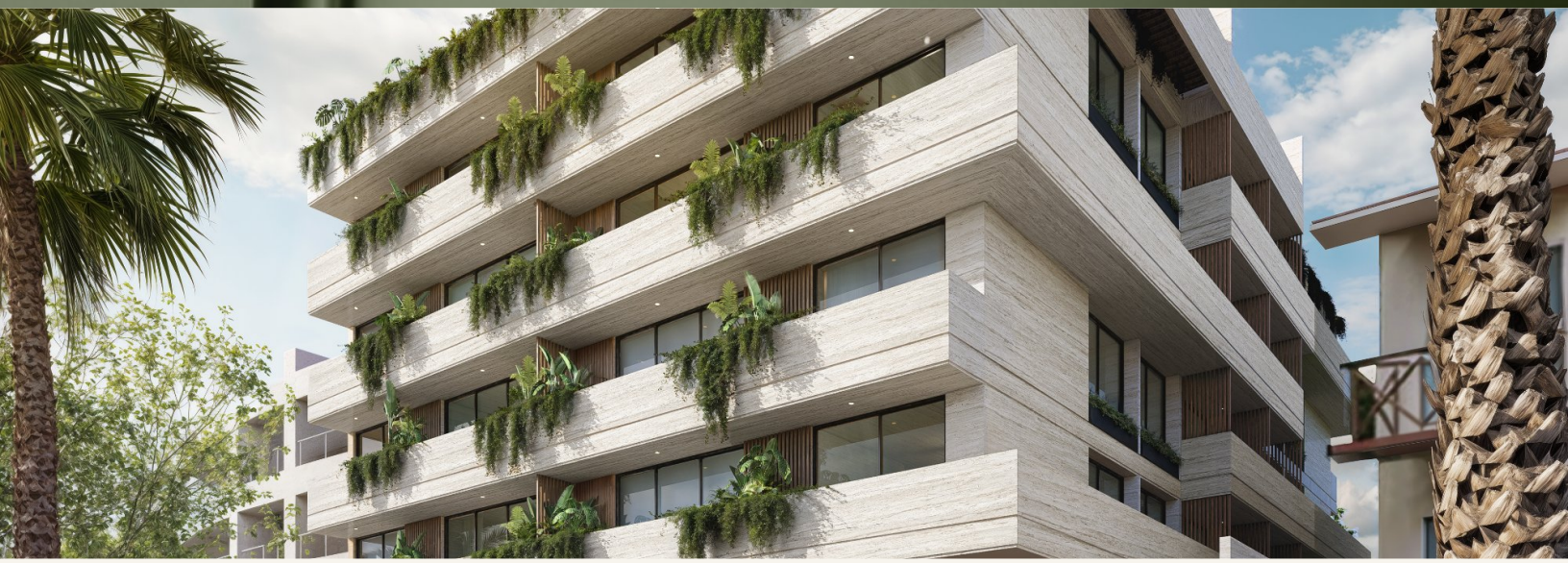


LUUM KAN

From $3,598,000 MXN	1 – 3	1 – 2	60 – 126 m²	Cancún
			646 – 1356 ft²	Quintana Roo
PRICE	BEDROOMS	BATHROOMS	AREA	LOCATION

DESCRIPTION

Luxury Condos for Sale in Cancun with Rooftop Pool and Prime Central Location

Discover a contemporary residential development designed to offer a more convenient and connected lifestyle in Cancun, combining elegant architecture, thoughtfully designed living spaces, modern amenities and an exceptional central location. Situated on Avenida Nichupté, this development places residents close to shopping centers, restaurants, healthcare facilities, parks and major roads, making it an excellent option for buyers seeking comfort and accessibility in one of the Mexican Caribbean's most dynamic cities.

Offering one-, two- and three-bedroom residences, rooftop swimming pool and jacuzzi, coworking facilities, social lounges and smart-home features, the project brings together the essential elements of modern urban living. A prime central location in Cancun

Location is one of the most compelling advantages of this development. Its position on Avenida Nichupté provides convenient access to some of Cancun's most important commercial, medical and recreational destinations....

