

CIUDAD MADERAS

PREMIUM LOTS

LIVE IN THE PLACE OF
your dreams



CANCÚN | MÉRIDA



ABOUT US

We are a company **founded in 1985** with experience in the real estate sector. Our projects stand out for their unique design, quality, value and capital gains.

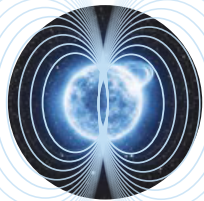
Currently, Ciudad Maderas offers real estate developments across **Querétaro, Guanajuato, Jalisco, San Luis Potosí, Yucatán and Quintana Roo.**



We create better lifestyles based on customer service, innovation, guaranteed capital gains, affordable payment gains, and investment security in all our projects. We build cities with commercial equipment, first-class services, and top-notch urbanization.

Ciudad Maderas Cancún and **Ciudad Maderas Mérida** are residential developments designed to live with all the comforts. They offer the perfect balance between luxury, quality and harmony with nature.

THE ENVIRONMENT TO YOUR ADVANTAGE



$E=MC^2$
ENERGÍA MATERIALIZADA EN TU VIDA

The environment is everything that comprises us, that connects and impacts us in both the material, physical world and in the energy and frequency spectrum, which is in constant vibration.

Just like Eistein said, all matter is organized energy and the fundamental characteristic of the universe is frequency.



CONNIE YEPÍZ
CONSULTING

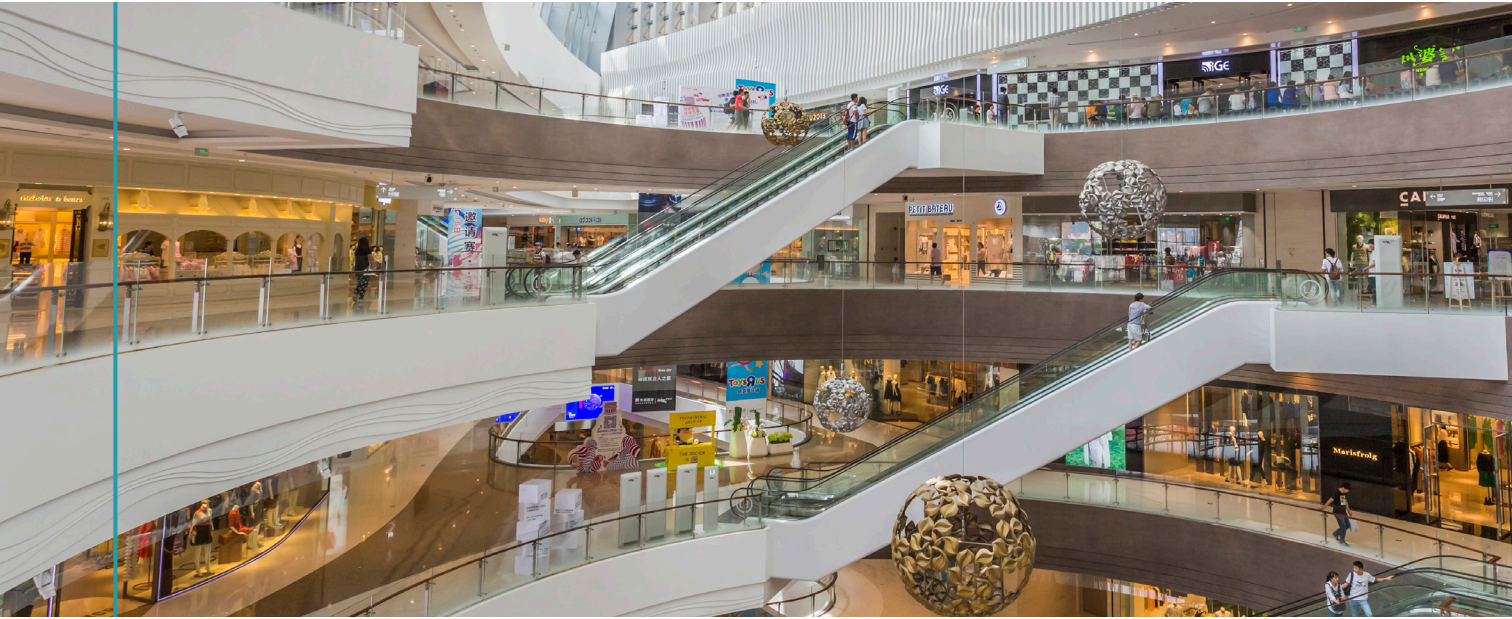


These energy frequencies are available for all living beings and, even though they can't be seen, their effects are obvious. This is why it is vitally important to channel them and benefit from them.

