



# UNGUARDIN

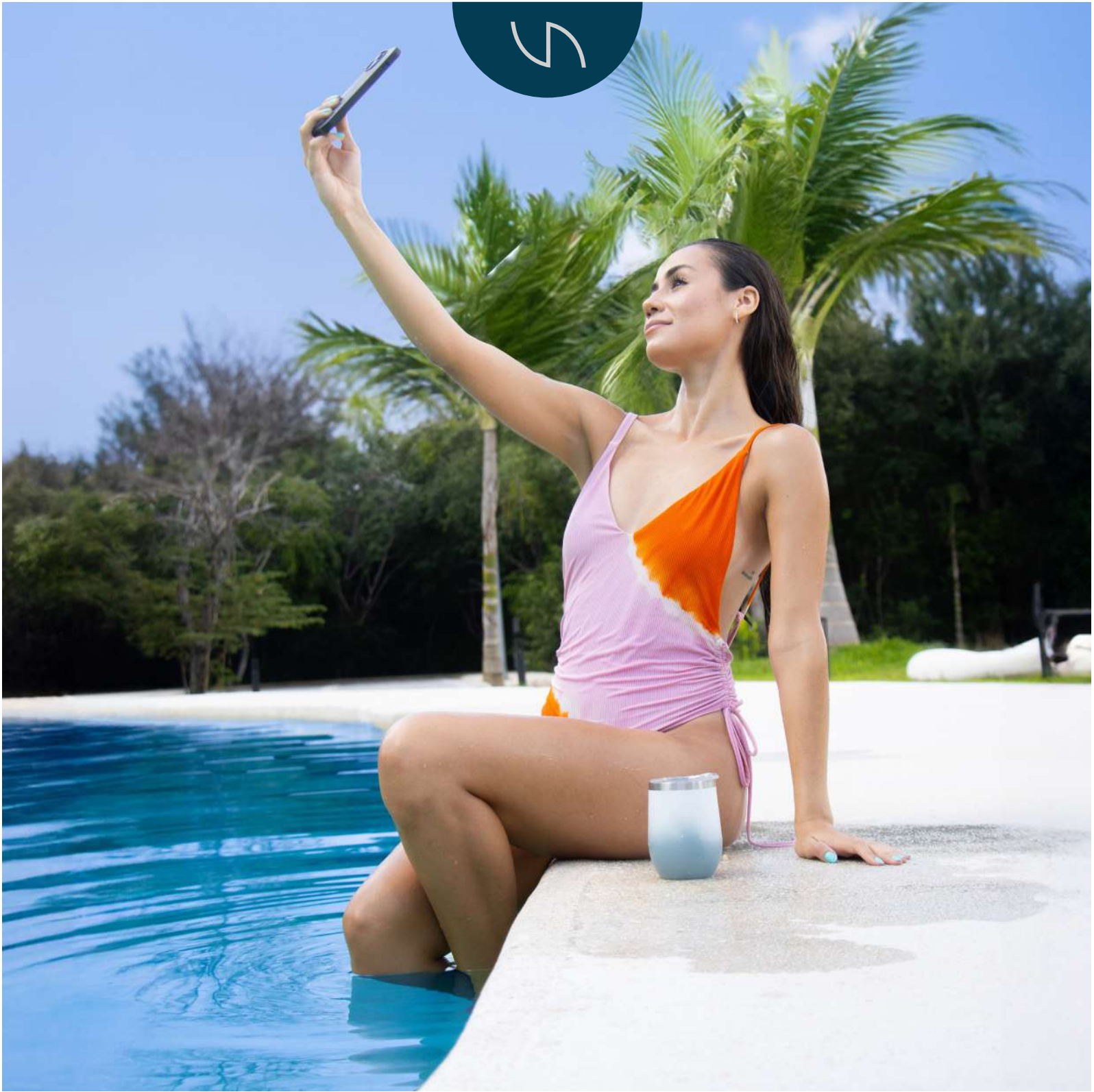
RESIDENCES

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



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**  
**2.5KM**  
**(10 MIN)**

**Vanguardia** is a **mixed-use** development with **17 hectares**, divided into **5 clusters**. Each cluster has **2 apartment towers of 8 levels**.



