


TIERRA MÍSTICA



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Valladolid

Pueblo Mágico

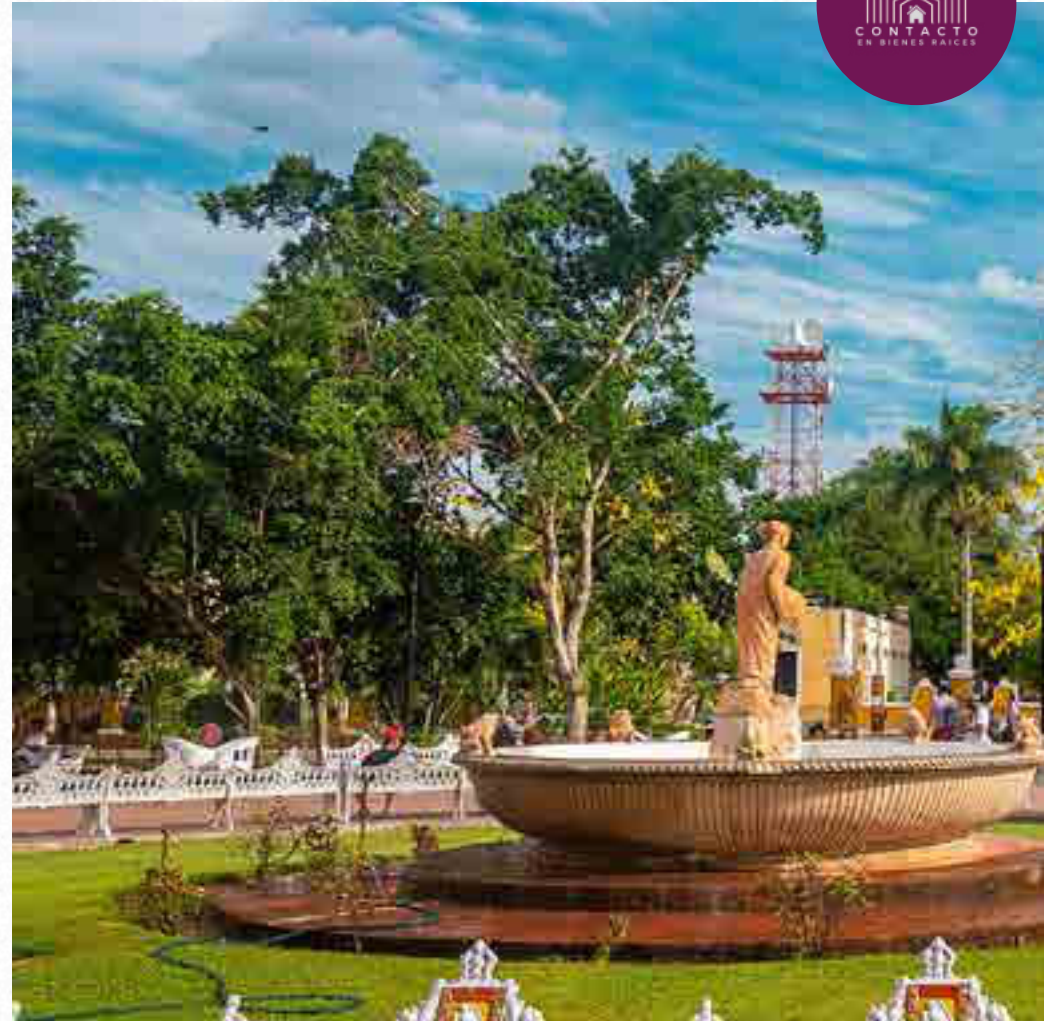
The City of Valladolid, as the second most important city in Yucatan and the oldest in the state, is known for its history, and its cultural and tourist attractions.

