



RIO LAGARTOS PROJECT

PROJECT: LUXURY STUDIO
APARTMENTS
LOCATION: RIO LAGARTOS
YUCATAN, MEXICO

THE SITE



THE SITE

RIO LAGARTOS





Golfo de Mexico

The Site

Rio Lagartos
Biosphere Reserve

Lagoon

Las coloradas

Río Lagartos

Río Lagartos





THE SITE



THE LAND

20 Hectare property with 500 meters of white sand beaches in the remote, pristine Rio Lagartos National Park



GETTING THERE

2.5 Hours from Cancun, Playa del Carmen, Tulum & Holbox. Property has both road and boat access



PRIVILEGED LOCATION

The bio-reserve protects nearly 60,000 hectares of forest, dunes, mangroves, beaches and the largest estuary (70km) in the Yucatan peninsula



LAST ISSUED PERMIT

We have secured the last permit that will ever be issued for any kind of development



BIOSPHERE RESERVE

FAUNA



More than 350 bird species
to watch in the area



Flamingo and
sunset Boat Tours



Night time Crocodile
sighting tours



Whale shark watching tours
(Chiquila)



ACTIVITIES

IN THE AREA



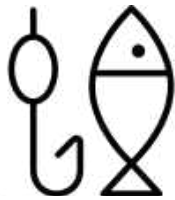
Visit the Pink water
salt lagoons
and mud baths



Swim in the fresh springs
water of Rio Lagartos and
nearby centotes



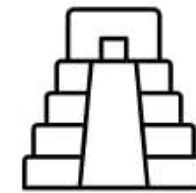
Bio-Reserve
Photography trips



Tarpon and gulf
fishing trips



Kite surfing and
paddle boarding



Visit nearby colonial towns
and ruins



THE CONCEPT

MATERIALS

GENERAL



Mayan Stone



Chukum



Palapa



Bajareque



Natural Fibers



Local Wood

MATERIALS

EXTERIOR



MATERIALS

PALAPA ROOF



MATERIALS

DOUBLE WOOD COLUMN



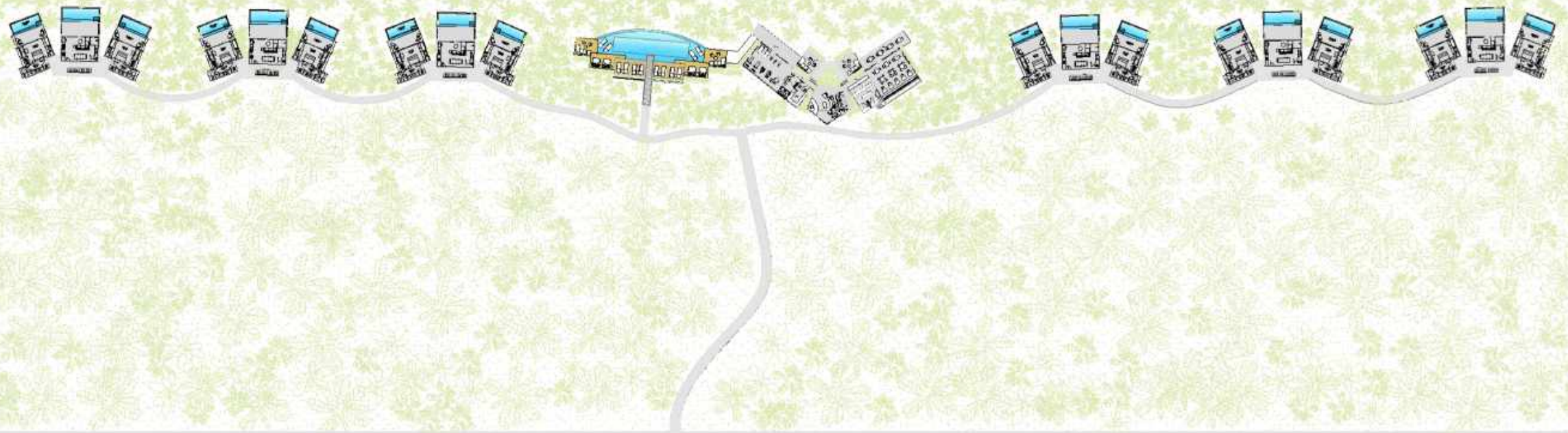
MATERIALS

INTERIOR



THE PROJECT

MASTERPLAN



STUDIO UNITS

STUDIO UNITS

PLAN



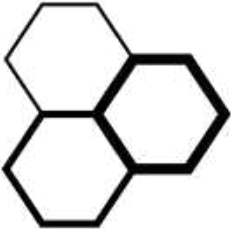
All Beach front



3 Story buildings with up to 9 rooms each



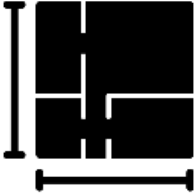
36 rooms in phase 1, with more planned in phase 2



