

MUÚK   
KARANT

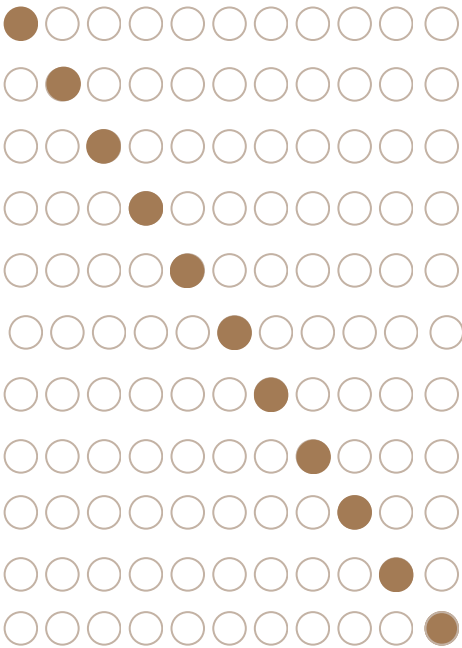
VALLADOLID

HOTEL • RESIDENCE • MUSEUM

MUÙK KARANT  
“The strength of the family”

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# LOCATION

Valladolid is a hospitable city full of history that makes Yucatán proud. For centuries, it has been known for the richness of its Spanish legacy reflected in its temples and the heritage of its old neighborhoods. It has an exceptional colonial flavor. Walking through its streets, with its houses painted in vibrant colors, the neighborhoods with their churches, and of course, the imposing Convent of San Bernardino de Siena.

Muúk Karant is located in a privileged area, a few kilometers from Valladolid, one of the most captivating Magic Towns on the Yucatán Peninsula.

In addition, it has an exceptional adjacency to the new Xibalbá park by Grupo Xcaret, which will provide exponential added value over the next two years.

GULF OF MEXICO



# PROJECT

## BE PART OF THE MOST AWARDED PROJECT IN YUCATÁN

Muúk Karant is an exclusive residential project, developed on 84 hectares of limestone covered by a blanket of vegetation that conceals 4 cenotes. Corners from which life has resonated since ancestral times make this a mystical place.

Based on this resonance, a radial and organic design has been created, featuring 604 residential lots. Additionally, within this complex are spaces designed for recreation and natural contemplation, aiming to promote ecological culture and conservation.

Muúk Karant will feature the world's first pre-Hispanic museum inside a cenote and a boutique hotel that embraces one of the most beautiful cenotes in the Riviera Maya, driving a boost to tourism and the local economy.



HOTEL LOBBY ACCESS

# PROJECT

## 604 ECO-RESIDENTIAL LOTS



**OPEN CENOTE**  
Impressive cenote with a diameter of 50 meters.

**ACCESS**  
Imposing access point that will control the security of the development 24/7.

**ARTIFICIAL LAKE**  
Beautiful artificial lake that will contain a regional ecosystem of its own.

**PREHISPANIC MUSEUM**  
The world's first prehispanic museum inside a cenote will house a private collection of over 300 pieces.

**COVERED CENOTE**  
The turquoise blue water and its beautiful stalactites are its main attractions.

**BOUTIQUE HOTEL**  
Its 30 rooms surrounding a beautiful cenote will captivate your senses.

**CLUBHOUSE**  
Enjoy the comfort of having all the amenities in your own home.

**VIEWPOINT**  
Enjoy the beautiful sunrises over the Mayan jungle from a height of 18 meters.

# PROJECT

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## EXPERIENCE THE ESSENCE OF AN ECO-FRIENDLY PROJECT WITH ALL THE AMENITIES

The residential area of Muúk Karant was designed with the idea of preserving and enhancing the cenotes and the extensive vegetation that covers this large development, creating harmony with nature.

Like waves enveloping the cenotes, the urban design of the 604 residential lots is characterized by its radial design and organic roadways that connect the various spaces offered by the development.



