



AURA  
COAST TELCHAC



ELEVATE YOUR AURA,  
ELEVATE YOUR SOUL

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# TELCHAC PUERTO

Telchac Puerto is a splendid destination located 65 kilometers northeast of the city of Mérida.

It is a natural paradise that offers an amazing sensory experience which starts on your way there and continues during your stay.

Its astonishing beaches are part of the Gulf of Mexico—an unmissable tourist route, providing an opportunity to enjoy not only their beauty, tranquility and harmony, but to experience enjoying the natural splendor of its land and sea right at your own doorstep.

In Mayan language, the name *Telchac* means

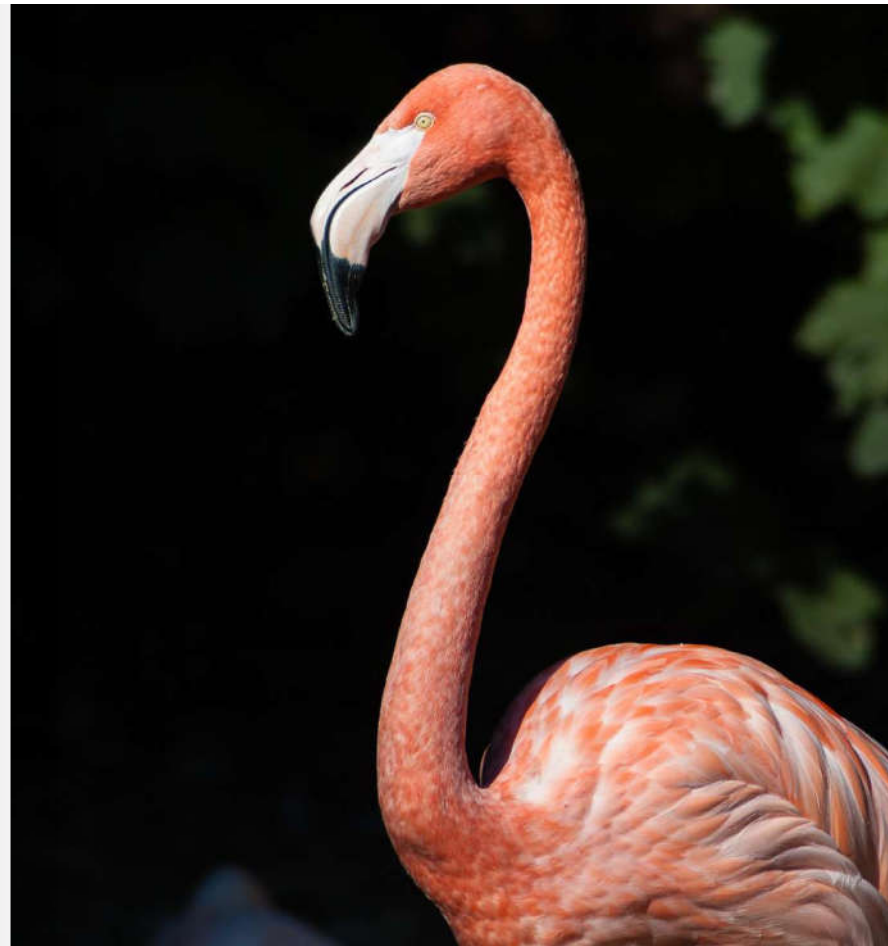
“the necessary rain.”

Its ancient history starts with the harbor, which has been widely used since its foundation. With a quaint town square, a small boardwalk and a large lighthouse, a very picturesque scenery emerges from this famous site.

This place has become one of the most attractive destinations to rest in an environment of comfort right in front of the beautiful, calm and crystal clear waters of the beaches in Telchac Puerto.

Nearby, you can find a wide variety of tourist attractions, such as the *Laguna Rosada* (Pink Lagoon), which is a magnificent ecological reserve for migratory birds, and *Xcambó*, a peculiar archaeological area that brings together several pyramids and historical Mayan roads.

Aura Coast Telchac is located on the most attractive and exclusive beach of this town and it is the perfect setting for an amazing life in the state of Yucatán.





Welcome  
to Aura Coast



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## SPLENDOROUS NATURE AND ARCHITECTURE IN A SINGLE PLACE

The creators of Aura Smart Luxury Living are proud to present their new project in Yucatán: AURA COAST TELCHAC, a housing complex with smart apartments that comprehensively combines beachfront technology, avant-garde architecture and urban planning to give way to an unprecedented project—bringing luxury and exclusivity together in an area privileged by the natural charm of this state and offering spectacular views that will frame an extraordinary residential experience.

