



THE RESIDENTIAL THAT HAS **EVERYTHING**



Valle Aurora

CANCÚN

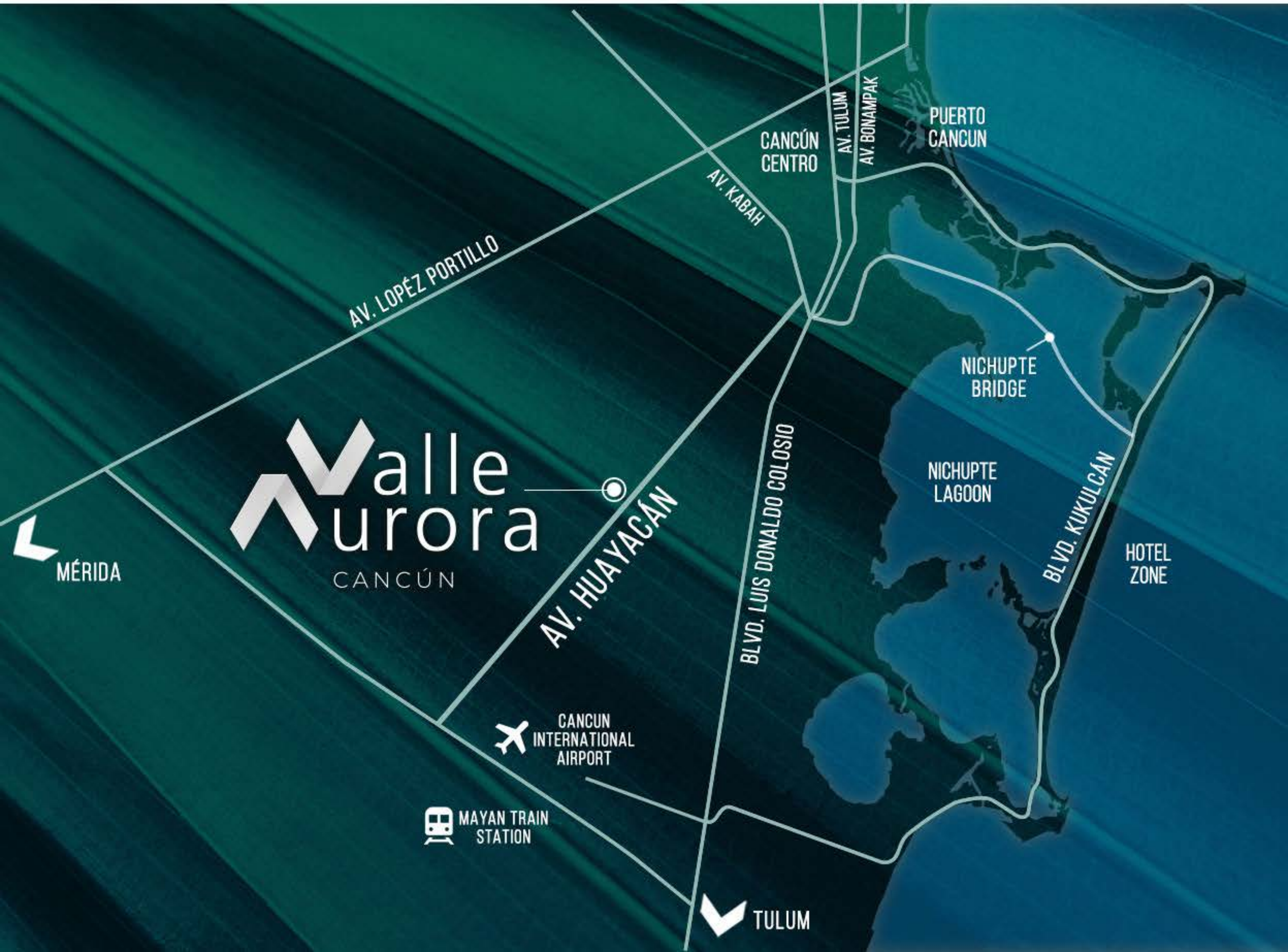
A new residential complex in the area with the greatest growth in surplus value in Cancun: Av. Huayacan.

Project of 4 impressive apartment towers with units of 1 to 3 bedrooms and access to incredible amenities such as its spectacular pool with bar, sports courts, bowling alley and much more.

Designed for the comfort, safety and well-being of its residents, Valle Aurora Cancun offers an unparalleled living experience with a wide range of amenities that satisfy all needs.

THE RESIDENTIAL THAT HAS **EVERYTHING**

LOCATION



CLOSE TO EVERYTHING

Airport	10 min
Hotel Zone	15 min
Playa del Carmen	45 min
Tulum	90 min

MORE THAN **25** INCREDIBLE AMENITIES



Pool



Childish Games



Paddle Court



Elevators



Grills



Tennis Court



Lobby



Pet Park



Children's Soccer Field



Gym



Jogging Track



Multiple Use Court



Coworking



Bowling



Junior Club
(Billiard Table, Ping Pong and Foosball)



Toy Library



Event Hall



Senior Club
(Poker Table and Lounge Rooms)



