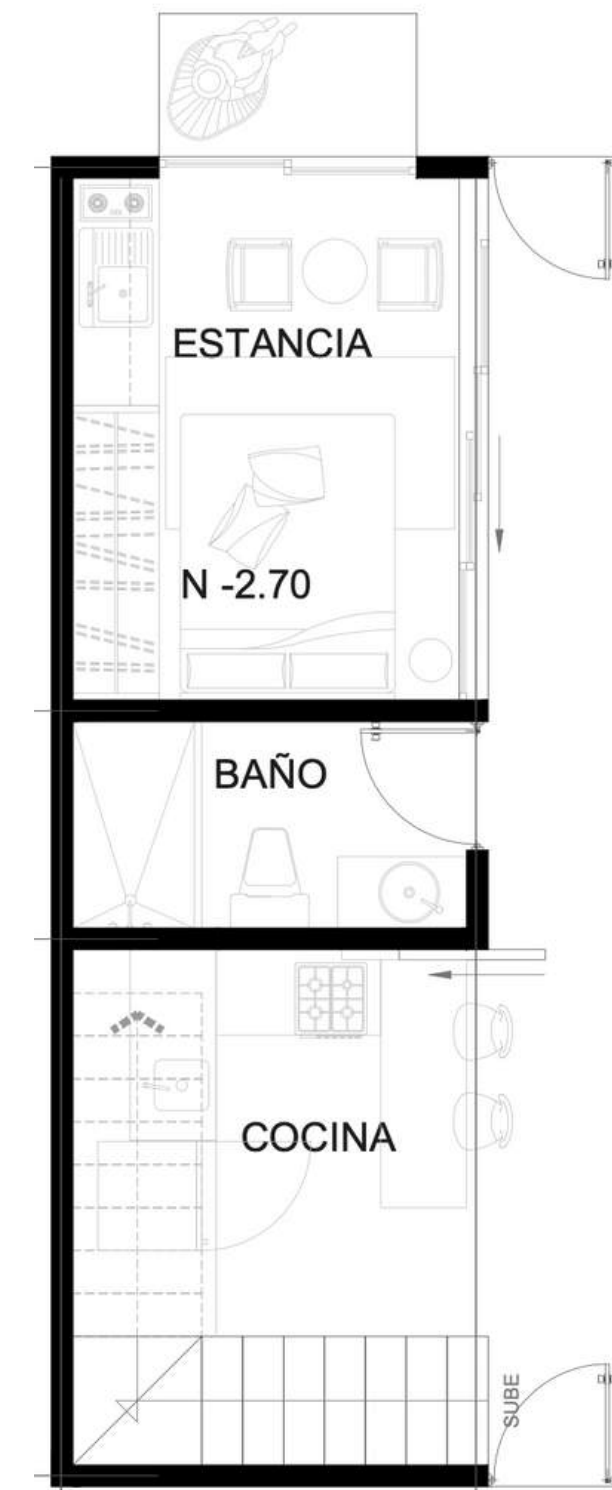
This room includes tzalam wood wardrobes, a kitchenette space and a small terrace facing the scenic gardens and the cenote pool.

TOWNHOMES  
TYPE A



STREET LEVEL

TOWNHOMES  
TYPE B



POOL LEVEL



# A SECOND ROOM

## You decide how to use it

Experience the versatility and convenience of Úumbal's townhomes, where the downstairs room can become either a bedroom, a family room, a living room, an office, whatever suits your family's specific needs. This clever design provides privacy and comfort for your family and guests.



# PRIVATE POOL

## In your terrace

Elevate your lifestyle at Úumbal with a private rooftop plunge pool and a cozy barbecue area, perfect for relaxing or entertaining guests. Whether you choose to dive into the communal cenote-style pool or enjoy the privacy of your own personal plunge pool, the choice is yours. At Úumbal, we cater to your every need.



# OUTDOORS

## Amenities

**01** Úumbal's private gym, nestled amidst lush jungle gardens, offers an exceptional workout experience. With movable doors, you have the flexibility to transform your fitness routine, opening up to enjoy an outdoor feel or closing for a more private session. Enjoy the convenience of staying within the complex to train, a unique feature unavailable anywhere else in Puerto Aventuras.

**02** Enhance your work-life balance with Úumbal's outdoor coworking space. Situated in the serene gardens adjacent to the cenote-style pool, this dojo-like setting offers a tranquil environment for work, relaxation, meditation, or quality time with your loved ones. Immerse yourself in nature while staying connected and productive.

