



NAUTICA RESIDENCES & VILLAS

From \$6,709,000
MXN

PRICE

1 – 3

BEDROOMS

1 – 3

BATHROOMS

71 – 275 m²
764 – 2960 ft²

AREA

Cancún

Quintana Roo

LOCATION

DESCRIPTION

Nautica Residences in Cancun brings together two clearly distinct residential products within the same branded community: high-rise condos located in two residential towers and a separate private collection of only 11 two-level villas positioned at the lower section of the development. Both are part of the same Hotel Living concept and share access to more than 50 amenities, yet they offer very different ownership experiences. The main residential component consists of two 20-story towers set within a landscaped environment near Nichupte Lagoon and Parque Cancun.

The location provides access toward downtown Cancun, the airport and the Hotel Zone while maintaining a more residential setting surrounded by nature. Condos in the residential towers The vertical collection offers a broad range of layouts. Small residences begin at 71 m² with one bedroom plus a den. Medium models start at 107 m², while Large layouts begin at 112 m² and feature two bedrooms. Garden Houses, Ocean Front, Ocean View and penthouse configurations expand the selection further....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$6,709,000 MXN
BEDROOMS	1 – 3
BATHROOMS	1 – 3
AREA	71 – 275 m ² / 764 – 2960 ft ²
LOCATION	Cancún, Quintana Roo
ADDRESS	Parque Cancun, Cancun
COORDINATES	21.1179, -86.8334

AMENITIES

- ◆ Spa
- ◆ Centro de Fitness
- ◆ Alberca Familiar y para Niños
- ◆ Alberca Infinity.
- ◆ Sala de Cine
- ◆ Club para Niños
- ◆ Piano Bar
- ◆ Sky Lounge
- ◆ Co-Working
- ◆ Salón de Eventos
- ◆ Estudio Zen
- ◆ Salón de Belleza
- ◆ Zona Splash y Aqua Slide
- ◆ Canchas de Pádel y Tennis Mini Golf
- ◆ Club para Adolescentes
- ◆ Zona de Juegos y Arcade
- ◆ Bar Deportivo
- ◆ Sky Bar
- ◆ Mercado
- ◆ Bares y Áreas de Descanso

Technical sheet

- ◆ Zona para Mascotas
- ◆ Áreas Recreativas
- ◆ Jardines
- ◆ Acceso Exclusivo al Club de Playa en Isla Blanca.

FULL DESCRIPTION

...Two-bedroom residences feature living and dining areas, kitchen, laundry room, private terrace and two full bathrooms. Larger Ocean View residences begin at 205 m² with three bedrooms, while penthouses start from 259 m², also with three bedrooms and substantial private terraces.

The Villas Collection

At the base of the development is a completely different residential format: a collection of only 11 boutique villas, each distributed over two levels. Four villas face the lagoon and seven are oriented toward the interior mangrove, across five architectural prototypes.

Every documented villa includes three bedrooms, large social areas, two terraces and a private jacuzzi. Depending on the layout, an additional den or TV room is also included. Total areas range from approximately 211.54 m² to 275.58 m², providing substantially more indoor and outdoor living space than the smaller tower residences.

This distinction matters. The tower condos focus on elevated views, terraces and vertical living, while the villas provide an experience closer to a private home with two floors, greater separation of spaces and extensive terraces.

The overall property includes more than 50 amenities across wellness, fitness, smart living, community and food-and-pleasure categories. The program includes family and kids' pools, splash areas, spa, sports facilities, padel and tennis courts, mini golf, Sports Bar and multiple social environments.

Owners and guests also have access to an exclusive Beach Club in Isla Blanca / Costa Mujeres, with private transportation from the residences and preferred conditions for selected boating experiences.

Does Nautica offer both condos and villas? Yes. They are separate property categories within the same development.

Are the villas simply ground-floor condos? No. They are presented as an independent collection of two-level homes with three bedrooms, double terraces and private jacuzzis.

For buyers seeking branded hospitality and resort-style amenities in Cancun, Nautica provides the choice between high-rise residential living and a more private villa experience within one community.

