



NAUTICA
RESIDENCES



“Luxury isn’t just where you live
it’s how you live.”

L I F E | A B U N D A N C E | I N S P I R E

Nautica Residences by Nauma offers a unique “Hotel Living” lifestyle in Cancun’s exclusive area, blending **luxury** with everyday **comfort**. Designed to provide an extraordinary experience, the development features over **50 amenities**, including an **exclusive** Beach Club, combining nature’s beauty with **exceptional** service. Every detail inspires a life of **abundance, serenity, and well-being**, transforming daily life into an elevated, fulfilling experience.







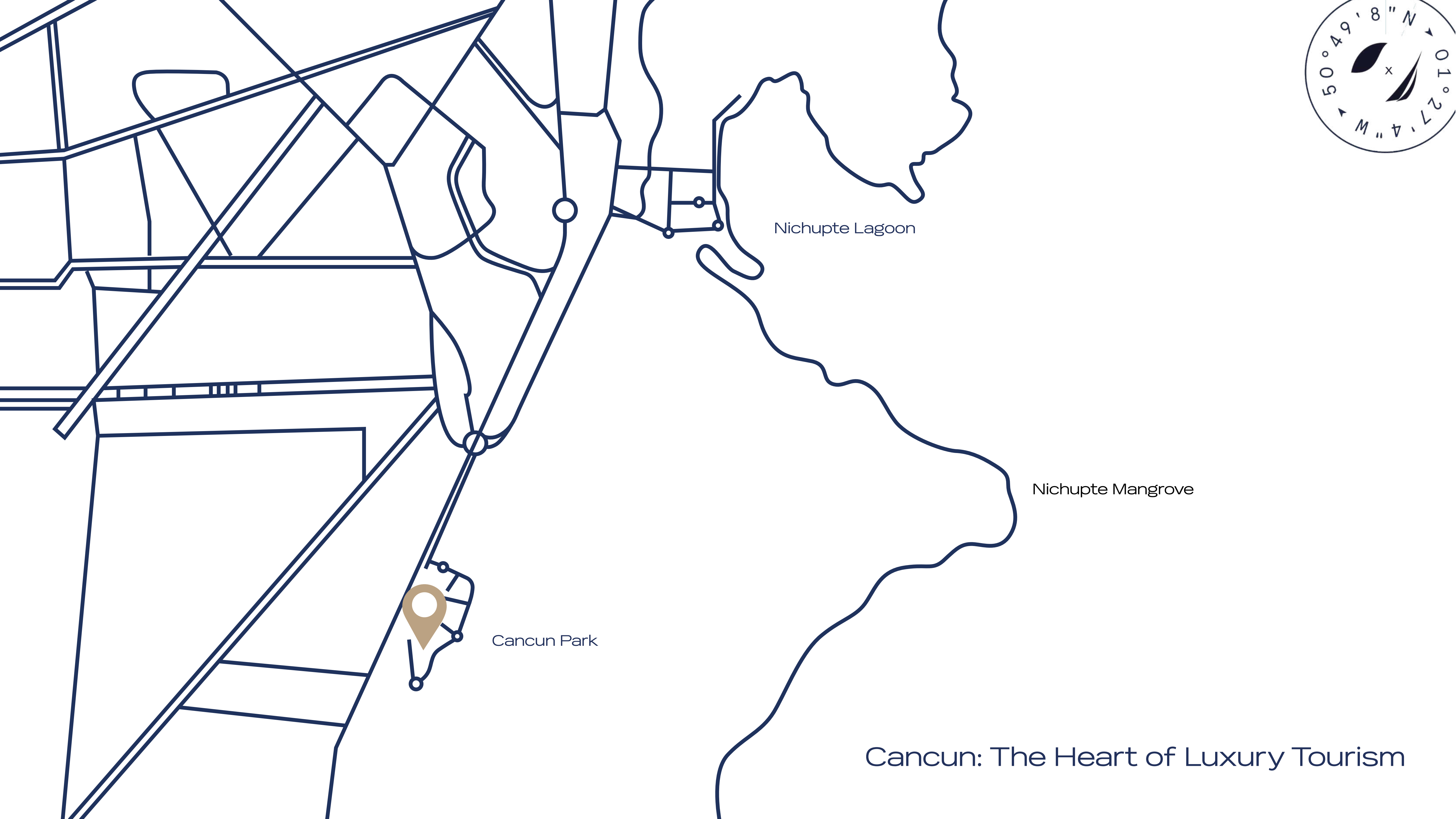
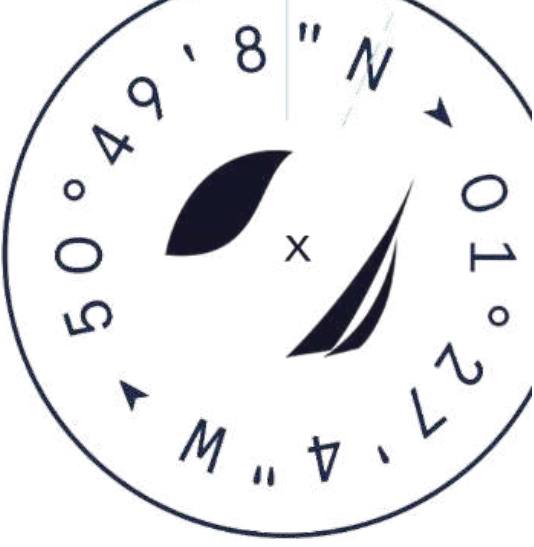
THE FIRST NAUTICA RESIDENCES IN THE WORLD

This alliance not only combines experience and prestige but also **redefines** the way of living, merging sophistication and adventure in an environment of accessible luxury.