Flexible modules adaptable for 3 different scenarios

STUDIO UNITS

CHARACTERISTICS



35m2 rooms



Fully equipped kitchenette



Outdoor Terrace



King bed



Shower with view

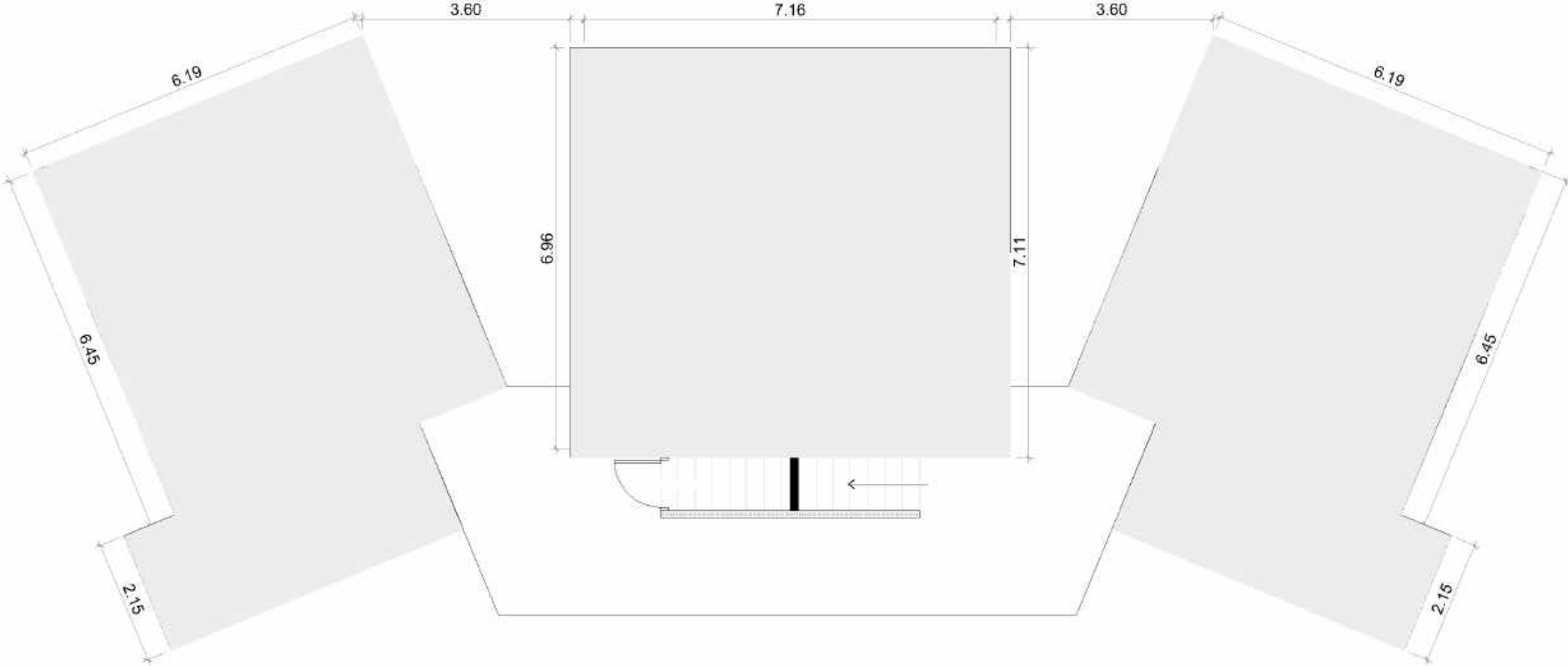


Plunge pool on ground floor units

BUILDING FOOTPRINT

DOUBLE WOOD COLUMN

The Building is composed of 2 side units and 1 central units.
All units have the same area.



