

# BLANCA

## PRIVATE PENINSULA



CONTACT

1

THEME PARK SITE

PLAZA SITE

HOTEL SITE



# THE PROPERTY

IS LOCATED AT THE TIP OF THE NEW HOTEL ZONE

CONTACT

2

Área de Protección de Flora y Fauna Yum Balam

ISLA BLANCA



Chacmucuch

Francisco May

Isla Mujeres

CANCUN

ZONA HOTELERA

RIU DUNAMAR 740 ROOMS

RIU PALACE COSTA MUJERES 670 ROOMS

HOTEL PLANET HOLLYWOOD BEACH RESORT CANCUN 432 ROOMS

CATALONIA COSTA MUJERES 432 ROOMS

MAJESTIC ELEGANCE COSTA MUJERES 570 ROOMS

GRAND PALLADIUM COSTA MUJERES 670 ROOMS

SECRETS PLAYA MUJERES 424 ROOMS

DREAMS PLAYA MUJERES 502 ROOMS

ATELIER PLAYA MUJERES 373 ROOMS

FINEST PLAYA MUJERES 450 ROOMS

EXCELLENCE PLAYA MUJERES 450 ROOMS

BELOVED PLAYA MUJERES 109 ROOMS

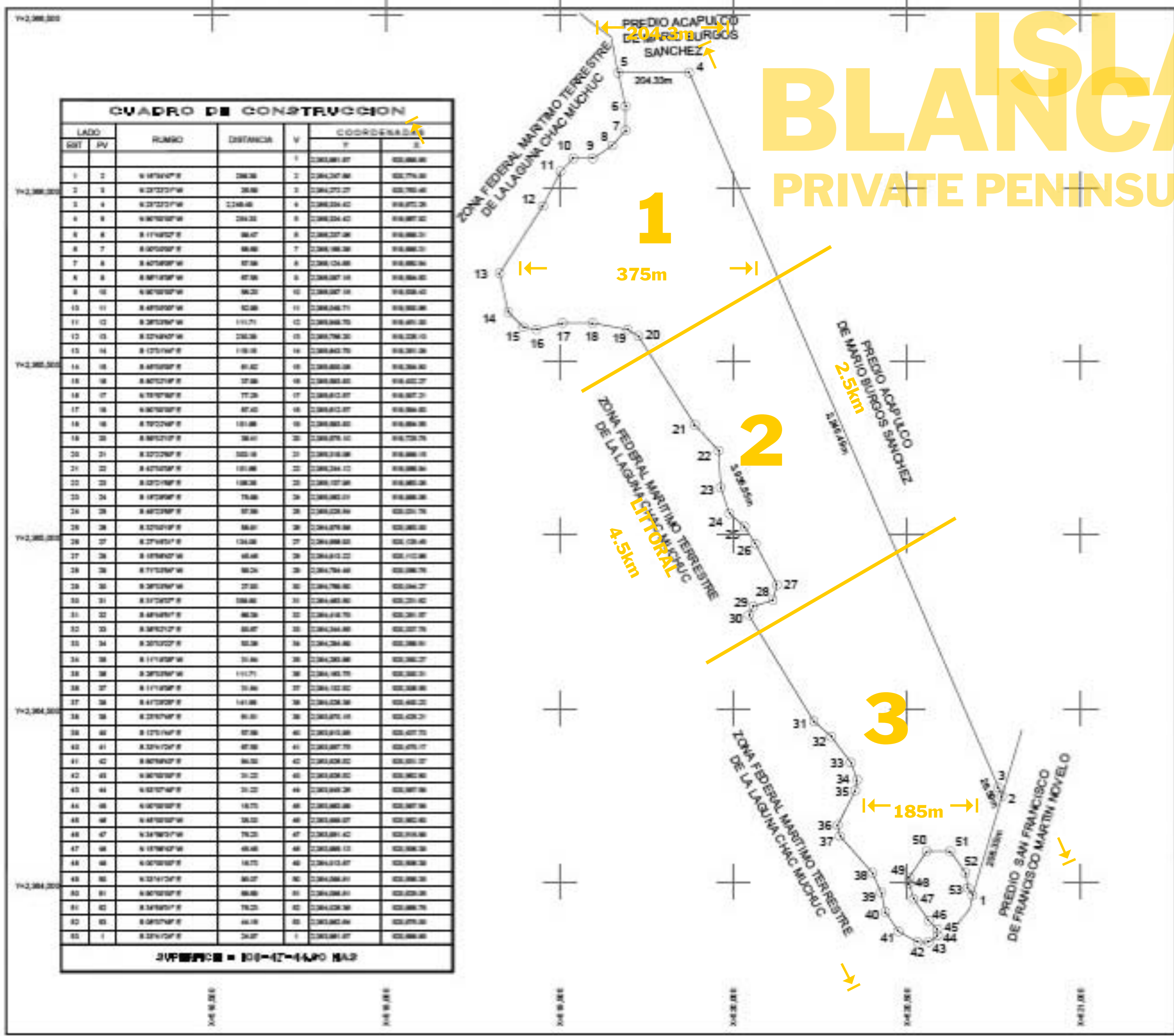
VILLA DEL PALMAR 415 ROOMS





# ISLA BLANCA

## PRIVATE PENINSULA



CUADRO DE CONSTRUCCION					
LADO	PV	RUMBO	DISTANCIA	COORDENADAS	
				X	Y
1	2	S 87°50'00" E	286.26	203620.87	922.880.81
2	3	S 27°22'00" W	38.96	2036207.86	922.774.38
3	4	S 27°22'00" W	238.45	2036204.42	922.875.28
4	5	S 87°50'00" W	284.32	2036204.42	922.887.32
5	6	S 11°42'00" E	88.47	2036207.28	922.888.31
6	7	S 27°22'00" E	88.98	2036198.38	922.888.31
7	8	S 47°50'00" W	87.98	2036124.88	922.888.34
8	9	S 87°50'00" W	87.98	2036087.14	922.884.42
9	10	S 87°50'00" W	88.22	2036087.18	922.888.42
10	11	S 87°50'00" W	82.88	2036048.71	922.888.38
11	12	S 27°22'00" W	111.71	2036048.75	922.881.22
12	13	S 27°22'00" W	238.38	2036078.22	922.828.12
13	14	S 12°51'00" E	118.18	2036042.75	922.821.28
14	15	S 47°50'00" E	81.42	2036088.28	922.824.82
15	16	S 47°50'00" E	37.88	2036088.82	922.822.27
16	17	S 75°00'00" E	77.28	2036012.87	922.827.21
17	18	S 87°50'00" E	87.42	2036012.87	922.828.82
