



GRAN  
ALBATROS

—  
RESIDENTIAL LOTS



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ALBATROS

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"It is an exclusive residential development designed by Terraland for those who seek more than just a home; where nature, exclusivity, and comfort come together in perfect harmony.

Located in the northern part of Mérida, with the highest property value growth in the state, Gran Albatros invites you to become part of a unique environment, where every day will be an extraordinary experience.

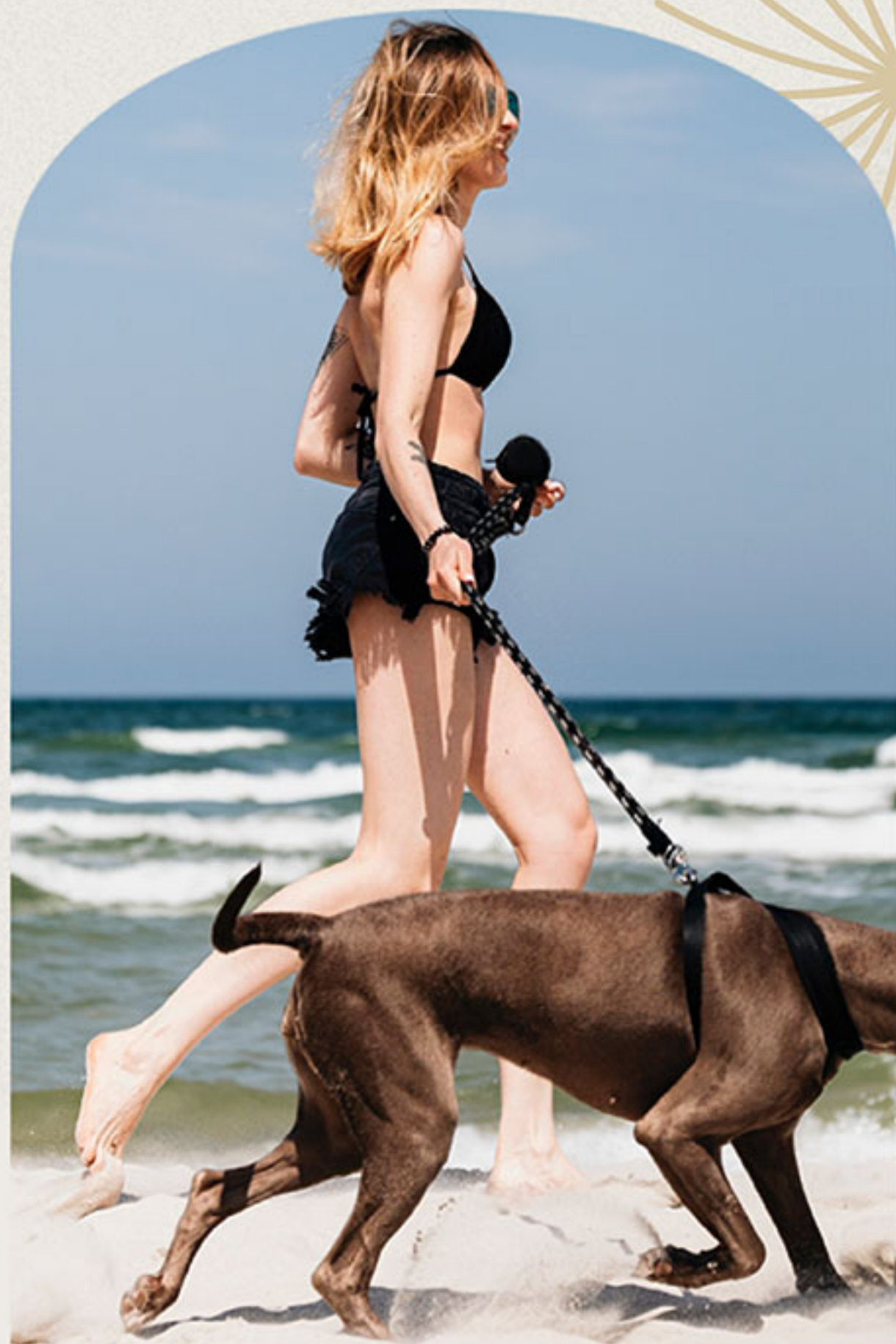
Enjoy multiple amenities, carefully designed spaces, and green areas that will transform your daily life into a constant connection with nature and well-being."

# Places of Interest

1. Jurassic Trail - 6 mins | 6.6 km
2. "El Corchito" Ecological Reserve - 10 mins | 11 km
3. Autodrome - 27 mins | 26.6 km
4. Yucatan Country Club - 32 mins | 29.4 km
5. Pig Beach - 23 mins | 20 km
6. Meteorite Museum - 16 mins | 13.4 km
7. Anáhuac Mayab University - 32 mins | 27.4 km
8. GNP Forum - 28 mins | 34.3 km
9. Yucatán Golf Club - 33 mins | 38.5 km
10. La Isla Mérida Mall - 30 mins | 27.5 km
11. Peninsula Wind Farm - 21 mins | 23.5 km

-  Hospital "El Faro"
-  Restaurants
-  Shopping Malls
-  Supermarket





# Amenities

**At Gran Albatros, we have designed a space created to offer you the perfect balance between comfort and nature.**

Our top-notch amenities will allow you to enjoy a full and relaxed life, surrounded by green areas and natural spaces that invite rest and recreation.