With a perfect spatial and ornamental design, as well as luxury finishes, this project has become the most exclusive complex of its kind in the region—meeting the needs of the modern world while offering an exclusive lifestyle in a naturally wondrous environment.



## 23,583 m<sup>2</sup> OF EXPERIENCES, MODERNITY AND STYLE

The complex consists of a 16,123 m<sup>2</sup> residential tower with 80 smart apartments, as well as an amenities building, beach club, green areas, wooded areas, walkways, terraces, sports court (paddle tennis), kids playground, lounge area, water park, vehicular and pedestrian accesses and parking lots—all of these built with innovative construction methods and luxury finishes.



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80 apartments  
4 styles  
Total innovation

## RESIDENTIAL TOWER

The east-west facing tower consists of 80 intelligent apartments designed according to different floorplans. The residential units are distributed by six hallways along six floors, connected by elevators and stairways.

It offers a total of 209 parking spaces—171 spots for residents and 38 for visitors.

### ■ FIRST FLOOR (18 apartments)

- Six 140 m<sup>2</sup> apartments (A)
- Three 140 m<sup>2</sup> apartments (B)
- Five 170 m<sup>2</sup> apartments (A)
- Two 170 m<sup>2</sup> apartments (B)
- One 170 m<sup>2</sup> apartment (C)
- One 170 m<sup>2</sup> apartment (D)

### ■ SECOND, THIRD AND FOURTH FLOORS (17 apartments)

- Six 140 m<sup>2</sup> apartments (A)
- Three 140 m<sup>2</sup> apartments (B)
- Five 170 m<sup>2</sup> apartments (A)
- Two 170 m<sup>2</sup> apartments (B)
- One 170 m<sup>2</sup> apartment (D)

### ■ FIFTH FLOOR (11 penthouses)

- Five 205 m<sup>2</sup> penthouses (A)
- Two 215 m<sup>2</sup> penthouses (B) with one separate 25 m<sup>2</sup> suite each (240 m<sup>2</sup> total)
- Two 185 m<sup>2</sup> penthouses (C) with two separate 38 m<sup>2</sup> suites each (260 m<sup>2</sup> total)
- One 185 m<sup>2</sup> penthouse (D) with two separate 43 m<sup>2</sup> suites (270 m<sup>2</sup> total)
- One 250 m<sup>2</sup> penthouse (E) with one separate 35 m<sup>2</sup> suite (285 m<sup>2</sup> total)

### ■ SIXTH FLOOR (6 roof suites)

- Three 150 m<sup>2</sup> roof suites
- Three 170 m<sup>2</sup> roof suites

## Apartment A 140 m<sup>2</sup>

### CHARACTERISTICS

- 3 Bedrooms
- 2 Bathrooms
- Walk-in closet
- Dining and living room
- Kitchen
- Laundry room
- Terrace



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## Apartment C

### 170 m<sup>2</sup>

#### CHARACTERISTICS

- 4 Bedrooms
- 2 Bathrooms
- TV room
- Dining and living room
- Kitchen
- Laundry room
- Terrace



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## Apartment PENT HOUSE A - 205 m<sup>2</sup>

### CHARACTERISTICS

- 3 Bedrooms
- 3 1/2 Bathrooms
- TV room
- Dining and living room
- Kitchen
- Laundry room
- Terrace
- Private pool



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## Apartment PENT HOUSE B - 365 m<sup>2</sup>

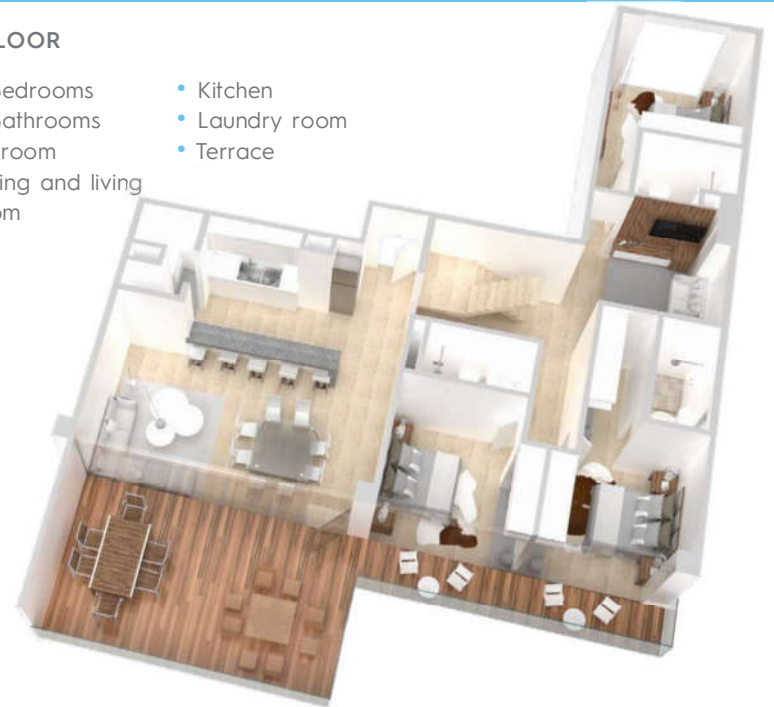
### CHARACTERISTICS 150 m<sup>2</sup> ROOF SUITE