18	19	S 75°00'00" E	181.88	2036083.82	922.828.38
19	20	S 87°50'00" E	88.41	2036078.42	922.778.78
20	21	S 27°22'00" E	322.18	2036018.88	922.888.18
21	22	S 47°50'00" E	181.88	2036034.12	922.828.34
22	23	S 27°22'00" E	188.28	2036017.88	922.885.28
23	24	S 17°22'00" E	75.88	2036083.21	922.888.28
24	25	S 47°50'00" E	87.88	2036028.84	922.821.78
25	26	S 27°22'00" E	88.81	2036078.88	922.885.22
26	27	S 27°22'00" E	134.88	2036088.22	922.728.48
27	28	S 17°50'00" W	88.48	2036012.22	922.712.88
28	29	S 71°22'00" W	88.24	2036078.48	922.888.78
29	30	S 37°22'00" W	27.22	2036078.82	922.824.27
30	31	S 17°22'00" E	188.88	2036088.88	922.221.82
31	32	S 87°50'00" E	88.78	2036018.78	922.281.87
32	33	S 87°50'00" E	88.87	2036034.88	922.227.78
33	34	S 27°22'00" E	82.38	2036078.88	922.288.31
34	35	S 11°42'00" W	31.88	2036038.88	922.288.27
35	36	S 27°22'00" W	111.71	2036048.75	922.282.31
36	37	S 11°42'00" E	31.88	2036012.82	922.288.88
37	38	S 47°50'00" E	141.88	2036028.38	922.482.22
38	39	S 27°22'00" E	81.81	2036078.18	922.428.21
39	40	S 12°51'00" E	87.88	2036012.88	922.427.78
40	41	S 27°22'00" E	87.88	2036087.78	922.478.17
41	42	S 87°50'00" E	88.52	2036028.82	922.881.27
42	43	S 87°50'00" E	31.22	2036028.82	922.882.88
43	44	S 27°22'00" E	31.22	2036048.28	922.887.88
44	45	S 87°50'00" E	18.72	2036088.88	922.887.88
45	46	S 87°50'00" W	38.22	2036088.87	922.882.48
46	47	S 34°50'00" W	78.22	2036081.42	922.818.88
47	48	S 17°50'00" W	88.48	2036088.12	922.888.38
48	49	S 27°22'00" E	18.72	2036012.87	922.888.38
49	50	S 27°22'00" E	88.27	2036088.41	922.888.28
50	51	S 87°50'00" E	88.88	2036088.41	922.828.28
51	52	S 34°50'00" E	78.22	2036028.38	922.888.78
52	53	S 87°50'00" E	88.18	2036082.88	922.878.28
53	54	S 27°22'00" E	24.27	2036081.87	922.884.48

