

VANGUARDIN

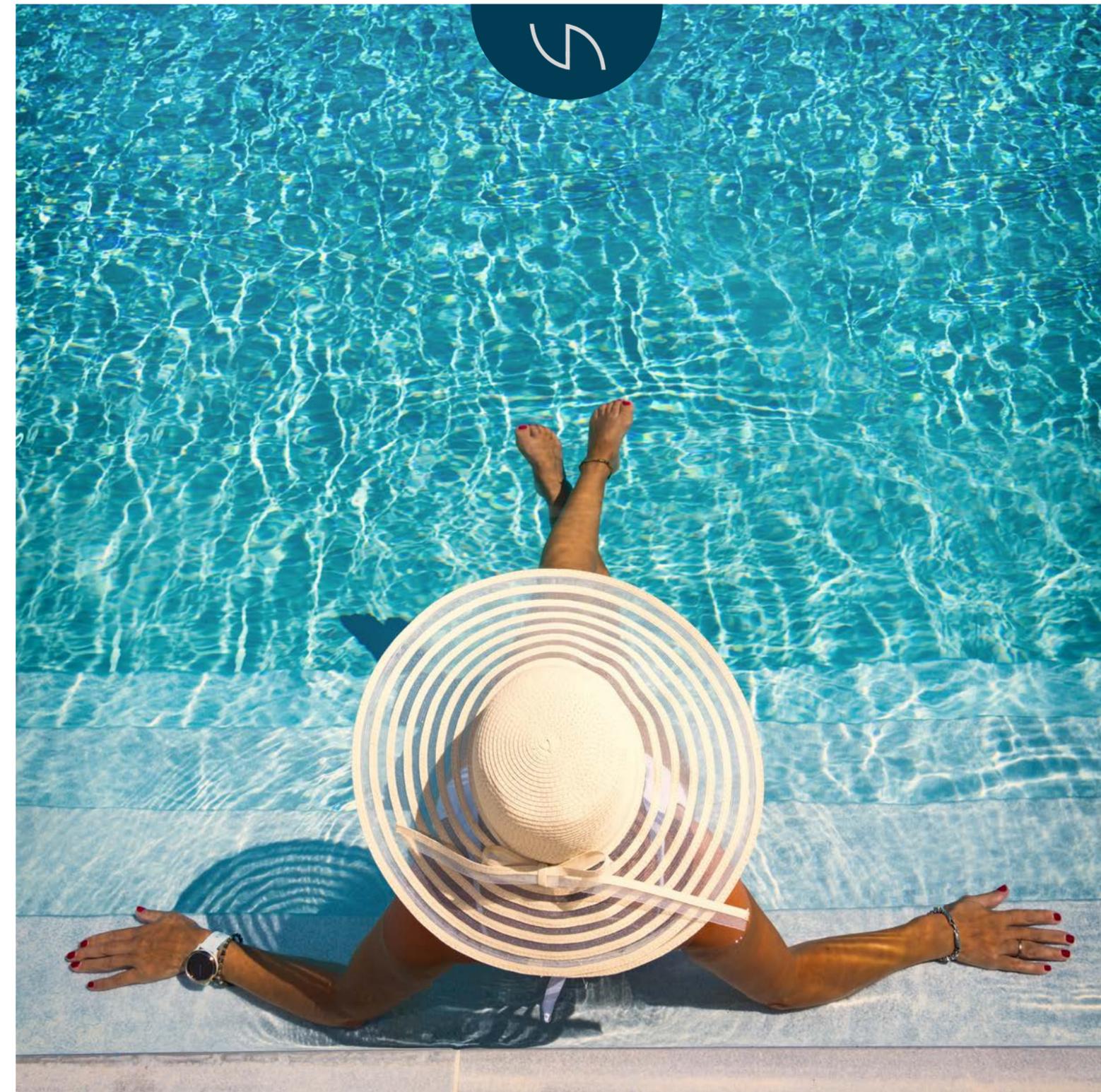
RESIDENCES

MY **LIFE**, MY **WAY**.



vanguardiareidences.com

AN **EXTRAORDINARY LIFE** IS READY FOR YOU...





