

NAUTICA

RESIDENCES

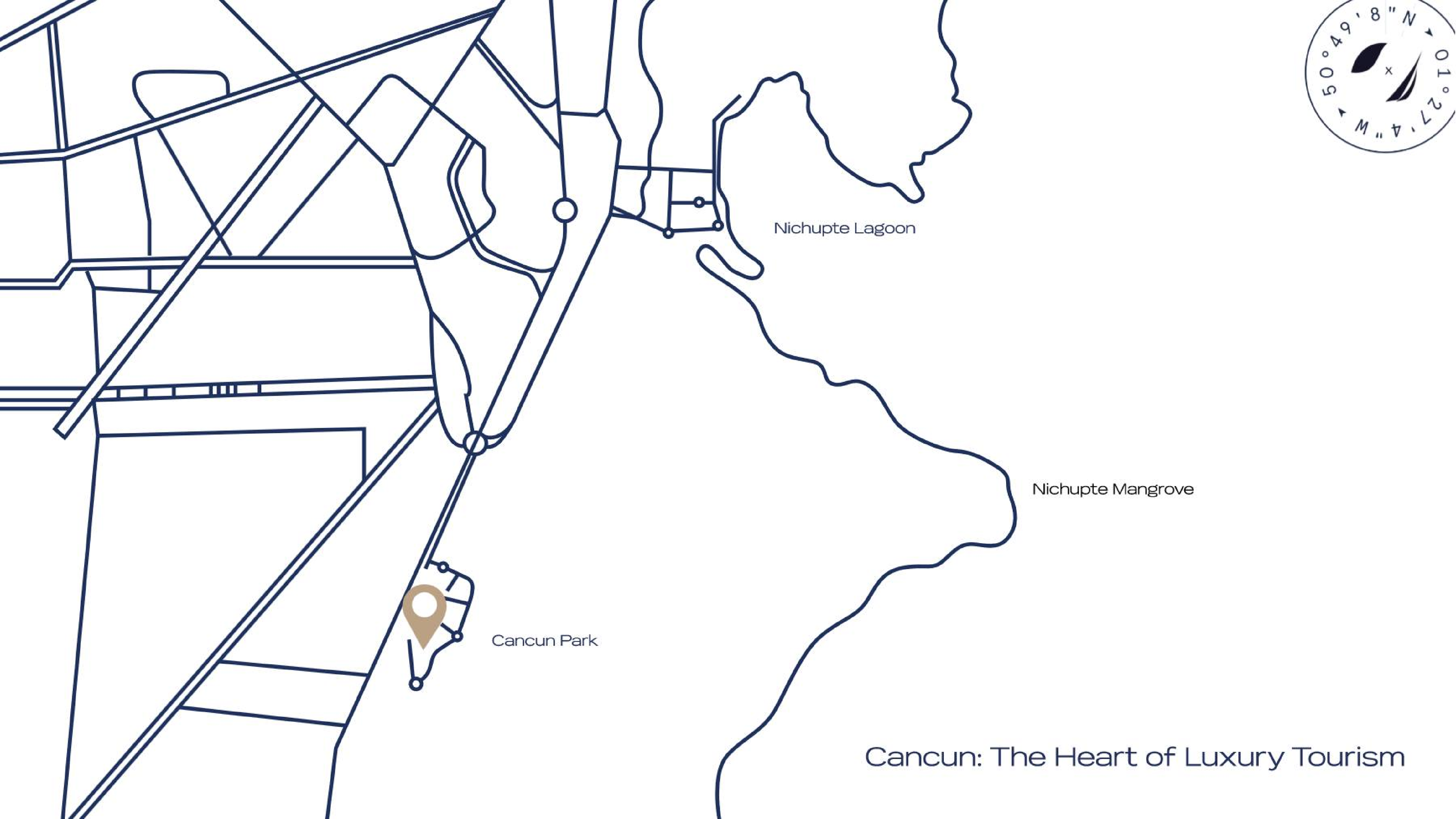

“Luxury isn’t just where you live
it’s how you live.”

LIFE | ABUNDANCE | INSPIRE

Nautica Residences 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.