For thousands of years, different cultures have focused on studying environments and their impact in human kind. Kan Yu is an ancient science based on the detailed study of everything making up the geographical environment: the mountains, valleys, rivers and lakes, and their positions altitudes and directions; all in regards to their effect on our lives.

Every place has certain advantages and limitations, according to its geographical characteristics. There are places that are ideal for business, health, relaxation, learning and housing. A house, a family or a person in constant contact with a better-quality environment will reflect that; for people it shows in a clearer mind that allows for a greater capacity to perceive and benefit from the opportunities that appear in life.

At **Ciudad Maderas**, we've developed an urban plan that combines **classical oriental Kan Yu** science with applied **biophysical techniques** in such a way that the streets, avenues, gardens, mountains and lakes all connect in a huge network, generating and channeling a constant, dynamic and productive energy flow that powers all the residents with a focused energy to **significantly improve their quality of life**.





CIUDAD MADERAS

PREMIUM LOTS

CANCÚN



GO RIVIERA MAYA, THE LARGEST OUTLET IN LATIN AMERICA



TOP BRANDS ALL IN ONE PLACE

Grand Outlet (GO) Mallertainment Riviera Maya, a shopping mall touted as “the most prominent and luxurious outlet in Latin America hosting some of the **most renowned brands**, a wide range of **dining options**, and experiences such as an **ice rink**, **hot air balloon**, **artificial lake**, **climbing walls**, **go-karts**, and even a **Beach Club**.

- 8 minutes from Cancun Airport.
- 8 minutes from the beach.

The Cancun International Airport is the second most important airport in Mexico. It receives the most significant number of international travelers with direct flights to different destinations in the United States, Canada, Europe, and Latin America. Besides many routes within Mexico.



INVEST IN CANCÚN

DEVELOPMENT

Cancun has positioned itself globally as one of the **main destinations for living and investing**, attracting 47.4% of the country's international tourists annually, generating **economic development**, investment, continuous growth and better opportunities for its inhabitants.

ECONOMIC GROWTH

During the last decade, the Mexican SouthEast has become a centerpiece in the country's development; this has been one of the reasons why both the public and private sector have been allocating **capital to its development** in the last couple of years.



BACALAR

Just a few minutes from the capital of Quintana Roo, you'll find Bacalar – one of the **most amazing destinations** in the state.

The area has **Mayan archaeological sites and constructions from the time of the Spanish Conquest**.

It is one of the few places in Mexico and the world where you will find **stromatolites** – rocky structures formed by microorganisms, considered a kind of freshwater coral.



TULUM

The fortified city of Quintana Roo.

Tulum is a place to enjoy **beautiful beaches with calm crystal clear waters** framed by massive dunes and a magnificent view of Tulum's Mayan palaces.

A place with countless **aquatic activities, colorful hideouts**, and **different experiences full of adrenaline and fun**. The endless nightlife of their beaches makes Tulum one of the jewels of the Mexican Caribbean.

Tulum – a Magical Town full of Mayan beauty to enjoy near your **Ciudad Maderas Cancun** development.



ISLA MUJERES

Discover its leisurely lifestyles with slow-moving golf carts, bicycles, and scooters.

Isla Mujeres is surrounded by the Caribbean sea on the coast near Cancun. A beautiful island that has **wonderfull attractions** for everyone.