ARTIFICIAL LAKE

# PROJECT

## PROTOTYPES



### PROTOTYPE A

Surface Area: 400 m<sup>2</sup>

Front: 10.92 m

Back: 19.24 m

Depth: 26.50 m

### PROTOTYPE B

Surface Area: 440 m<sup>2</sup>

Front: 11.50 m

Back: 16.45 m

Depth: 31.50 m

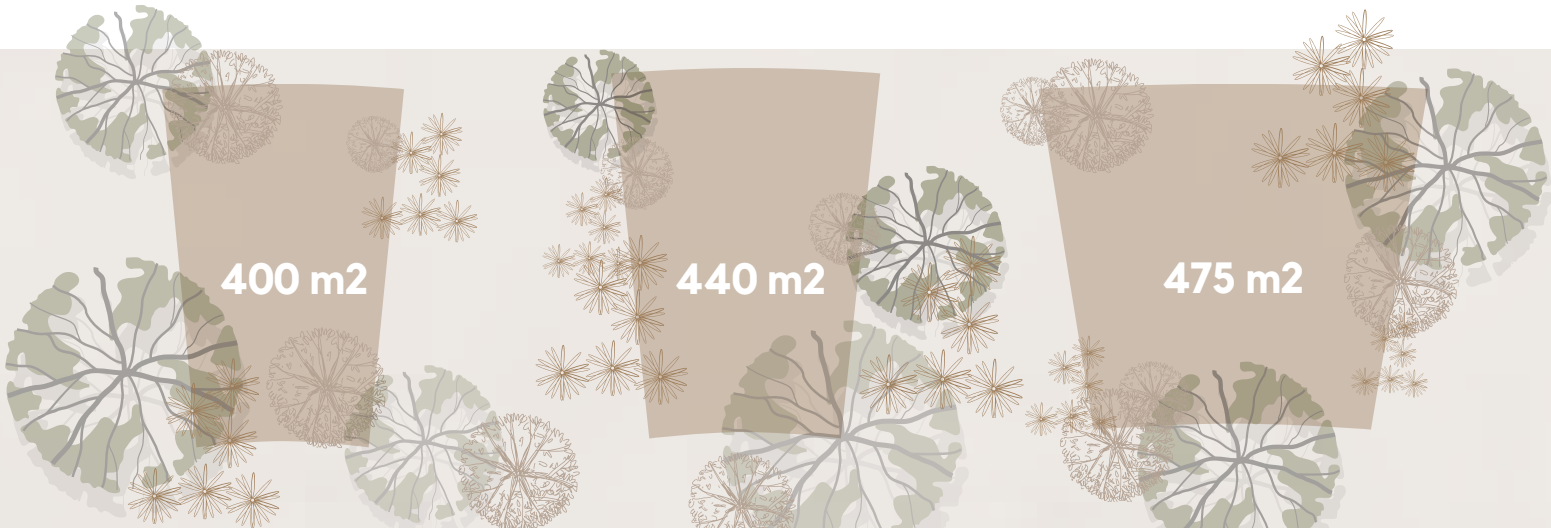
### PROTOTYPE C

Surface Area: 475 m<sup>2</sup>

Front: 18.34 m

Back: 22.02 m

Depth: 23.50 m





# PROJECT



VILLAGE CENTER



HOTEL ACCESS

# AMENITIES

ENJOY OVER 30  
PREMIUM  
AMENITIES  
WITHIN YOUR  
FUTURE HOME

The amenities conceived within the development have been created with an awareness of caring for and respecting nature. The physical and spiritual fusion between the user and the various activities has made this a clear example of how a guiding principle is established for the design of these amenities. We will be the only development in southeastern Mexico to feature tourist amenities that promote the conservation of our cultural roots.



PHYSICAL  
ACTIVITIES



NATURE



REST AND  
CONTEMPLATION



ARCHITECTURE



CULTURAL  
ENTERTAINMENT

Gym  
Jogging Area  
Jungle gym  
Padel Court  
Tennis Court  
Pool

Cenotes  
Artificial Lake  
Green Spaces  
Trails

Reading Area  
Meditation Area  
Spa  
Temazcal  
Viewpoint

Museum  
Restaurant  
Clubhouse  
Hotel  
Amphitheater  
Access

Amphitheater  
Prehispanic Museum  
Grill Area  
Event Room  
Picnic Area  
Pet park



# CLUBHOUSE

LIVING A LIFE  
FULL OF LUXURY  
AND COMFORT  
IS THE MAIN  
ESSENCE OF  
OUR CLUBHOUSE

The clubhouse features a cutting-edge design and beauty that can be found in every corner, making it a space you won't want to leave. It is designed so that each of its visitors can enjoy a unique experience in a space meant for relaxation and socializing, surrounded by the Mayan jungle.