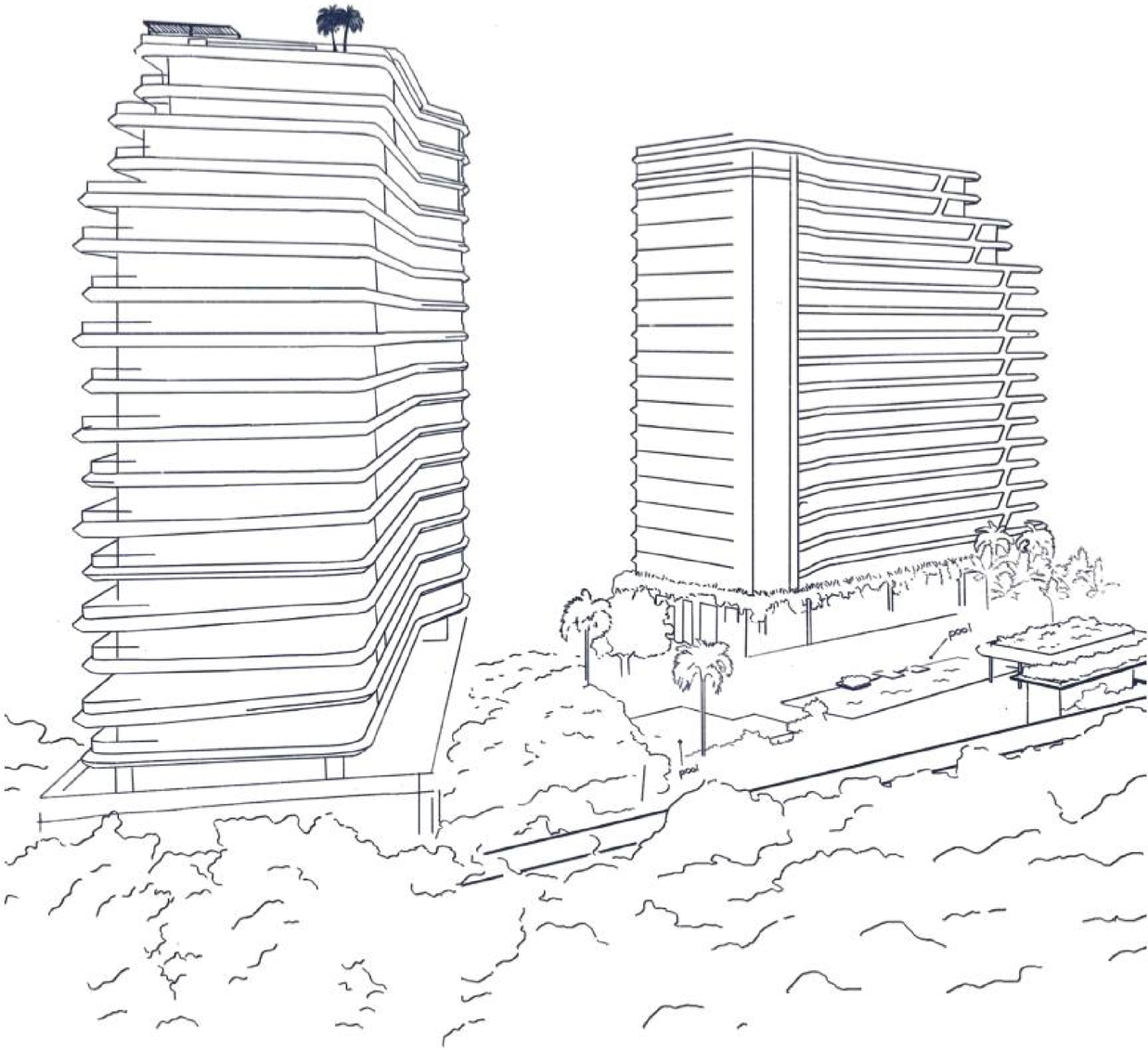


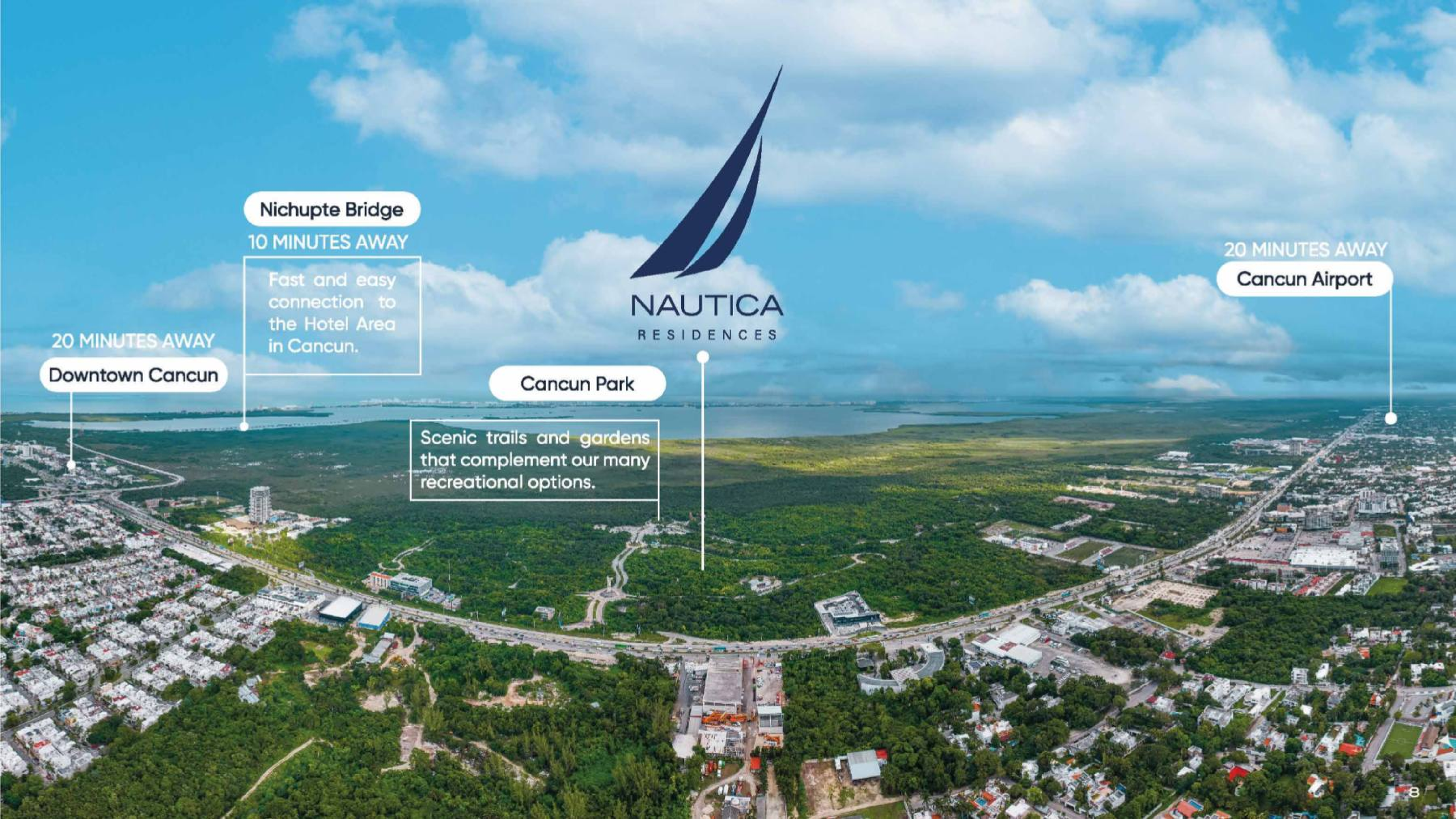
Cancun: The Heart of Luxury Tourism



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
NAUTICA
RESIDENCES
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
- Private terrace
- Kitchen
- Living Room
- Laundry 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
2. Kids Pool
3. Splash Zone
4. Aqua Slide
5. Hammock Bay
6. Splash & Snack
7. Abundance Spa
8. Seashell Beauty
9. Petanque

1. Kiddie Cutz
2. Barber Shop
3. Pet Zone
4. Sports Bar
5. Sport Center
6. Padel Court
7. Tenis Court
8. Activity Hub
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