NORTE

NORTE

UBICACION GEOGRAFICA

CONTACT

LONG= 86° 48' 01.53509"

PLANO TOPOGRAFICO DEL PREDIO:

## "ISLA BLANCA"

CARTA TOPOGRAFICA F18-D31

ESTADO: QUINTANA ROO  
MUNICIPIO: ISLA MUJERES  
SUPERFICIE: 108-47-44.60 HAS.

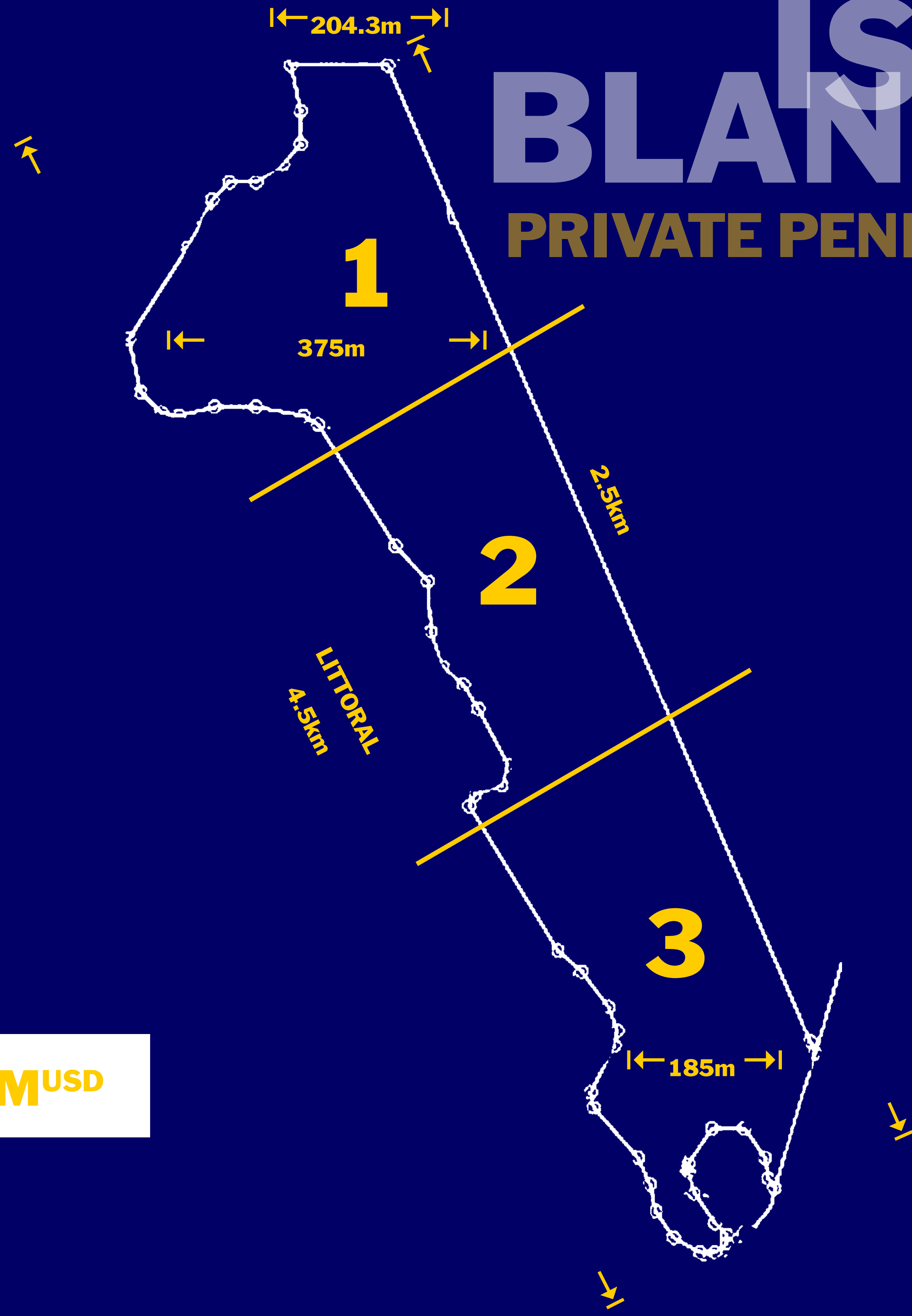
FECHA: SEPTIEMBRE DEL 2000      ESCALA: 1 : 10,000

