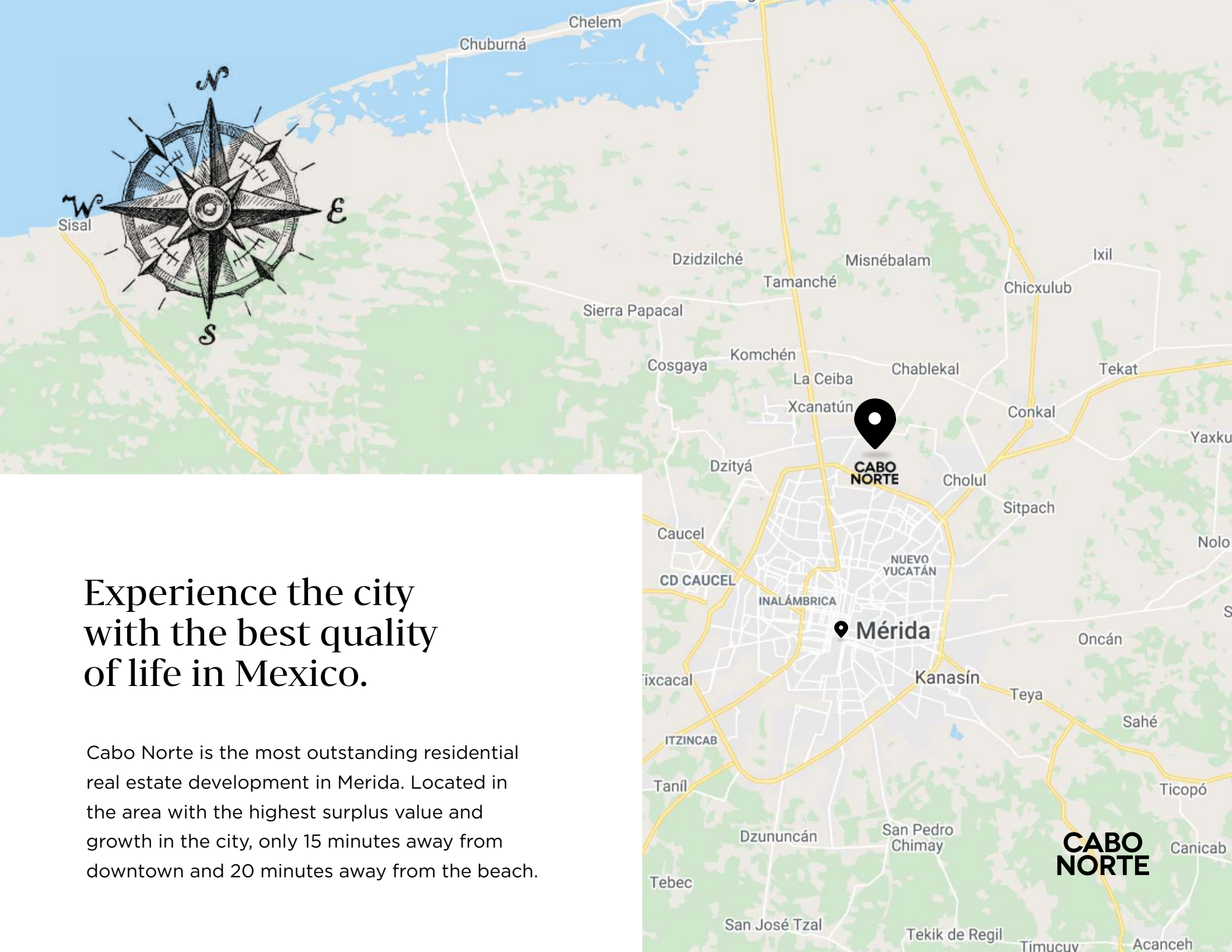


CABO NORTE

Masterplan Cabo Norte





Experience the city with the best quality of life in Mexico.

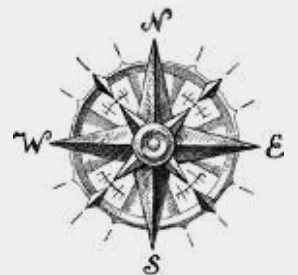
Cabo Norte is the most outstanding residential real estate development in Merida. Located in the area with the highest surplus value and growth in the city, only 15 minutes away from downtown and 20 minutes away from the beach.

Merida's most complete real estate development

With over 395 acres and an investment in infrastructure of more than \$600 million pesos, in Cabo Norte you will find residential, commercial and leisure spaces surrounded by a sophisticated architectural environment, outdoor spaces, over 24 acres of lakes, 27 acres of landscaped gardens, parks and amenities for each family to write their own story. World-class planning, landscaping and architectural firms such as EDSA, Arquitectura 911 and Esrawe participated in Cabo Norte's project to design a new residential concept in Mexico, a city oasis that embraces and integrates nature and connects the community through walking trails and endemic vegetation.