Spa



Snack Bar



TRX Training Zone



Pool Bar



Security



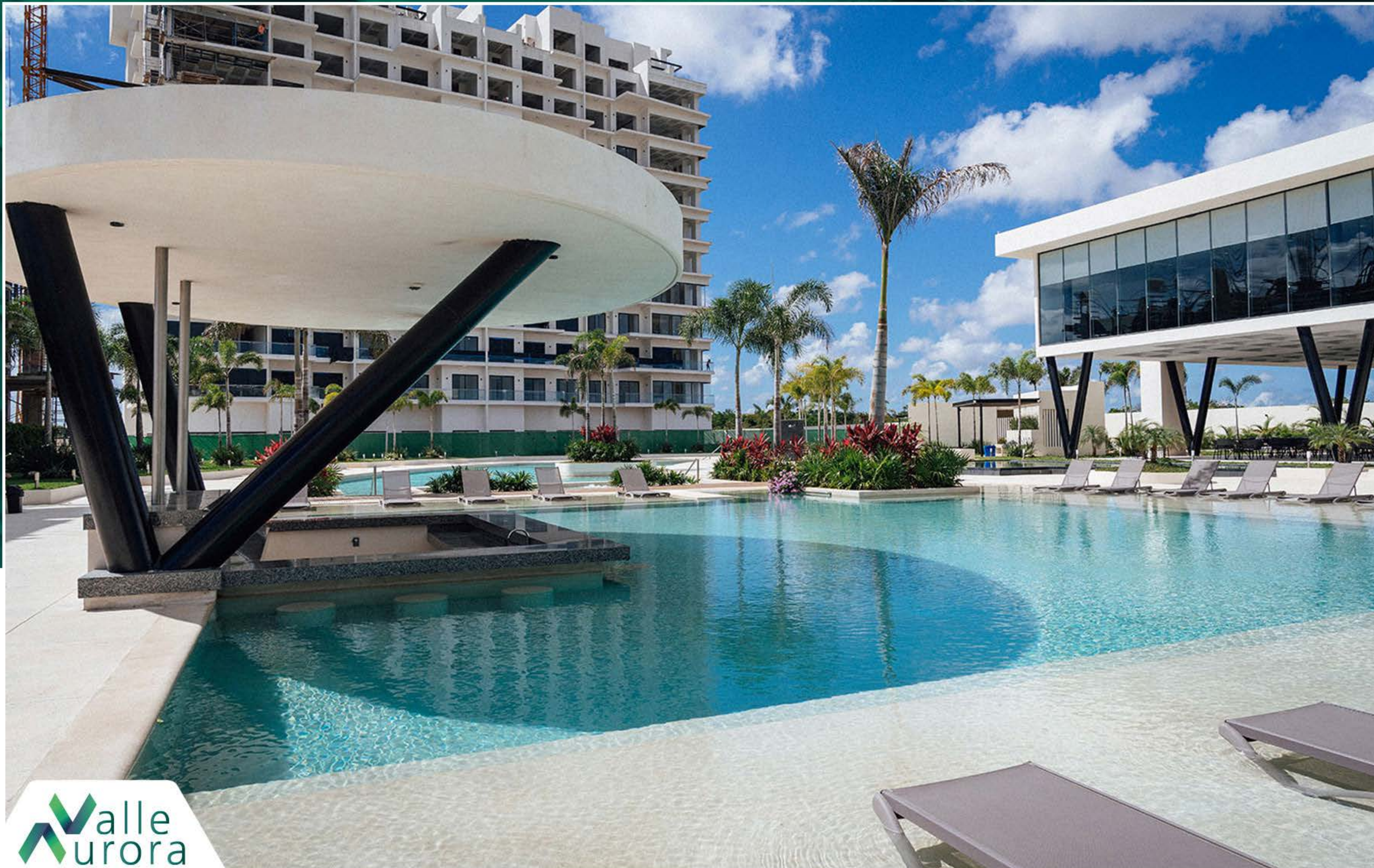