DIBUJO:



# ISLA BLANCA

## PRIVATE PENINSULA



CONTACT

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**LOTS START AT \$20M<sup>USD</sup>**



# ISLA BLANCA

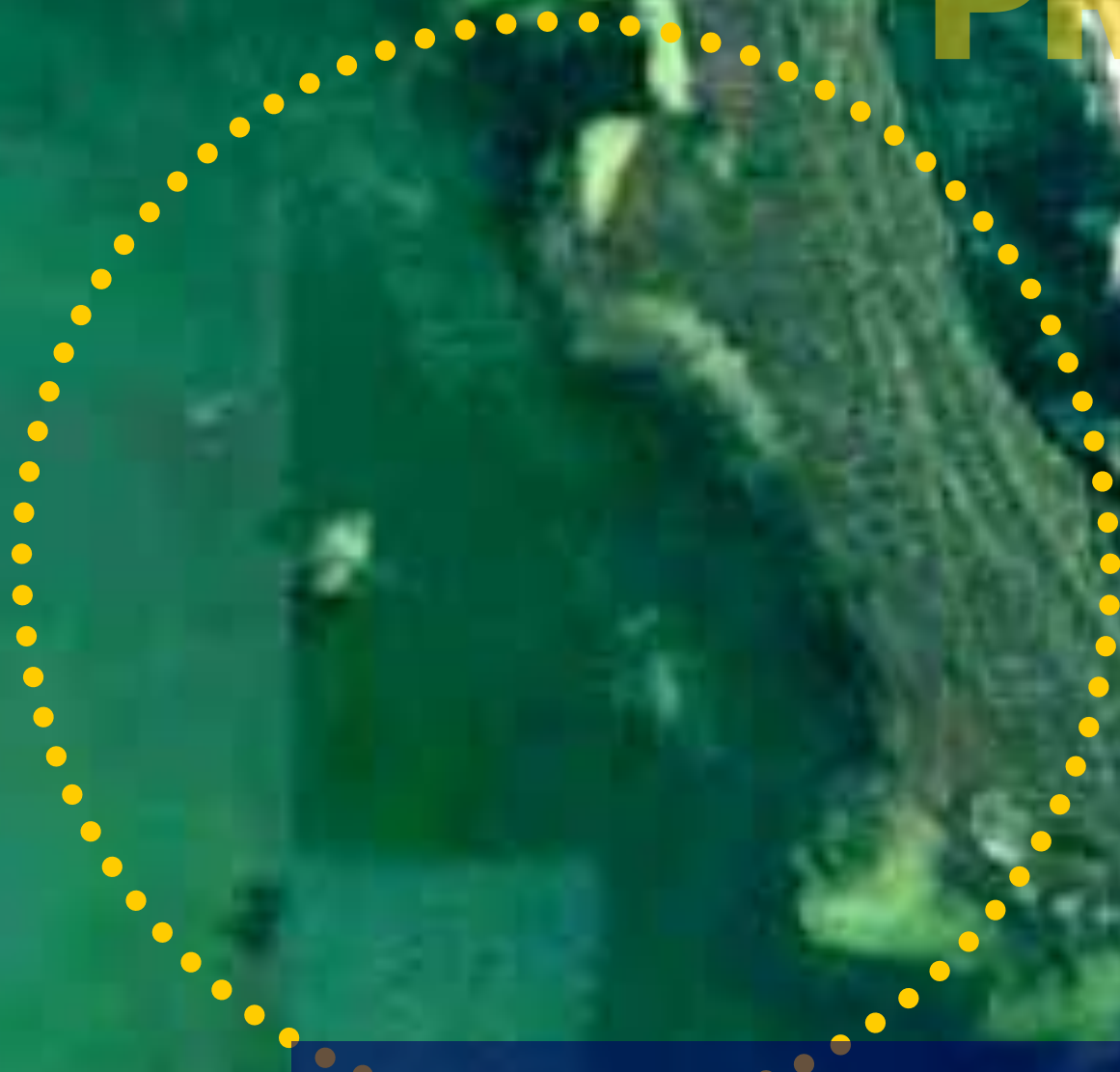
## PRIVATE PENINSULA

### SUNSET VIEWS



# ISLA BLANCA

PRIVATE PENINSULA



**108 HECTARES**





# ISLA BLANCA

## PRIVATE PENINSULA

TRANQUILITY



# ISLA BLANCA

PRIVATE PENINSULA

NATURAL BEAUTY





# ISLA BLANCA

## PRIVATE PENINSULA

CONTACT

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**WATER SPORTS**

**KITE-SURFING, PADDLE-BOARDING, KAYAKING, JET-SKIING**





LAYING ON THE HIDDEN PARADISE OF CANCUN; ALMOST VIRGIN WHERE ON THE ONE HAND SITS THE CARIBBEAN SEA & ON THE OTHER THE **LAGOON OF CHAC MUCHUC**. A TOTALLY CALM AREA WHERE THE SKY OF