



LOMAS AURORA

PLAYA DEL CARMEN

YOUR NEXT HOME IN THE MEXICAN CARIBBEAN



LOMAS AURORA
PLAYA DEL CARMEN

RESIDENTIAL LOTS • APARTMENTS

Playa del Carmen

THE HEART OF THE RIVIERA MAYA





Playa del Carmen

One of Mexico's and the world's top tourist destinations.

Perfect for family trips, honeymoons, or getaways with friends.

Located in the heart of the Riviera Maya, this former fishing village has transformed into a cosmopolitan beach destination, renowned for its luxurious hotels, fine dining, and vibrant nightlife.

Hosting over 16 million tourists annually.





LOMAS AURORA

PLAYA DEL CARMEN

Exclusive residential development with innovative design, where nature and urban living blend seamlessly to create ideal spaces for the entire family.

We offer lots ranging from 160 to 225 m² and apartments with high-quality finishes featuring 2 and 3 bedrooms.

Enjoy access to the best club house and over 25 amenities designed for all ages.

Whether you're looking to invest or live in your dream home, Lomas Aurora is **the perfect place to build your future.**





LOMAS AURORA
PLAYA DEL CARMEN

**Where nature and urban living blend seamlessly to
create ideal spaces for the entire family**

RESIDENTIAL LOTS

The **house of your dreams**
can be a reality on one of our
160, 180, 200 y 225 m² lots