Access Control





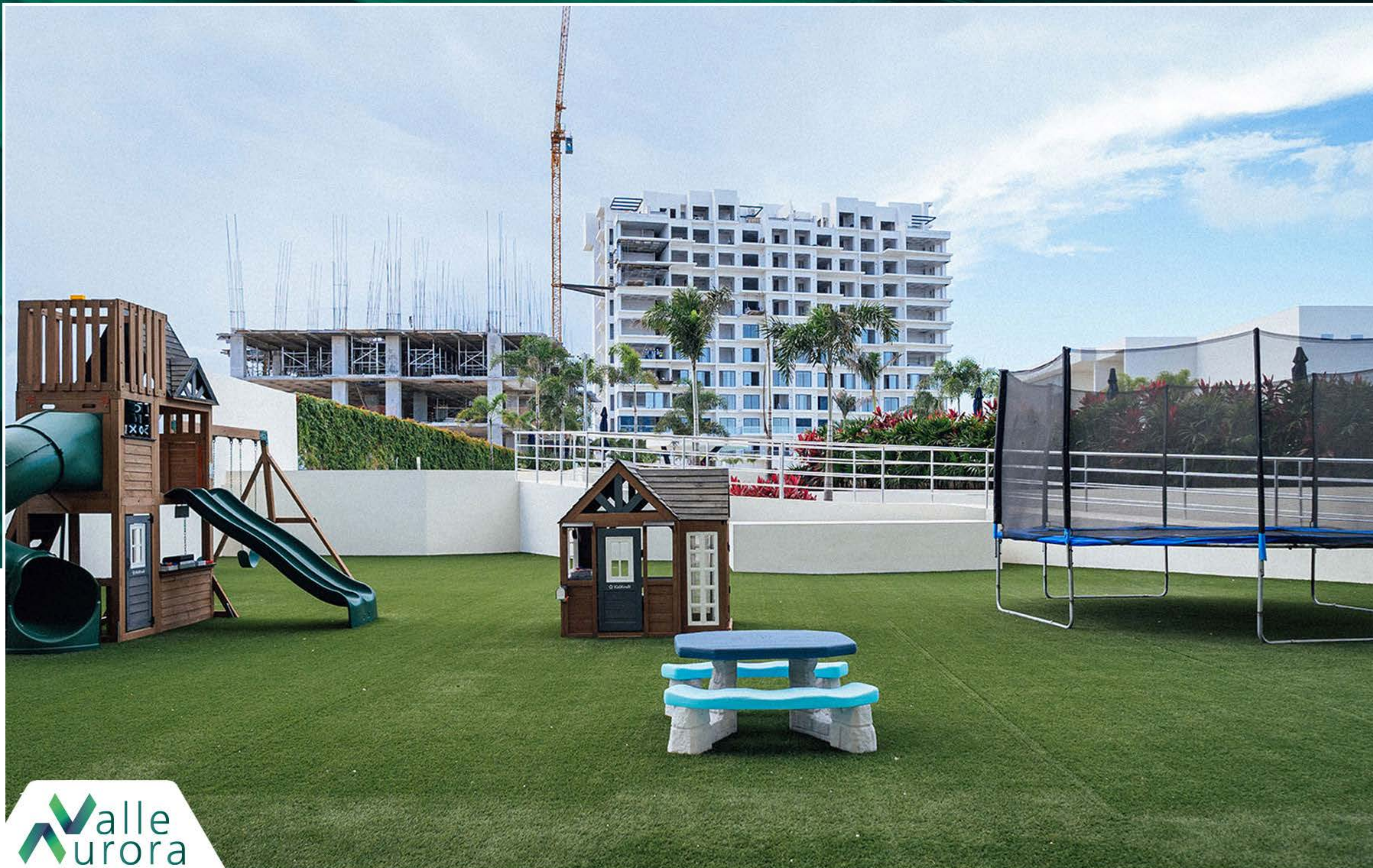