Here you will find a vast amount of historic buildings, old mansions with a great architectural richness, museums, boutique hotels, markets, fountains, art galleries, handicraft markets, a wide selection of gastronomy and of course the impressive Ex-convent of Saint Bernardine of Siena, tangible evidence of the Franciscan presence in all of the peninsula.

And if you're fond of travelling, the **Tren Maya** will have a train station in this city, which will allow for greater connectivity with important cities such as Merida, Cancun, Playa del Carmen, Tulum and Bacalar. In addition, as an adventure, cultural and leisure tourist destination, Valladolid's economy will benefit from the increase in the number of visitors.

Main attractions

- ✧ Craftwork and gastronomic selection
- ✧ Ex-convent of Saint Bernardine of Siena
- ✧ Cenotes Zaci, Xkeken, Samula and Suytun
- ✧ Church of Saint Servatius
- ✧ Municipal Palace





Location

Valladolid is situated right in the middle of the two most important cities in the Yucatan Peninsula, Merida and Cancun, both at approximately 99 miles (160 km) from Valladolid. It is bordered to the north by Temozon, to the south by Cuncunul-Tekom-Chichimila, to the east by Chemax, and to the west by Cuncunul-Uayma.

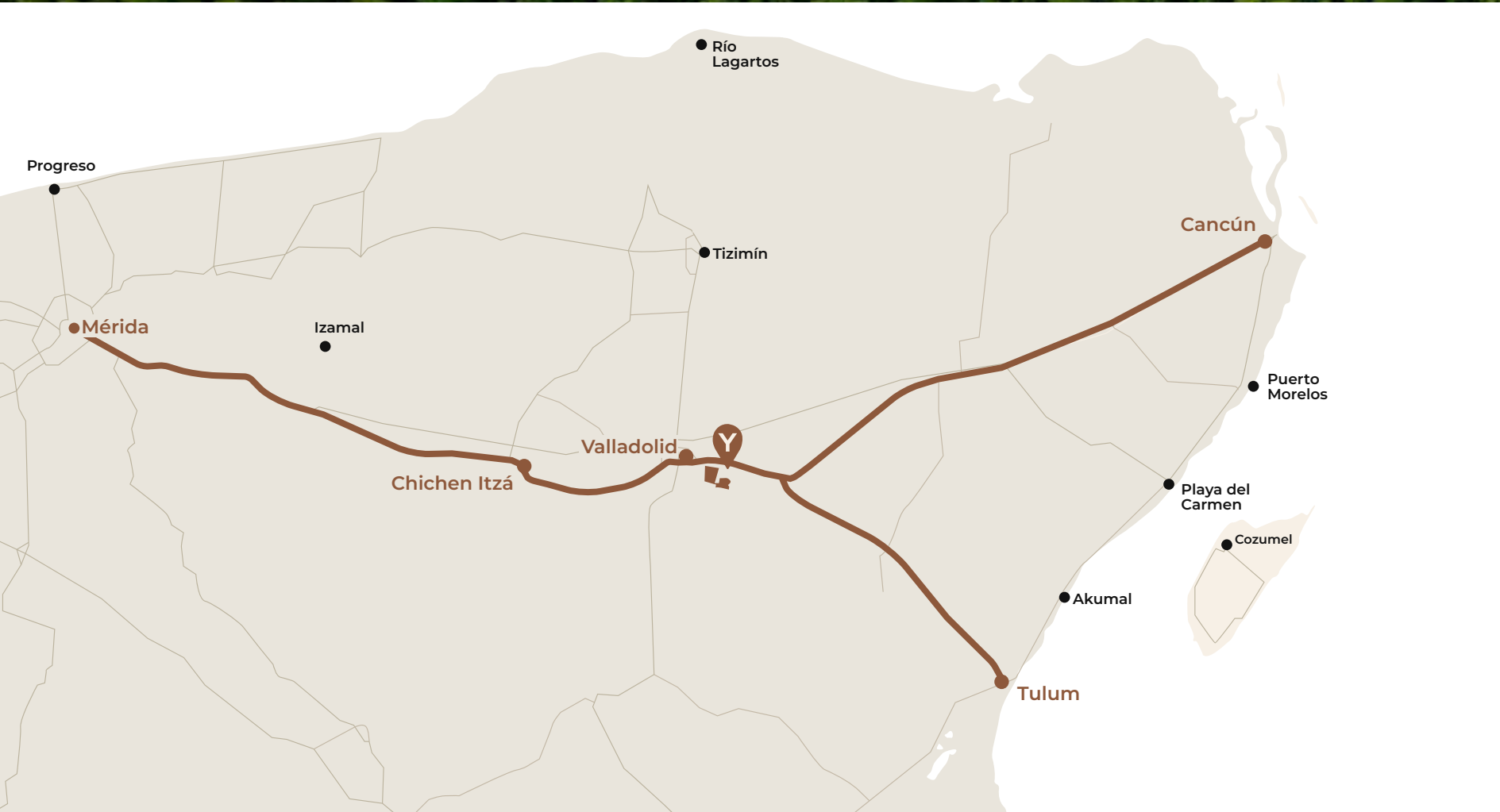
The main archeological sites of the area are located nearby: Chichen Itza, only 28 miles (45 km) away, Tulum, 62 miles (100 km), Ek Balam, 19 miles (30 km), and Coba, 22 miles (35 km).