Contact L'Agence for separate current availability of condos and villas.

Gallery 1/4



Gallery 2/4



Gallery 3/4

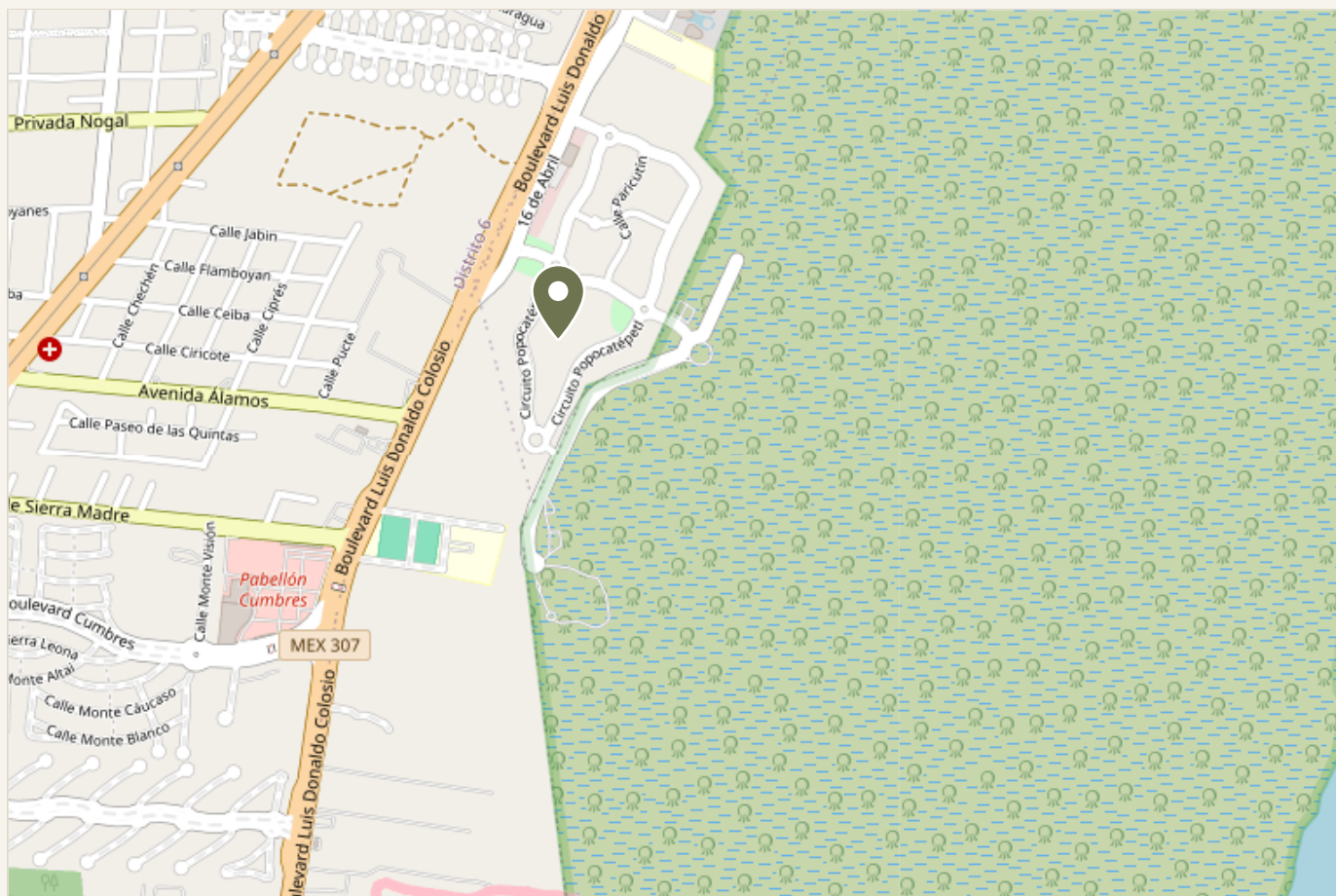


Gallery 4/4



[SEE FULL GALLERY](#)

Location



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Parque Cancun, Cancun

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