Cabo Norte offers **different residential options to suit every type of family and stage of life.** For example

- **Private Lots:** Frondeza, Licata and Gaeta
- **Luxury apartments:** Primaselva
- **Senior Retirement Home:** Casa Elite Senior Living



Cabo Norte Masterplan

Amenities

- | | |
|---------------------|----------------|
| ① Central Casa Club | ⑥ Pet Park |
| ② Main Lake | ⑦ Adult Park |
| ③ Central Park | ⑧ Espina Verde |
| ④ Amura Casa Club | ⑨ Aqua Park |
| ⑤ Fitness Start | ⑩ Baby Park |

Real estate developments

- | | |
|--------------|-----------|
| ⑪ Primaselva | ⑰ Meriden |
| ⑫ Casa Elite | ⑱ Arietta |
| ⑬ Frondeza | ⑲ Ravenna |
| ⑭ Licata | ⑳ Boretta |
| ⑮ Gaeta | ㉑ Andana |
| ⑯ Mesana | ㉒ Lantia |

Commercial areas

- | |
|-----------------------------|
| ㉓ Sports World |
| ㉔ La Isla Merida Cabo Norte |
| ㉕ Colegio Teresiano |

Service areas

- | |
|------------------------------|
| ㉖ Service area |
| ㉗ Access Residential Area I |
| ㉘ Access Residential Area II |



**CABO
NORTE**

Commercial Amenities

Cabo Norte enjoys the best mall in the southeast of Mexico, besides the best educational and sports facilities in the area.

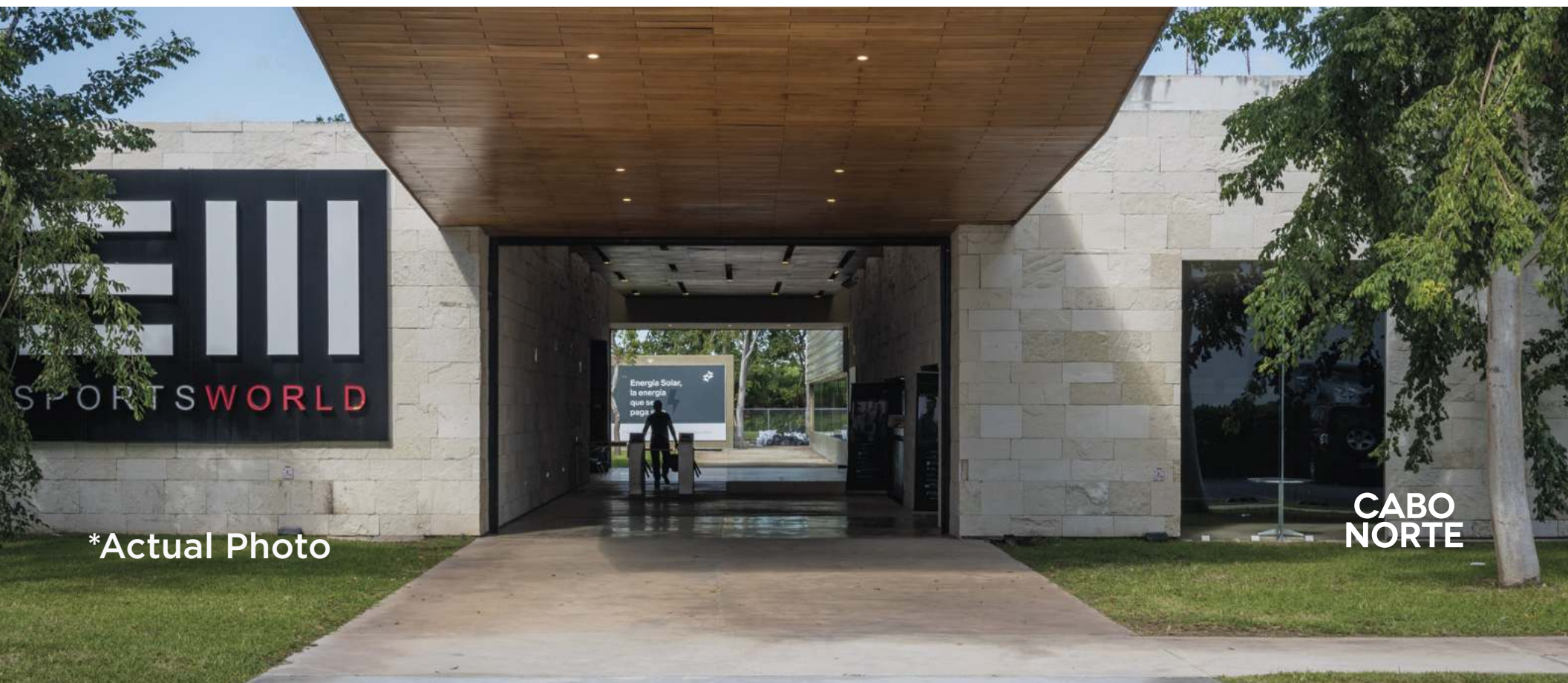
La Isla Merida Cabo Norte is the largest and most important mall in the southeast, with outdoor spaces overlooking the main lake, esplanades, walking trails and jetties. It offers department stores and a wide cuisine offer, an auditorium where concerts and conferences are held, plus a nightclub and a cinema.