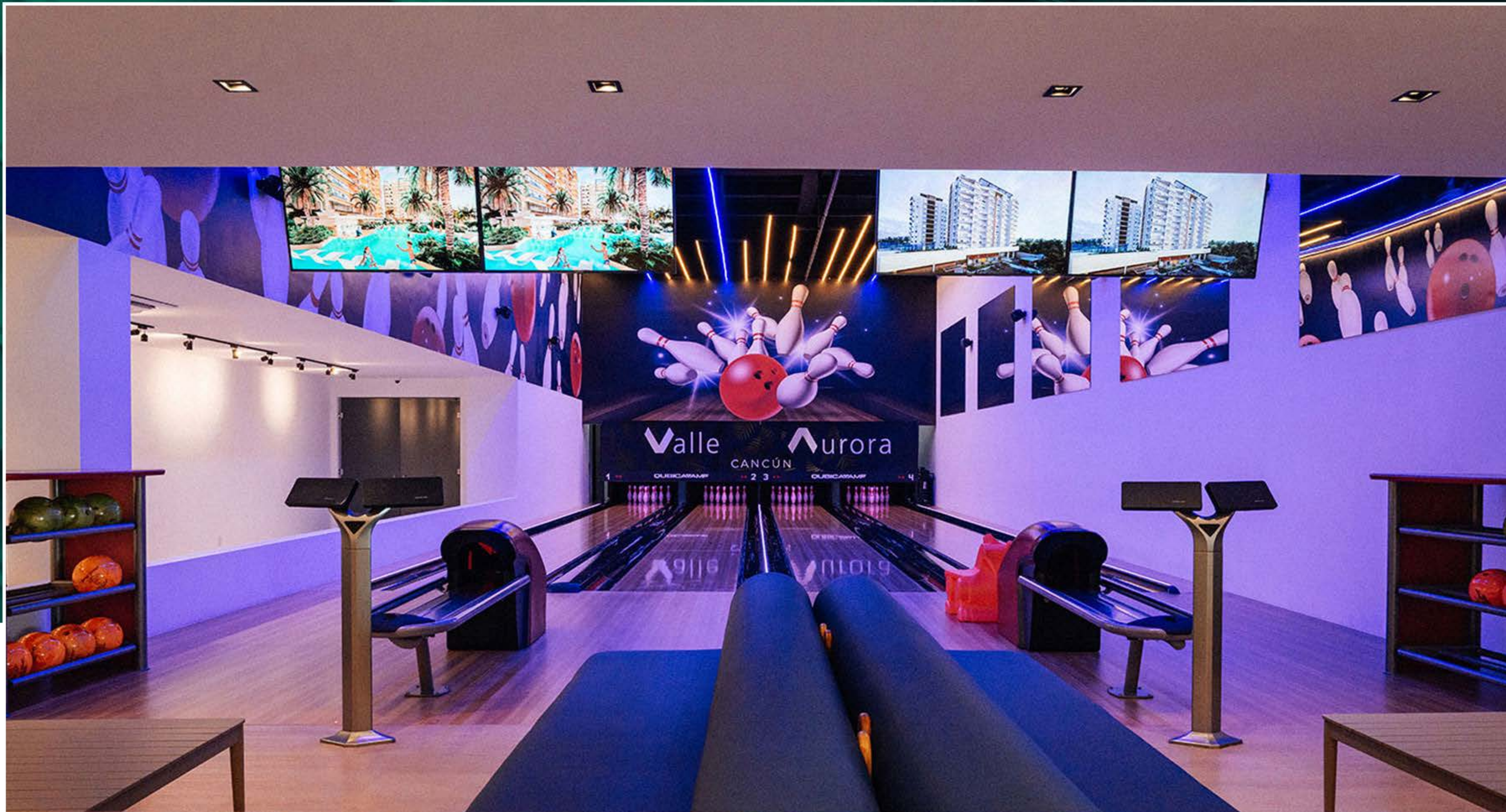




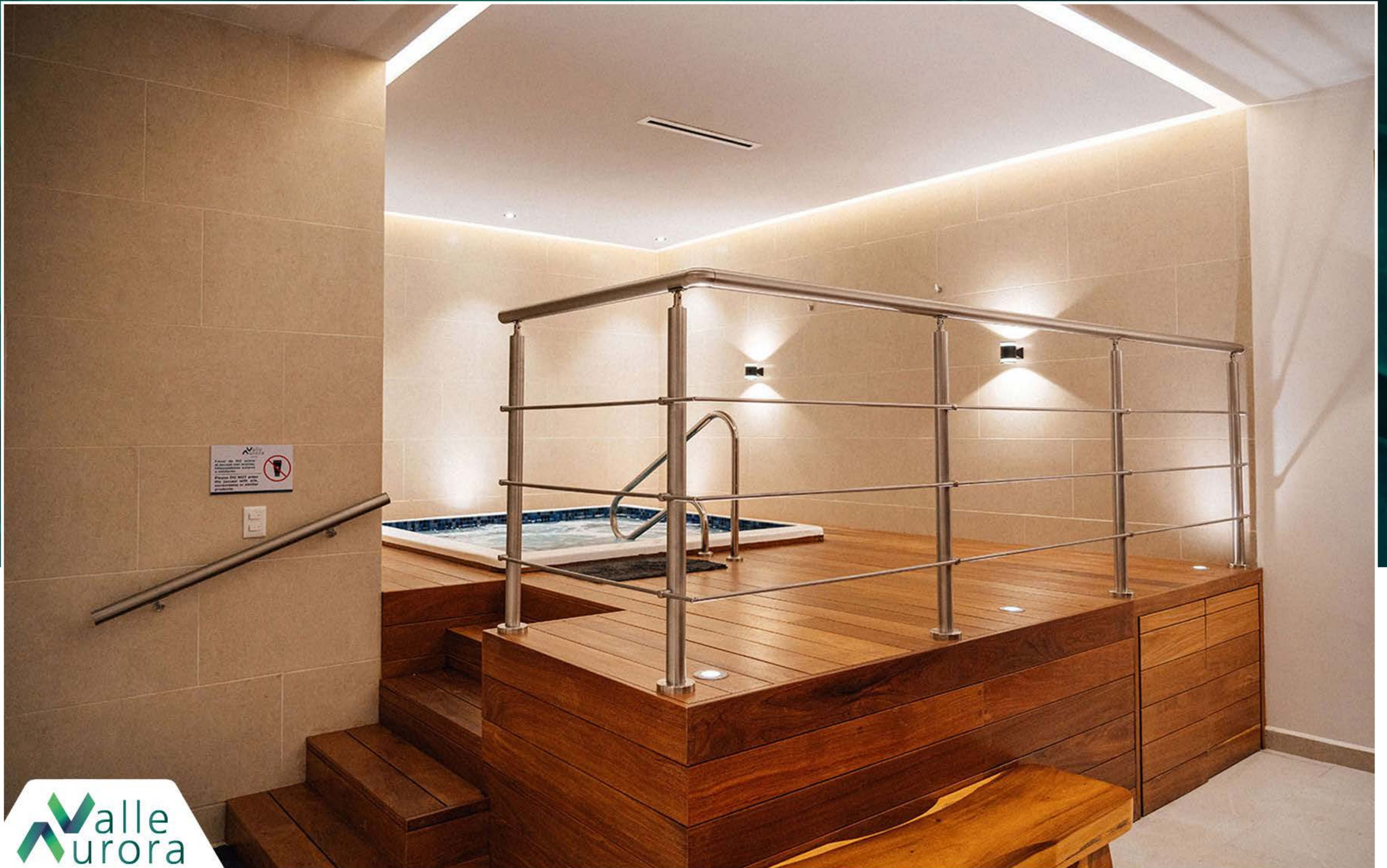










