



MANGLAR CUMBRES

From \$3,712,000
MXN

PRICE

1 – 3

BEDROOMS

1 – 3

BATHROOMS

55 – 158 m²

592 – 1701 ft²

AREA

Cancún

Quintana Roo

LOCATION

DESCRIPTION

Manglar Cumbres is a new residential development located in Cumbres, one of Cancun's established residential and commercial areas, combining a strategic location, nature, everyday services and an extensive collection of amenities. The development is located near Luis Donaldo Colosio Avenue and directly adjacent to Parque Cancun, creating an attractive balance between urban connectivity and large green spaces. Its master plan includes 8 residential towers and a commercial center, creating an integrated environment where residences, services and recreational areas come together.

Living in Cumbres

Location is one of Manglar's strongest advantages. Cumbres has become a popular residential area in Cancun thanks to its connectivity and extensive surrounding infrastructure. Supermarkets, shopping centers, schools, universities, hospitals, restaurants, cafés and everyday services are all easily accessible. Its proximity to Luis Donaldo Colosio Avenue also provides convenient connections toward Cancun International Airport, downtown Cancun, Puerto Cancun, the Hotel Zone and the Riviera Maya....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$3,712,000 MXN
BEDROOMS	1 – 3
BATHROOMS	1 – 3
AREA	55 – 158 m ² / 592 – 1701 ft ²
LOCATION	Cancún, Quintana Roo
ADDRESS	Avenida Colosio, Cancún
COORDINATES	21.1118, -86.8383

Technical sheet

AMENITIES

- ◆ Piscina y Piscina Infantil
- ◆ Zona Grill
- ◆ Zona de Juegos
- ◆ Gimnasio
- ◆ Sala de Juegos
- ◆ Bar Deportivo
- ◆ Zona Zen
- ◆ Pozo de Fuego
- ◆ Asoleaderos / Camas Balinesas
- ◆ Terraza Bar
- ◆ Cine / Lounge Social
- ◆ Co-trabajo
- ◆ Ludoteca
- ◆ Jacuzzi
- ◆ Miradores
- ◆ Sky Bar

FULL DESCRIPTION

...This makes Manglar attractive not only as an investment property but also as a genuine full-time residence in Cancun.

Next to Parque Cancun

One of Manglar Cumbres' most distinctive features is its location directly beside Parque Cancun.

This large green space incorporates recreational, cultural, sports and family-oriented areas, providing residents with an unusual connection to nature within the city.

Manglar's architectural concept takes advantage of this environment through landscaped areas between the towers and open perspectives toward Cancun's surrounding natural landscape.

1, 2 & 3-Bedroom Residences

Manglar offers a broad selection of layouts designed for different buyer profiles.

Residences range from approximately 55.60 m² to 158.50 m², depending on the configuration.

Options include 1 and 2-bedroom condos, larger layouts and Lock-Off configurations with up to 3 bedrooms.

This variety makes it possible to choose between a compact residence for an individual or couple and significantly larger properties for families or buyers looking for additional flexibility.

Lock-Off Options

Manglar also offers several Lock-Off configurations.

These layouts provide greater flexibility by allowing certain areas of the residence to function more independently.

Depending on the selected unit, owners can combine personal use with a separate guest space or adapt the residence to different rental strategies.

This makes the Lock-Off concept particularly attractive for buyers who want to maintain several possibilities for the future use of their

Technical sheet

property.

More Than 15 Amenities

Manglar Cumbres features an extensive collection of lifestyle amenities:

Swimming Pool · Kids Pool · Sun Deck · Bali Beds · Grill Zone · Terrace Bar · Playground · Cinema / Social Lounge · Fitness Center · Coworking · Game Room · Kids Club · Sports Bar

The combination of family, fitness, social and work-oriented spaces makes the development particularly suitable for full-time living.

23rd-Floor Roof Garden

Manglar's 23rd-floor Roof Garden creates a completely different atmosphere above the city.

Amenities include:

Jacuzzis · Zen Zone · Viewpoints · Fire Pit · Sky Bar

These elevated spaces are designed for relaxation, socializing and enjoying open views across Cancun and its natural surroundings.

Residential and Commercial Master Plan

Manglar was designed as more than a collection of residential towers.

The master plan incorporates 8 residential towers developed across four phases, together with a commercial center facing the Luis Donaldo Colosio corridor.

Phase 1 consists of two towers with 115 residences each, for a total of 230 units.

This combination of residential and commercial components creates a more complete environment for everyday living.