Side Unit A

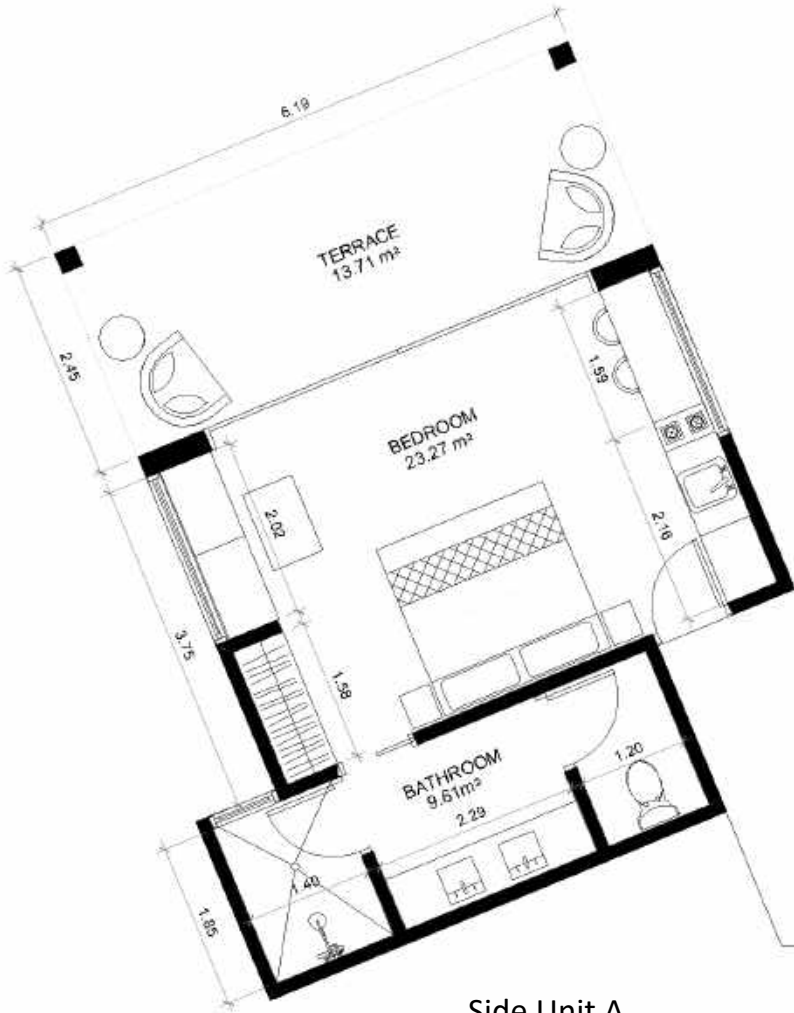
Central Unit C

Side Unit B

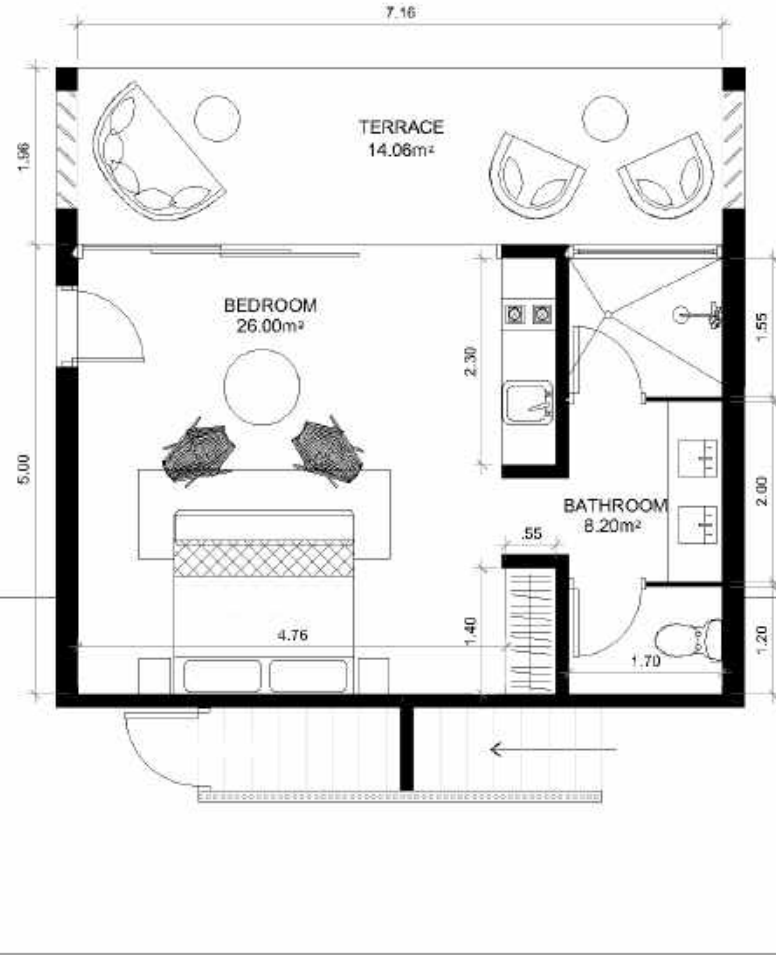
SCENARIO 1

3 BUYERS

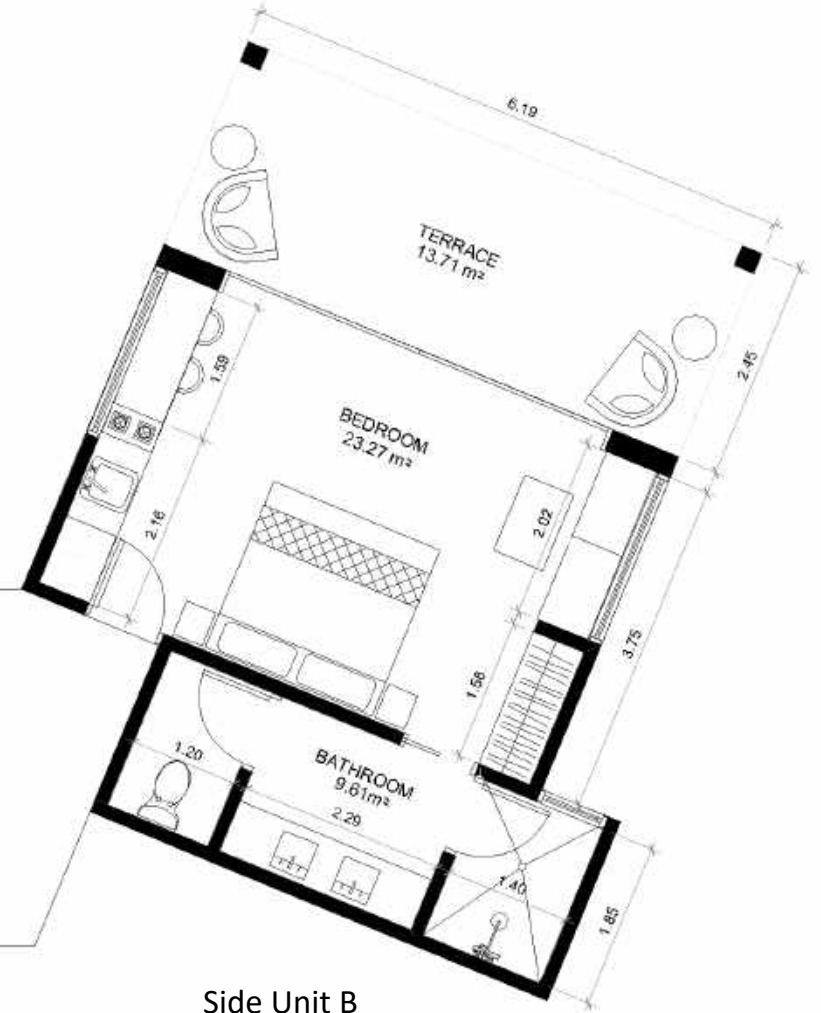