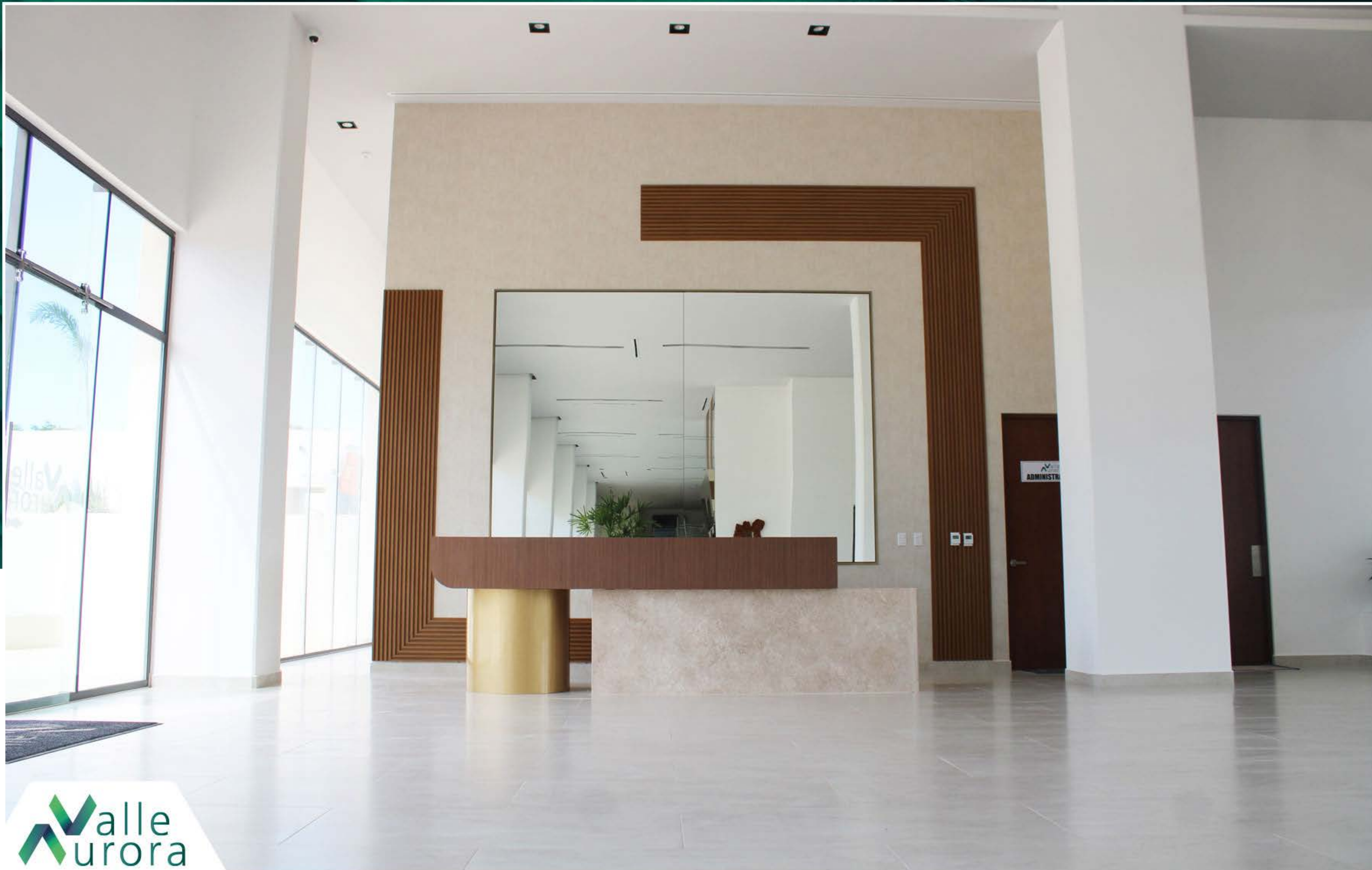










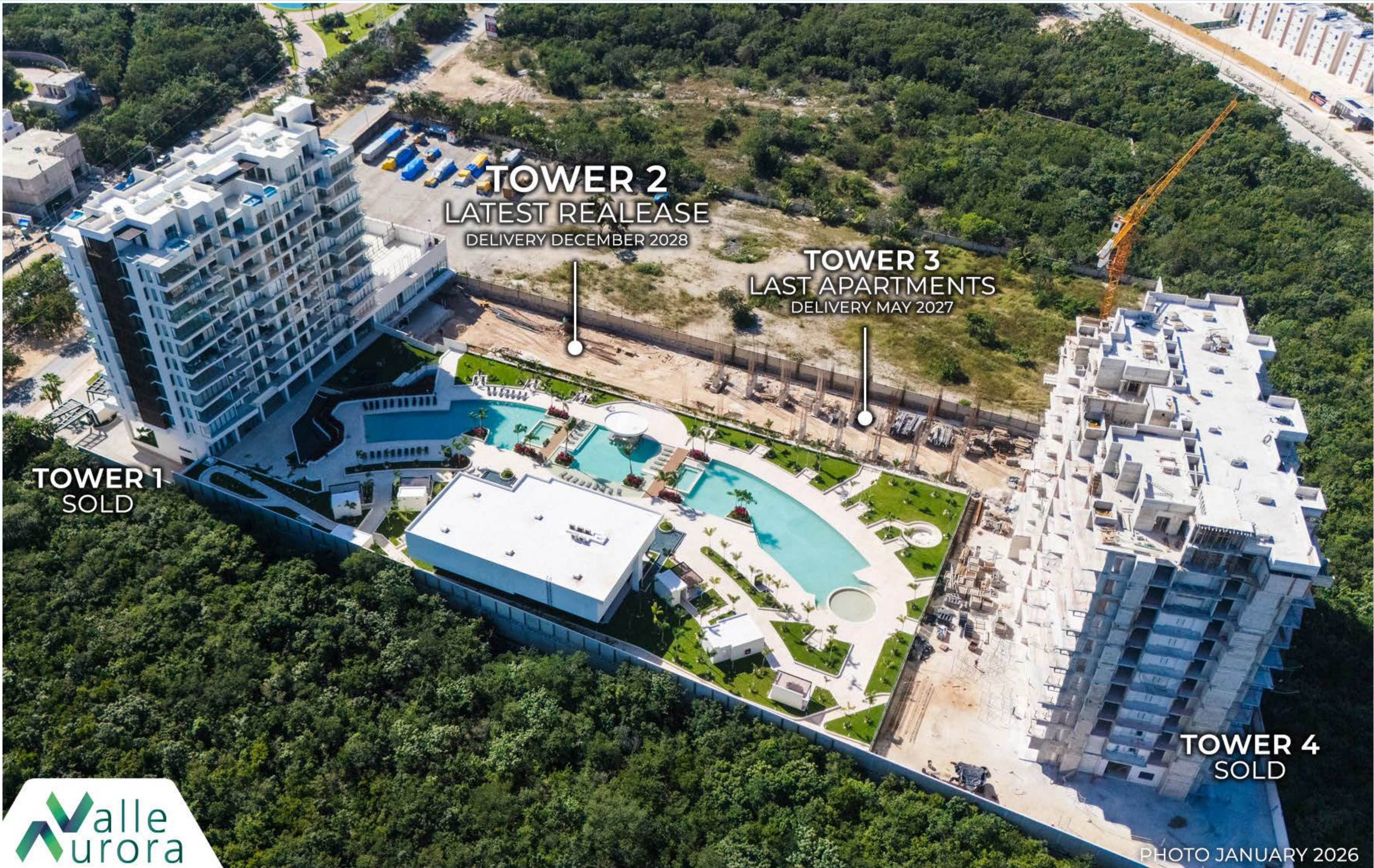