45 min from Chichen Itza

1H 30 min from Tulúm

2H from Mérida

2H from Cancún



Progreso

Río Lagartos

Tizimín

Cancún

Mérida

Izamal

Puerto Morelos

Valladolid



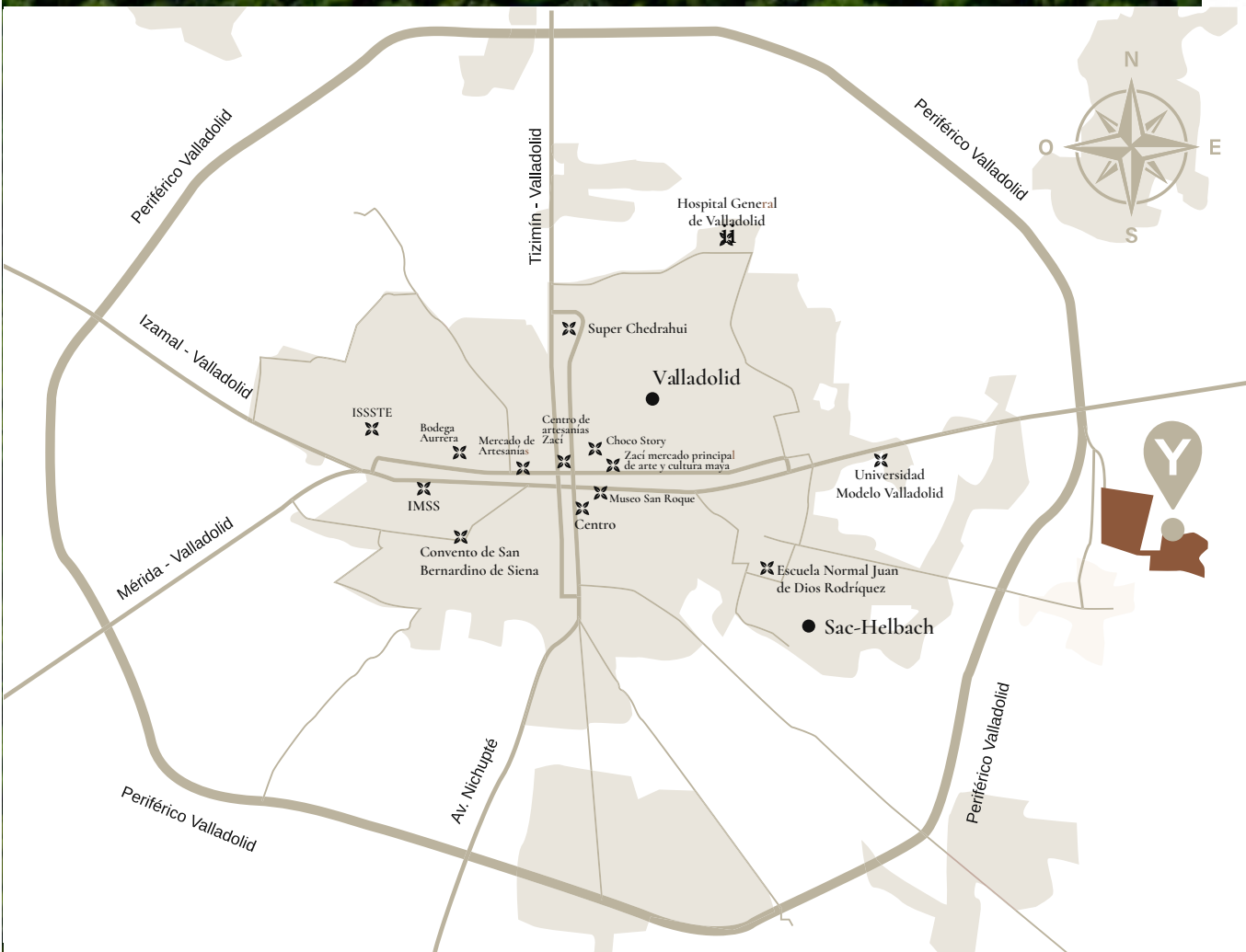
Chichen Itzá

Playa del Carmen

Cozumel

Akumal

Tulum



- 4** min from Universidad Modelo de Valladolid
- 9** min from Escuela Normal Juan de Dios Rodríguez
- 11** min from Chedraui Supermarket
- 12** min from the General Hospital
- 12** min from Valladolid's main market
- 14** min from Downtown
- 14** min from Saint Roch Museum
- 14** min from Choco Story Museum
- 14** min from Zací Main Market of Mayan Art and Culture
- 15** min from Handicraft Main Market
- 16** min from Bodega Aurrera
- 17** min from IMSS
- 17** min from ISSSTE



TIERRA MÍSTICA

139 RESIDENTIAL
LOTS

FROM 274 M² (2949 FT²)
TO 675 M² (7266 FT²)

WITH MORE THAN
15 AMENITIES

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Urbanization

- ✘ Primary and secondary hydraulic cement roads.
- ✘ Wide sidewalks.
- ✘ Street lighting with LED technology.
- ✘ Architectural lighting in pedestrian and common areas.
- ✘ Electricity in each lot.
- ✘ Potable water distribution system.
- ✘ Architectural landscaping.
- ✘ Groundwork for telephone and data services.

Security

- ✘ 24/7 Security Booth.
- ✘ Perimeter fence.
- ✘ Electric fence.
- ✘ Fingerprint access for service personnel.
- ✘ Security cameras.
- ✘ Security rounds.
- ✘ Automated Vehicle Access for Owners.
- ✘ Digital invitation system for visitors.

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Amenities



Security booth with controlled access



Children's playground



Painted playground



Treehouse



Contemplation house



Soccer field



Padel court



Pickleball Court



Park with an open terrace and grill area



Park with a covered terrace



Pet park



Family pool

- Sunbeds
- Beach beds



Wellness Center

- Jacuzzi
- Sauna
- Yoga area

Club house:



Game Cave



Golf Simulator



Grill area



Gym



Open terrace with grill area



Covered Terrace



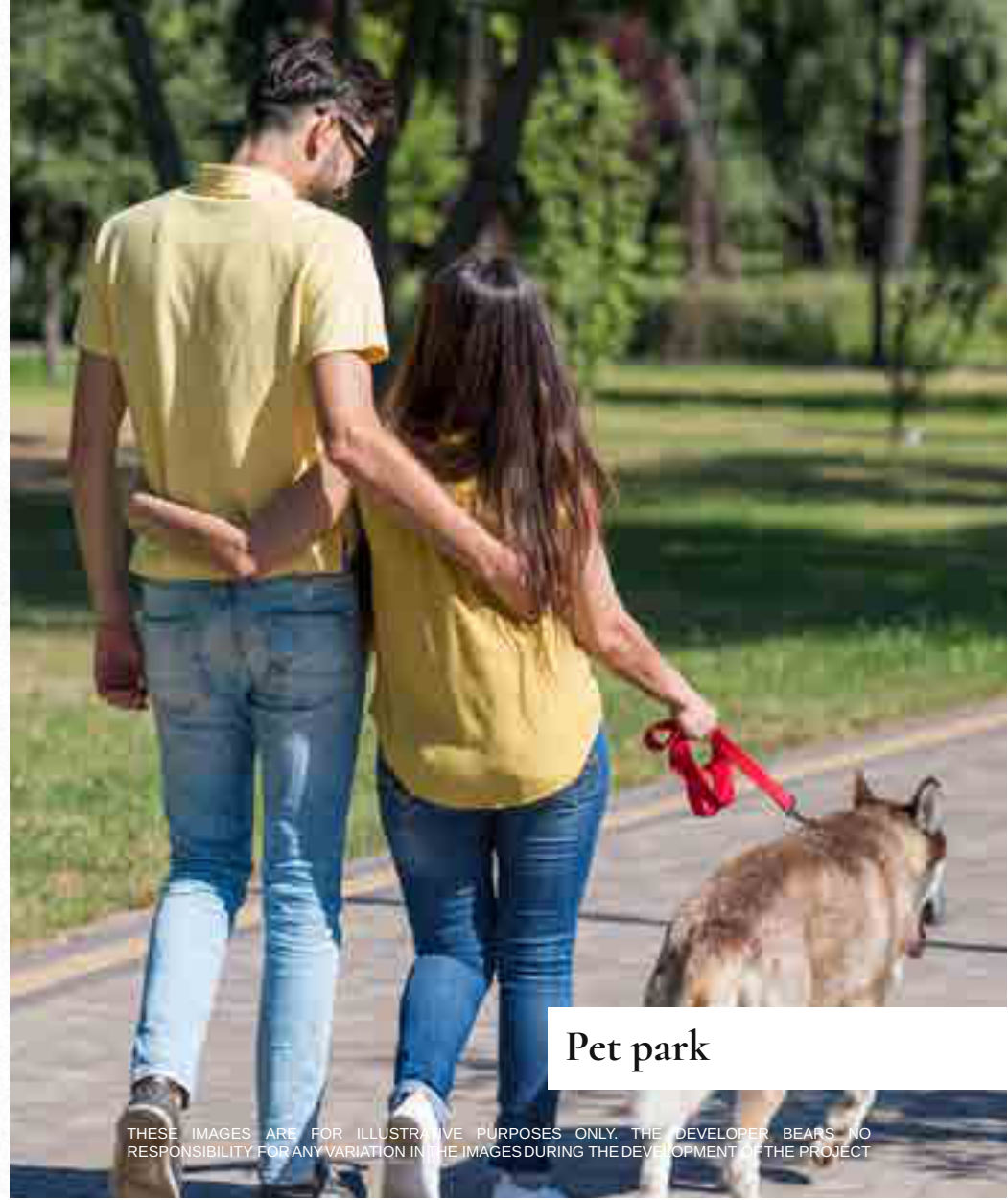
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Yoga area