Universal Architecture



Legacy



Community

## A COMMUNITY FOR YOU IN THE NEW PUERTO MORELOS



Security



Added Value



Mobility





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





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

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THIS IS  
**VANGUARDIA RESIDENCES**



60%  
**GREEN SPACES**



**+25 AMENITIES**



FIRST PROJECT WITH  
**ELEVATORS**



## CENTRAL PARK



## SPORT CENTER









## AMENITIES






-  Paddle courts
-  7-a-side-football field
-  Semi-Olimpyc 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

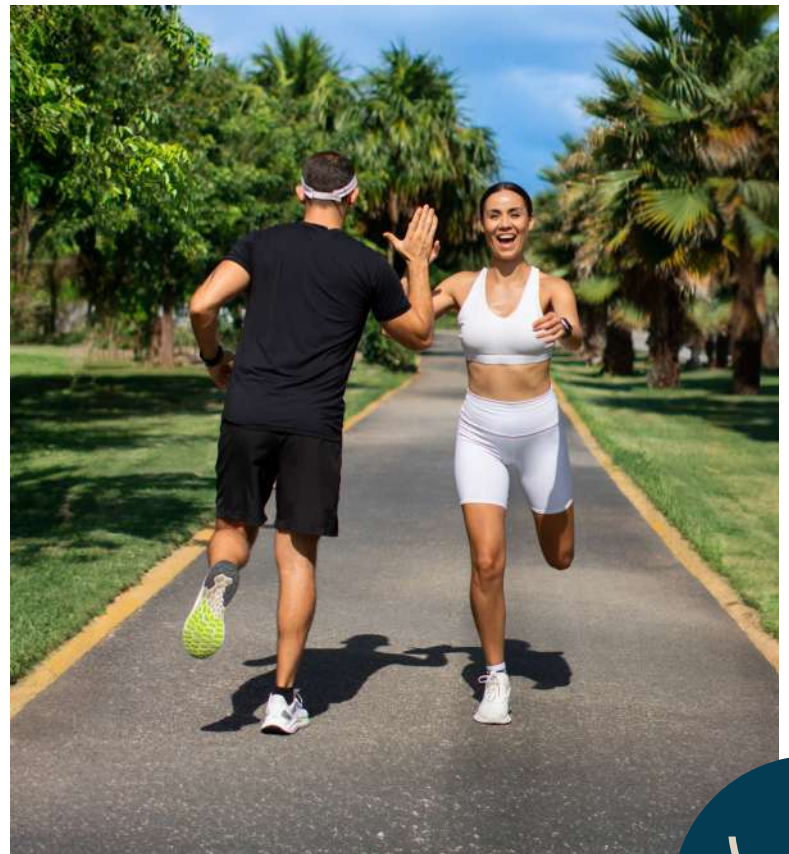


Live your **dreams**,  
live **Vanguardia**.





**The life** you deserve  
is **here.**





Create a  
**harmonious** life.





Find new  
**experiences** everyday.



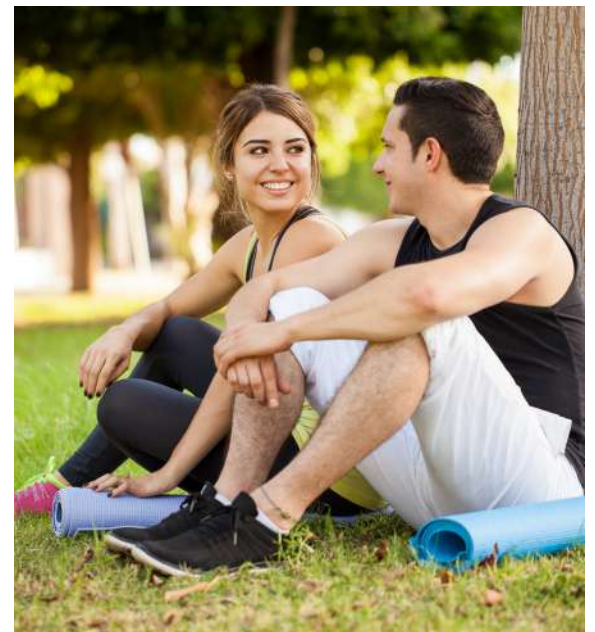


As **unique** as you





A new story is  
being written here.











# TYPE 1

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

**81.29 m<sup>2</sup>** Interiors

**6.19 m<sup>2</sup>** Terrace

**87.48 m<sup>2</sup>** Total

-  Living room
-  Dining room
-  Kitchen
-  1 Bedroom
-  1 1/2 Bathroom
-  Laundry room
-  Terrace
-  1 Parking space