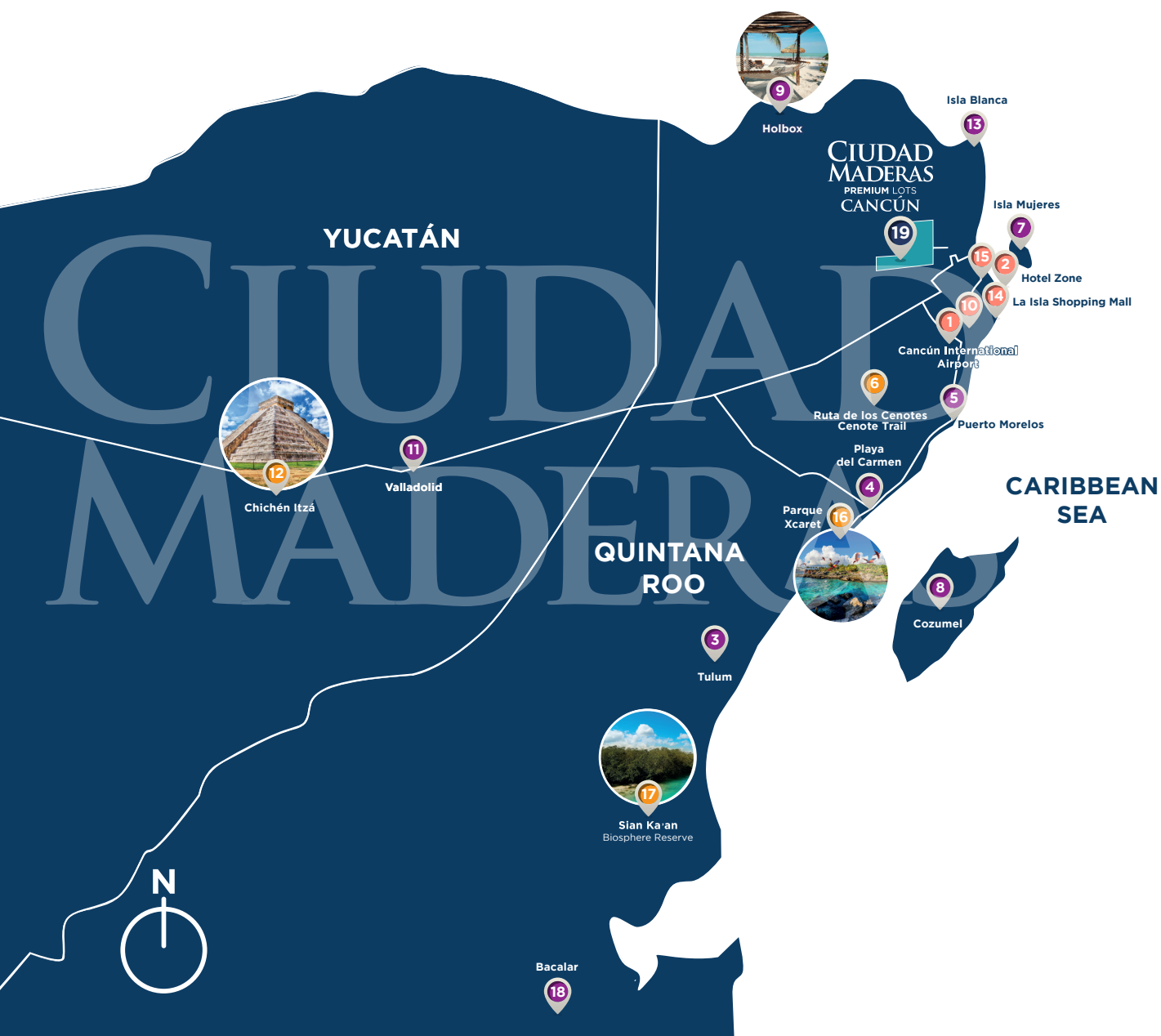
Visit the **turtle sanctuary, the Mayan temple** built in honor of the goddess Ixchel, **interact with dolphins, and much more**.

STRATEGICALLY LOCATED

LANDMARKS

- 1 CANCUN INTERNATIONAL AIRPORTS
- 2 HOTEL ZONE
- 3 TULUM
- 4 PLAYA DEL CARMEN
- 5 PUERTO MORELOS
- 6 RUTA DE LOS CENOTES
- 7 ISLA MUJERES
- 8 COZUMEL
- 9 HOLBOX
- 10 ANÁHUAC UNIVERSITY
- 11 VALLADOLID
- 12 CHICHÉN ITZÁ
- 13 ISLA BLANCA
- 14 LA ISLA SHOPPING MALL
- 15 LA MARINA PUERTO CANCÚN
- 16 XCARET PARK
- 17 SIAN KA'AN BIOSPHERE RESERVE
- 18 BACALAR
- 19 CIUDAD MADERAS CANCÚN

- 15 minutes from the **Airport**
- 20 minutes from the **Hotel Zone**
- 35 minutes from **Playa del Carmen**
- 20 minutes from **different beaches**



MASTER PLAN


TOP-NOTCH URBANIZATION


The distribution in **Ciudad Maderas Cancun** has a strategic plan to enable each inhabitant to enjoy our amenities in a natural environment within a residential **development with the highest order.**


- Hidden facilities
- Lots from 128m²
- Controlled Access
- Recreation
- 130 hectares of green areas



Information and master plan are subject to change without notice.

 Residential lots

 Comercial lots

 Urban equipment



MADERAS EXCLUSIVE
SPORTS CLUBS
NO MEMBERSHIP FEE

WITH MORE THAN 200,000 M² OF AMENITIES

THE PERFECT PLACE TO LIVE
THE QUALITY OF LIFE YOU DESERVE



Representative images. Suggested furniture. Information and images subject to change without prior notice. Restrictions apply.