OVER 30 YEARS OF EXPERIENCE

ITM has become a leader for **residential projects in the Mexican Caribbean**, covering residential lots, houses, apartments and now, **the only residential club in Puerto Morelos.**

Our story is constantly **evolving and growing**, always thinking of our customers' needs.



LEADER IN THE MEXICAN
REAL ESTATE INDUSTRY
SINCE 1985



Puerto Morelos
is ready for you.





PUERTO MORELOS

As the top destination, for **investing, growing, and living life to the fullest**, Puerto Morelos is known for its quality of life and **top location in the heart of the Riviera Maya**. Favorite among adventurers and nature lovers, living in Puerto Morelos is unparalleled thanks to its **warm atmosphere** that lives in every corner of the city.



Blue Flag-certified beaches



Minutes from Ruta de los Cenotes



Culinary variety



Top location

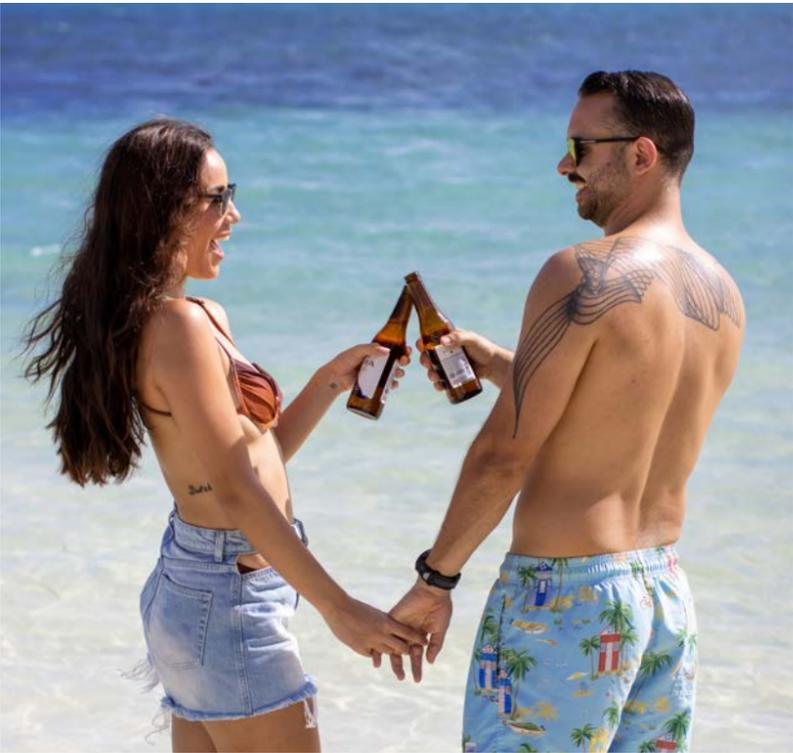


Puerto Morelos is the best destination for your **next investment**





A new way of living
in Puerto Morelos.





BEACH
2.5 KM
(10 MIN)



Vanguardia is a **mixed-use** development with **17 hectares**, divided into **5 clusters**. Each cluster has **2 apartment towers of 8 levels**. We are the only **project with elevators** in the destination.



Universal Architecture



Legacy



Community

A COMMUNITY FOR YOU IN THE NEW PUERTO MORELOS



Security



Added Value



Mobility





Virtual Tour

Welcome to the only **inclusive & sustainable community** in Puerto Morelos!



A **MASTER PLAN** LIKE YOU
HAVE NEVER SEEN BEFORE.