- 1 Bedroom
- 1 Bathroom
- Jacuzzi
- Living room
- Terrace with bar
- Sundeck
- Private pool



### 6<sup>th</sup> FLOOR

- 3 Bedrooms
- 3 Bathrooms
- TV room
- Dining and living room
- Kitchen
- Laundry room
- Terrace



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## EXCEPTIONAL FINISHES

Your space has to be unique. We want you to fall in love with every corner and every detail of your home, so you can fully enjoy every minute you spend in it.

- Marble floors and baseboards
- Laminated tempered glass
- Wooden doors
- High-gloss lacquered wood
- Durable stainless steel hardware
- High-quality fixtures
- Advanced, app-controlled, smart Air Conditioning system
- Hidden phone and TV wiring
- Private large jacuzzi in every PH



An amazing  
place with all the  
amenities you  
ever wished for

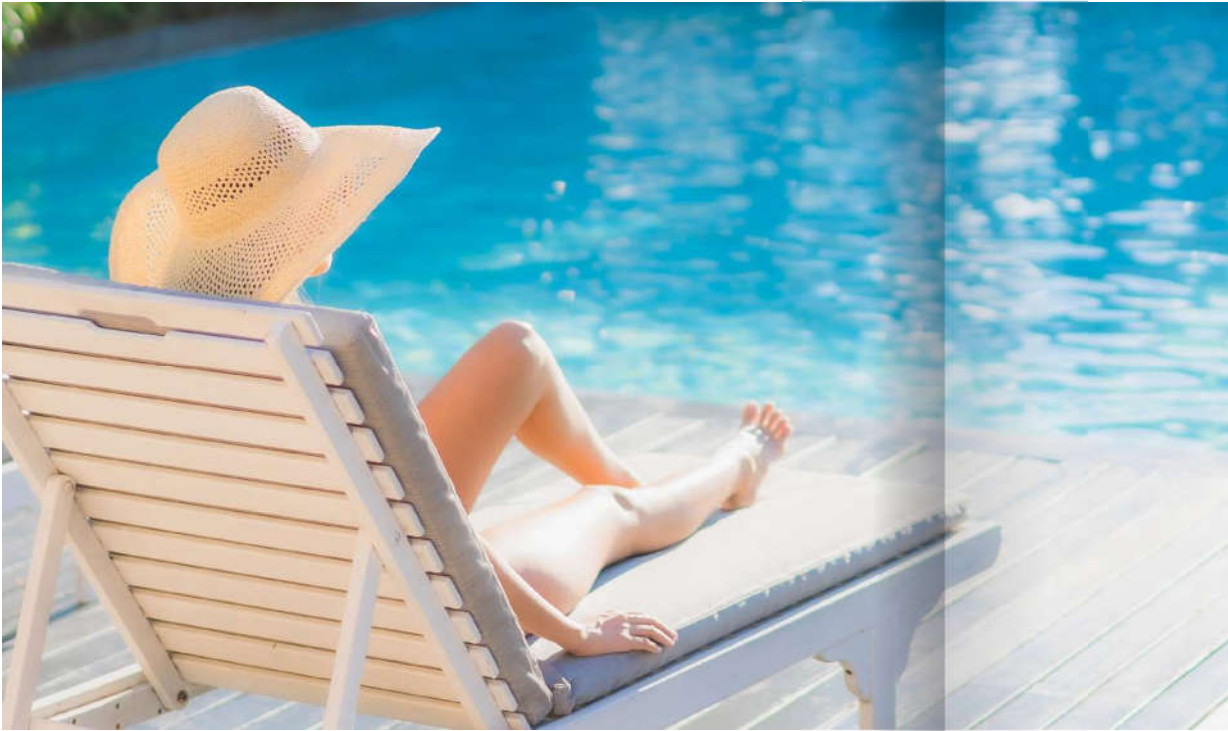


The amenities in Aura Coast Telchac are strategically distributed from the ground floor to the fourth floor.