A COLLABORATION THAT ENHANCES AND REDEFINES YOUR LIFESTYLE

This project unites **Nauma's innovative vision and Nautica's iconic elegance**, to create a new lifestyle concept blending **sophistication, adventure, and luxury**. Together, these brands redefine modern living through a synergy of **prestige and style**.





Nichupte Lagoon

Nichupte Mangrove

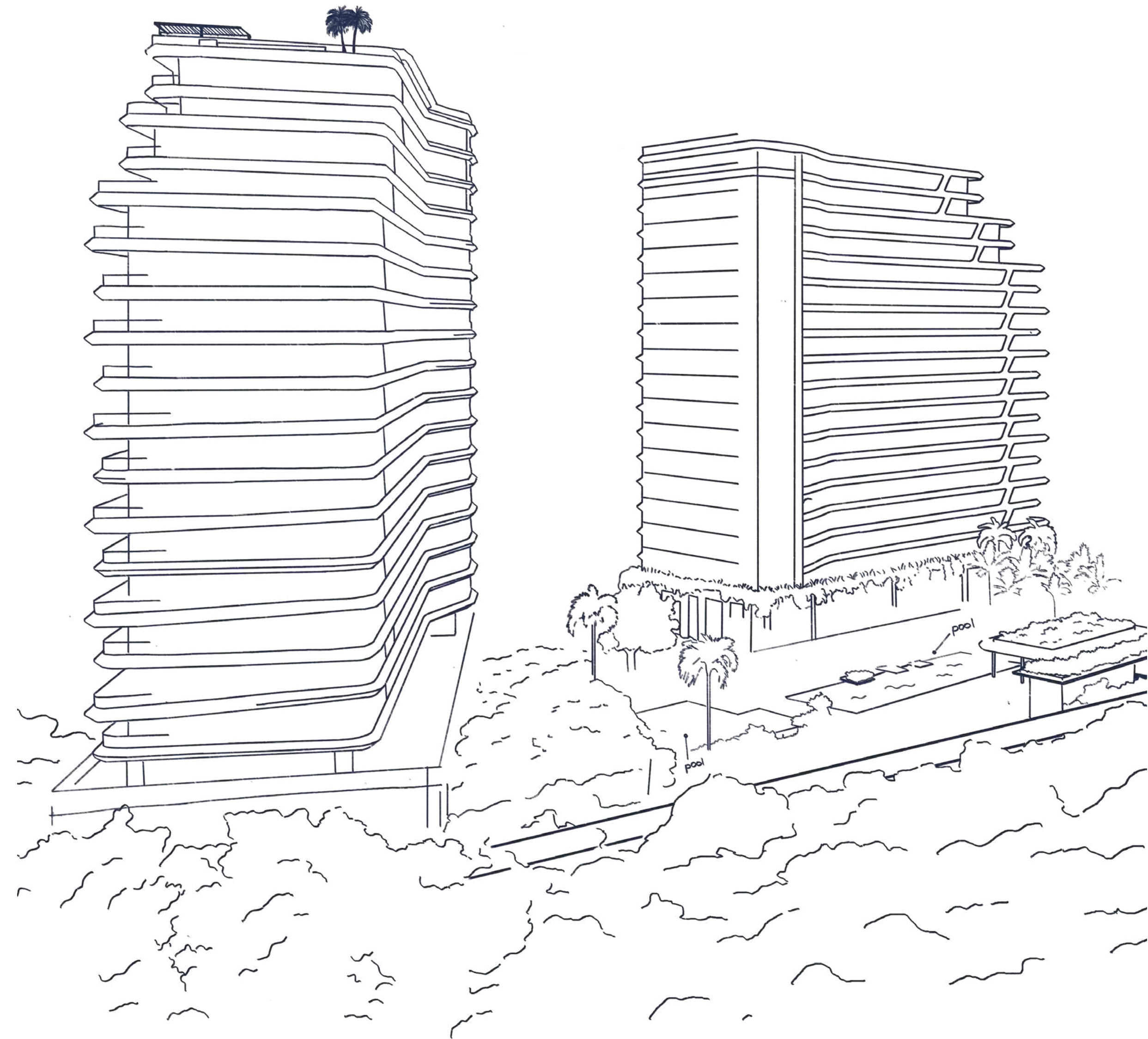
Cancun Park

Cancun: The Heart of Luxury Tourism



THE ANATOMY

- 2 towers with 20 floors each.
- **More than 50 exclusive amenities** including **Sports Zone** and **Wellness Center**.
- **Private** and **exclusive** Beach Club.
- **Beautiful** views to Laguna Nichupte.
- **Easy access** and **connectivity** to the school area in Cancun.