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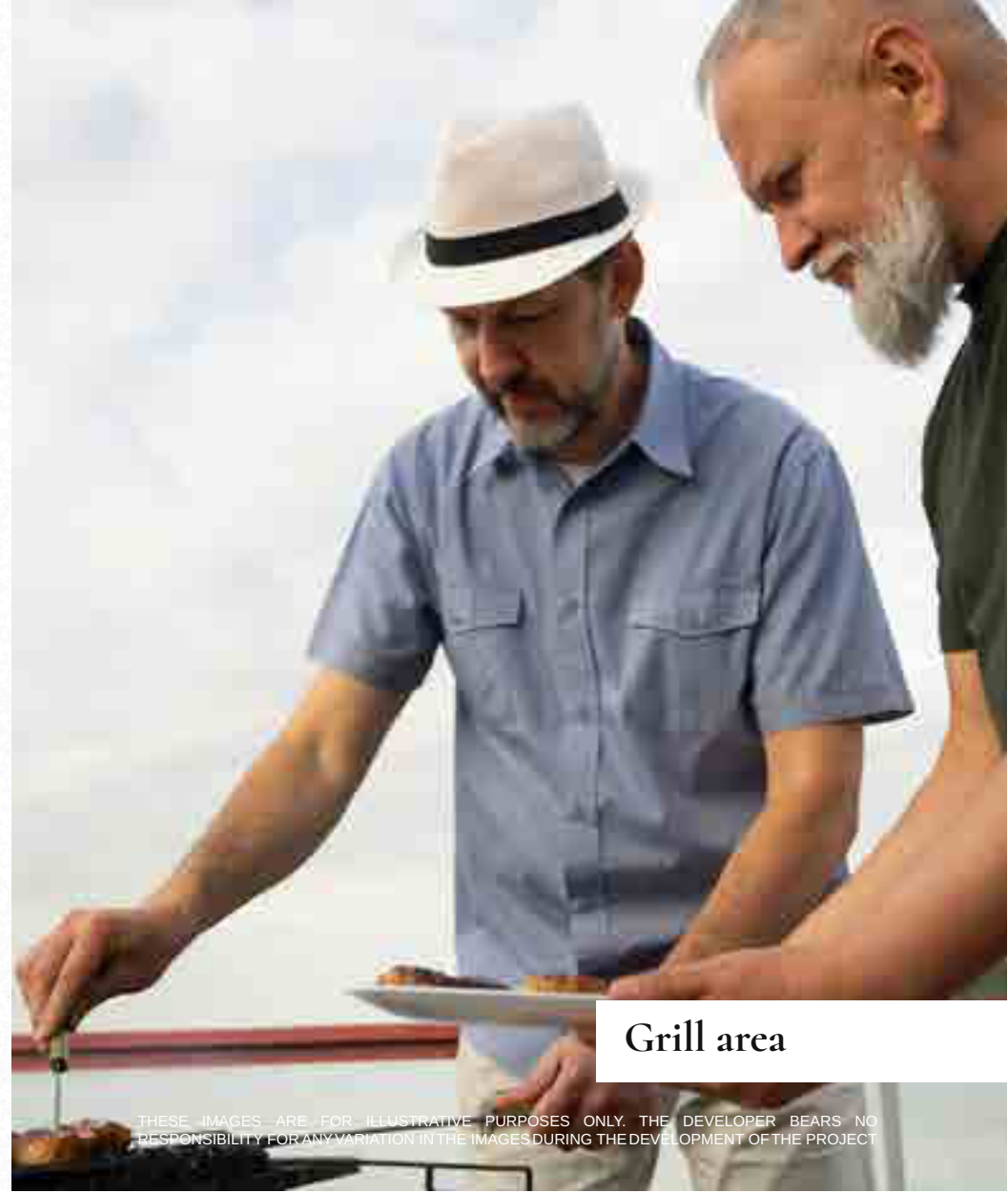
Pet park