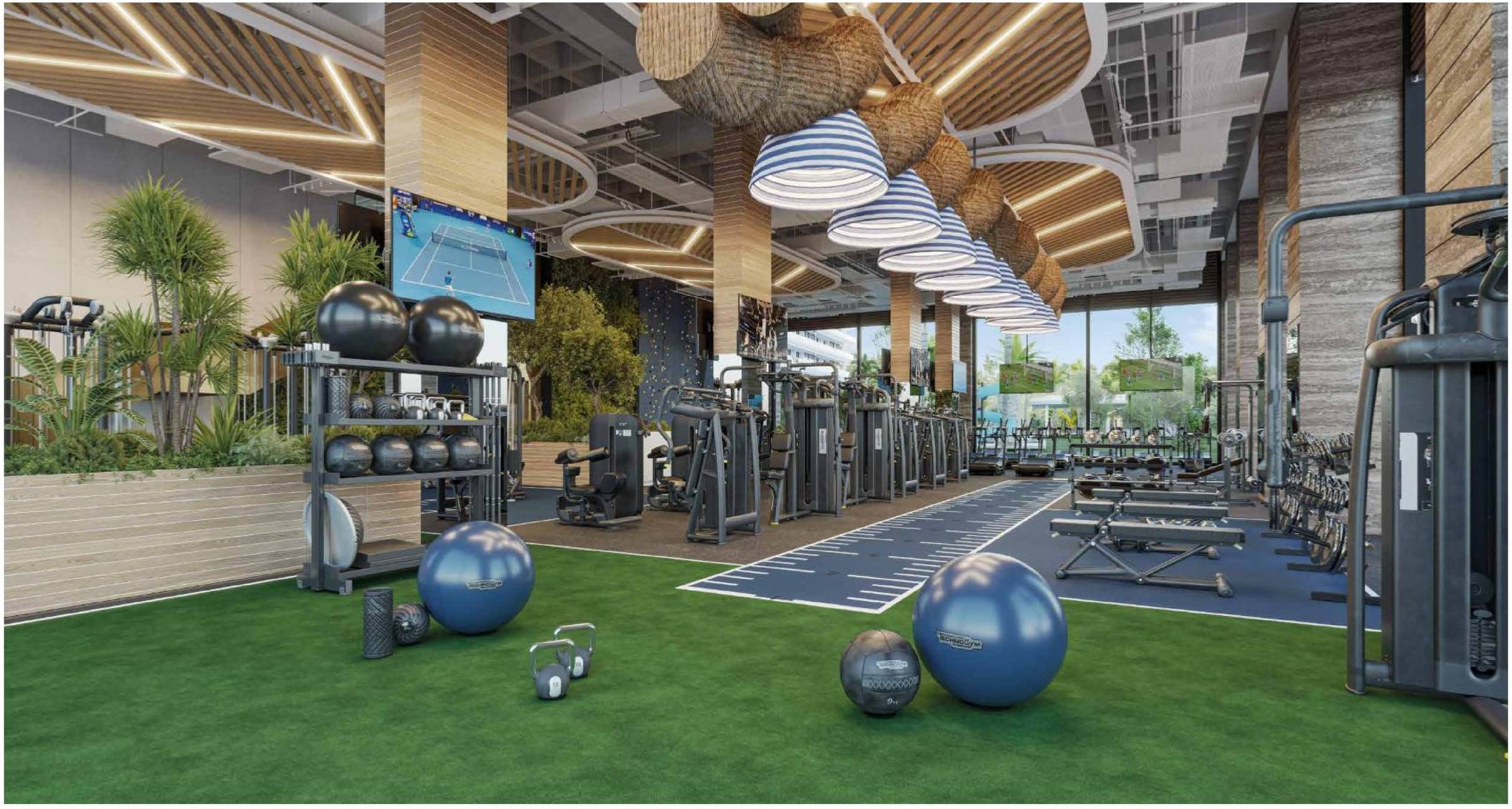
20. Indoor Oasis
21. Compass Market
22. Coffee Corner
23. Co-Working
24. Music Hall
25. Media Room
26. Kids Club
27. Restrooms
28. Nautical Power
29. Zen Studio
30. All Fitness