- Air-conditioned clubhouse with pool
- Children's playground
- Paddle courts
- Multipurpose court
- Pet park
- Grill area

## Paddle court



\*All images are for illustrative and referential purposes.



In our development, we have two modern paddle courts designed to offer you the best space to train, compete, and enjoy this dynamic sport, whether you're a beginner or an experienced player.

## Multipurpose court



\*All images are for illustrative and referential purposes.



We also have a versatile multipurpose court where you can enjoy your favorite sports at any time.

## Clubhouse



\*All images are for illustrative and referential purposes.



The facilities are designed for you to engage in physical activity in a safe and comfortable environment.

## Children's playground



\*All images are for illustrative and referential purposes.



Create unforgettable moments at our Clubhouse, a space designed for you, your family, and friends to enjoy unique experiences. Relax, socialize, and share in a welcoming setting, thoughtfully created to provide comfort and fun.

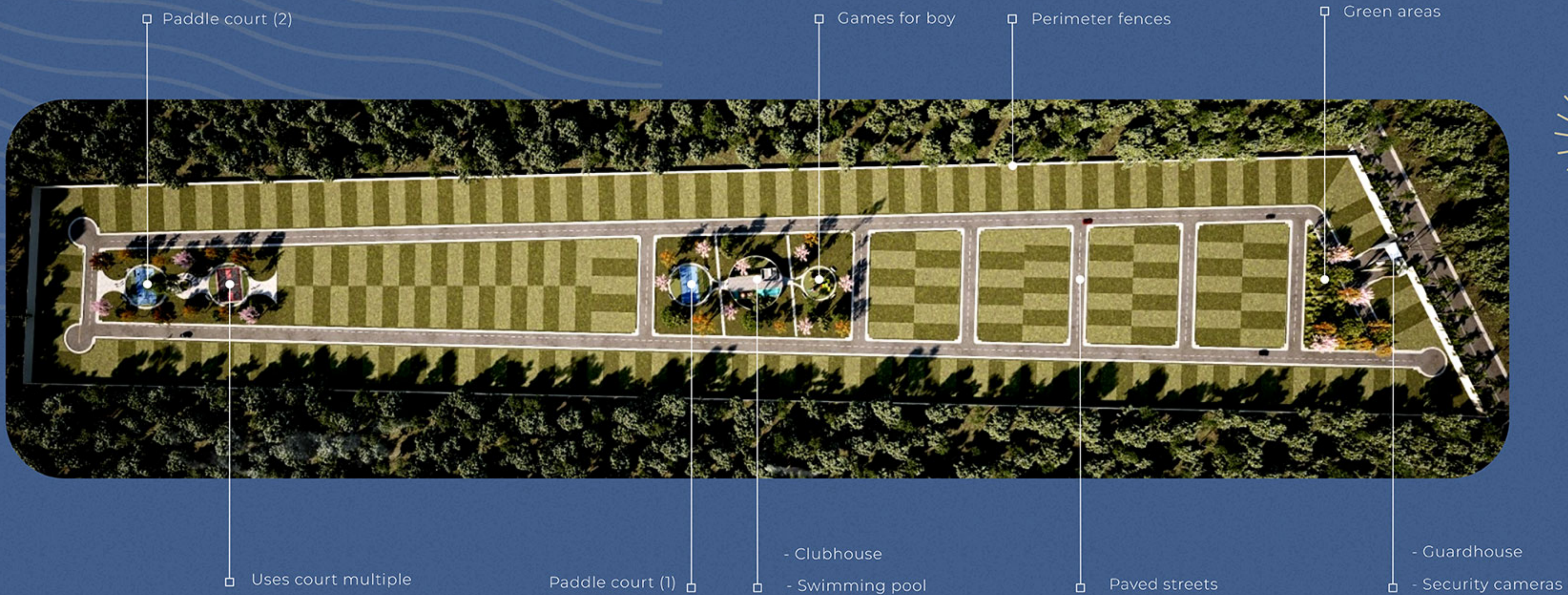


## Urbanization Features

Top-tier urbanization with modern infrastructure, extensive green areas, 24/7 security, and high-quality services. An environment designed to offer comfort and exclusivity in every detail:

- Perimeter wall
- Security booth with 24/7 surveillance at the entrance
- Surveillance cameras and access control
- Underground infrastructure
- Paved streets
- Sidewalks
- Topographic surveys
- Public lighting
- Electricity available at the lot
- Potable water network