This clubhouse will include a gourmet restaurant, recreational areas, commercial spaces, and a radial-designed infinity pool.

We will have a fully equipped gym with all the amenities of any major city. Similarly, we will have a jungle gym that allows you to blend with the natural surroundings while exercising both your body and soul.



POOL

# CLUBHOUSE



JUNGLE GYM



SPA

# BOUTIQUE HOTEL

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CUTTING-EDGE  
ARCHITECTURE  
WILL ENGAGE  
YOUR SENSES

The boutique hotel at Muúk Karant is surrounded by 30 suites that embrace one of the most beautiful cenotes in the region.

It will be designed so that guests can enjoy this oasis in the comfort of modern architecture and luxurious attention to design. The hotel is conceived to provide all the necessary luxuries and the privacy you deserve.



VILLAS & SUITES

# BOUTIQUE HOTEL



HOTEL INTERIORS



AERIAL VIEW OF THE HOTEL

# PREHISPANIC MUSEUM

## THE WORLD'S FIRST PREHISPANIC MUSEUM INSIDE A CENOTE

Muúk Karant will feature the world's first pre-Hispanic museum inside a cenote, unique in its kind, and is established with the firm conviction of preserving and enhancing the culture and ancestral roots of our country.

With the support of state and municipal governments and a private collection of over 300 pre-Hispanic pieces from various Mexican cultures, we will promote awareness, care, and preservation of our cultural heritage.

The museum will be a tourist attraction, translating into increased value for the development.



EXHIBITION AREA

# PREHISPANIC MUSEUM

THE CULTURAL  
ROOTS OF OUR  
COUNTRY  
WITHIN YOUR  
HOME

The region of Mexico and Central America, known as Mesoamerica, was the cradle of the most ancient and developed civilizations of the Western world. The natural wealth generated by the variety of climates, the abundance of water, and the fertile lands were the source of sustenance that allowed the emergence of large conglomerations of people. Thanks to this background, we have undertaken the task of assembling a chronologically cataloged exhibition of various pieces from across the country, which will be displayed in an artistic manner with museography and curation by professionals in the field.





# CENOTES

## FOUR OF THE MOST BEAUTIFUL CENOTES IN SOUTHEASTERN MEXICO ARE LOCATED IN MU'UK KARANT

One of the main attractions of this development is its 4 cenotes, which make it an unparalleled place. Each is extraordinary in its uniqueness: distinct in both form and in the flora and fauna it supports.

The ensemble creates a place where life resonates, from the sound of the water to the chirping of the Toh birds, revealing the entrances to the underworld that, beneath their networks, hold the secrets of our roots.