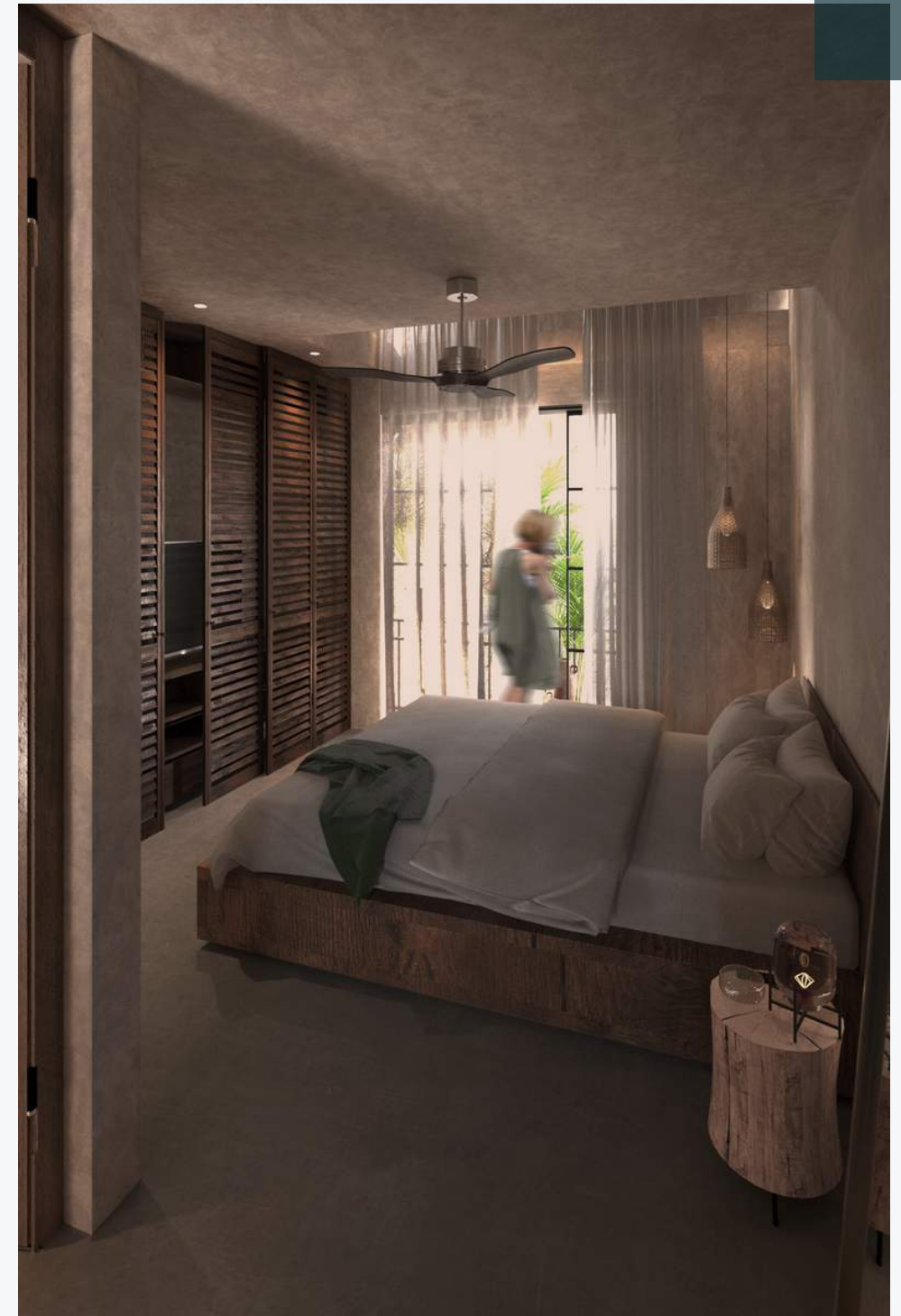


**03** Experience unparalleled peace of mind at Úumbal, situated within one of the safest areas of the Mayan Riviera, Puerto Aventuras. Further enhancing your security, Úumbal is a gated complex, allowing access exclusively to residents and their guests. With this double layer of protection, you can confidently enjoy your tropical paradise, knowing that your safety is our utmost priority.



# HOME Equipment

- Air conditioning equipment
- Induction hob in kitchen
- Tzalam kitchen cabinets
- Kitchen extractor
- Ceiling fans
- Linen and washing-drying cabinets
- Infrastructure ready to install solar panels