# Master Plan



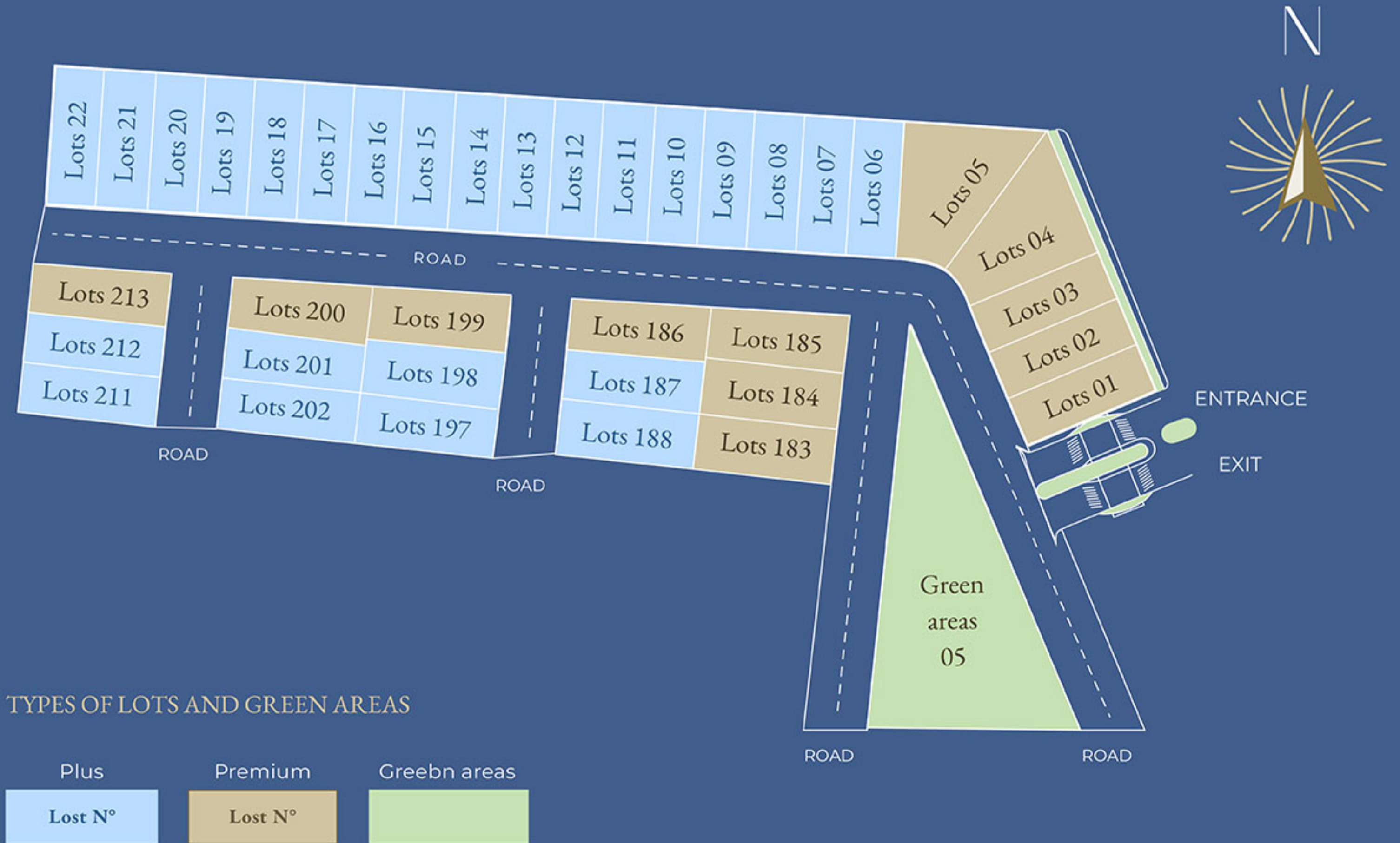
## First Phase

The exclusive sale of the first phase of 37 lots at Gran Albatros has begun:

The ideal place to build your home or make an excellent investment.

Prime locations, surrounded by nature and with quick access to the beautiful Yucatecan beaches.

Contact your real estate advisor and take advantage of this opportunity.



# Payment options\*

Lots from 225 m<sup>2</sup>.

Financing up to **60 monthly payments**  
from **\$6,769.28 MXN**.

Prices counting from  
**\$359,775.00 MXN for 225 m<sup>2</sup>**

Section with  
**\$8,000 MXN**

Lots from  
**\$1,599.00 MXN x m<sup>2</sup>**

**14%** down payment with  
financing up to **60 months**.



# Price list per m<sup>2</sup>

## FINANCING

COUNTED

12 MONTHS

24 MONTHS

36 MONTHS

48 MONTHS

60 MONTHS

## PLUS

\$1,599 MXN

\$1,699 MXN

\$1,799 MXN

\$1,899 MXN

\$1,999 MXN

\$2,099 MXN

## PREMIUM\*

\$1,699 MXN

\$1,799 MXN

\$1,899 MXN

\$1,999 MXN

\$2,099 MXN

\$2,199 MXN

\*Premium lots have a privileged location at strategic points within the residential area.

Down payment options on the total lot value: 30% for upfront payments and 14% with financing.  
 Lot sections starting at \$8,000. Prices are subject to change without prior notice.



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