



SENSUM

From \$4,039,000
MXN

PRICE

1 – 2

BEDROOMS

1 – 2

BATHROOMS

49 – 123 m²
527 – 1324 ft²

AREA

Puerto Morelos

Quintana Roo

LOCATION

DESCRIPTION

Sensum Ocean View Residences is an exclusive boutique residential development located in the heart of Puerto Morelos, one of the Riviera Maya's most charming Caribbean destinations. With only 27 residences distributed across five levels, Sensum offers a more intimate alternative to the region's larger developments. Its concept combines contemporary architecture, privacy, generous living spaces and a privileged location just steps from the Caribbean Sea.

The development is located on Avenida Javier Rojo Gómez, the main corridor of downtown Puerto Morelos, surrounded by restaurants, cafés, shops and everyday services. Most importantly, the Caribbean Sea is just steps away. Experience Puerto Morelos Differently

Puerto Morelos maintains a distinctive character within the Riviera Maya. Its relaxed atmosphere, white-sand beaches, natural reef and local dining scene provide a more peaceful Caribbean lifestyle while maintaining a strategic location between Cancun and Playa del Carmen. Sensum is designed around this lifestyle....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$4,039,000 MXN
BEDROOMS	1 – 2
BATHROOMS	1 – 2
AREA	49 – 123 m ² / 527 – 1324 ft ²
LOCATION	Puerto Morelos, Quintana Roo
ADDRESS	Downtown, Puerto Morelos
COORDINATES	20.8545, -86.8728

FULL DESCRIPTION

...Rather than functioning as an isolated resort, the development is integrated into downtown Puerto Morelos, allowing residents to walk to restaurants, cafés, services and the beach.

Mediterranean Architecture with a Mexican Essence

Sensum combines light Mediterranean tones with contemporary Mexican influences, resulting in an elegant and timeless architectural identity.

The design prioritizes natural light, ventilation and a seamless connection between indoor and outdoor spaces. Large windows and private terraces allow the Caribbean environment to become part of everyday living.

Residences feature generous layouts and open living areas designed around comfort and functionality, whether the property is used as a vacation residence or for extended stays.

Connected to the Caribbean

Sensum's relationship with its surroundings is an essential part of the project.

The orientation of the residences, terraces and windows has been strategically planned to maximize natural light, views and the connection

Technical sheet

with the surrounding landscape.

This relationship with the Caribbean reaches its highest point on the project's ocean-view rooftop.

An Ocean-View Rooftop

Sensum's rooftop is designed as the project's main social and wellness space.

Residents can relax, exercise and enjoy open-air living while overlooking the Caribbean.

Rooftop amenities include:

Ocean-View Pool · Jacuzzi · Sundeck & Daybeds · Pool Bar · Sunrise & Sunset Lounge · Bathrooms & Showers · Entertainment Area ·

Ocean-View Gym

The combination of water, lounge areas and Caribbean views makes the rooftop a natural extension of the residences.

Amenities Designed for Everyday Living

Sensum also incorporates practical amenities on the ground floor:

Café with Coworking Area · Lobby · Parking · Private Storage · Elevator

These spaces add functionality to the development and make Sensum particularly attractive for owners planning longer stays or combining life in Puerto Morelos with remote work.

Only 27 Residences in Downtown Puerto Morelos

Sensum brings together several important qualities in a single development: only 27 residences, a walkable downtown location, immediate proximity to the Caribbean and an ocean-view rooftop.

Its boutique scale creates a more private residential environment, while its location on Avenida Javier Rojo Gómez places restaurants, cafés, local businesses and the beach within easy reach.

Sensum is an attractive option for buyers looking for a Caribbean second home, a property for extended stays or a real estate investment in one of the Riviera Maya's most distinctive coastal communities.