Nichupte Bridge

10 MINUTES AWAY

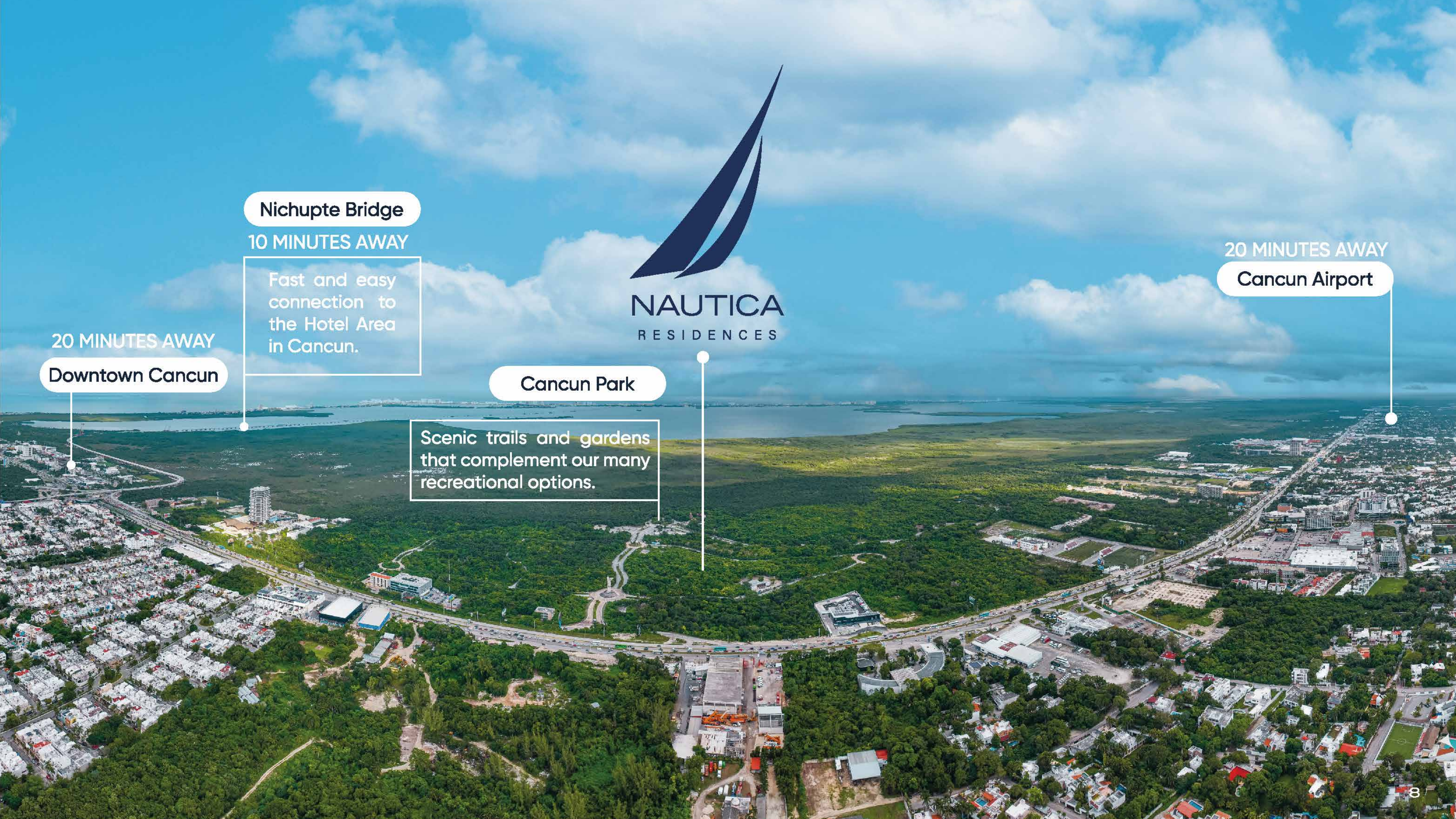
Fast and easy connection to the Hotel Area in Cancun.

20 MINUTES AWAY
Downtown Cancun

Cancun Park

Scenic trails and gardens that complement our many recreational options.

20 MINUTES AWAY
Cancun Airport





WORK IN PROGRESS
Nichupté Bridge



Hotel Area
45 minutos

Laguna Nichupte
20 minutos

Fast and easy connection
to Cancun's Hotel Area.

Parque Cancun
10 minutos

Scenic trails and gardens
that complement our many
recreational options.

20 MINUTES AWAY

- Downtown Cancun
- Airport



PRE-SALE

SMALL
from 71 m2

MEDIUM
from 107 m2

LARGE
from 112 m2 to 115 m2

GARDEN HOUSE
from 121 m2 to 232 m2

OCEAN FRONT
from 95 m2 to 109 m2

OCEAN VIEW
from 205 m2

PENT-HOUSE
from 259 m2



STARTING AT 71 m²

SMALL PROTOTYPE 1

-  Dining/Living Room
-  Kitchen
-  Laundry Room
-  1 Bedroom + Den
-  1 Full Bathroom
-  Terrace
-  1 Parking Space