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











## TYPE 2

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

**110.50 m<sup>2</sup>** Interiors

**10.96 m<sup>2</sup>** Terrace

**121.46 m<sup>2</sup>** Total

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



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











## TYPE 3

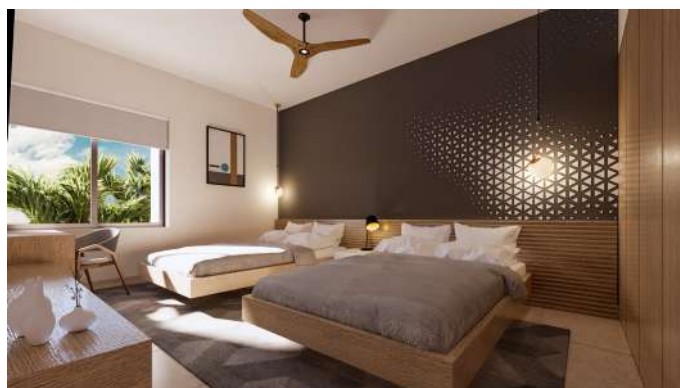
A timeless & special investment. The **ideal apartment for you.**

**109.56 m<sup>2</sup>** Interiors

**6.19 m<sup>2</sup>** Terrace

**115.75 m<sup>2</sup>** Total

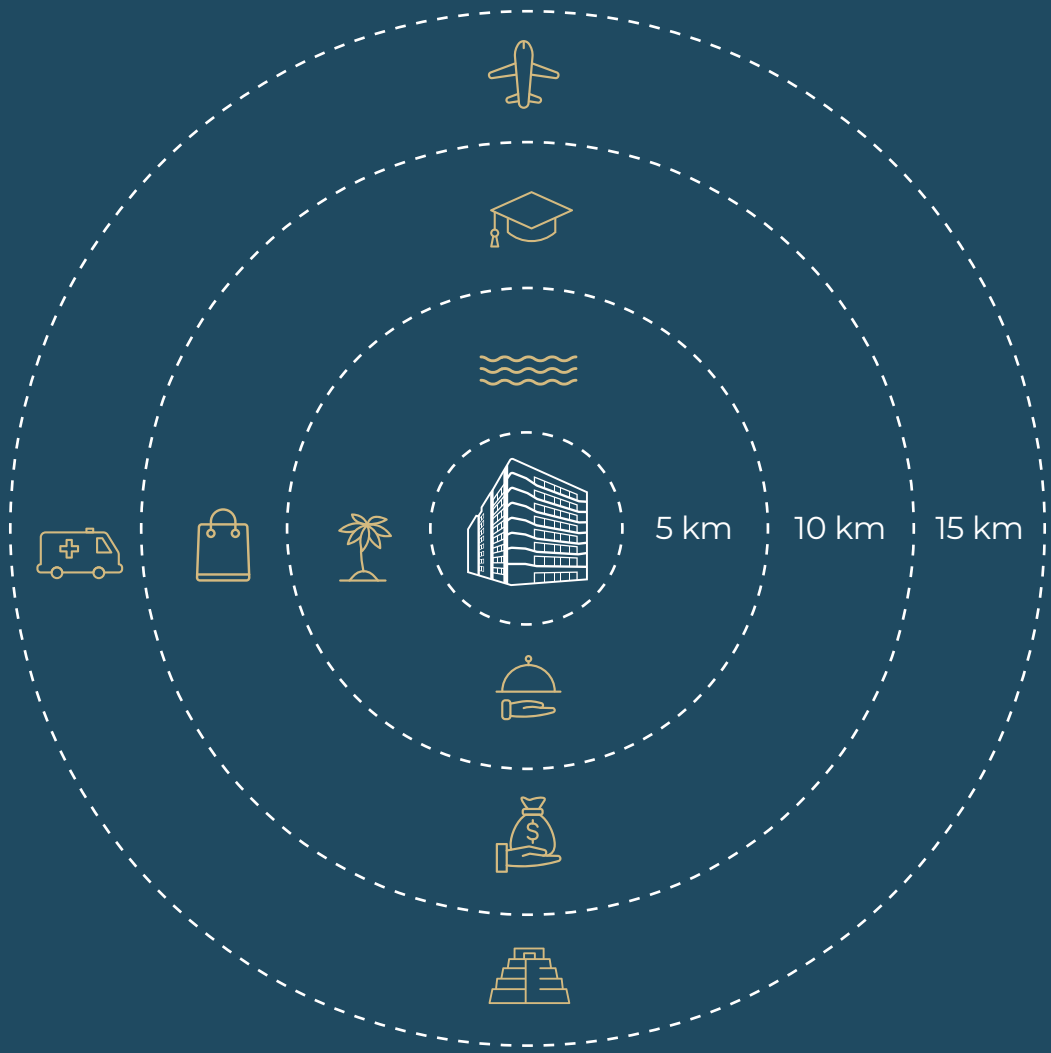
-  Living room
-  Dining room
-  Kitchen
-  2 Bedrooms
-  2 Bathrooms
-  Laundry room
-  Terrace
-  2 Parking spaces