3 INDIVIDUAL STUDIO UNITS



Side Unit A



Central Unit C



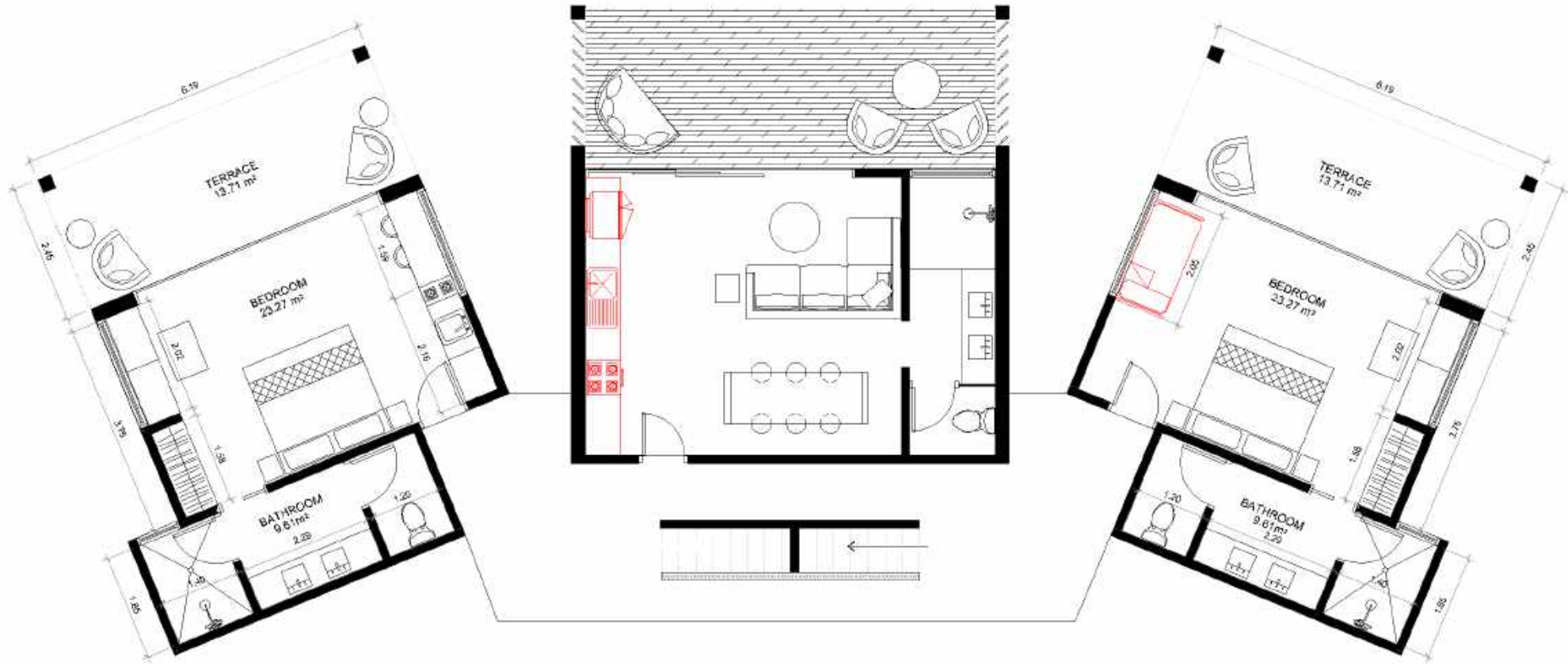
Side Unit B

SCENARIO 2

2 BUYERS