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Wellness Center

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Grill area

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Club house



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Children's playground

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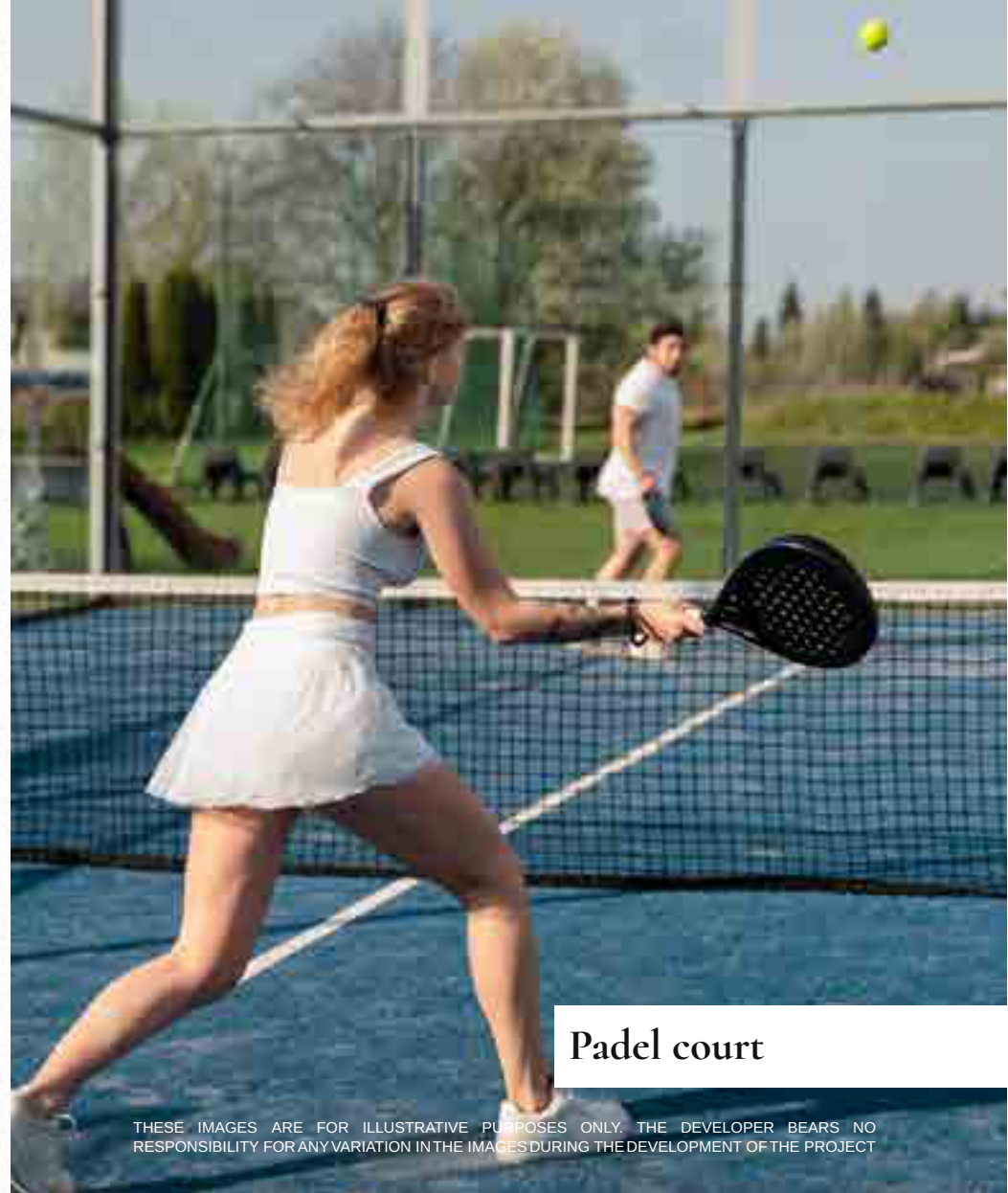
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Treehouse