STARTING AT 71 m²

SMALL PROTOTYPE 2

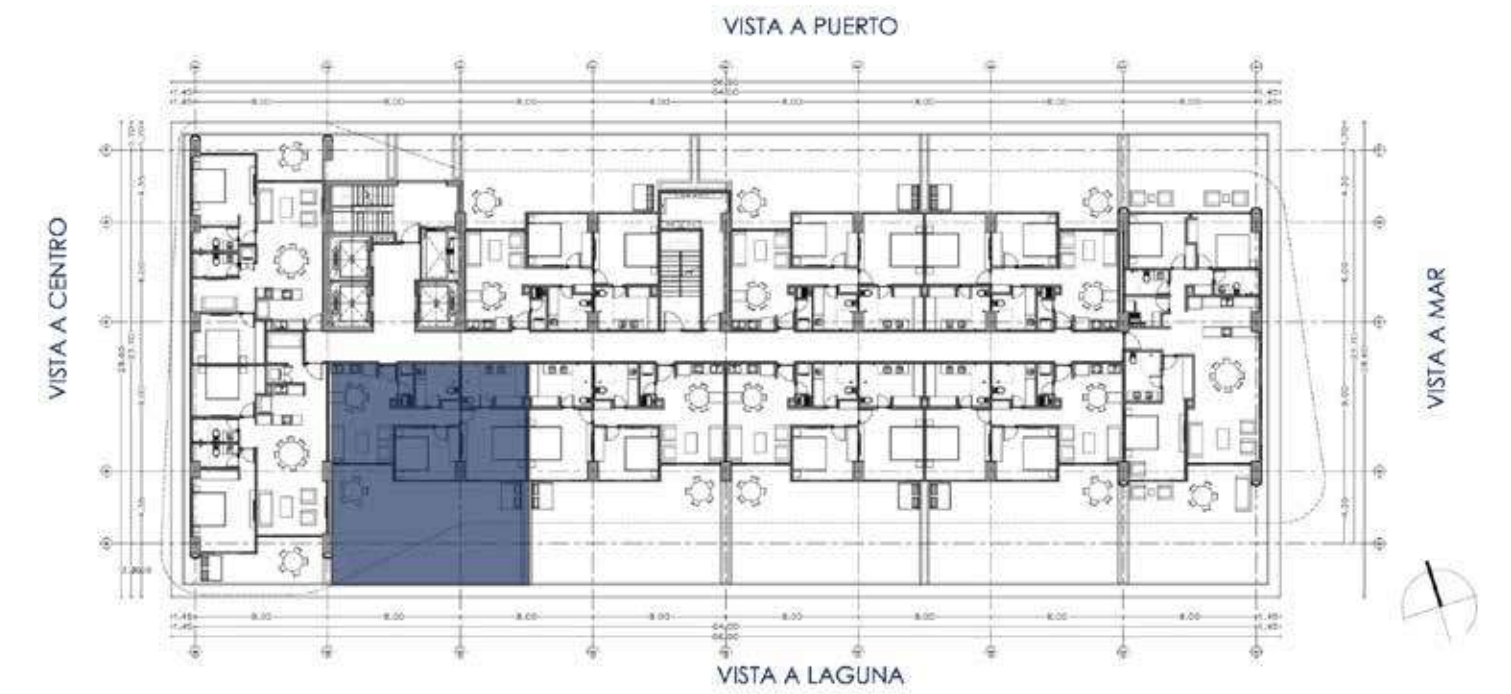
-  Dining/Living Room
-  Kitchen
-  Laundry Room
-  1 Bedroom + Den
-  1 Full Bathroom
-  Terrace
-  1 Parking Space



STARTING AT 107 m²

MEDIUM PROTOTYPE 1

-  Dining/Living Room
-  Kitchen
-  Laundry Room
-  2 Bedrooms
-  2 Full Bathrooms
-  Terrace
-  2 Parking Spaces

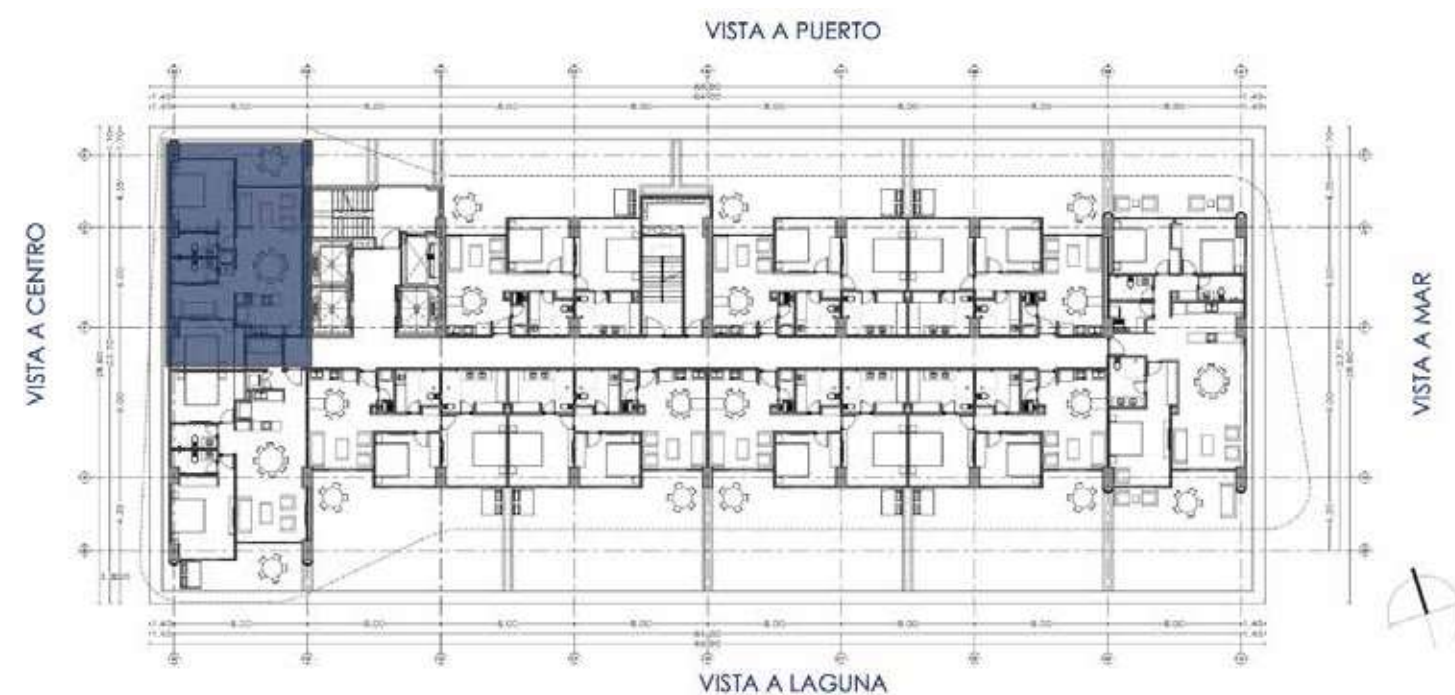




STARTING AT 107 m²

MEDIUM PROTOTYPE 2

-  Dining/Living Room
-  Kitchen
-  Laundry Room
-  2 Bedrooms
-  2 Full Bathrooms
-  Terrace
-  2 Parking Spaces