FEATURES

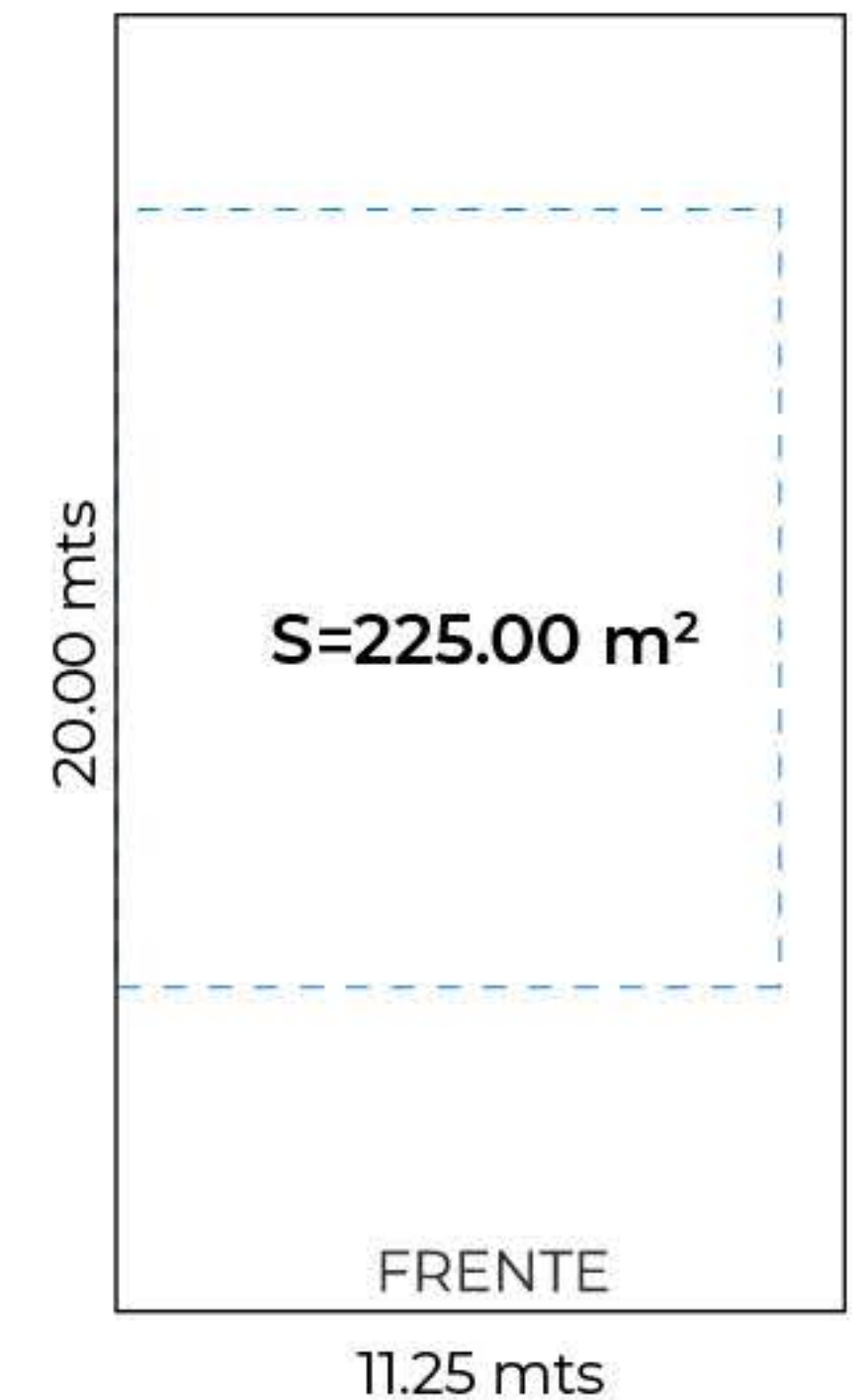