THIS IS
VANGUARDIA RESIDENCES



60%
GREEN SPACES



+25 AMENITIES



FIRST AND ONLY PROJECT
WITH **ELEVATORS**



CENTRAL PARK



SPORT CENTER



AMENITIES



- Paddle courts
- 7-a-side football field
- Semi-Olympic pool
- Tennis court
- Wellness center
- Snack bar



- Cycle path
- Jogging track
- Yoga garden
- Open air theater
- Sport bar
- Skate park

- Pet zone
- Kids playground
- Fountain + Walking Trail

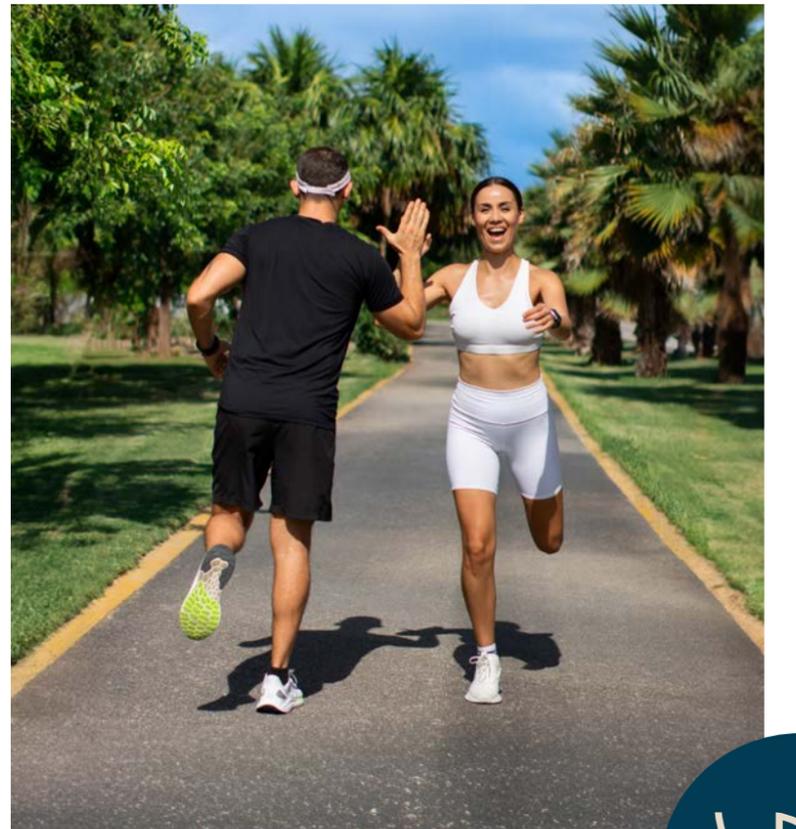


- Lobby
- Controlled access
- 24/7 security
- Multipurpose hall
- Pool bar
- Visitors parking lot



The life you deserve is here.

Live your dreams, live Vanguardia.



Create a **harmonious life.**

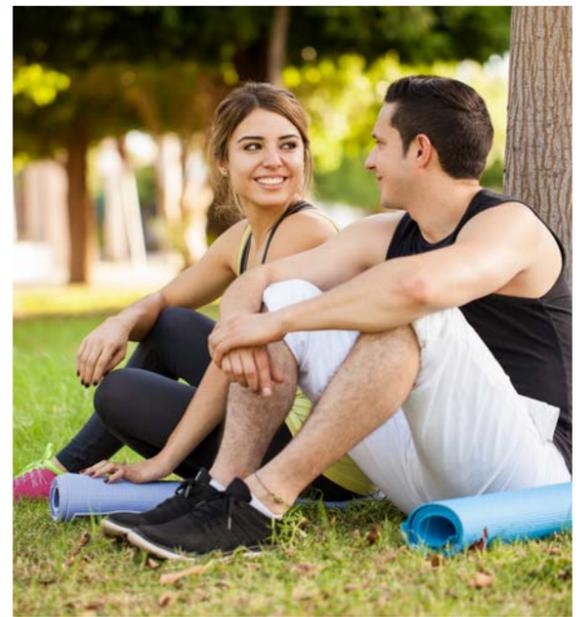
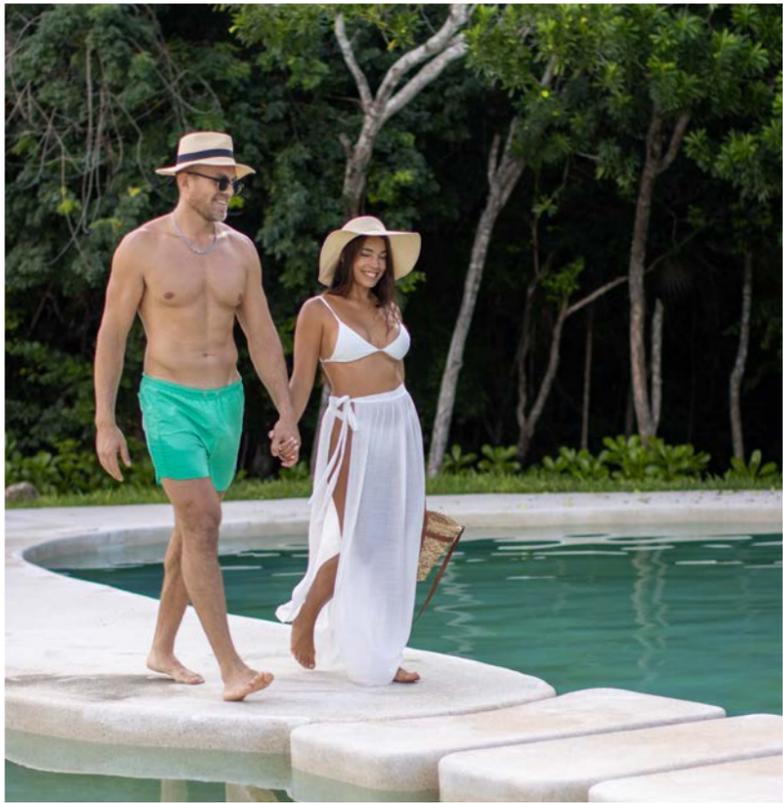


