



VALLE AURORA CANCUN

From \$2,800,000
MXN

PRICE

2 – 3

BEDROOMS

2 – 3

BATHROOMS

59 – 173 m²
635 – 1862 ft²

AREA

Cancún

Quintana Roo

LOCATION

DESCRIPTION

Valle Aurora is a large residential development located on Avenida Huayacan, one of Cancun's fastest-growing residential corridors. The development consists of four residential towers offering studios, spacious 2 and 3-bedroom condos and Penthouses, surrounded by an impressive collection of more than 25 lifestyle amenities. Swimming pools, fitness center, spa, padel, tennis, bowling alley, coworking spaces, children's areas and social facilities create a true residential community designed for everyday living.

Its location also provides convenient access to Cancun International Airport, the Hotel Zone and the city's main services. Avenida Huayacan, Modern Cancun Living
Avenida Huayacan has become one of Cancun's most important residential corridors. The area offers convenient access to restaurants, supermarkets, schools and everyday services while providing an alternative to the denser central areas of the city. From Valle Aurora, Cancun International Airport is approximately 10 minutes away and the Hotel Zone approximately 15 minutes away....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$2,800,000 MXN
BEDROOMS	2 – 3
BATHROOMS	2 – 3
AREA	59 – 173 m ² / 635 – 1862 ft ²
LOCATION	Cancún, Quintana Roo
ADDRESS	Avenida Huayacan, Cancun
COORDINATES	21.0873, -86.8752

FULL DESCRIPTION

...The location also provides convenient access toward Playa del Carmen, the Riviera Maya and Tulum.

More Than 25 Amenities

Valle Aurora offers an extensive collection of amenities:

Swimming Pool · Pool Bar · Snack Bar · Fitness Center · Spa · TRX Area · Padel Court · Tennis Court · Children's Soccer Field · Multi-Purpose Court · Bowling Alley · Coworking · Kids Club · Children's Playground · Pet Park · Jogging Track · BBQ Areas · Event Room · Junior Club · Senior Club · Lobby · Elevators · Security · Controlled Access

The extensive common areas create a resort-like environment while maintaining the functionality of a residential community.

Sports & Wellness

Valle Aurora is particularly attractive for residents who enjoy an active lifestyle.

The development includes padel, tennis, soccer, multi-purpose sports courts, a fully equipped fitness center, TRX area and jogging track.

One of its most distinctive amenities is its own bowling alley, an uncommon feature in a residential development.

Spa and pool areas complement the sports facilities with dedicated spaces for relaxation.

Technical sheet

Designed for Families

Valle Aurora offers numerous amenities specifically designed for family living.

Children can enjoy a playground, Kids Club, Junior Club, swimming pools and sports facilities, while adults have dedicated social and wellness spaces.

A Senior Club with poker table and lounge area provides an additional environment for socializing, while the Pet Park accommodates residents with pets.

Residences for Different Lifestyles

Valle Aurora offers several residential configurations.

Studios — from 41.32 m²

2 Bedrooms — from 87.51 m² to 109.98 m²

3 Bedrooms — from 116.12 m² to 159.07 m²

The larger layouts offer generous living areas, terraces and walk-in closets, making them particularly attractive for full-time residents and families.

Penthouses with Private Pools

Valle Aurora also offers exclusive Penthouse residences.

The 2-bedroom Penthouse offers approximately 121.82 m², including a large terrace and private pool.

The 3-bedroom Penthouse offers approximately 173.79 m², combining spacious interiors with a large outdoor terrace and private pool.

These residences represent the project's most exclusive residential options.

Torre 2 — New Release

Torre 2 is the latest release at Valle Aurora, with delivery scheduled for December 2028, creating a new opportunity to access a broader selection of residences within the development.

For buyers looking for a shorter delivery timeline, Torre 3 has its final units available with delivery scheduled for May 2027.

A Complete Residential Lifestyle in Cancun

Valle Aurora brings together many of the features buyers look for in modern Cancun real estate:

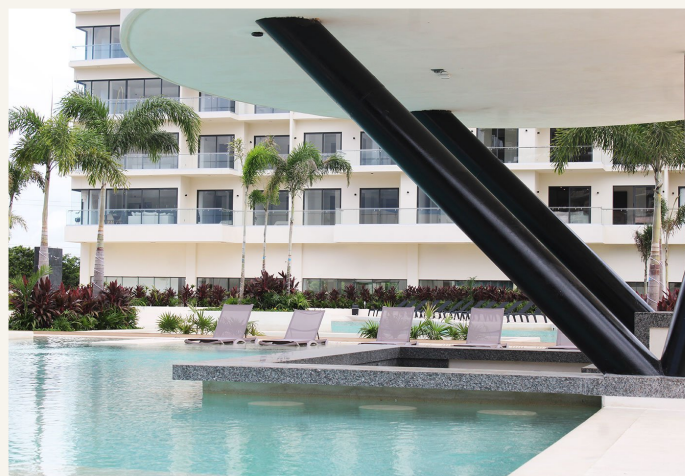
Avenida Huayacan location · 25+ amenities · swimming pools · padel · tennis · fitness center · spa · bowling alley · coworking · children's areas · Pet Park · security · studios · 2 and 3-bedroom residences · Penthouses with private pools.