TORRE B




TECHNOGYM

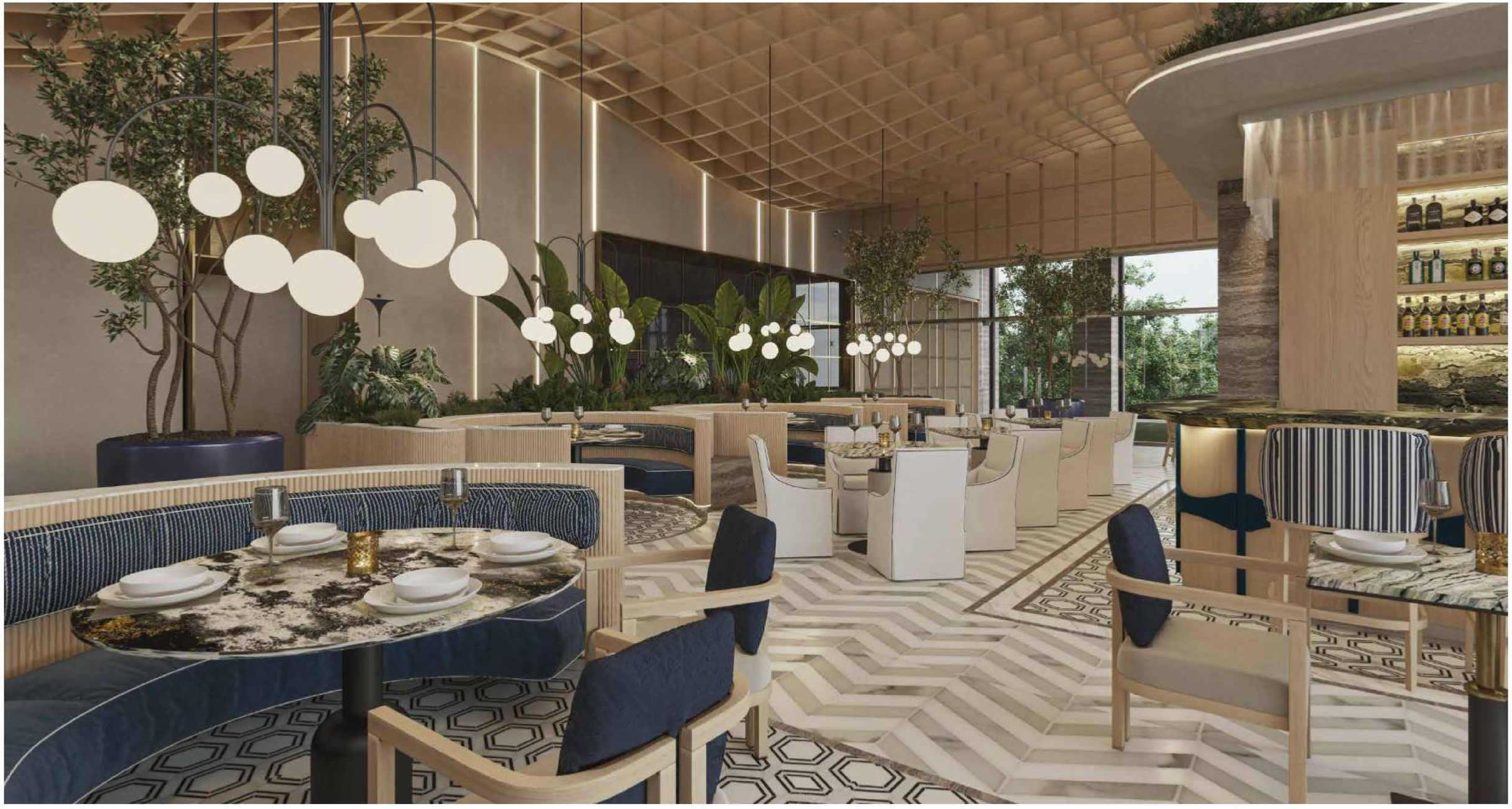





1 One
2 Two
3 Three








NAUTICA





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 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 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.