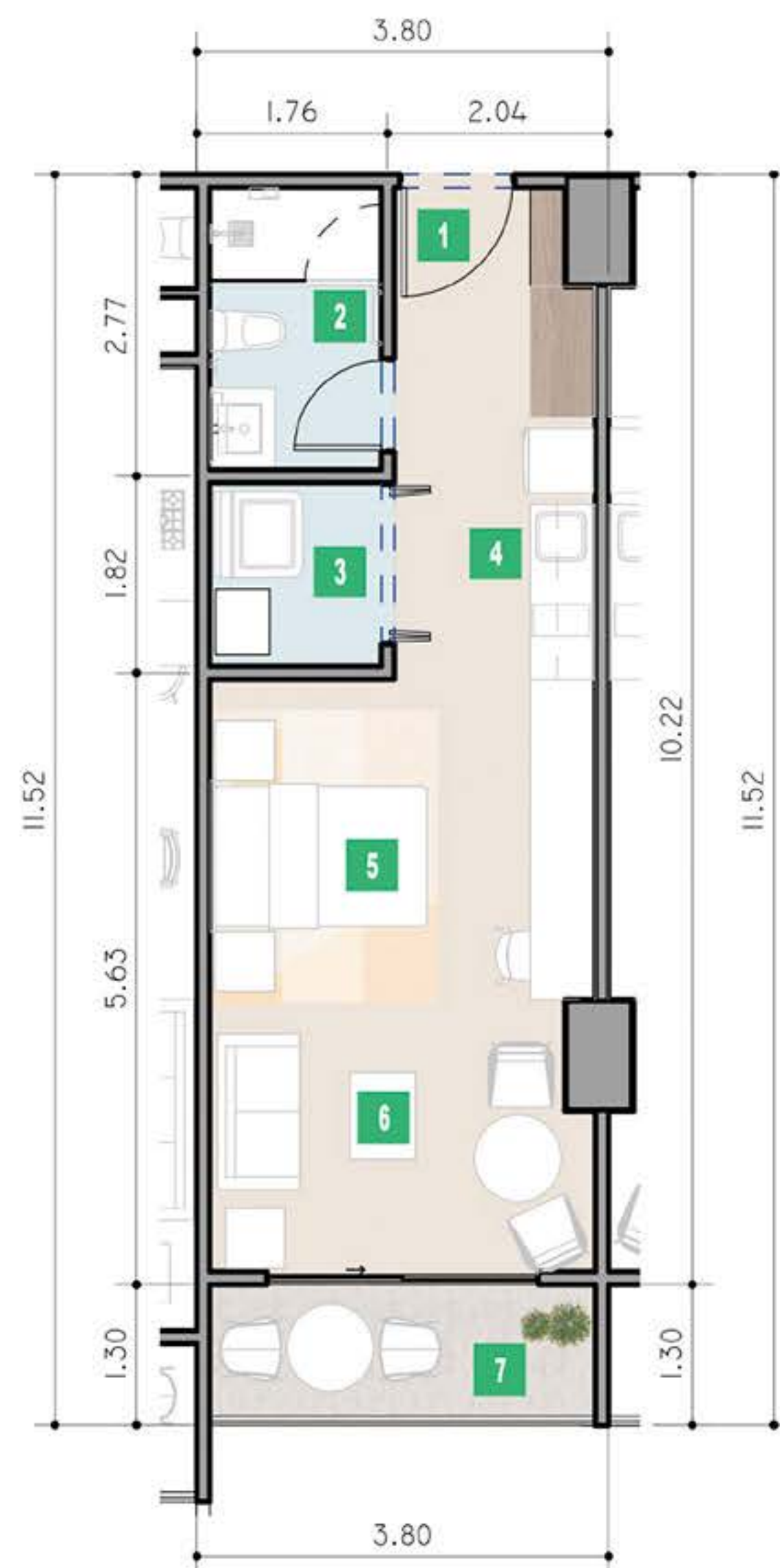
TOWER 2
LATEST REALEASE
DELIVERY DECEMBER 2028