Moreover, you can practice water sports in Cabo Norte's main lake, or enjoy its amusement park, called Barrio Frenezi, which offers activities for all ages



Physical and mental wellness for you and your family

The **Sports World Cabo Norte** offers an indoor and outdoor swimming pool, soccer, squash, tennis, paddle tennis and basketball courts, weight and cardio facilities, vapor, sauna and locker rooms and offers activities such as: body kombat, kick boxing, cycling, rpm, body sculpt, triathlon, swimming, aqua zumba, aero dance, jazz, ballroom dancing and more.



*Actual Photo

Colegio Teresiano just around the corner of your home

The **Colegio Enrique Teresiano de Ossó** is a mixed and bilingual educational community offering preschool through high school. A key aspect of the school is that it provides psycho-pedagogical care to students, along with training for parents, helping the integral development of the student.

Its educational model is person-centered, cooperative and dialogical



*Actual photo



*Actual photo

CABO
NORTE



*Illustrative image

Gated community

At Cabo Norte we design spaces and experiences to create meaningful connections with the environment and the community.

Among the amenities of Cabo Norte you will find:

- Central Casa Club
- Green trails (around 3 miles)
- Lakes (around 24 acres)
- Pet Park
- Fitness Start
- Baby Park
- Adult Park
- Aqua Park

**CABO
NORTE**



*Actual photo

CABO
NORTE



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CABO
NORTE



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Luxury apartments with
exclusive amenities including
cenote, bali pool, and river

Learn more

PRIMASELVA



*Illustrative image

CABO
NORTE

*Illustrative image



CABO
NORTE

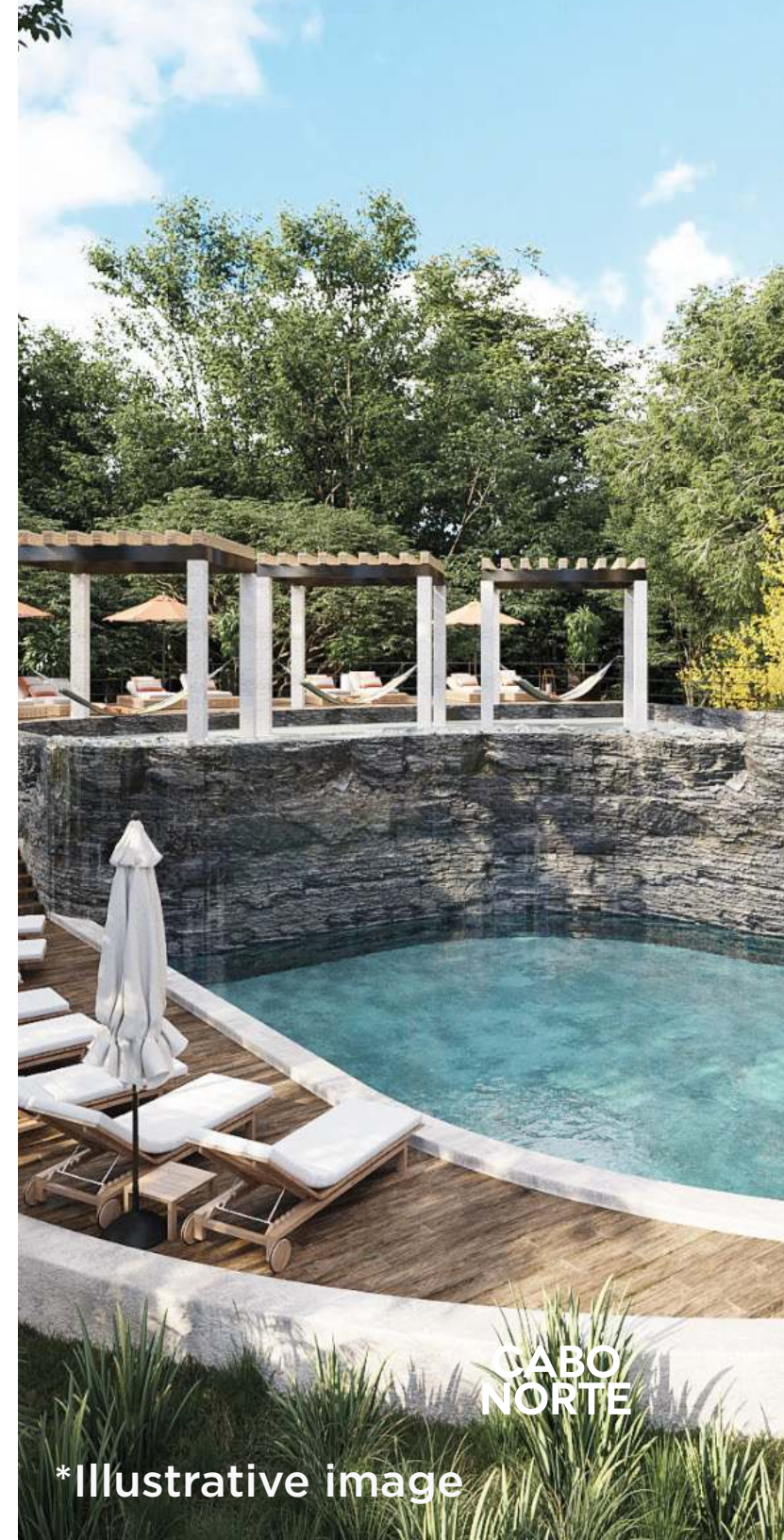
Primaselva is a gated community of **luxury apartments** from 1,205 SqFt to 2,809 SqFt, with options of 2 or 3 bedrooms in towers of 6 stories.