1 INDIVIDUAL STUDIO UNIT

1 LIVING MODULE + BEDROOM



Side Unit A

Central Unit C

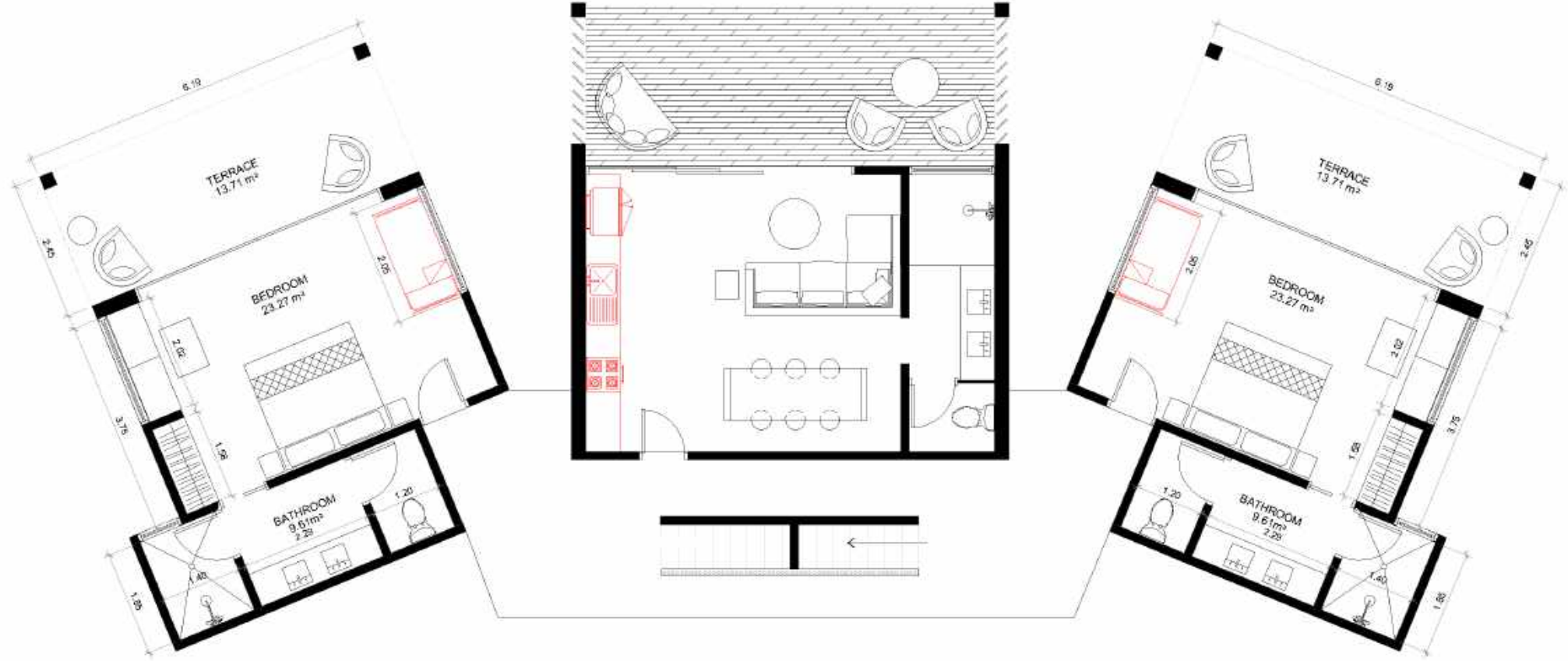
Side Unit B

Kitchenette is moved to central unit.