TOWER 3
LAST APARTMENTS
DELIVERY MAY 2027

TOWER 1
SOLD

TOWER 4
SOLD

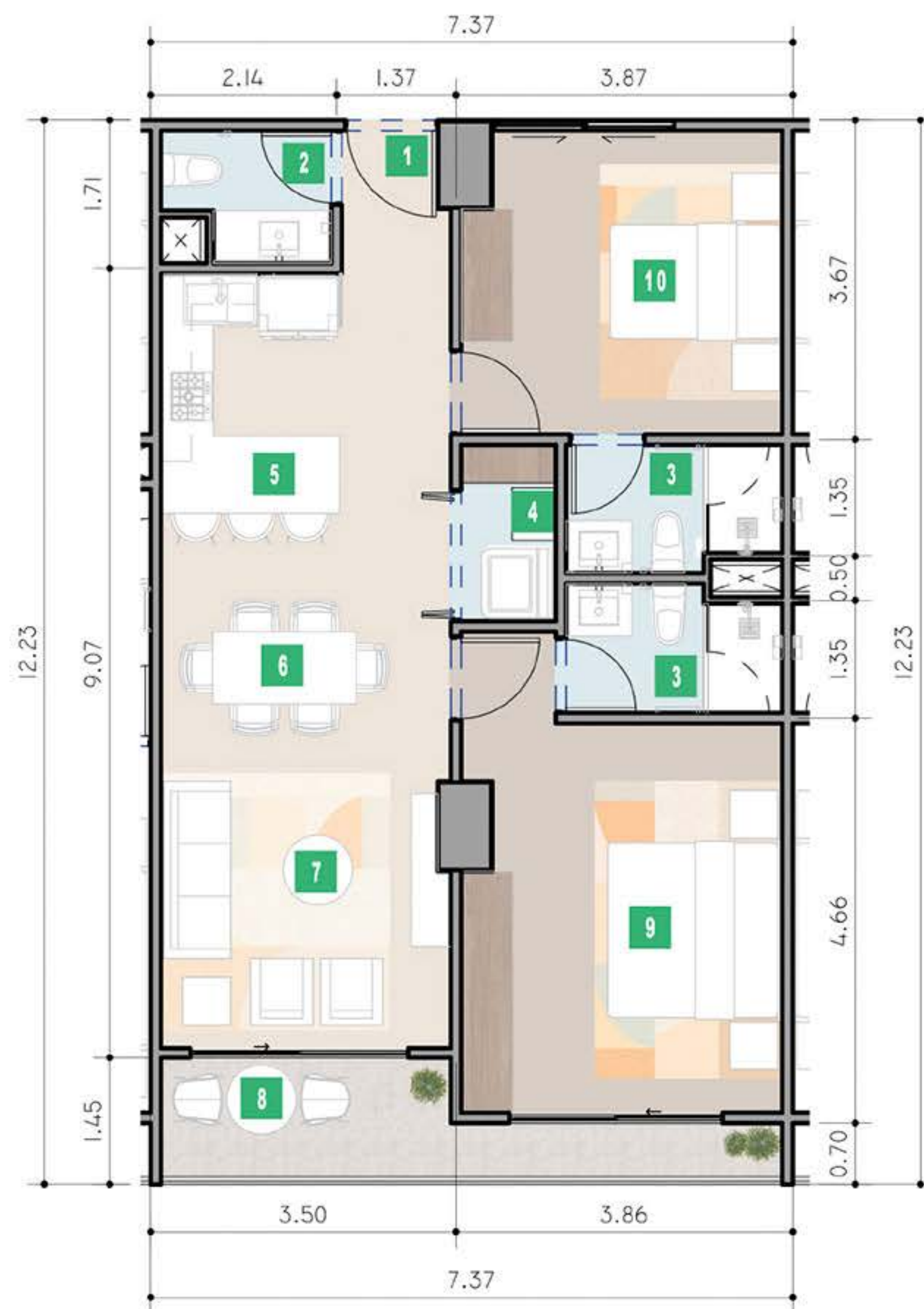
TOWER 2 APARTMENT STUDIO



1. Entrance
2. Bathroom
3. Laundry room
4. Kitchenette
5. Studio
6. Living room
7. Terrace

INNER AREA	35.58 m ²
TERRACE	5.74 m ²
TOTAL	41.32 m²

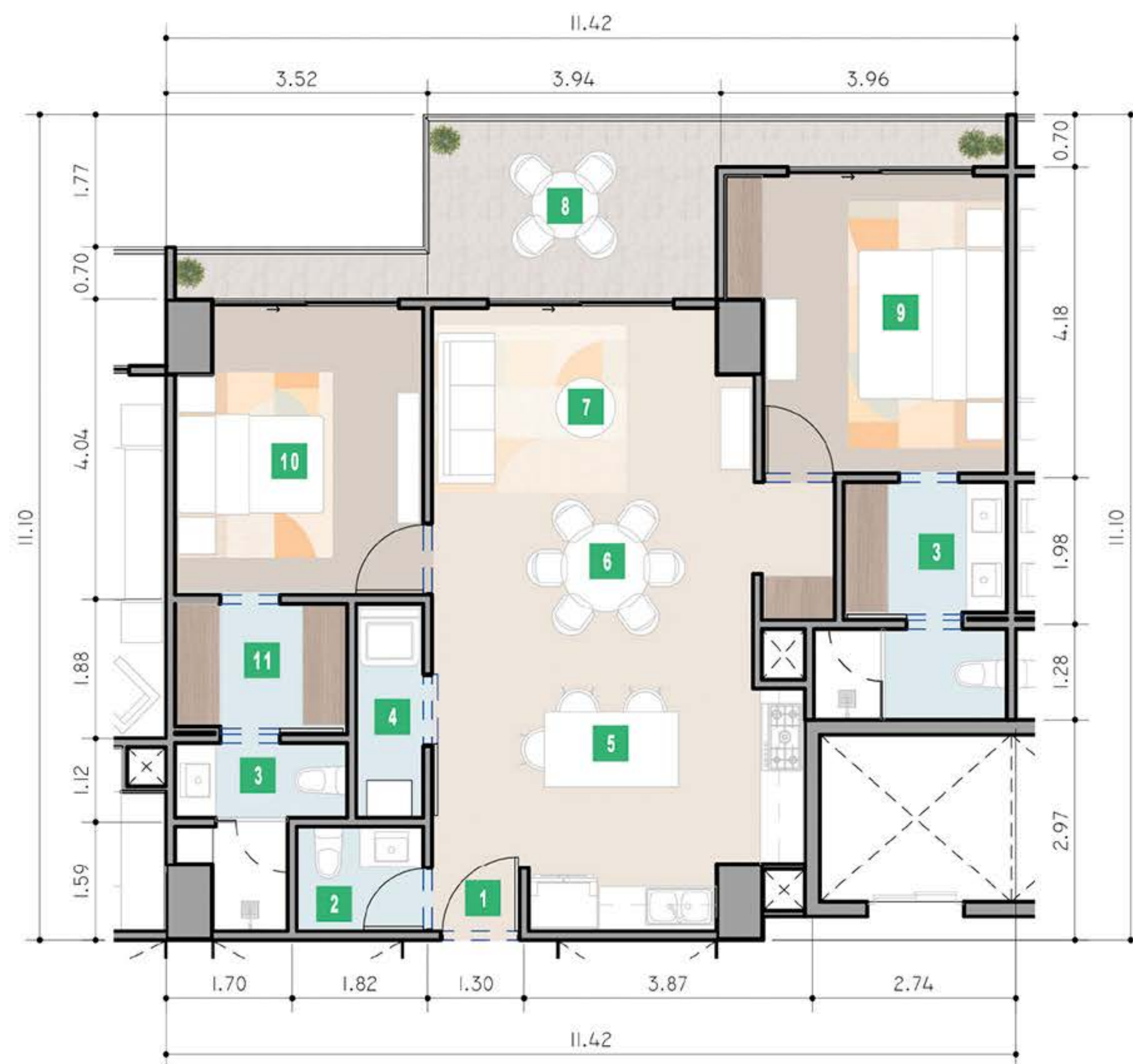
TOWER 2 APARTMENT 2 BEDROOMS



1. Entrance
2. Half bathroom
3. Bathrooms (2)
4. Laundry room
5. Kitchen
6. Dining room
7. Living room
8. Terrace
9. Master bedroom
10. Bedroom 2

INNER AREA	79.52 m ²
TERRACE	7.99 m ²
TOTAL	87.51 m²

TOWER 2 APARTMENT 2 BEDROOMS



1. Entrance
2. Half bathroom
3. Bathrooms (2)
4. Laundry room
5. Kitchen
6. Dining room
7. Living room
8. Terrace
9. Master bedroom
10. Bedroom 2
11. Walking closet

INNER AREA	94.28 m ²
TERRACE	15.70 m ²
TOTAL	109.98 m²

TOWER 2 APARTMENT 3 BEDROOMS



1. Entrance
2. Half bath
3. Bathrooms (3)
4. Laundry room
5. Kitchen
6. Dining room
7. Living room
8. Balconies (3)
9. Master bedroom
10. Bedroom 2
11. Bedroom 3

INNER AREA 105.52 m²
BALCONIES 10.60 m²

TOTAL 116.12 m²

TOWER 2 APARTMENT 3 BEDROOMS



1. Entrance
2. Bathrooms (3)
3. Laundry room
4. Kitchen
5. Dining room
6. Living room
7. Terrace
8. Master bedroom
9. Bedroom 2
10. Bedroom 3
11. Walking closet
12. Pantry
13. Balcony

INNER AREA	133.20 m ²
TERRACE & BALCONY	25.87 m ²
TOTAL	159.07 m²

TOWER 3 PENTHOUSE 2 RECÁMARAS



1. Entrance
2. Half bathroom