STARTING AT 112 m²

LARGE PROTOTYPE 1



2 Bedrooms



T.V. Room



2 Full Bathrooms



Private terrace



Kitchen



Living Room



Laundry Room



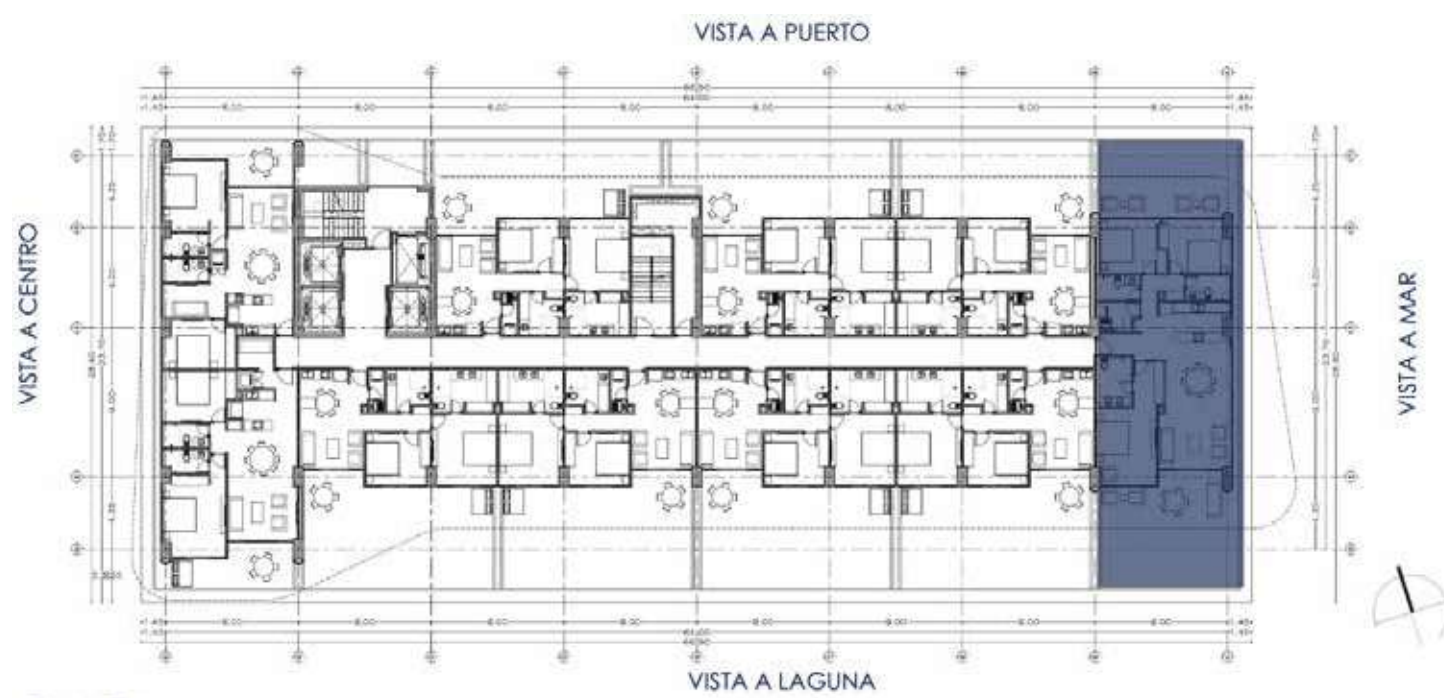
Dining Room



STARTING AT 112 m²

LARGE PROTOTYPE 2

- | | |
|--|---|
|  2 Bedrooms |  T.V. Room |
|  2 Full Bathrooms |  Private terrace |
|  Kitchen |  Living Room |
|  Laundry Room |  Dining Room |