*Kitchenette is removed
An extra bed is added*

SCENARIO 3

- 1 BUYER
- 2 BEDROOM MODULES
- 1 LIVING ROOM MODULE



Side Unit A

Central Unit C

Side Unit B

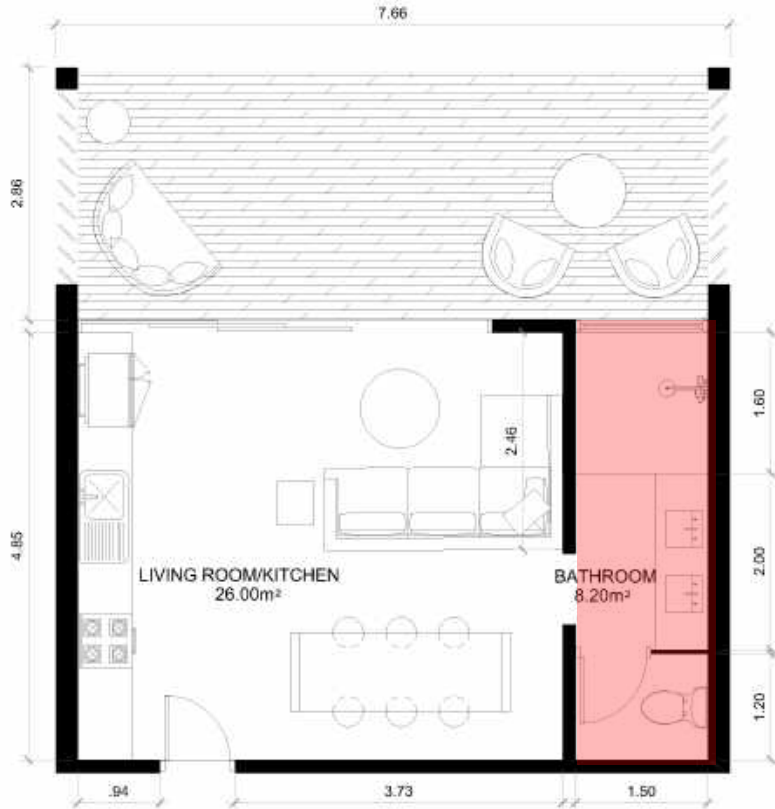
*Kitchenette is moved to central unit.
An extra daybed can be added*

*Kitchenette is moved to central unit.
An extra daybed can be added*

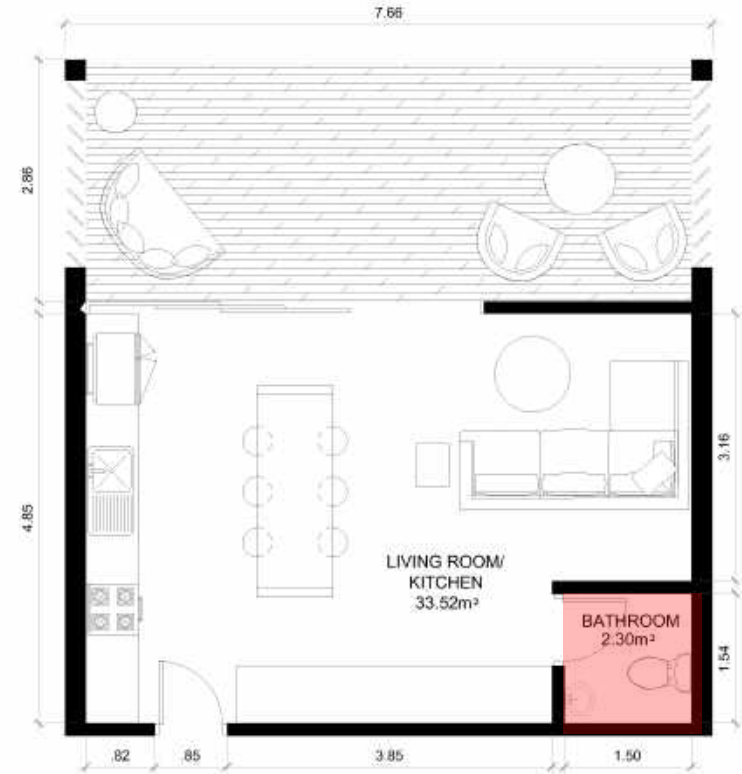
ALTERNATE INTERIOR LAYOUT OPTIONS

Living Module
Bedroom Module

LIVING/DINING MODULE C



LIVING/DINING MODULE C
WITH **FULL** BATHROOM



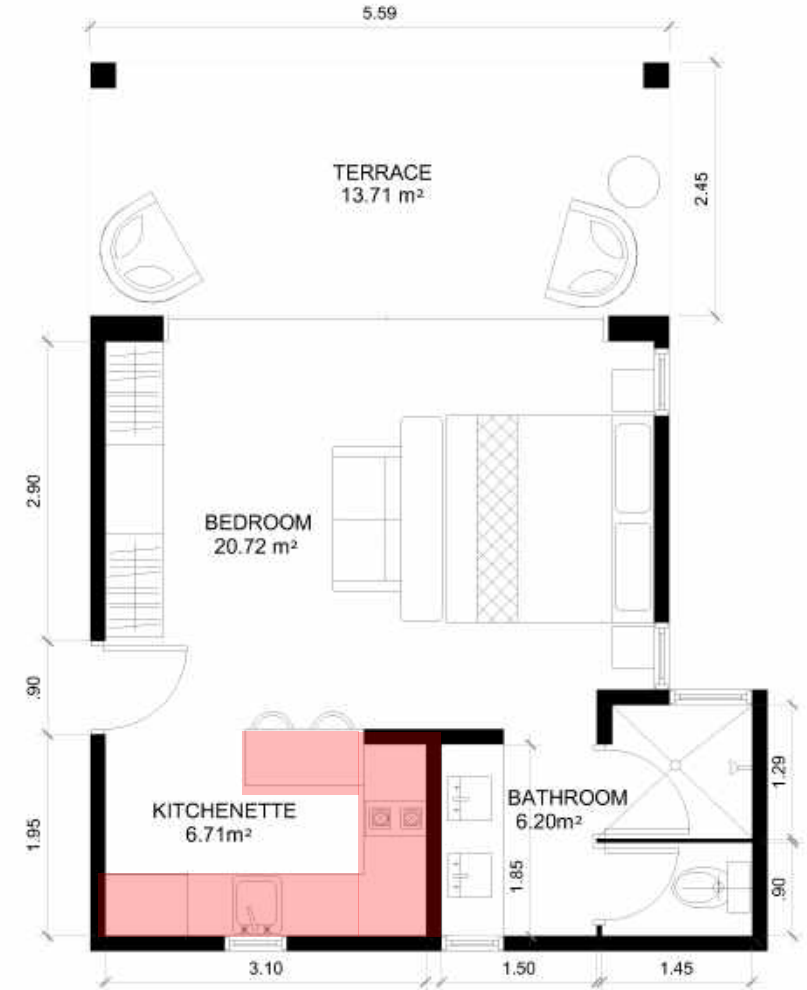
LIVING/DINING MODULE C
WITH **HALF** BATHROOM