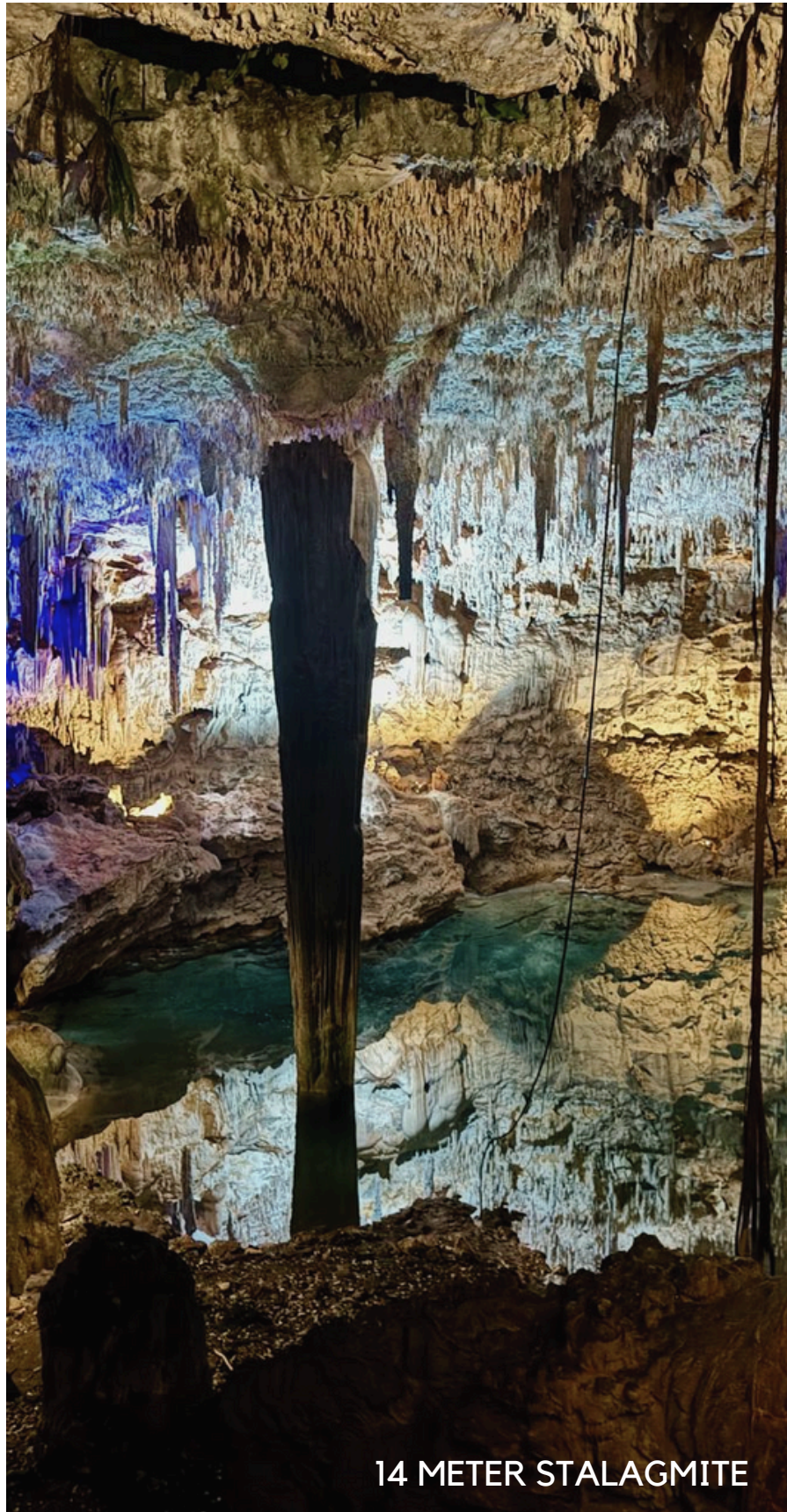
INTERIOR OF A CENOTE

# CENOTES

THE MAYAN  
UNDERWORLD  
CONCENTRATES  
AN ENERGY OF  
WHICH YOU  
WILL BE A PART

All the cenotes feature a wide variety of stalactites and stalagmites that adorn the vaults of these natural and beautiful spaces.

The added value these stunning ecosystems bring to the development is unique, and it similarly commits us to preserving and maintaining them in a natural state of conservation



14 METER STALAGMITE

# AMPHITHEATER

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DESIGNED TO HOST  
EVENTS AND  
PERFORMANCES  
THAT DRAW THEIR  
ESSENCE FROM A  
PREHISPANIC  
SETTING

With a capacity for 550 people, this beautiful venue will host unique events.

Since ancient times, entertainment has been a fundamental part of humanity. In this beautiful venue, performances such as dance, artistic representations, and performance events will be concentrated. This will be part of the tourist attractions within the development.



AMPHITHEATER ACCESS

# VIEWPOINT

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¿CAN YOU IMAGINE  
WITNESSING THE  
MOST BEAUTIFUL  
SUNSETS IN  
YUCATÁN FROM A  
HEIGHT OF 15  
METERS?

A monumental structure rises from the pristine jungle, featuring a radial platform at a height of 15 meters, from which you can experience unique sunrises and sunsets. This space will be equipped with benches so you can comfortably spend quality time with your family. Thanks to the height, you will be able to observe the local flora and fauna and appreciate the various species of birds that inhabit this beautiful ecosystem.