STARTING AT 205 m²

OCEAN VIEW PROTOTYPE 1



3 Bedrooms



3 Full Bathrooms



Kitchen



Laundry Room



Private terrace



Living Room



Dining Room



STARTING AT 95 m²

OCEAN FRONT PROTOTYPE 1



1 Bedroom



1 Full Bathroom



Private terrace



Kitchen



Living Room



T.V. Room



Dining Room



STARTING AT 95 m²

OCEAN FRONT PROTOTYPE 2



1 Bedroom



1 Full Bathroom



Private terrace



Kitchen



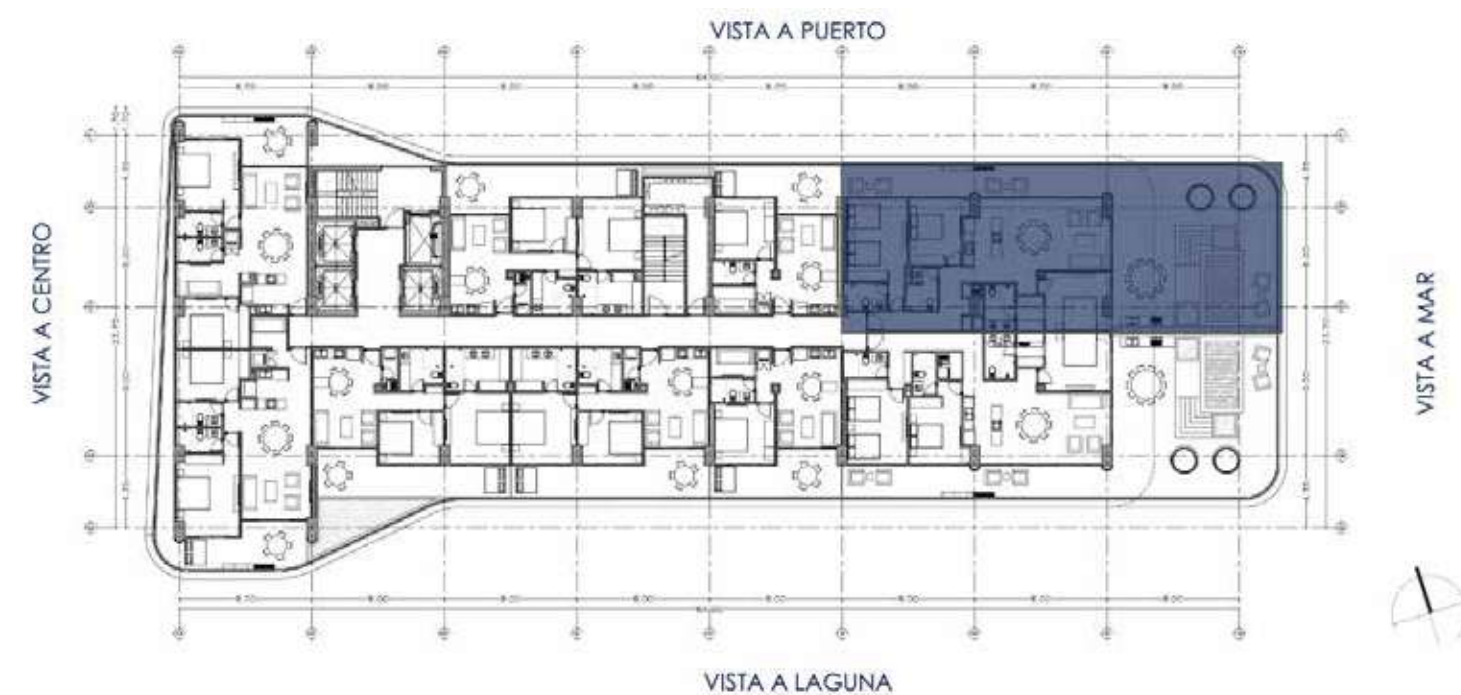
Living Room



T.V. Room



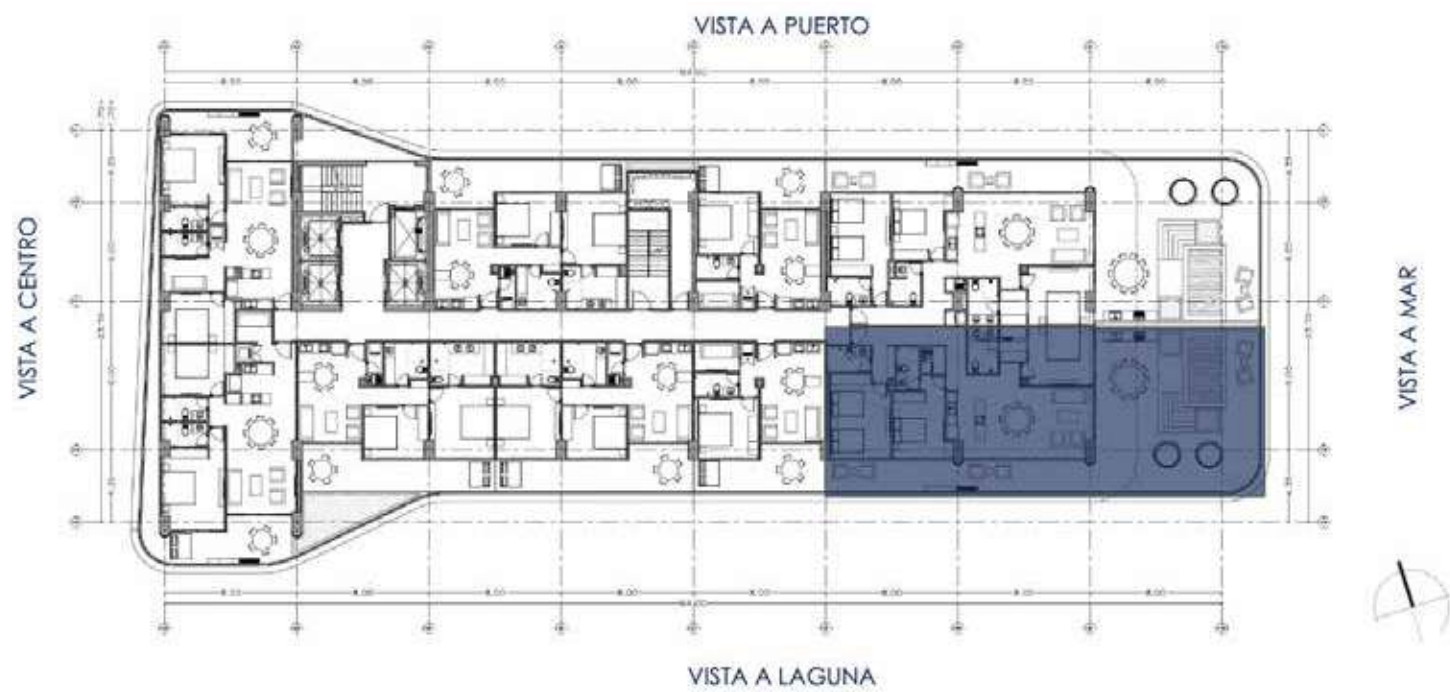
Dining Room



STARTING AT 259 m²

PENT-HOUSE PROTOTYPE 1

- | | | | |
|---|--|---|-----------------|
|  | 3 Bedrooms, main with a walk-in closet |  | T.V. Room |
|  | 3 Full Bathrooms |  | Private terrace |
|  | Kitchen |  | Living Room |
|  | Laundry Room |  | Dining Room |