Find new **experiences** everyday.





A new story is
being written here.



As **unique** as you.

TYPE 1

A timeless & special investment. The **ideal apartment for you.**



Tower A
113.9 m² Interiors
5.9 m² Terrace

-  Living room
-  Dining room
-  Kitchen
-  2 Bedrooms
-  2 Bathrooms
-  Laundry room
-  Terrace
-  2 Parking spaces

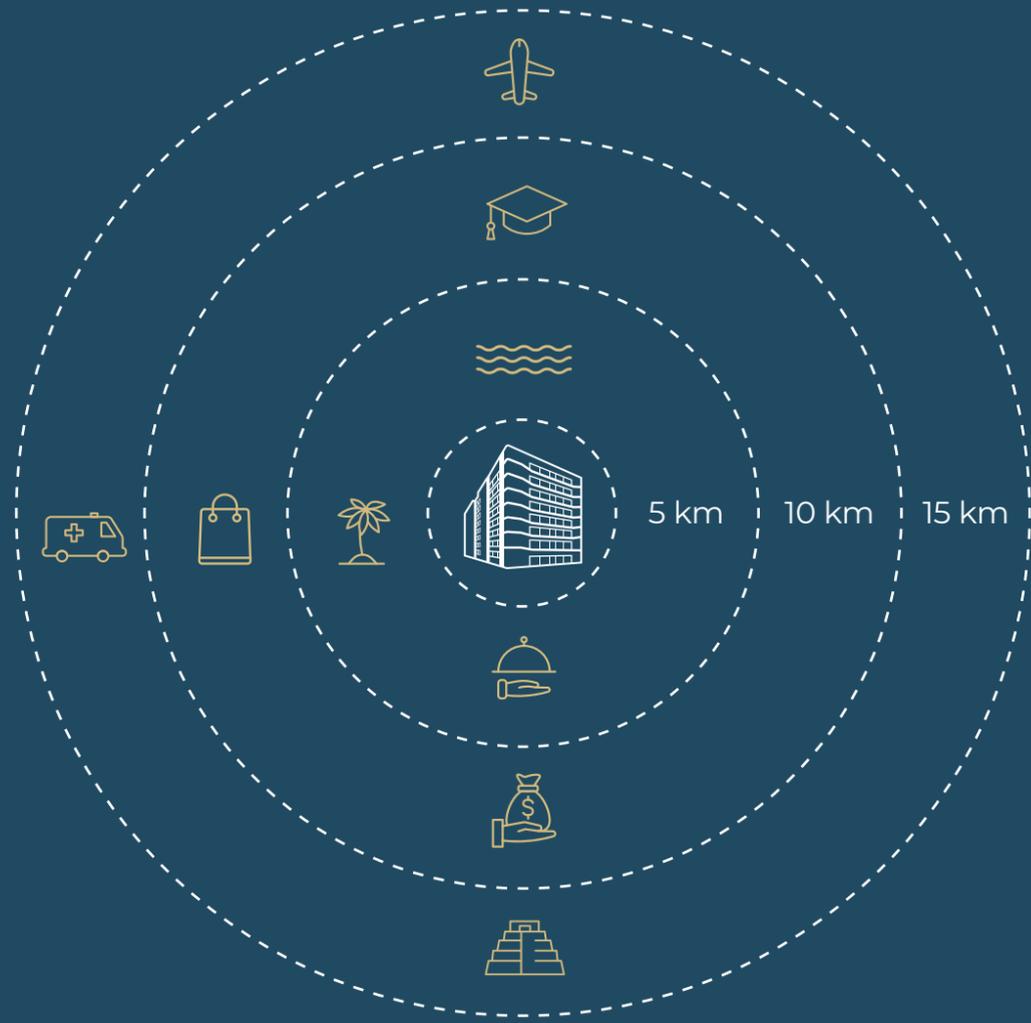


Virtual Tour



You found the apartment