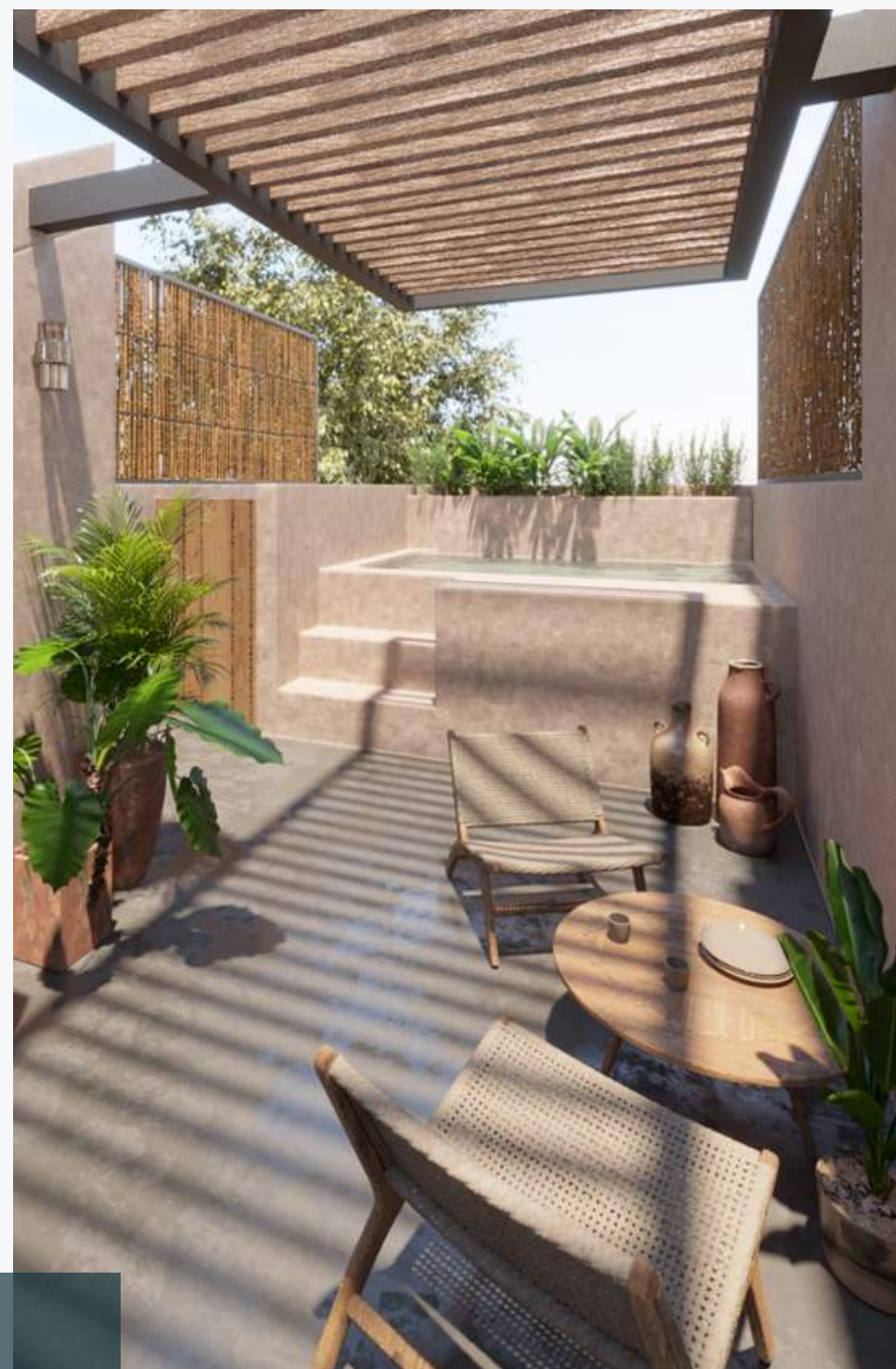
**\*Ask for our materials & finishes brochure.**





# ARCHITECTURAL Characteristics

- Living room / Bedroom
- Large windows
- Bedroom with office area
- Two full bathrooms
- Master bathroom with walk-in closet
- Laundry closet
- Balcony
- Rooftop: open terrace or plunge pool
- Pergola





# WHY TO INVEST IN The Riviera Maya

## Increasing Demand

Tourism in the Riviera Maya is on the rise, creating a demand for high-end accommodation and enhancing the value of your investment.



## Natural Beauty

The region's commitment to sustainability and preservation of natural beauty ensures long-term appeal for both residents and tourists.



## Economic Growth

With the Riviera Maya's economy experiencing significant growth, investing in the region offers promising returns.



## Wonderful Lifestyle

The breathtaking beauty and diverse cultural experiences of Riviera Maya promise a lifestyle that is as enriching as it is enjoyable.



## Modernity & History

In the Riviera Maya, you're not just investing in property but in a thriving community that offers a blend of modern amenities and rich cultural heritage.



# START LIVING YOUR **Best Life**

Don't wait to seize the moment—life is unfolding now.

As the Riviera Maya continues to thrive and grow, there's never been a better time to dive into the vibrant lifestyle this region offers.

At Úumbal, you can begin your journey of disconnecting from the mundane and savoring every moment that life has to offer. Step away from routine and step into a lifestyle of luxury, balance, and serenity.

With the Mexican Caribbean as your backdrop, you can truly live your best life. The perfect moment is now. Take action, and let Úumbal be your gateway to an enriched life in the Riviera Maya.





# START ENJOYING The Riviera Maya, Mexico





# YOUR WELLBEING, **Our Mission**

Every project is unique, each land has its particular history and distinctive beauty. Our mission is to enhance this beauty and preserve the natural essence of the land, and at the same time build the most comfortable and idyllic homes with its own soul and unique personality.

**“Well-Being Is The Experience Of Health, Happiness, And Prosperity. Our Projects Are Beauty Oasis In Harmony With Nature, Designed To Generate All Range Of Positive Emotions.”**







# ÚUMBAL

BY SINTONÍA LIVING