


PRIVADA RESIDENCIAL



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 +52 999 649 2380

Valladolid, Yucatan.





VALLADOLID

PUEBLO MAGICO

"The Sultan of the East" is the second most important city in Yucatán and the oldest in the state. A hospitable city full of history.

As you walk through its streets you can see historic buildings, mansions, museums, hotels, markets, fountains, stores, snack and ice cream stands, and of course the impressive ex-convent of Saint Bernardine of Siena.

And if you are 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

- ✕ Municipal Palace
- ✕ Church of Saint Servatius
- ✕ Ex-convent of Saint Bernardine of Siena
- ✕ Cenotes Zaci, Xkeken, Samula and Suytun
- ✕ San Roque Museum
- ✕ Handicrafts and gastronomic selection



LOCATION

The privileged location of this charming city has earned it the title of “*capital of the Mayan East*”. 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)

- ✕ **43MIN** from Chichen Itza
- ✕ **1H 23MIN** from Tulum
- ✕ **1H 47MIN** from Playa del Carmen
- ✕ **1H 47MIN** from Izamal
- ✕ **2H 17MIN** from Merida
- ✕ **1H 58MIN** from Cancun



Progreso

Merida

Izamal

Rio Lagartos

Tizimin

Cancun

Puerto Morelos

Valladolid

Chichen Itza

Playa del Carmen

Cozumel

Akumal

Tulum



- × **14 MIN** from Downtown
- × **12 MIN** from the General Hospital
- × **12 MIN** from Valladolid's main Market
- × **4 MIN** from Universidad Modelo de Valladolid
- × **9 MIN** from Escuela Normal Juan de Dios Rodríguez
- × **11 MIN** from Chedraui Supermarket
- × **16 MIN** from Bodega Aurrera
- × **17 MIN** from IMSS
- × **17 MIN** from ISSSTE



PRIVADA RESIDENCIAL

425 RESIDENTIAL LOTS

FROM 220 M² (2,368 FT²)
TO 395 M² (4,252 FT²)

WITH MORE THAN
25 AMENITIES

Phase 1	Phase 2	Phase 3
C. Jaguar 1	C. Tejón 1	C. Venado 1
C. Jaguar 2	C. Tejón 2	C. Venado 2
C. Jaguar 3		C. Venado 3
Phase 4	Phase 5	Phase 6
C. Tolok 1	C. Jaleb 1	C. Faisan 1
C. Tolok 2	C. Jaleb 2	C. Faisan 2

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AMENITIES



Event garden



Club House

- ✕ Covered Terrace
- ✕ Kid's Club
- ✕ Gym
- ✕ Open terrace with grill area



Family Pool



Children's racecar track

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Adult area

- ✕ Grill area
 - ✕ Pool
 - ✕ Sun deck / Lounge chairs
-



Park Terrace

- ✕ Terrace
 - ✕ Grill area
 - ✕ Games
-



Multi-purpose court

- ✕ Basketball
 - ✕ Soccer
-



Youth and children's playground



Park with playground



5-a-side soccer field



Treehouse



Functional Training



Padel court



Pet park



Security Booth



Services

A modern family pool area featuring a curved swimming pool in the foreground. The pool is surrounded by a light-colored deck with several wooden lounge chairs and closed patio umbrellas. In the background, there is a single-story building with a covered outdoor dining area. The scene is lush with greenery, including palm trees and flowering plants, under a clear blue sky.

FAMILY POOL

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An architectural rendering of a modern club house. The building features a light-colored facade with large windows and a prominent entrance area with a stone wall and wooden slat accents. A tall palm tree stands in the foreground, and the surrounding landscape is lush with various plants and trees, including a pink-flowered tree. The sky is blue with scattered white clouds. The entire scene is framed by a grey stone wall border.