An attractive option for families, full-time residents and buyers looking for a modern property in one of Cancun's growing residential areas.

Gallery 1/4



Gallery 2/4



Gallery 3/4

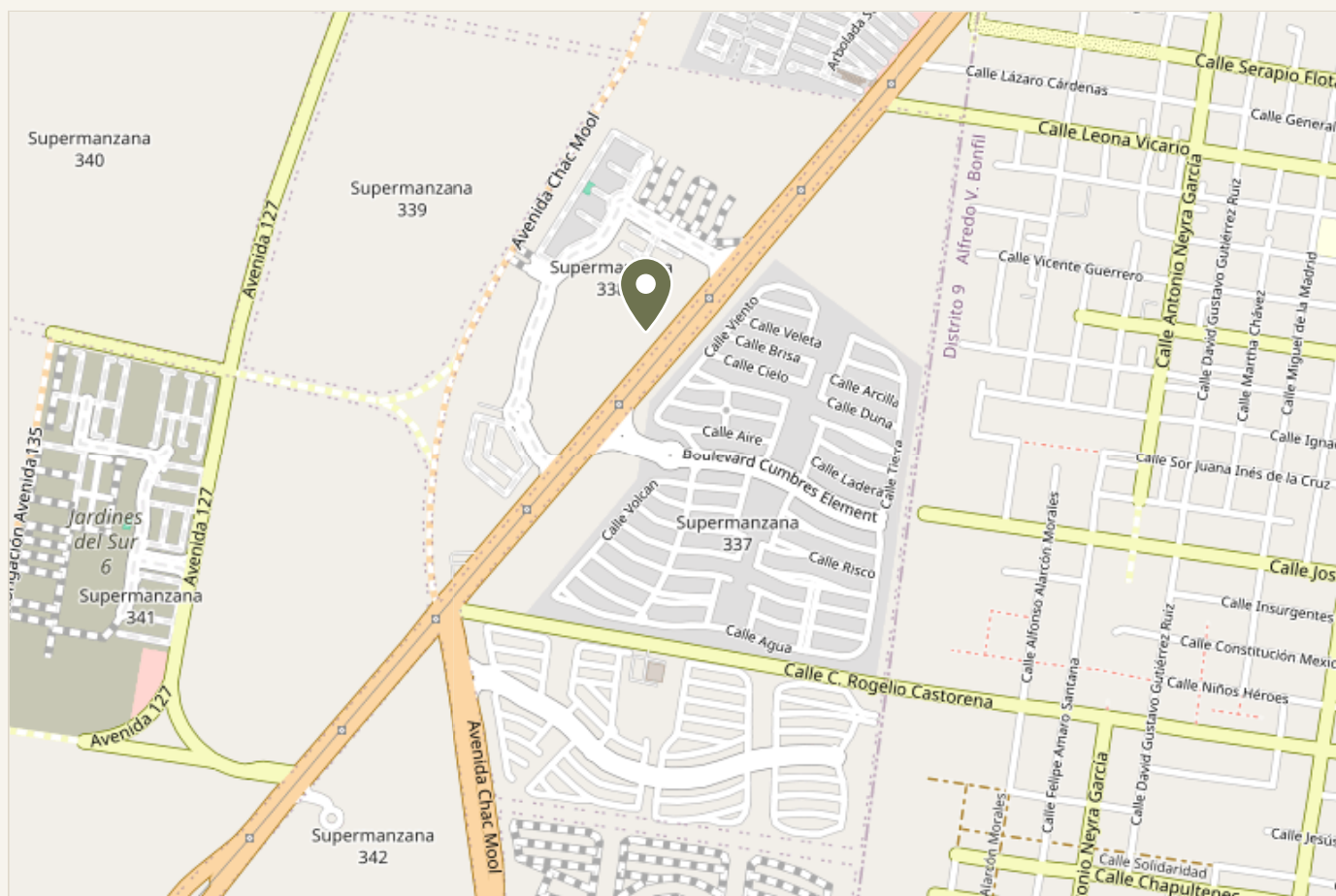


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Cancún, Quintana Roo

Avenida Huayacan, Cancun

Coordinates: 21.0873, -86.8752

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