NATURE INHABITS THE NORTH OF ISLA BLANCA, WHERE IT'S SUNSET IS COMPLETELY MAGICAL & CAN ONLY BE APPRECIATED ON THE LAGOON SIDE.

## THE PROPERTY **LA LAGUNA** **108** HECTARES

THE LAND IS **ZONED** AS MIXED USE, THEREFORE CAN BE DEVELOPED FOR **HOTEL, RESIDENTIAL & COMMERCIAL USE**. THE CURRENT ZONING GIVES YOU THE RIGHT TO BUILD **24 HOTEL ROOMS PER HECTARE**.

THE LAGUNA IS CURRENTLY FAMOUS FOR ITS **NATURAL BEAUTY & AS A KITE SURFING PARADISE**. THE FLAT PROTECTED SALTED WATERS ARE IDEAL FOR KAYAKING, PADDLE BOARDING, JET-SKIING + MOUNTAIN BIKE TRAILS.

# ISLA BLANCA

ITS VIRGIN SURROUNDINGS CAN BE A DISCRETE HIDEAWAY FOR VACATIONERS TO COME, DISCONNECT & EXPERIENCE THE GREAT MAYAN CULTURE & SPIRITUALITY ALONG WITH IT'S WELLNESS SPA TREATMENT & SPIRITUAL HEALING.