PLEASE LET US KNOW WHICH ONE IS YOUR PREFERRED OPTION?

SIDE BEDROOM MODULE A&B



INTEGRATED KITCHENETTE



SEPARATE KITCHENETTE

PLEASE LET US KNOW WHICH ONE IS YOUR PREFERRED OPTION?























COMMON AREAS

AMENITIES



Reception/Lobby



Pool/Lounge



Grill/Bar or event space



Gym/Sauna



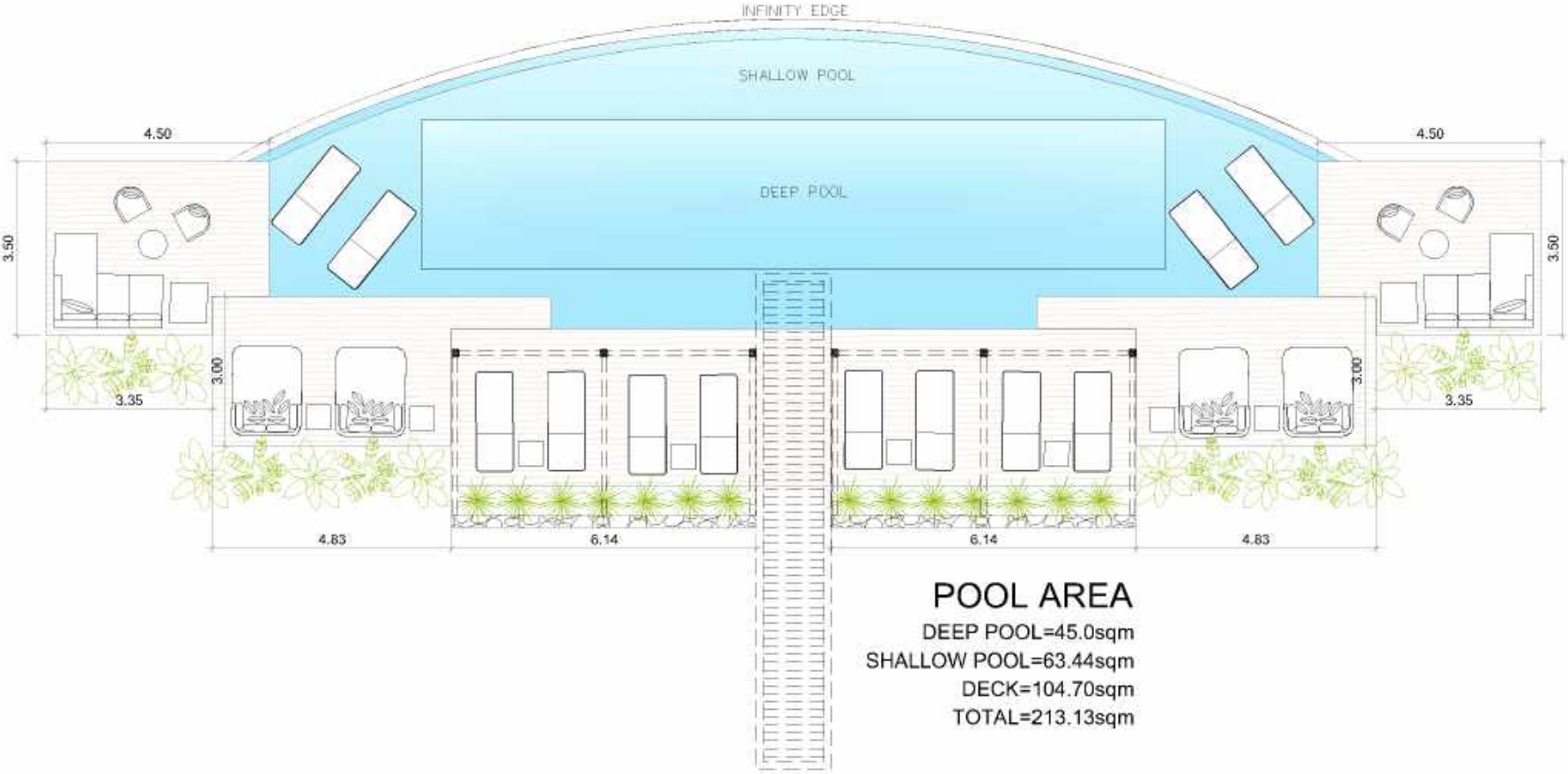
Multi-Purpose Yoga Studio/
Spa Treatment Room