L'AGENCE
REAL ESTATE CURATORS

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From $3,598,000 MXN
BEDROOMS	1 – 3
BATHROOMS	1 – 2
AREA	60 – 126 m^2 / 646 – 1356 ft^2
LOCATION	Cancún, Quintana Roo
ADDRESS	Avenida Nichupté, Cancun
COORDINATES	21.1428, -86.8292

L'AGENCE
REAL ESTATE CURATORS

Technical sheet

AMENITIES

- Lobby
- Rooftop Swimming Pool
- Sky Bar
- BBQ Area
- Indoor Coworking Space
- Business Center
- Storage Areas
- Solar Panels
- Pet Station
- Private Plunge Pools in Selected Units
- Elevator
- Hot Tub
- Sunset Lounge
- Social Lounges
- Outdoor Coworking Space
- Covered Parking
- Backup Power System
- Smart-Home Features
- Private Rooftops in Selected Units
- Private Rooftop Service Bars

FULL DESCRIPTION

...Nearby attractions and services include Plaza Las Américas, Pabellón Caribe, Costco, Walmart and a wide selection of restaurants, cafés and everyday shopping options.

The surrounding neighborhood also offers access to green spaces such as Kabah Park and Gaia Park, providing opportunities for outdoor activities, exercise and relaxation.

For residents who value proximity to healthcare services, the development is conveniently located near Galenia Hospital, Hospiten Cancun and Amerimed Hospital.

Schools, entertainment venues and dining options further enhance the convenience of this established urban location.

Easy access to the Hotel Zone and the Caribbean

Beyond its central location, the development offers convenient connections to Cancun's Hotel Zone, Puerto Cancun and the city's main transportation corridors.

Its proximity to the Nichupté Bridge access represents an important connectivity advantage between downtown Cancun and the coastal tourism district, depending on bridge operations and traffic conditions.

This location allows residents to enjoy the convenience of city living while remaining connected to the white-sand beaches, waterfront restaurants, beach clubs and recreational experiences that have made Cancun an internationally renowned destination.

Contemporary architecture and thoughtfully designed interiors

The development features modern architecture with clean lines, spacious terraces, warm finishes and greenery integrated into its exterior design.

L'AGENCE
REAL ESTATE CURATORS

Technical sheet

The residences are planned to maximize natural light and create welcoming, functional interiors.

Open-concept living, dining and kitchen areas provide comfortable spaces for everyday living, entertaining and relaxing.

Smart-home features add another layer of convenience, complementing the project's contemporary residential concept.

One-, two- and three-bedroom residences

The development offers three residential layouts to accommodate different lifestyles and household needs.

One-bedroom condos average approximately 60.38 m^2, providing an appealing option for professionals, couples and buyers seeking a conveniently located urban residence.

Two-bedroom condos offer an average area of 103.30 m^2, with additional space and flexibility for small families or residents who require a second bedroom.

Three-bedroom condos average 118.64 m^2 and provide an attractive option for families or buyers seeking more versatile living space.

Depending on the layout, the third bedroom may also function as a television room.

Actual floor areas may vary depending on the individual unit and its configuration.

Rooftop pool, jacuzzi and social spaces

One of the development's standout features is its rooftop, designed as a place for relaxation, entertainment and social gatherings.

The rooftop swimming pool and jacuzzi provide a welcoming setting for enjoying Cancun's tropical climate.

The Sunset Lounge and Sky Bar create inviting spaces for spending time with friends and family, while barbecue areas offer additional options for outdoor dining and entertaining.

Selected configurations also feature private rooftop areas with lounge space, a service bar and a private plunge pool, adding an exclusive outdoor living experience.

Coworking and amenities for modern lifestyles

Recognizing the importance of flexible working environments, the development incorporates indoor and outdoor coworking spaces along with a dedicated business center.

These facilities provide convenient options for remote work, meetings and professional activities without leaving the property.

Additional features include a welcoming lobby, elevator access, covered parking, storage areas and a pet station.

Solar panels and a backup power system further complement the building's infrastructure and practical design.

An attractive residential and investment opportunity

With its central location, access to essential services, versatile residential layouts and contemporary amenities, this development presents an appealing opportunity in Cancun's residential real estate market.

It is particularly well suited to professionals, couples, families and buyers seeking a second home or an investment property in a well-connected neighborhood.

Its proximity to hospitals, shopping centers, restaurants and major roads may also support a long-term residential rental strategy, subject to local market conditions and operating expenses.

Combining convenience, modern design and an accessible urban lifestyle, this development offers an attractive way to experience Cancun beyond the traditional tourist areas.