CLUB HOUSE

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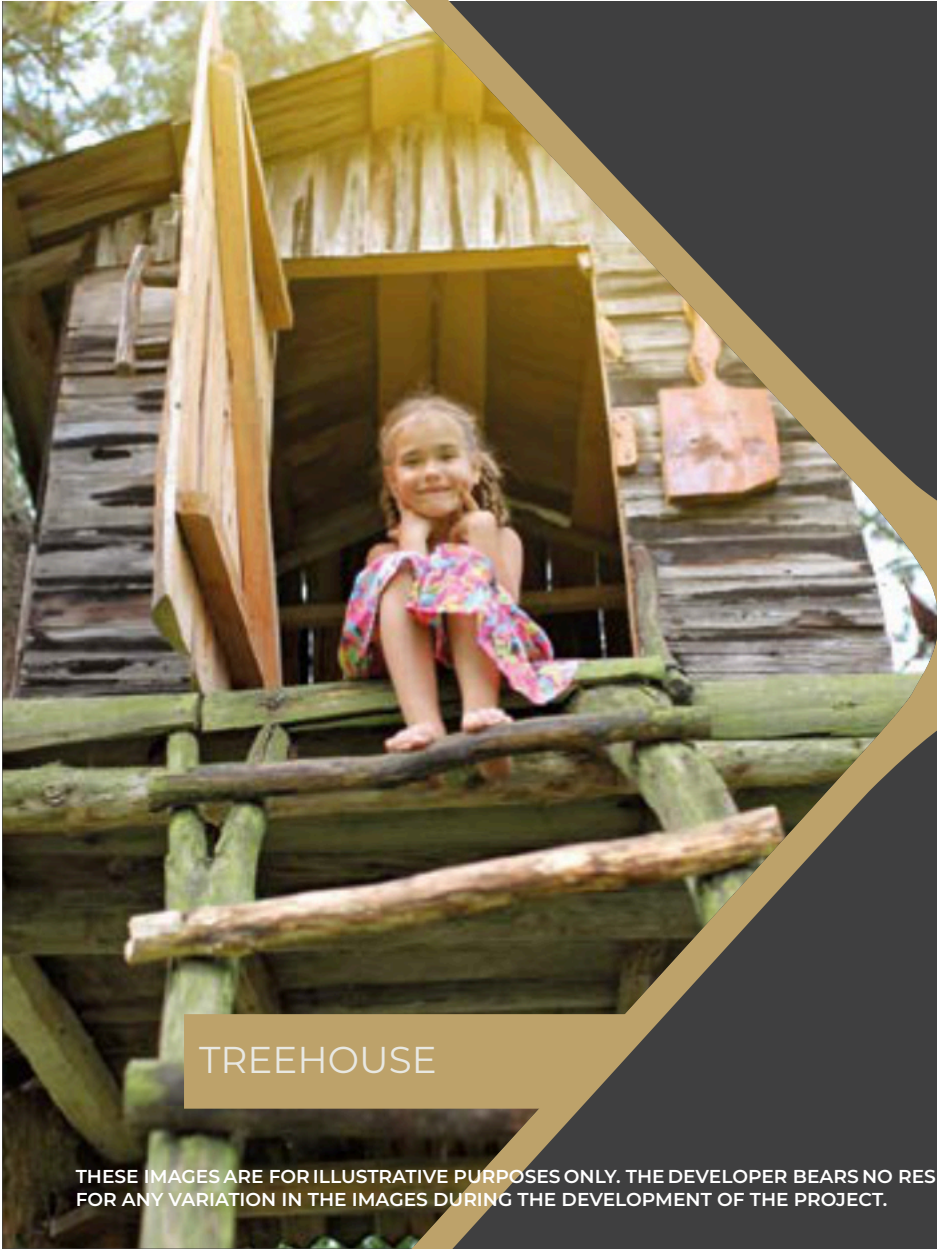
ADULT AREA



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TREEHOUSE



PLAYGROUND

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MULTI-PURPOSE
COURTS



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FUNCTIONAL
TRAINING



SOCCER FIELD



PADEL COURT

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ACCESS



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URBANIZATION

- ✕ Primary and secondary hydraulic cement roads
- ✕ Wide sidewalks
- ✕ Street lighting with LED technology
- ✕ 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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ROADS



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