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## FIRST FLOOR

- Concierge
- Infinity pool
- Dressing rooms
- Access control
- Kids pool
- Lounge
- Palapas area
- Sun loungers
- Beach cinema
- Water park
- Pool bar
- Playground
- Tool depot



## SECOND FLOOR

- Restaurant
- Bar
- Terrace
- Multi-purpose hall
- Outdoor grills



## THIRD FLOOR

- Gym
- Spa
- Terrace
- Infinity yoga
- Kids club
- Arcade



## FOURTH FLOOR

- Infinity pool
- Jacuzzis
- Sundeck
- Outdoor grills
- Living areas

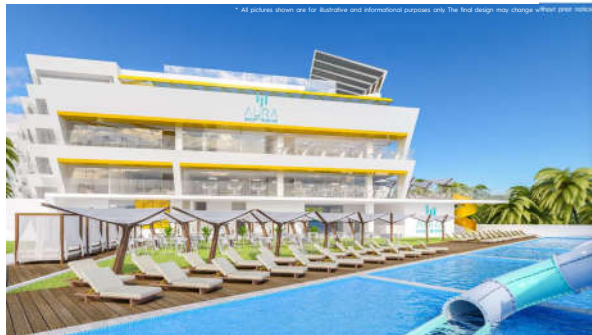


## FIFTH FLOOR

- Paddle tennis court with covered stands and sea view

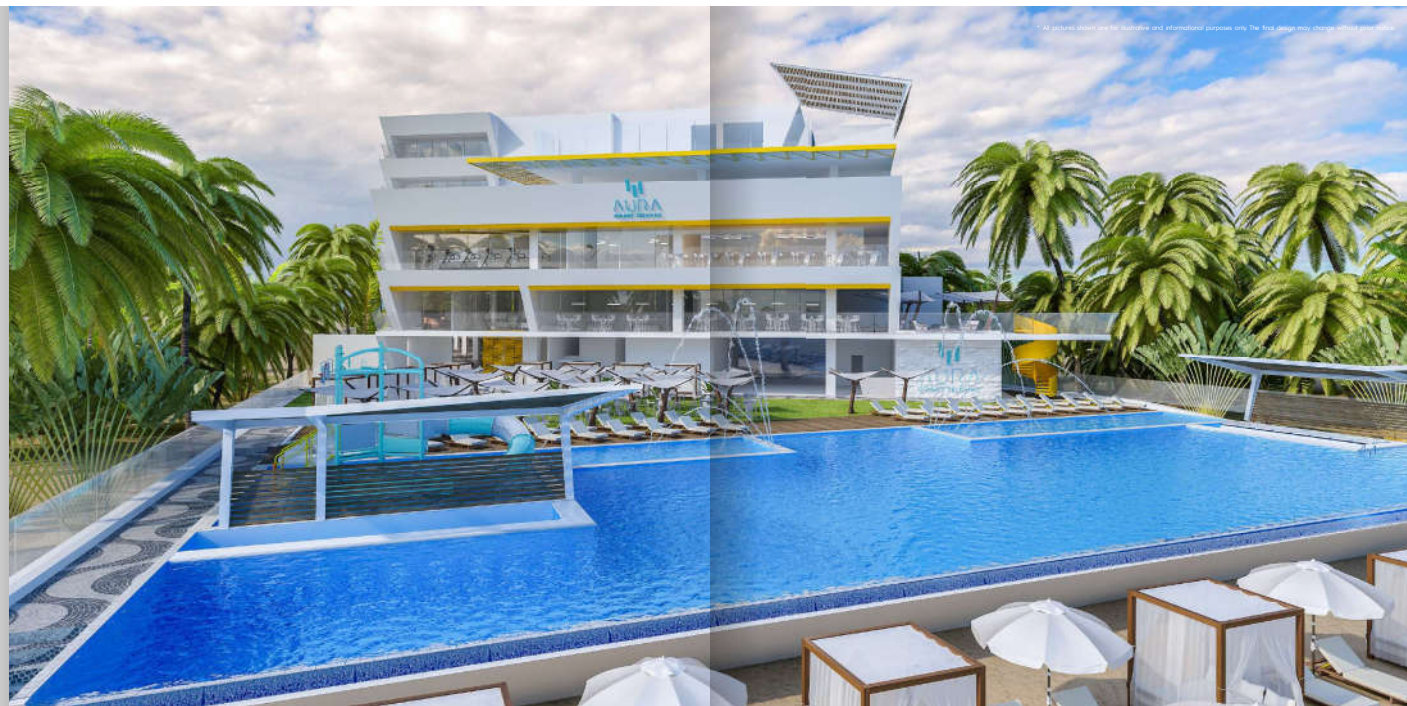


## EXCLUSIVE BEACH CLUB



Aura Coast Telchac wants to offer you an exclusive experience in a heavenly space:

Aura Coast Exclusive Beach Club, a space equipped with all the necessary amenities for you to enjoy and feel relaxed—only accessible to residents.