you were **looking for**

SITES OF INTEREST / MAP



- Ruta de los Cenotes
- Schools
- Airport
- Beach
- Shopping mall
- Hospitals
- Restaurants
- Banks
- Archaeological sites

BEACH
2.5 KM
(10 MIN)

HOTEL ZONE

CANCUN

RUTA DE LOS CENOTES

SHOWROOM

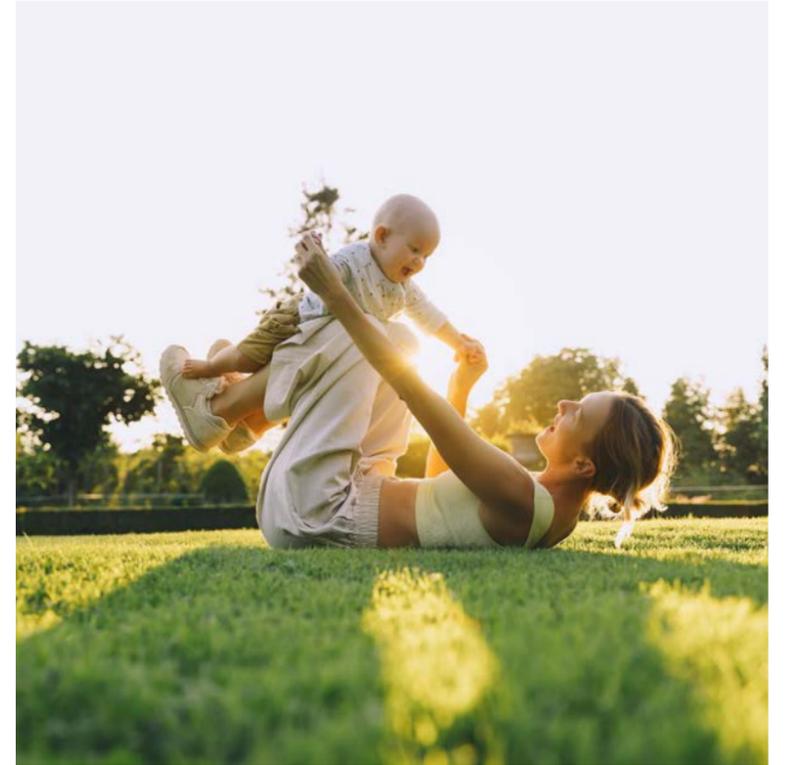
CORAL REEF

BEACH ACCESS

PUERTO MORELOS

PLAYA DEL CARMEN

Vanguardia: Always
one step ahead.





An exceptional life.