Bird Watching Tower

LAYOUTS

SOCIAL AREAS: POOL & LOUNGE



MOODBOARD

POOL & LOUNGE



LAYOUTS

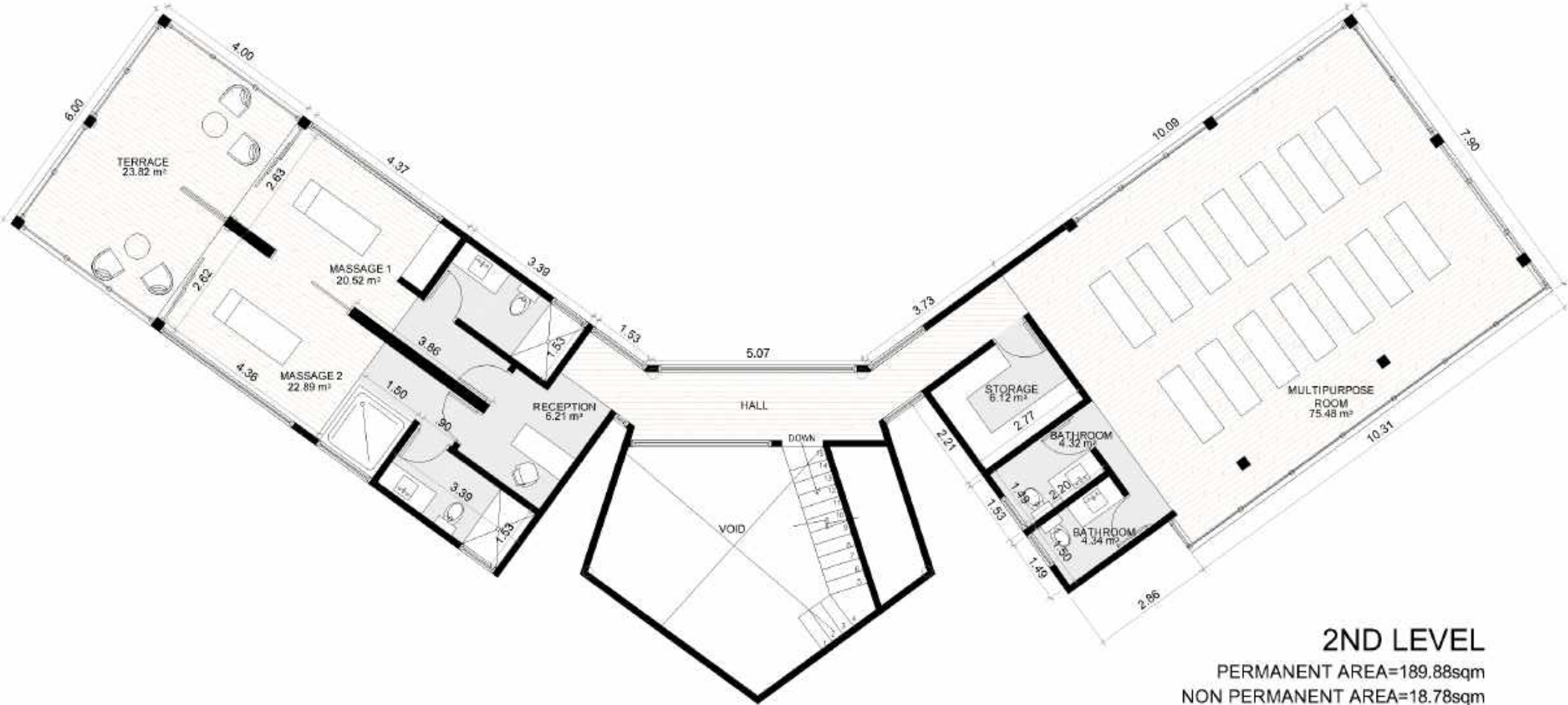
SOCIAL AREAS: FIRST LEVEL



1ST LEVEL
PERMANENT AREA=100sqm
NON PERMANENT AREA=212sqm
TOTAL=312sqm

LAYOUTS

SOCIAL AREAS: SECOND LEVEL



2ND LEVEL

PERMANENT AREA=189.88sqm
NON PERMANENT AREA=18.78sqm
TOTAL=208.66sqm

MOODBOARD

SOCIAL AREAS