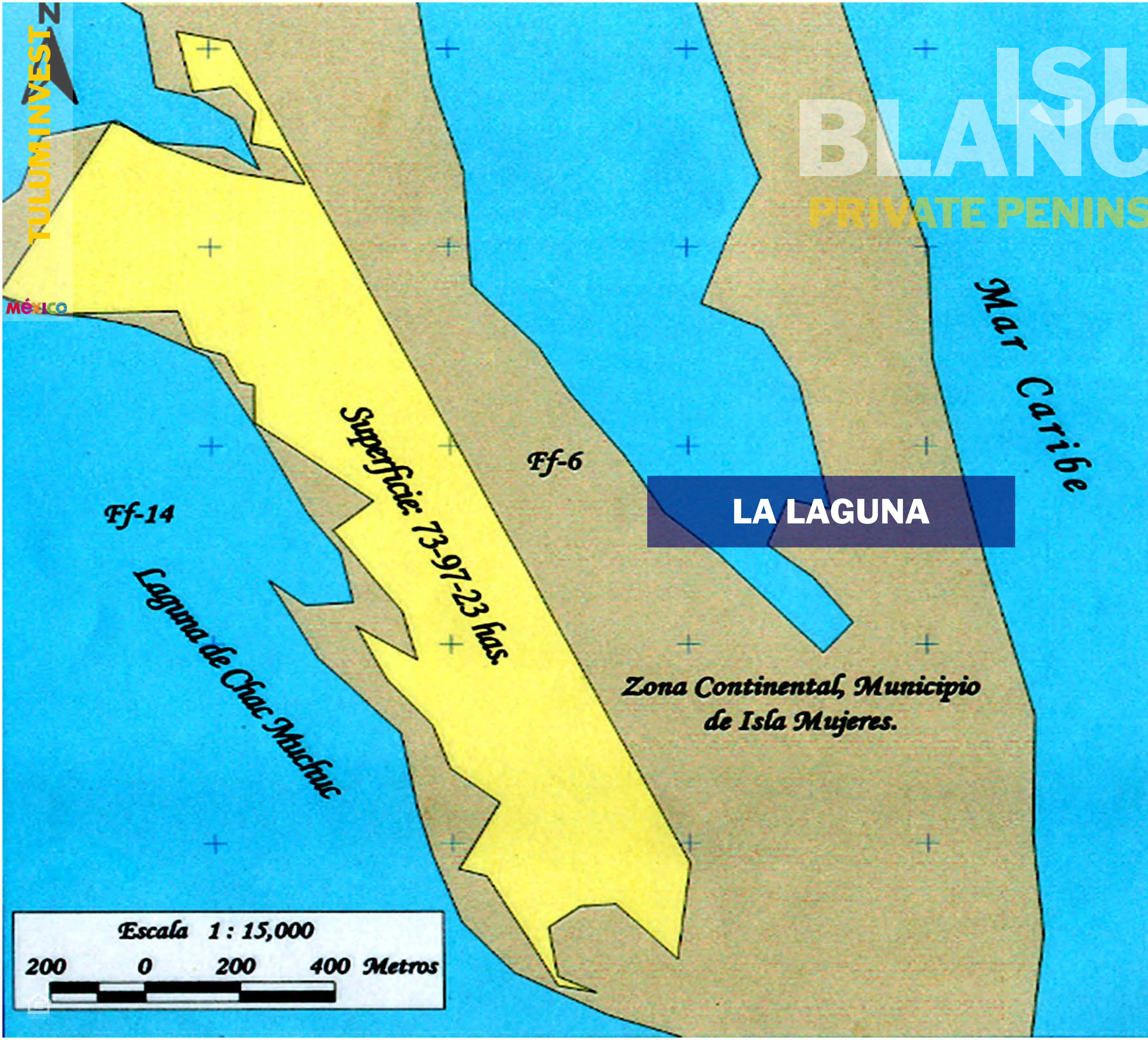
ISLA BLANCA IS AN EXTENSION OF PLAYA MUJERES WHICH HAS BECOME QUITE POPULAR IN THE PAST FEW YEARS AS BIG HOTEL GROUPS HAVE SETTLED ON THIS MOST **AMAZING WHITE SANDY BEACH** AWAY FROM THE CURRENT CANCUN HOTEL ZONE.

TO ATTRACT THE MOST EXCLUSIVE CLIENTELE, THE LUXURY **LA AMADA MARINA** HAS OPENED NEAR BY TO HOST SUPER-YACHTS FROM ALL OVER THE WORLD.