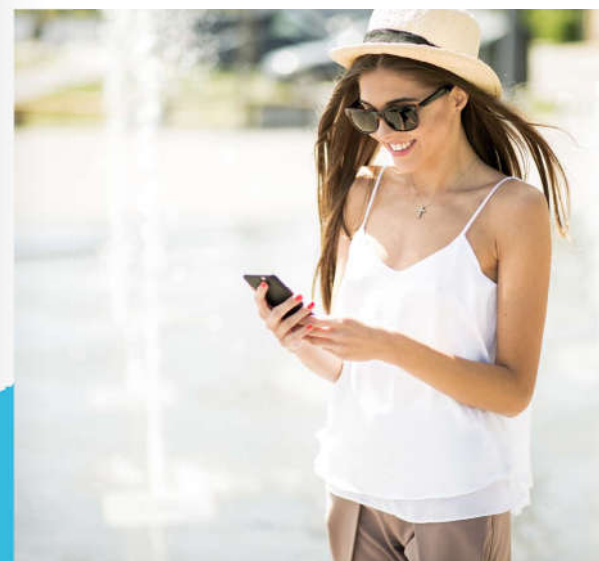




## TAKE CONTROL FROM THE PALM OF YOUR HAND

AURA COAST TELCHAC is an intelligent housing complex. With our app (available for iOS and Android devices), you can monitor the construction process of the complex. The app also gives you access to:

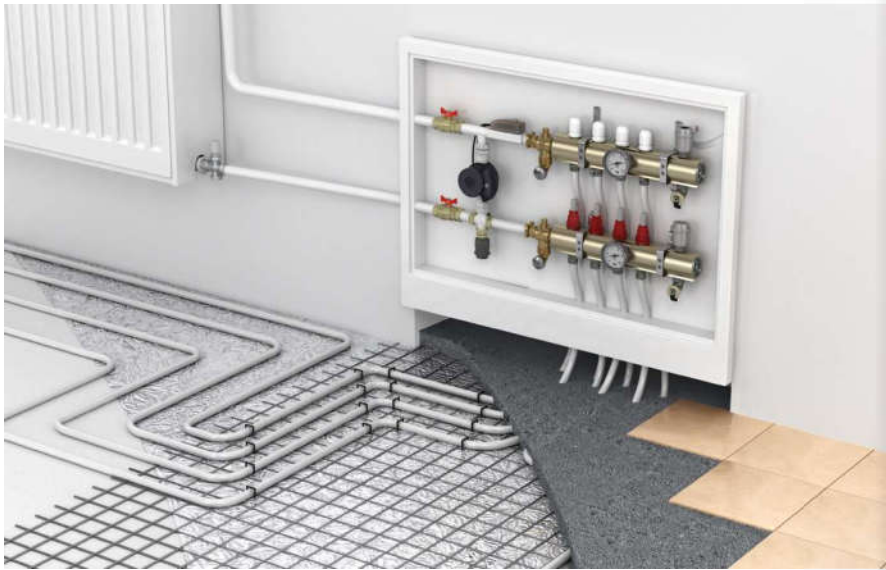
- Amenities booking
- Guest registration with the concierge
- Automated window blinds
- Climate control system inside the apartments
- Remote vehicle access
- LED lighting control



## CONSTRUCTION TECHNOLOGY

Aura Coast has been designed and built using advanced construction technologies, such as:

- Thermally insulated, sound proof walls and slabs
- PEX-AL-PEX hydraulic piping with a liability insurance policy against leaks for up to 5 million USD
- Wall finishes with chemical and mineral technologies that inhibit moisture and prevent mold, both on the inside and on the facades



# LOCATION, LOCATION, LOCATION

The Aura Coast Telchac project is located in Telchac Puerto, in the state of Yucatán, 65 kilometers northeast of the city of Mérida—bordering with the Gulf of Mexico to the north, 13th Street to the south, 104th Street to the west, and covering an area of 7,613.27 m².



AURA COAST TELCHAC IS LOCATED ON THE MOST  
ATTRACTIVE AND EXCLUSIVE BEACH IN YUCATAN.