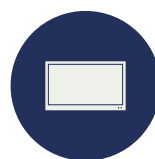


STARTING AT 259 m²

PENT-HOUSE PROTOTYPE 2



3 Bedrooms, main
with a walk-in closet



T.V. Room



3 Full Bathrooms



Private terrace



Kitchen



Living Room



Laundry Room



Dining Room

THE AMENITIES

A DAILY FIVE-STAR EXPERIENCE

MORE THAN A PLACE TO SLEEP



Wellness



Fitness



Smart Living



Community



Food & Pleasure





MEZZANINE

- | | |
|-------------------|----------------|
| 1 Family Pool | 1 Kiddie Cutz |
| 2 Kids Pool | 2 Barber Shop |
| 3 Splash Zone | 3 Pet Zone |
| 4 Aqua Slide | 4 Sports Bar |
| 5 Hammock Bay | 5 Sport Center |
| 6 Splash & Snack | 6 Padel Court |
| 7 Abundance Spa | 7 Tennis Court |
| 8 Seashell Beauty | 8 Activity Hub |
| 9 Petanque | 9 Mini Golf |

TOWERS

TOWER A

- 10 Indoor Oasis
- 11 The Playground
- 12 Piano Bar
- 13 Lighthouse Bistro
- 14 Marina Ballroom
- 15 Marina Deck
- 16 Cinema Lounge
- 17 Reef Rock Climbing
- 18 Arcade
- 19 Teens Club

TOWER B

- 20 Indoor Oasis
- 21 Compass Market
- 22 Coffee Corner
- 23 Co-Working
- 24 Music Hall
- 25 Media Room
- 26 Kids Club
- 27 Restrooms
- 28 Nautical Power
- 29 Zen Studio
- 30 All Fitness





























ROOFTOPS

ROOFTOP A

- 31 Cove (3)
- 32 The Ace's
- 33 Sky Lounge
- 34 Sky Bar
- 35 Infinity Pool & Bar

ROOFTOP B

- 36 Cove (3)
- 37 The Ace's
- 38 Sky Lounge
- 39 Sky Bar
- 40 Infinity Pool & Bar

ROOFTOP A



ROOFTOP B



SAFETY & SECURITY

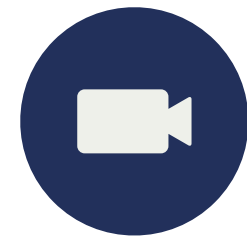
At Nautica Residences by Nauma, safety is a **priority**, which is why there are various measures in place to ensure the peace of mind and protection of the tenants.