A Different Way to Live or Invest in Cancun

Manglar Cumbres brings together several important features:

Cumbres location · access to Avenida Colosio · proximity to Parque Cancun · residences starting from 1 bedroom · Lock-Off options · more than 15 amenities · Roof Garden · integrated commercial area and multiple residence sizes.

It is an attractive option for buyers looking for a modern Cancun residence surrounded by services and green spaces, while also offering the flexibility sought by real estate investors.

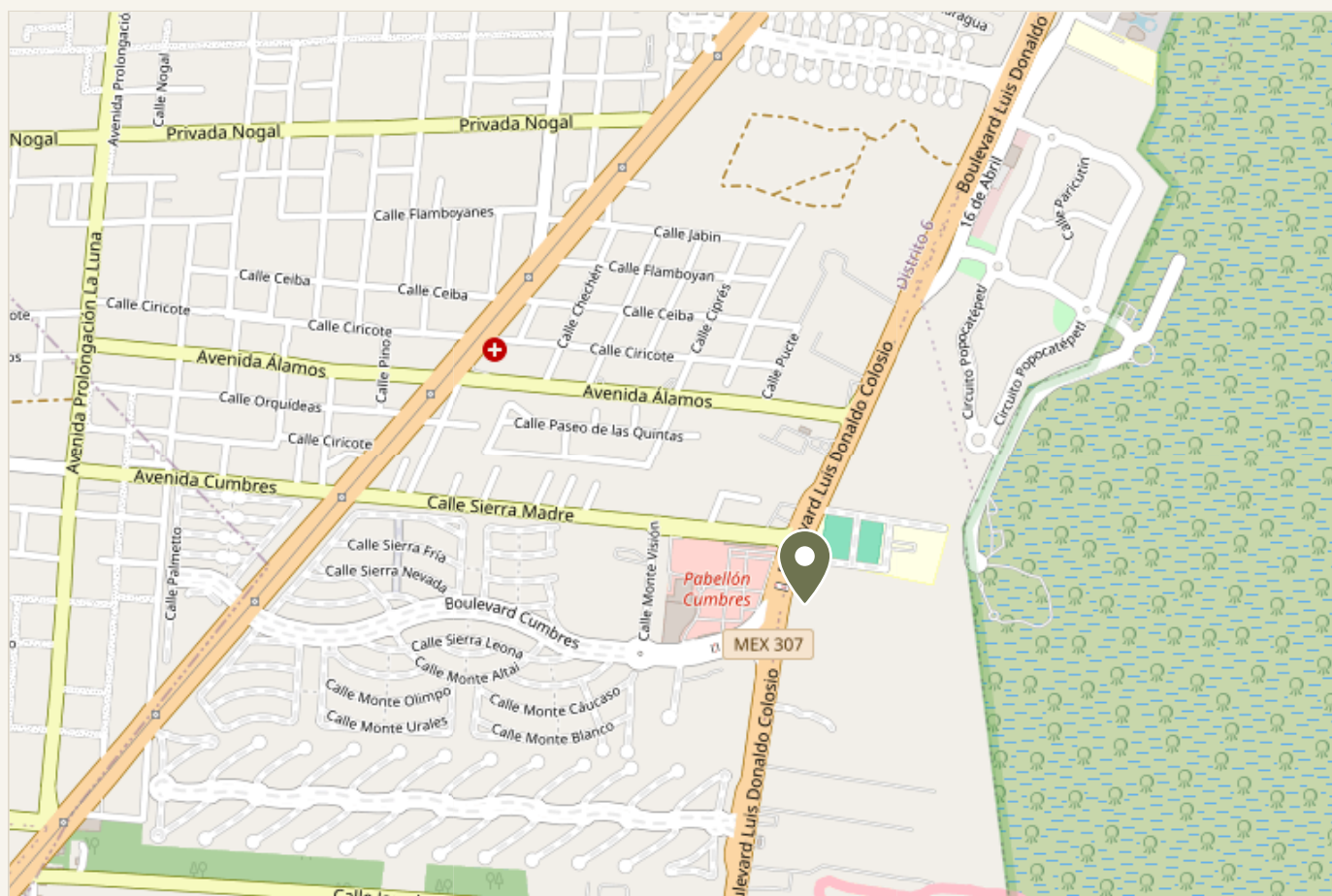
Gallery 1/2



Gallery 2/2



Location



LOCATION

Cancún, Quintana Roo

Avenida Colosio, Cancún

Coordinates: 21.1118, -86.8383

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