MORE THAN 30 AMENITIES

The perfect balance of luxury, relaxation fun,
and wellness for you and your whole family.



Game Room

- Ping-pong
- Hockey
- Pool
- Card Table / Chess



CrossFit areas or playroom with a roofed playground



Indoor swimming pools with children's areas



Outdoor swimming pools



Child pools with outdoor waterslides



Infirmary



Children's play areas



Paddle courts



Extensive green areas



Snack bar



Dressing rooms / Lockers



Showers



Saunas



Multi-sand courts

- Volleyball
- Beach Soccer



Steam room



Tennis courts



Gyms



Multi-purpose rooms

- Yoga
- Workshops
- Dancing



Pet park

CIUDAD MADERAS

PREMIUM LOTS

MÉRIDA

10 KEY POINTS OF YUCATÁN

DID YOU KNOW...?



Mérida is **one of the safest cities in the world**. Ranking no. 1 in Mexico, no. 2 in the Americas, and no. 21 worldwide.



PUEBLOS
MÁGICOS

Yucatan has **4 magical towns**: Izamal, Valladolid, Maní and Sisal. You can walk or bike through their colonial streets and enjoy their beautiful architecture, people, customs, history, and delicious food.



Yucatan is the national leader in **attracting foreign direct investment**. In 2022, the state registered an increase in international investment, **ranking #1** among Mexico's **fastest-growing states**.

SOURCES:

- <https://www.yucatan.gob.mx>
- <https://www.gob.mx>
- <https://www.cntraveler.com>
- <https://www.tasteatlas.com/cochinilla-pibil>
- <https://topyucatan.com>



Yucatecan cuisine is considered one of **the most delicious in Mexico**. In 2021, cochinita pibil was recognized as **the best traditional food** worldwide among 10 thousand dishes in the Taste Atlas Awards ranking.



Yucatan has **11 industrial/technological parks**, **12 seaports**, **one international airport**, and **two airfields**.



The world **cenote comes from the Mayan “tz’onot”** which means cavern or water reservoir. It is estimated that there are between **7,000 and 8,000** cenotes in Yucatan, of which only 3,200 are registered.



Merida’s cathedral was the first in the continental Americas, thus **the oldest in Mexico**. Its construction began in 1562 and finished 37 years later.



Yucatan has **14 archaeological sites**. Chichen Itza is the main Mayan ruin and one of the **seven wonders of the modern world**.



The Yucatan Peninsula is famous for pink flamingo sightings. **The Ria Celestún Biosphere Reserve** is a flamingo watchers’ paradise.



In 2022, Merida was recognized as **the worldwide fourth-best city in the Best Big Cities category**. The only Mexican town in this category.



LANDMARKS

- 1 CHUBURNÁ PUERTO
- 2 PROGRESO BOARDWALK
- 3 CRABSTER
- 4 ALMADÍA
- 5 YUCATAN SCIENCE AND TECHNOLOGY PARK
- 6 METEORITE MUSEUM
- 7 WIND FARM
- 8 RACE TRACK YUCATÁN
- 9 DZIBILCHALTUIN
- 10 GNP FORUM
- 11 UVM
- 12 THE HARBOR
- 13 GALERIA'S SHOPPING CENTER
- 14 MAYAN WORLD MUSEUM OF MÉRIDA
- 15 PASEO MONTEJO
- 16 HISTORIC CENTER



Information subject to change without notice.

MASTER PLAN



Puerto
MADERAS

-  Residential lots
-  Comercial lots

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TOP-NOTCH URBANIZATION















The distribution in **Ciudad Maderas** has a strategic plan to enable each inhabitant to enjoy our amenities in a natural environment within a residential development with highest order.

- Hidden facilities
- Controlled access.
- Recreational areas.






ONE-OF-A-KIND CONCEPT WITH OVER 20 AMENITIES

GROUND FLOOR

-  Semi-Olympic pool
-  Wading Pool
-  Courts
-  Sand court
-  Business center
-  Sports bar
-  Game room
-  Sunbed area
-  Terraces / Sundeck
-  Dressing rooms / Lockers
-  Terraces / Grills
-  Children's play areas
-  Showers
-  Steam room

UPPER FLOOR

-  Banquet hall
-  Gym / Terrace
-  Multipurpose room / Terrace

VIRTUAL ROOM
Scan the QR code
and visit us



Information and representative images subject to change without prior notice. Suggested furniture. Restrictions apply.



THE FIRST DEVELOPMENT WITH AN AQUATIC CLUB

In addition to a **Family Club**, Ciudad Maderas Mérida will have an impressive **AQUATIC CLUB** that will make your stay an **exciting adventure and entertainment** for you and your entire family.