Security 24/7



Built with the highest safety standards

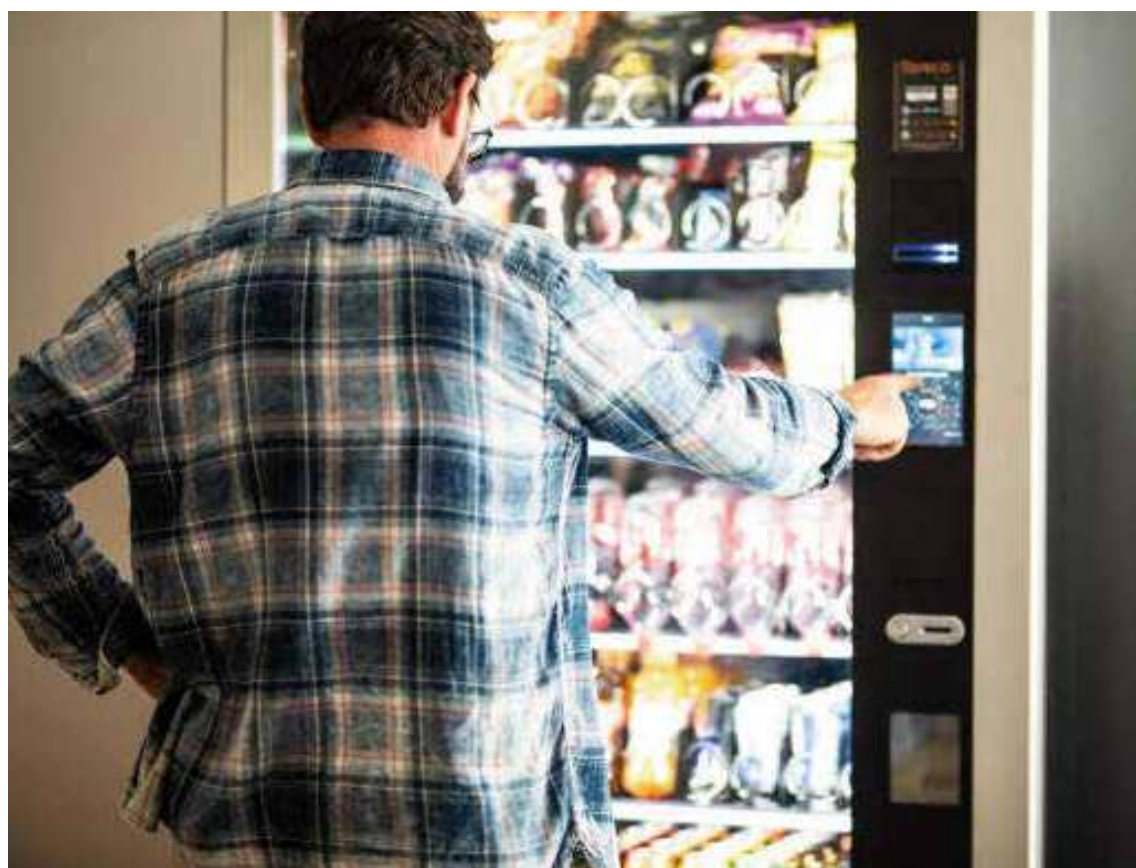


Security cameras 24/7



Controlled entrance and exit

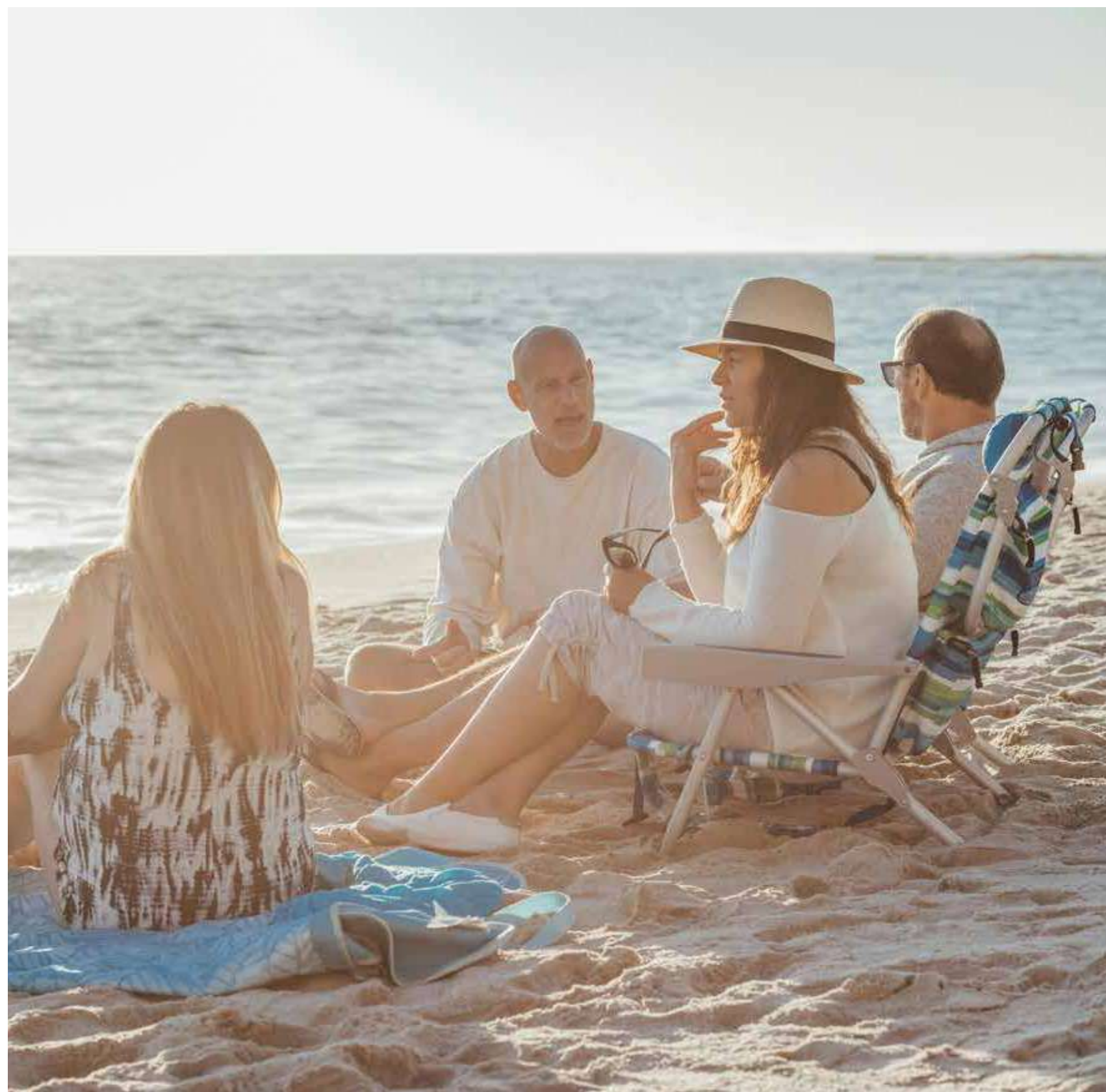




GADGETS & SERVICES

At Nautica Residences by Nauma, excellence and comfort come together to offer you an exclusive and unparalleled lifestyle. Our development is designed to provide you with top-notch services and gadgets that make your daily life more comfortable and efficient.

THE BEACH CLUB
WHERE THE MAGIC BEGINS



BEACH CLUB COSTA MUJERES

We present Nautica's Residences by Nauma exclusive beach club at Isla Blanca. World-class resort experiences and amenities facing the Caribbean Sea. At Nautica's beach club, you will enjoy:



Preferred rates to rent boats for unforgettable experiences at sea.



Private transportation from the residential area to the beach club and direct connection to the airport.



A catamaran with special rates.

THE SHOWROOM
WHERE THE MAGIC BEGINS





NAUTICA
RESIDENCES

by NAÚMA



NAUTICA
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