Contact L'Agence by Los Socios to explore available residences, current pricing, payment plans and investment opportunities in this contemporary Cancun development.

Gallery 1/3













Gallery 2/3













Gallery 3/3





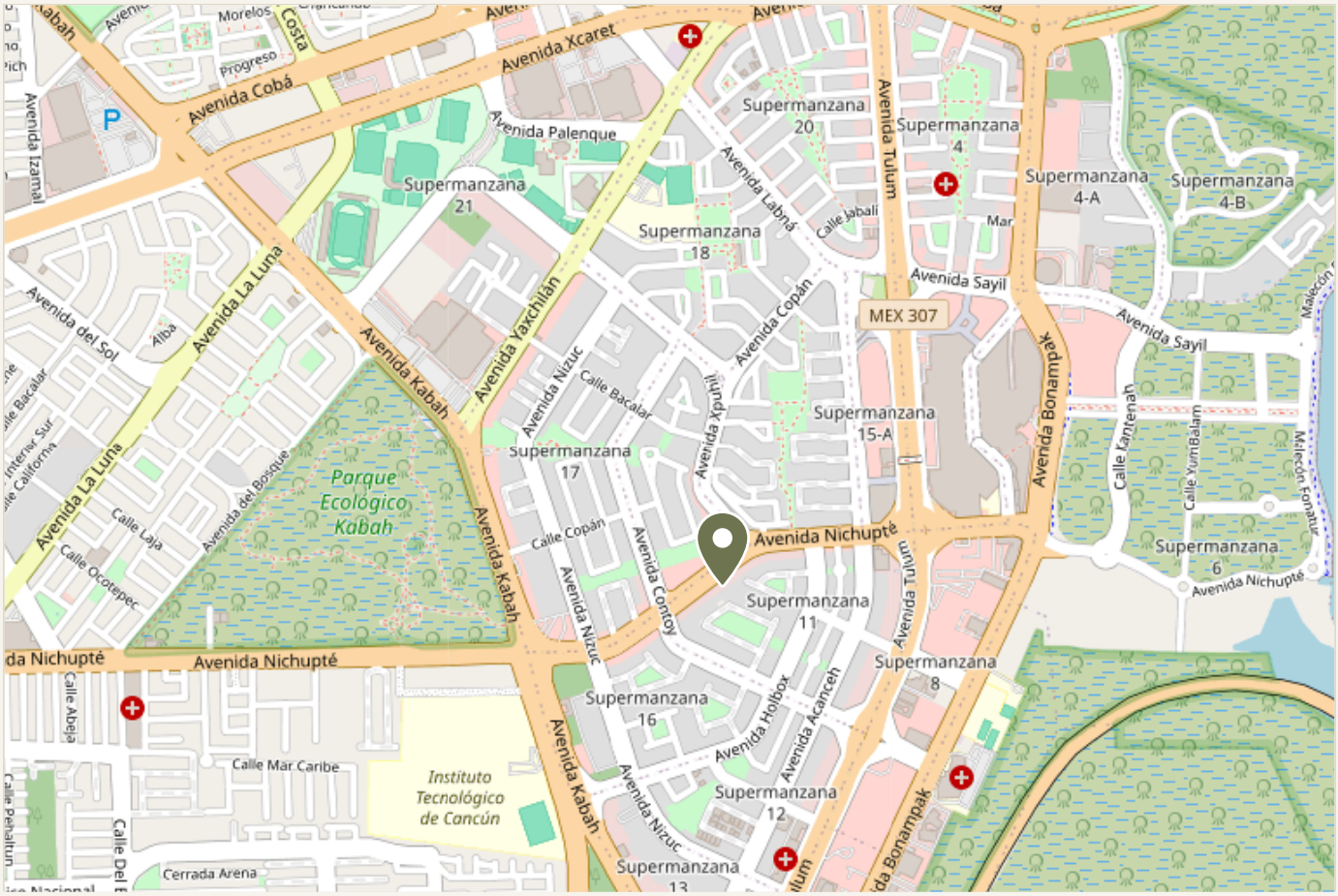






L'AGENCE
REAL ESTATE CURATORS

Location



LOCATION

Cancún, Quintana Roo

Avenida Nichupté, Cancun

Coordinates: 21.1428, -86.8292

© OpenStreetMap contributors