Gallery 1/4



Gallery 2/4



Gallery 3/4

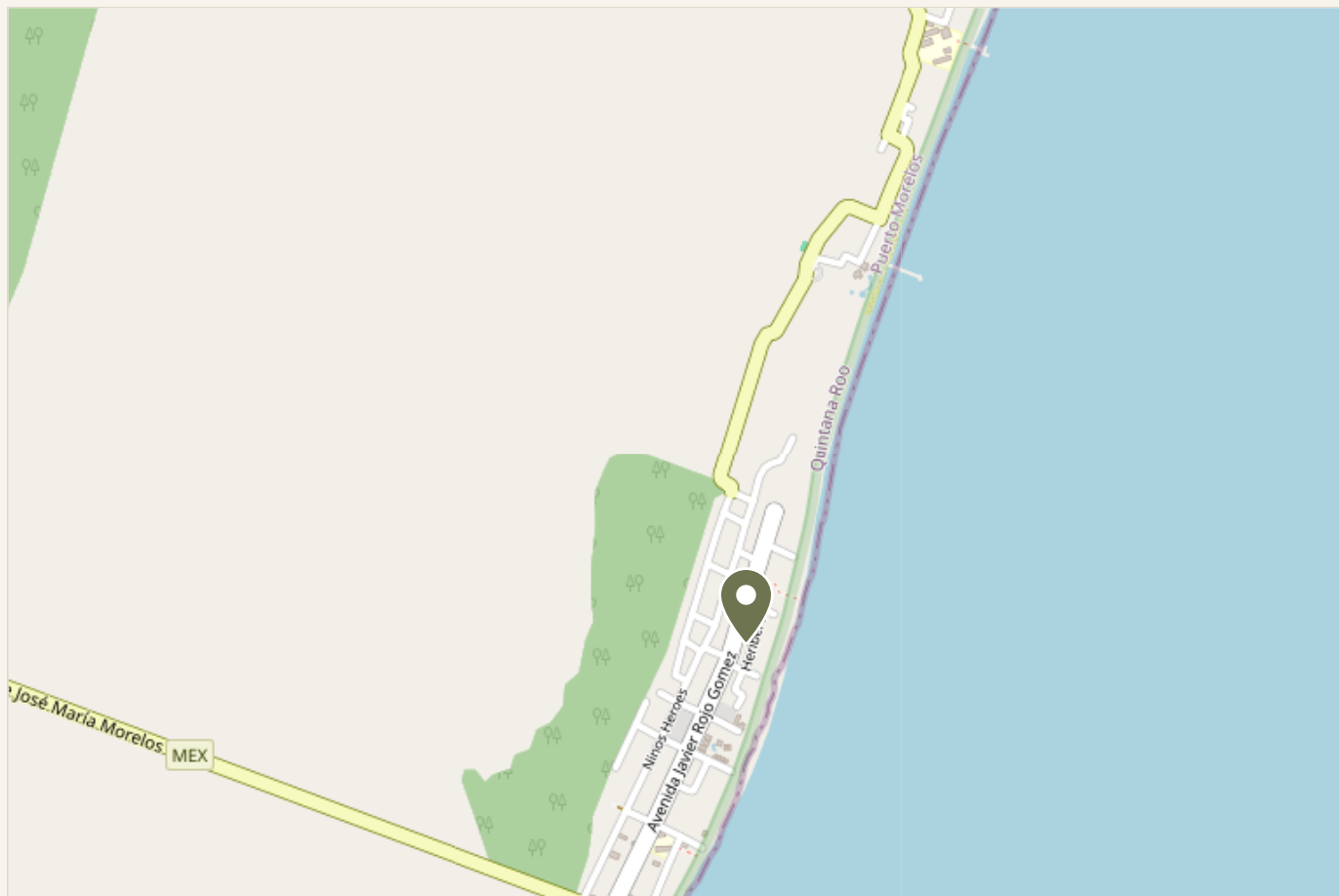


Gallery 4/4



[SEE FULL GALLERY](#)

Location



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Downtown, Puerto Morelos

Coordinates: 20.8545, -86.8728

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