3. Bathrooms (2)
4. Laundry room
5. Kitchen
6. Dining room
7. Living room
8. Terrace
9. Pool
10. Master bedroom
11. Bedroom 2
12. Walking closet
13. Balcony

INNER AREA	89.07 m ²
TERRACE & BALCONY	32.75 m ²
TOTAL	121.82 m²

TOWER 2 PENTHOUSE 3 BEDROOMS

1. Entrance
2. Half bathroom
3. Bathrooms (3)
4. Laundry room
5. Kitchen
6. Dining room
7. Living room
8. Terrace
9. Pool
10. Master bedroom
11. Bedroom 2
12. Bedroom 3
13. Balcony
14. Walking closet



INNER AREA	128.23 m ²
TERRACE & BALCONY	45.56 m ²
TOTAL	173.79 m²



**Valle
Aurora**
CANCÚN

Create
unforgettable
moments



We create unique living spaces in Cancún and the Riviera Maya, designed for those who seek style, unforgettable moments, and lasting value.

Each development reflects our passion for excellence: cutting-edge architecture, top-quality finishes, and amenities that redefine modern living.

With guaranteed legal certainty and solid appreciation from presale to delivery, your investment is as secure as it is rewarding.



Leader in the real estate sector with 28 years of experience

The logo for Valle Aurora Cancún features a stylized 'VA' monogram in a light green color. To the right of the monogram, the word 'Valle' is stacked above 'Aurora' in a white, sans-serif font. Below 'Aurora', the word 'CANCÚN' is written in a smaller, white, all-caps sans-serif font.

Valle Aurora CANCÚN

DEVELOPMENT BY



www.dintsa.mx