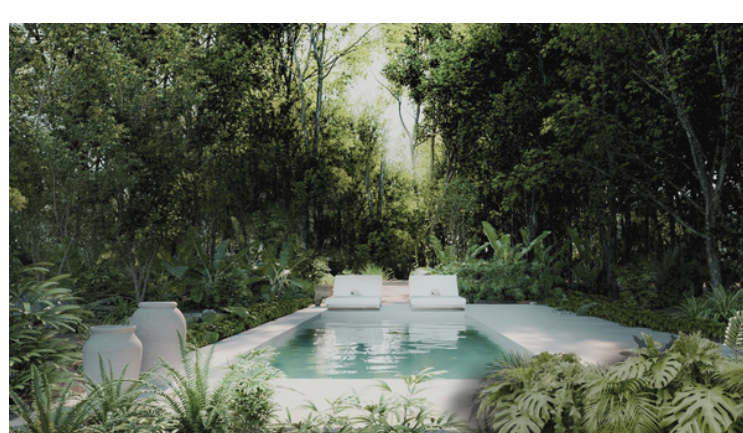
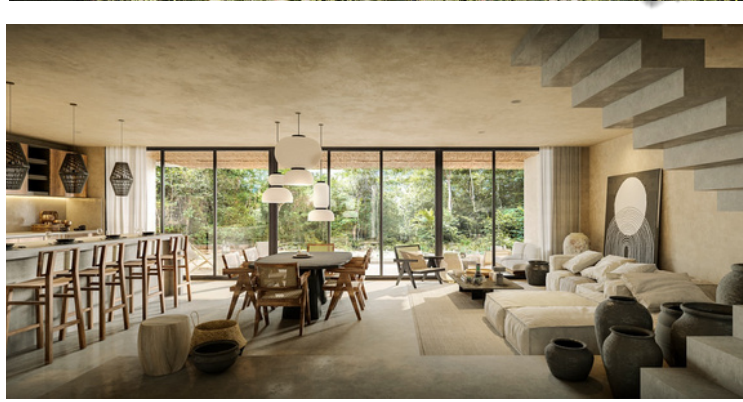
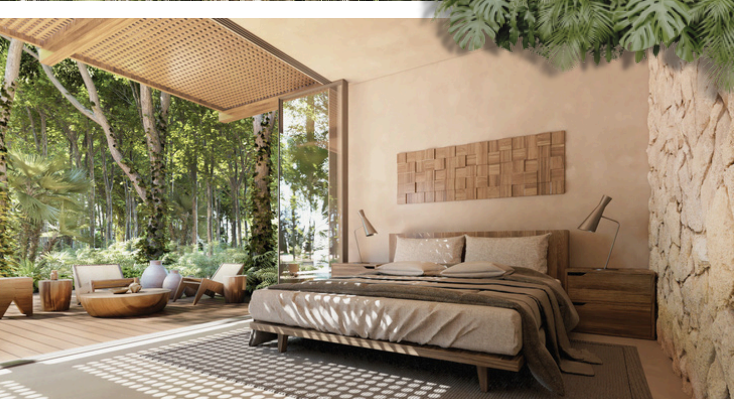
PATHWAY TO VIEWPOINT

# PROTOTYPES

BY BEING PART OF THE MU'UK KARANT FAMILY, YOU WILL HAVE THE OPPORTUNITY TO CHOOSE A RESIDENCE PROTOTYPE THAT FITS YOUR NEEDS