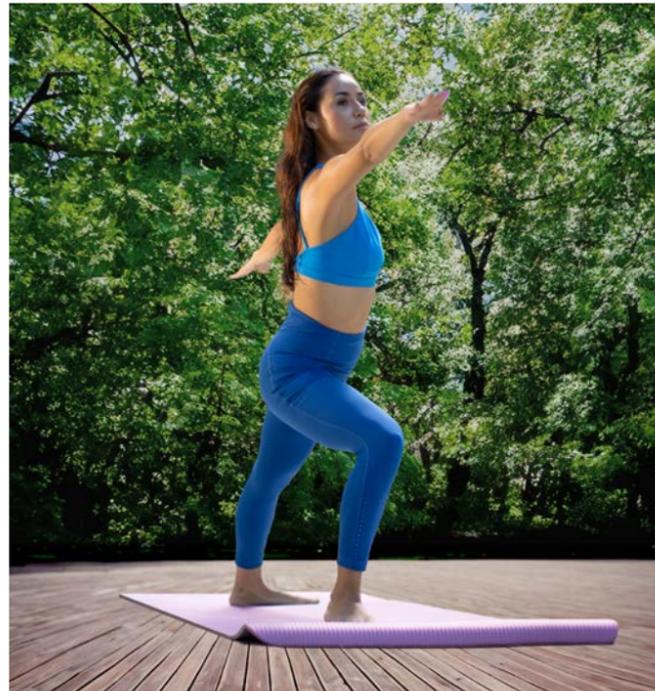


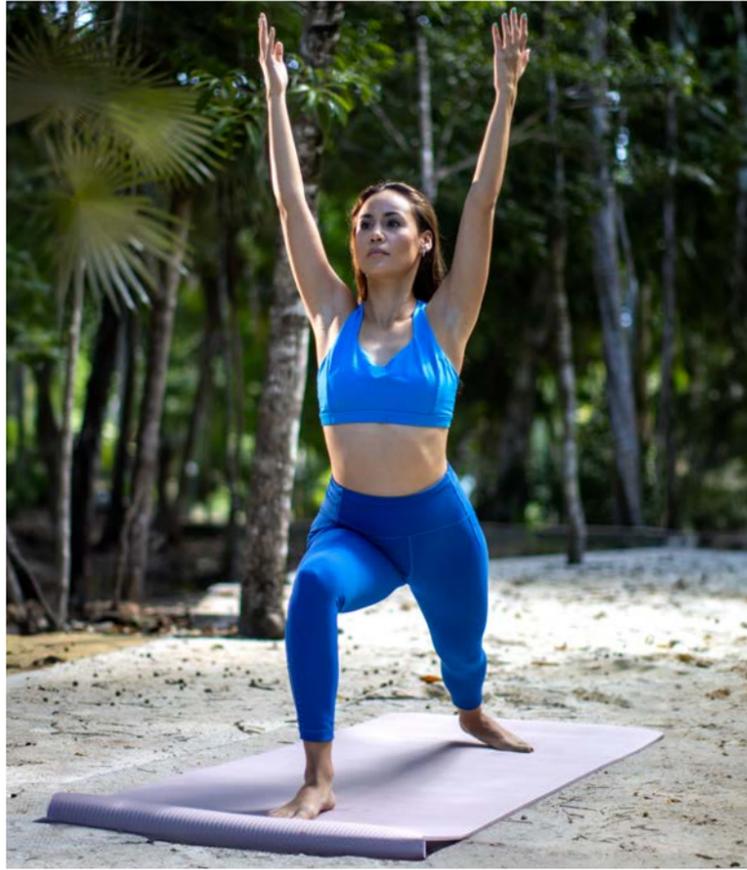
**Lush surroundings.
60% Green spaces.**





A new way of making history.





Investing in Vanguardia can provide a solid **return on investment** thanks to its business model, global reach, and ability to adapt to the evolving **demands of the tourism industry**.

A **COMMUNITY** CREATED **FOR YOU**



YOU ARE AN **ESSENTIAL PART** OF **OUR COMMUNITY**



For more information



Scan the QR code

VANGUARDIN
RESIDENCES

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