**LA LAGUNA IS A BLANK CANVAS** FOR AN ARCHITECTURAL DREAM TO MERGE NATURE & ART & THE OPPORTUNITY TO CREATE A MOST INCREDIBLE EXPERIENCE.

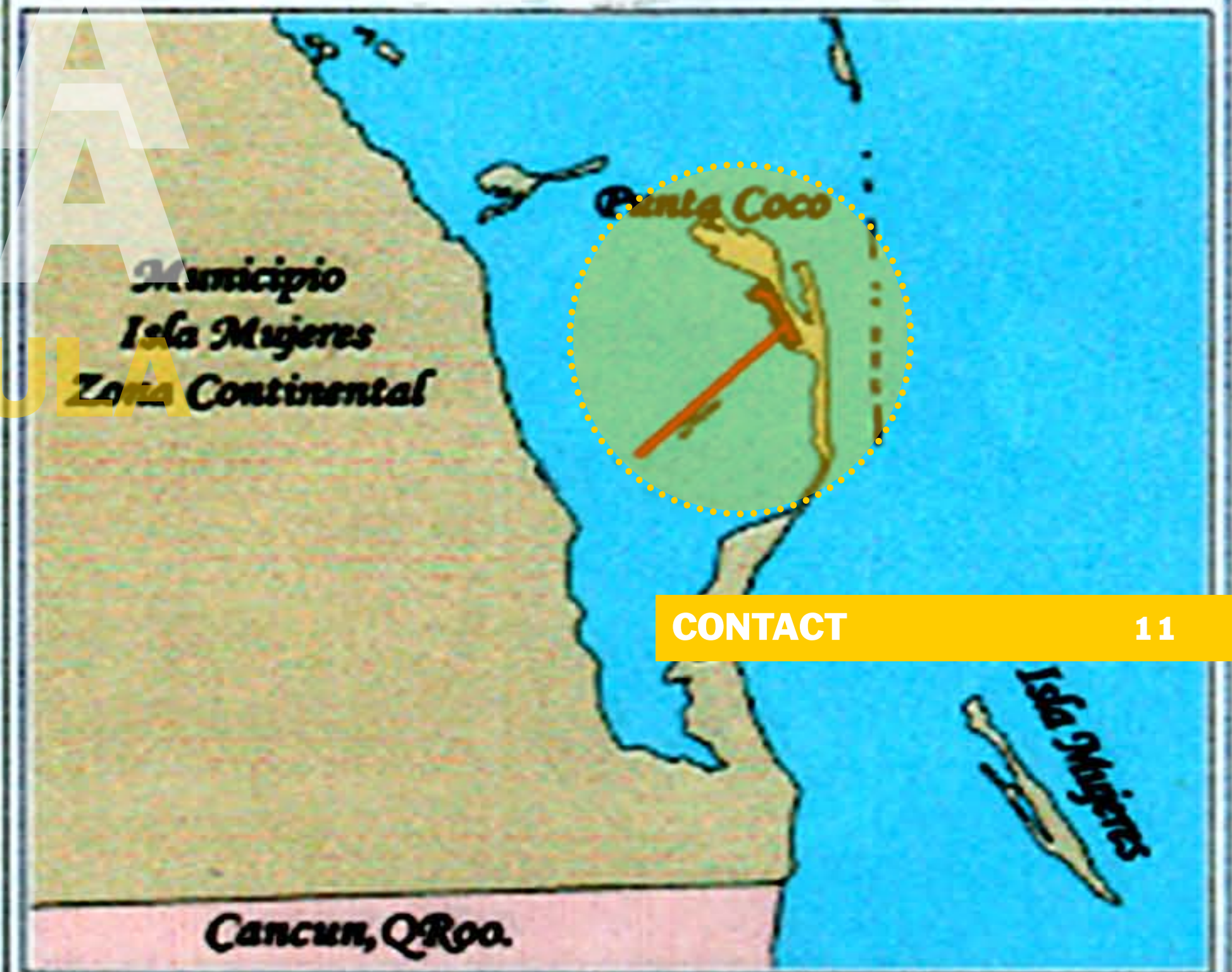


# ISLA BLANCA PRIVATE PENINSULA



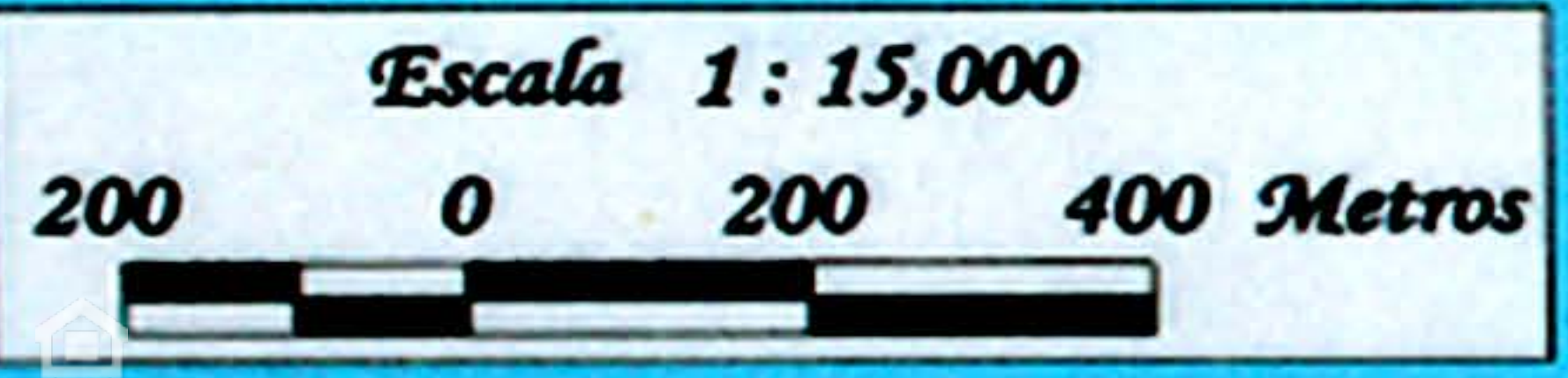
**LA LAGUNA**

Localización Municipal del Predio



CONTACT 11

Localización Estatal del Predio





**ENJOY A QUICK SWIM AT ISLA CONTOY IN A QUICK 20 INUTE BOAT RIDE FROM THE PROPERTY.**

**ONE OF THE NORTHERNMOST ISLANDS IN THE MESOAMERICAN BARRIER REEF, 50KM NORTH OF CANCÚN & 13KM OFF THE MAINLAND YUCATÁN PENINSULA, THE PRINCIPAL NESTING SITE FOR SEABIRDS IN THE MEXICAN CARIBBEAN.**

**COASTAL DUNES, MANGROVES, LAGOONS, LOW FOREST & COCONUT PALM TREES DOMINATE THE TERRESTRIAL LANDSCAPE OF THE ISLAND, WHILE MARINE ENVIRONMENTS INCLUDE SEA-GRASS BEDS & CORAL REEFS. MARINE FISH STOCKS ARE SIGNIFICANT DUE TO THE ABUNDANCE OF PLANKTON PROVIDED BY THE UPWELLING OF COLD SUBMARINE CURRENTS. MAMMALS ARE NOTABLY ABSENT FROM THE ISLAND.**

**THE ENDANGERED GREEN, LOGGERHEAD, HAWKSBILL & LEATHERBACK TURTLES NEST ON ISLA CONTOY, AS WELL AS THE HORSESHOE CRAB LIMULUS POLYPHEMUS & LARGE COLONIES OF MAGNIFICENT FRIGATEBIRD FREGATA MAGNIFICENS, DOUBLE-CRESTED CORMORANT PHALACROCORAX AURITUS & BROWN PELICAN PELECANUS OCCIDENTALIS.**

**A SHORT BOAT RIDE TO THE NEIGHBORING ISLAND FOR AN AMAZING EXPERIENCE**

CONTACT

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## ISLA CONTOY





# CAROLINE AÏM

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CONTACT

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TULUMINVEST

LOTS START AT \$20M<sup>USD</sup>

# JOSÉ PUGA

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