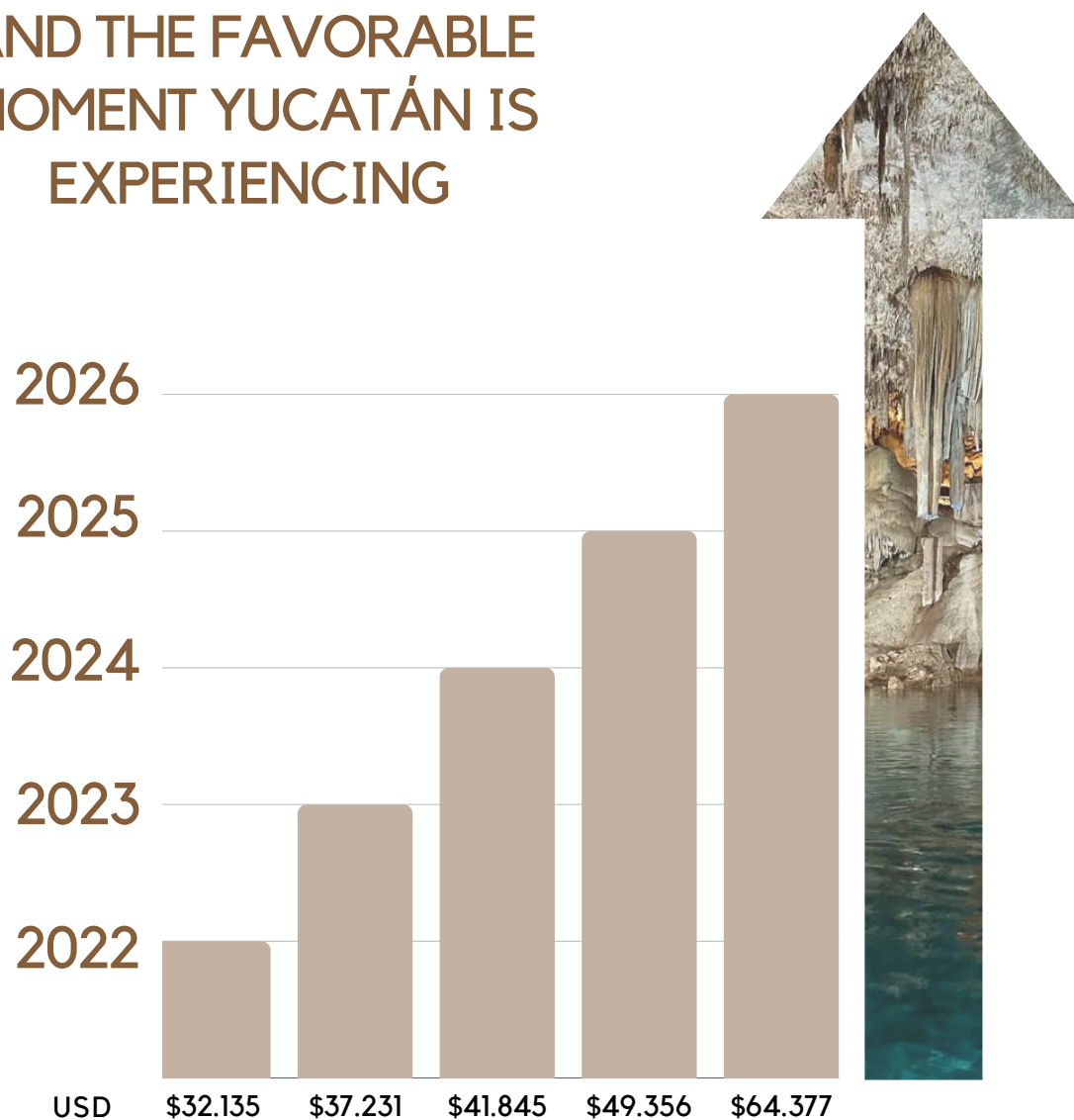


# PROTOTYPES



# ¿WHY INVEST?

BY BEING PART OF THE MU'UK  
KARANT FAMILY, YOU WILL  
ACHIEVE UNPARALLELED  
RETURNS DUE TO THE  
DEVELOPMENT'S POTENTIAL  
AND THE FAVORABLE  
MOMENT YUCATÁN IS  
EXPERIENCING



(THE PRICE DEPENDS ABOUT THE EXCHANGE RATE OF THE DAY)



# REASONS TO INVEST IN MU'UK KARANT

1

We are the only eco-residential tourist development in Yucatán

2

The only development in the world with a pre-Hispanic museum

3

4 cenotes within the development

4

A boutique hotel that will be operated by a renowned firm

5

An amphitheater that will host events and create a demand for accommodation

6

The image, style, and architecture will be meticulously maintained by an internal regulation

7

We have a privileged location, adjacent to the Xibalbá by Xcaret park



8

The Valladolid Maya Train station, 15 km away

9

The new Tulum airport, 50 minutes away

10

Valladolid is a Magic Town with historic growth

price from:

**\$37,188**

**USD**

(The price depends about the  
exchange rate of the day)

**AVAILABLE FINANCING**

**12, 24, 36, AND 48 MONTHS**

# 3 INTERNATIONAL AWARDS

FIRST PLACE FOR  
BEST MIXED-USE  
DEVELOPMENT IN  
LATIN AMERICA



PRIMER LUGAR





999 200 8752