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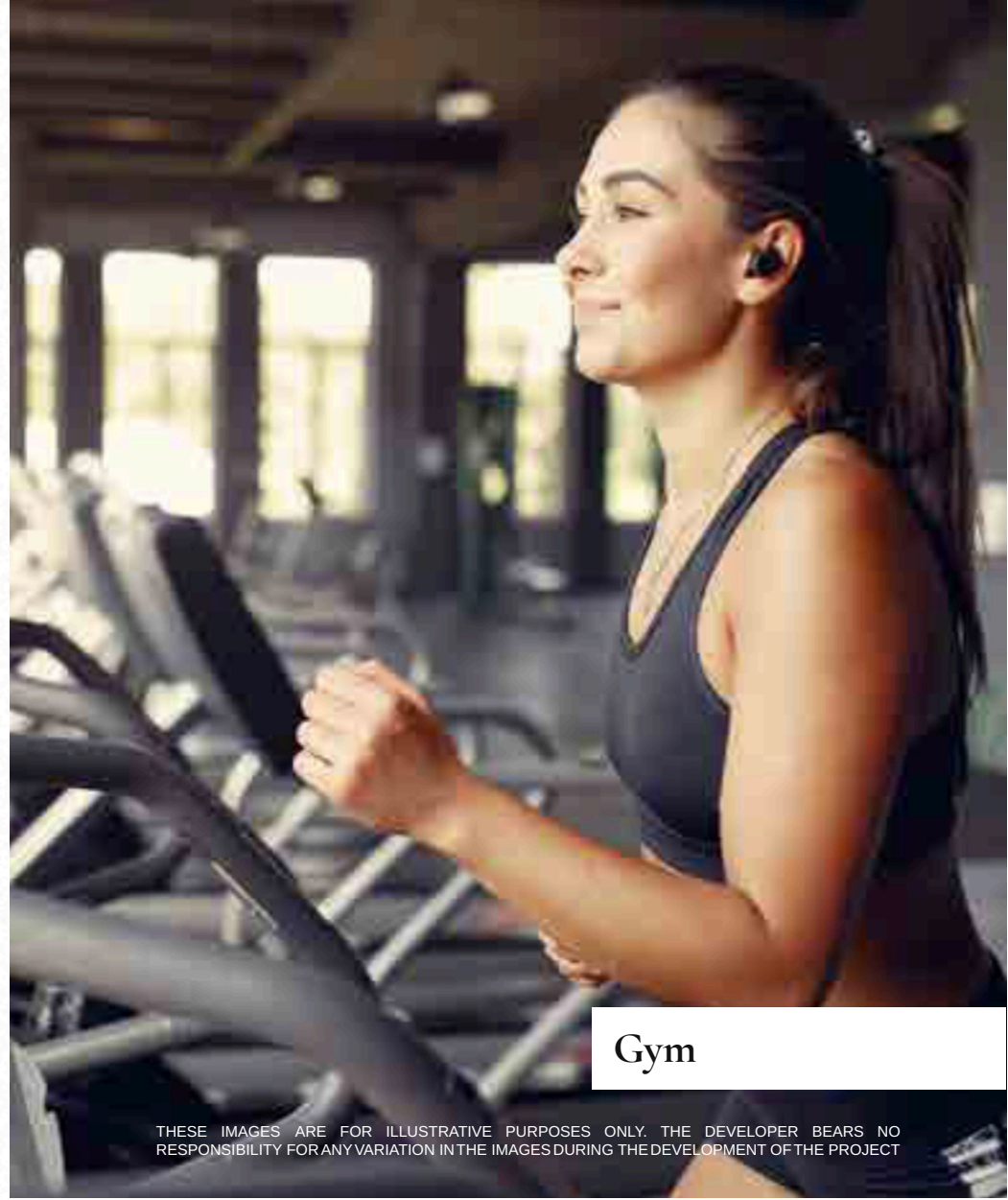
Padel court

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Game Cave



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Gym

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Terrace and family pool

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Family pool



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