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



# SITES OF INTEREST / MAP



 Ruta de los Cenotes

 Schools

 Airport

 Beach

 Shopping mall

 Hospitals

 Restaurants

 Bancos

 Archaeological sites



**BEACH**  
**2.5KM**  
**(10 MIN)**



ZONA HOTELERA

CANCÚN ☀



CORAL REEF



SHOWROOM



RUTA DE LOS CENOTES



BEACH ACCESS

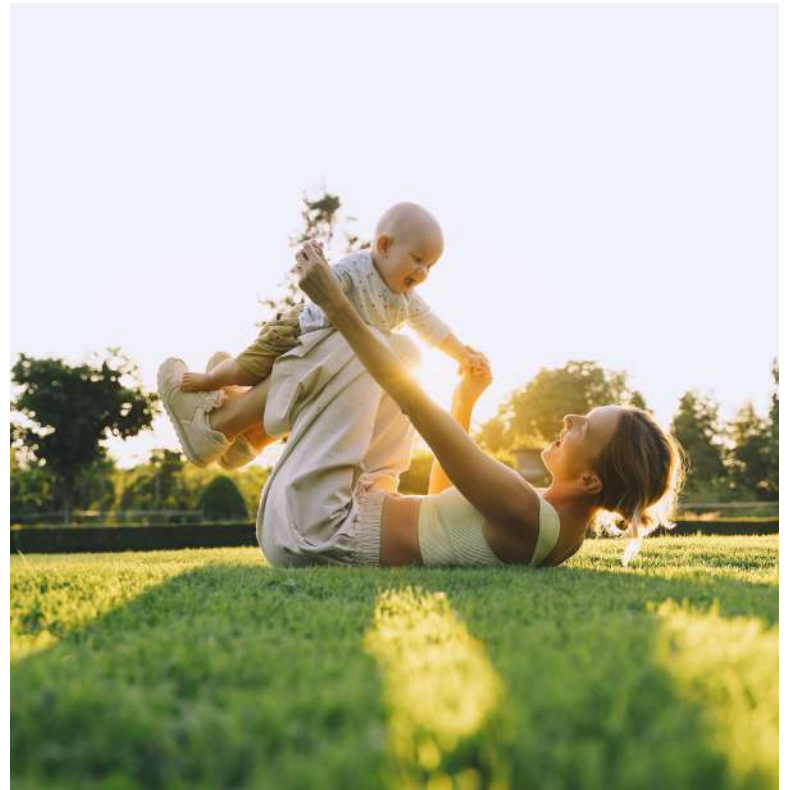
PUERTO  
MORELOS

PLAYA  
DEL CARMEN ☀





Vanguardia: **Always**  
one **step** ahead.





An exceptional life.



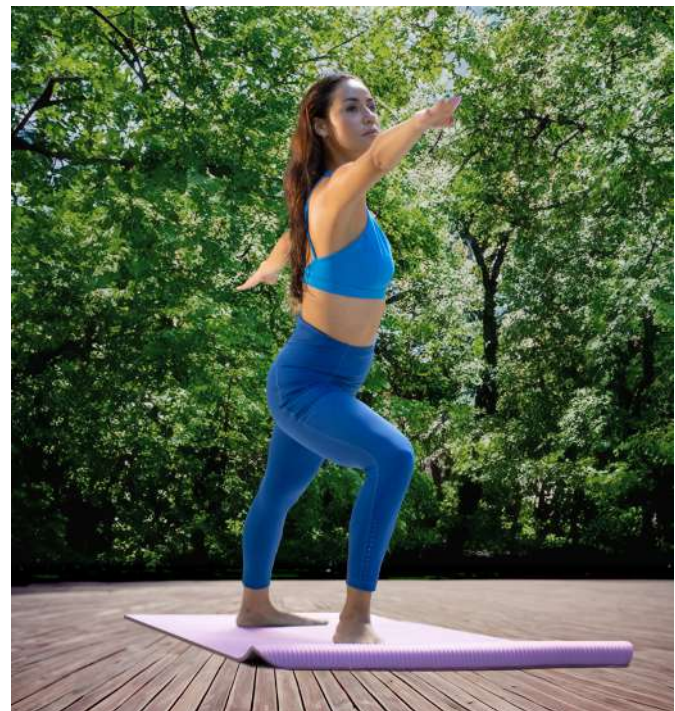


**Lush surroundings.  
60% Green spaces.**





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

UNGUARDIN  
RESIDENCES