INMERSE YOURSELF IN AN OASIS OF FUN!



Puerto MADERAS

Ciudad Maderas Mérida is strategically planned so you can relax and have some fun surrounded by stunning natural views. Enjoy the natural and clear environment of our spectacular lake, and fall in love with our Puerto Maderas.

FALL IN LOVE WITH OUR

CIUDAD

FROM 97 USD **PER MONTH**

*RESTRICTIONS APPLY

Information and representative images subject to change w

**A ONE-TIME OPPORTUNITY,
SAFE INVESTMENT**

OUR Puerto **MADERAS**



**DIRECT CREDIT
WITHOUT CREDIT SEARCH**

Puerto MADERAS



BELONG TO OUR COMMUNITY OF MORE THAN



CIUDAD MADERAS SUR I

CIUDAD MADERAS SUR II

PRIVADA MADERAS

CIUDAD MADERAS COREGIDORA

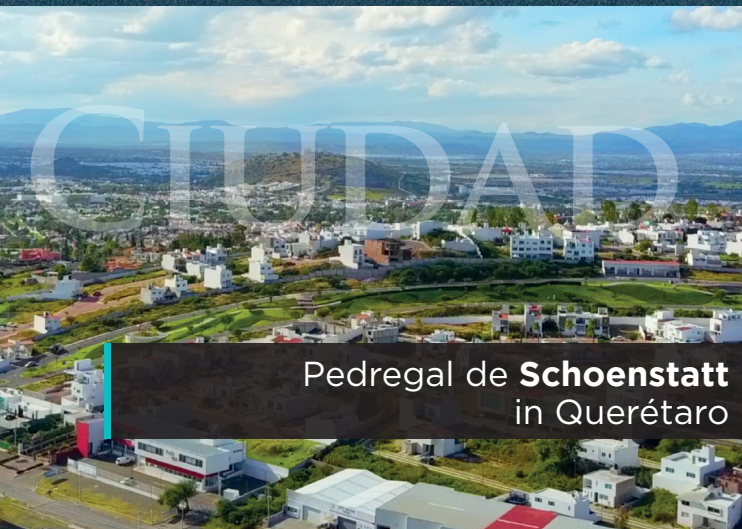
PRIVADA MADERAS COREGIDORA

CIUDAD MADERAS NORTE

CIUDAD MADERAS PREMIUM LOTS BOSQUES*

CIUDAD MADERAS PREMIUM LOTS HACIENDA

QUERÉTARO



Pedregal de **Schoenstatt** in Querétaro



Construction of Ciudad Maderas **León**



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77,000 CUSTOMERS

- CIUDAD MADERAS LEON
- PRIVADA MADERAS LEON
- CIUDAD MADERAS MONTAÑA LEON
- CIUDAD MADERAS CANADA
- CIUDAD MADERAS PREMIUM LOTS NORTE LEON
- CIUDAD MADERAS SAN MIGUEL DE ABELENDE
- PEDREGAL DE SAN ANGEL
- MADERAS RESIDENCIAL

JALISCO / GUANAJUATO

- CIUDAD MADERAS SAN LUIS POTOSÍ
- CIUDAD MADERAS MONTAÑA SAN LUIS POTOSÍ
- CIUDAD MADERAS PREMIUM LOTS SIERRA SAN LUIS POTOSÍ
- CIUDAD MADERAS PENINSULA
- CIUDAD MADERAS PREMIUM LOTS MERIDA
- CIUDAD MADERAS PREMIUM LOTS CANCÚN

SAN LUIS POTOSÍ

YUCATÁN

QUINTANA ROO



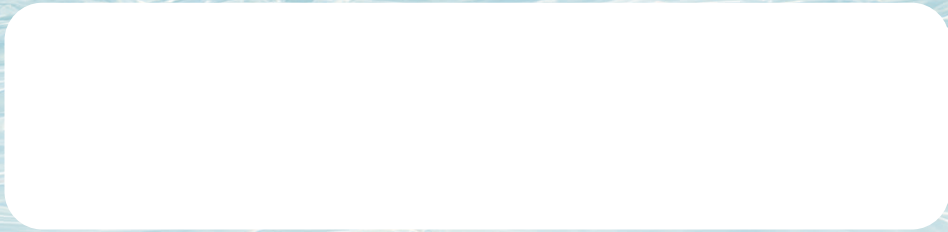
Construction of Ciudad Maderas **San Luis Potosí**



Construction of Ciudad Maderas **Montaña** in Querétaro

CIUDAD MADERAS PREMIUM LOTS

ciudadmaderas.com



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