Each apartment includes marble finishes and high end materials, two parking lots and a storage unit on the ground floor. The apartments are independent and do not adjoin the walls of any neighbor, allowing homeowners to enjoy spectacular views without the hustle and bustle of the city.

Primaselva apartments were designed for a peaceful life through the connection with the environment while enjoying all the comforts of modern life.

Among all Cabo Norte's amenities, Primaselva offers exclusive areas for its homeowners:

- Palafitos and reflecting pool
- Private Casa Club
- Waterfalls, rivers and gardens with endemic vegetation
- Bali pool with waterfall
- Cenote-style pool
- Canal-style pool



*Illustrative image

Residential lots with private garden and epic views of the new lakes from 4,951 SqFt to 12,335 SqFt

[Learn more](#)

FRONDEZA



*Illustrative image



CABO
NORTE



*Illustrative image

Frondeza is Cabo Norte's new **gated community of residential lots** developed in the second phase of construction next to Magic Park. While enjoying all Cabo Norte's amenities, Frondeza's homeowners have an exclusive landscaping and direct access to the new lakes.

**CABO
NORTE**

Residential lots available from
2,691 SqFt to 4,133 SqFt.

[Learn more](#)

GAETA



*Illustrative image

*Illustrative image



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NORTE



Gaeta is a **gated community of residential lots**, developed in the second phase of Cabo Norte. Homeowners can enjoy all Cabo Norte's amenities plus other exclusive ones such as: Casa Club with swimming pool, courts, landscaping and a walking trail with endemic vegetation connected to the rest of the development.

**CABO
NORTE**

Last Residential Lots ready for
deed and immediate occupancy
from 7,093 SqFt to 9,138 SqFt.

[Learn more](#)



*Actual photo

**CABO
NORTE**



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*Actual photo



Licata is one of Cabo Norte's **private AAA residential lots**, located in front of the central Casa Club, and the main lakes only a 2 minutes walk from La Isla Merida Mall.

Licata homeowners **have access to all Cabo Norte amenities.**

**CABO
NORTE**

The best retirement reward is in
Cabo Norte

[Learn more](#)

CASA ELITE
SENIOR  LIVING



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**CABO
NORTE**



*Illustrative image

Casa Elite Senior Living is a **Senior Retirement Home** with a new concept in Mexico: Senior Resort Living combining suites with luxury finishes, spaces and amenities designed for a resort-like living experience every day, being part of an active community offering fun and exciting experiences.

While enjoying all the benefits of Cabo Norte, by living at Casa Elite you will have exclusive access to the following amenities:

- 24/7 Nursing services
- Laundry and housekeeping services
- Rehabilitation and physical therapy facilities
- Swimming pool and terrace
- Gym
- Dining room for homeowners
- Religious area
- Beauty salon

**CABO
NORTE**

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