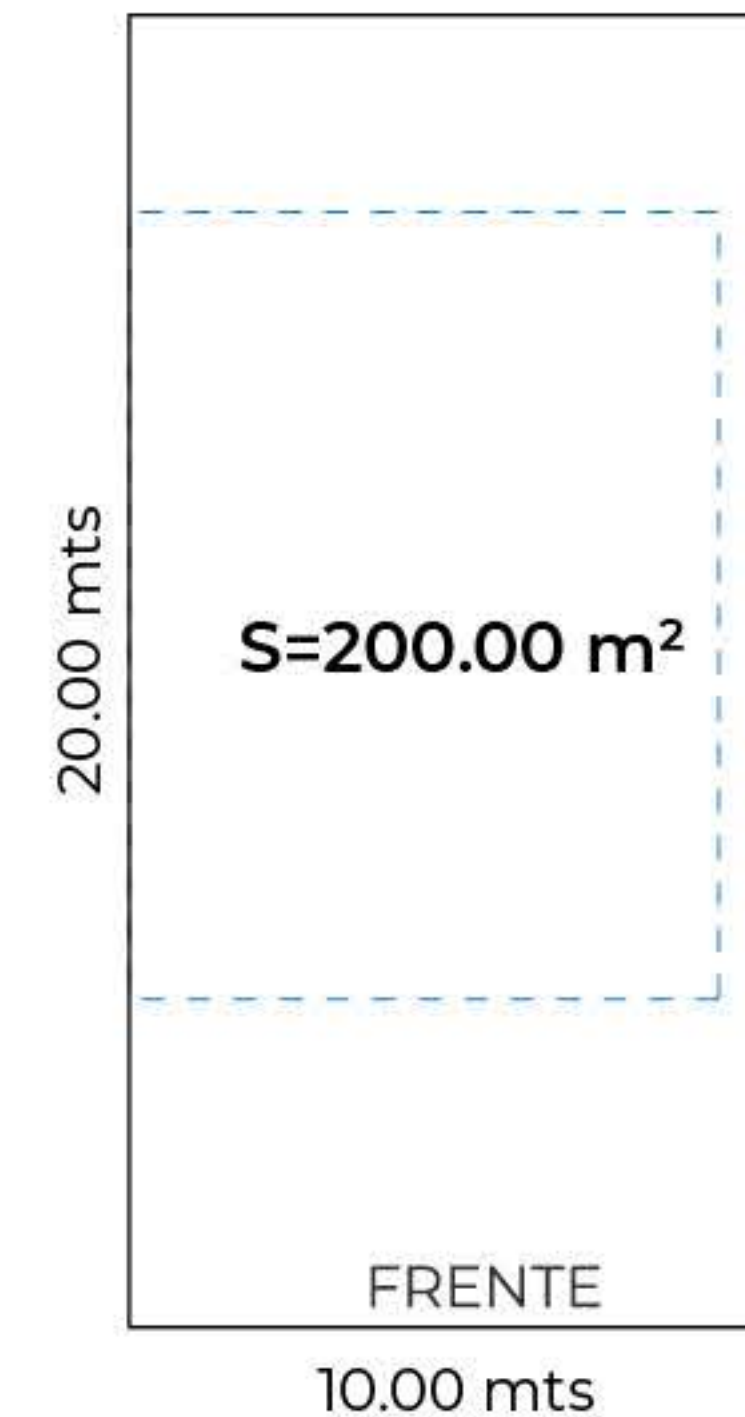
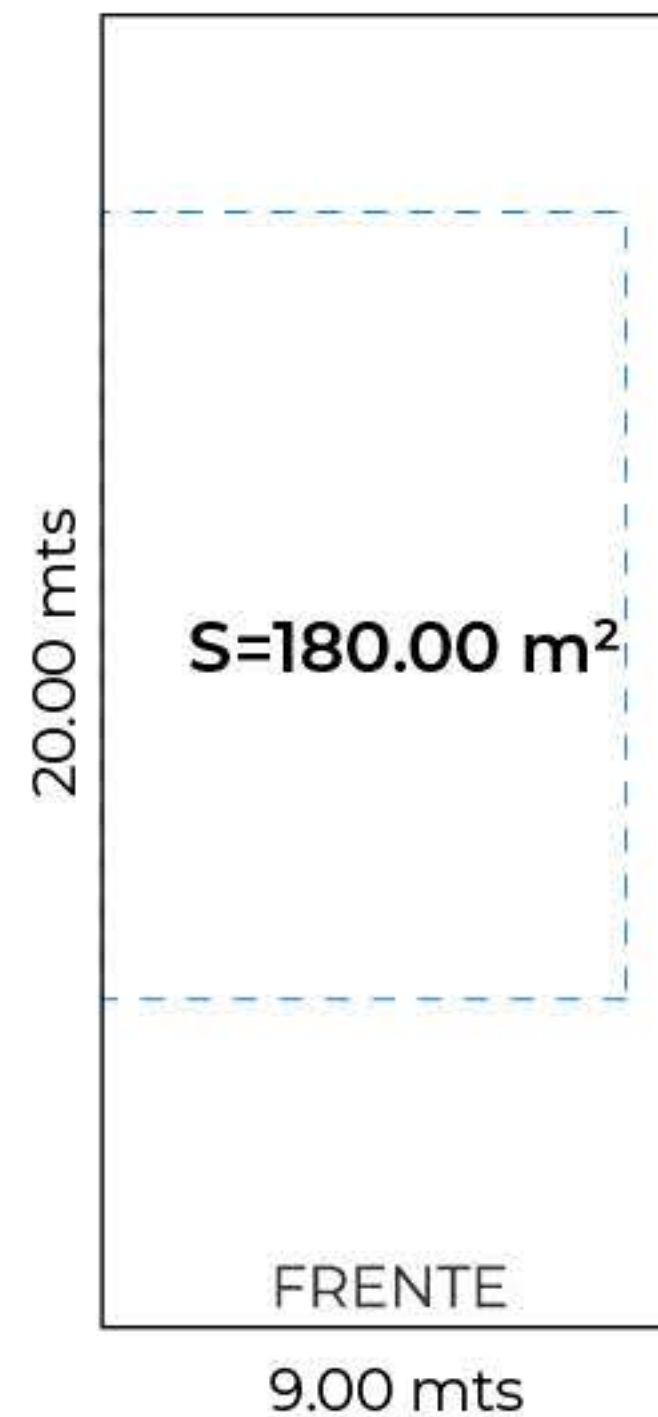
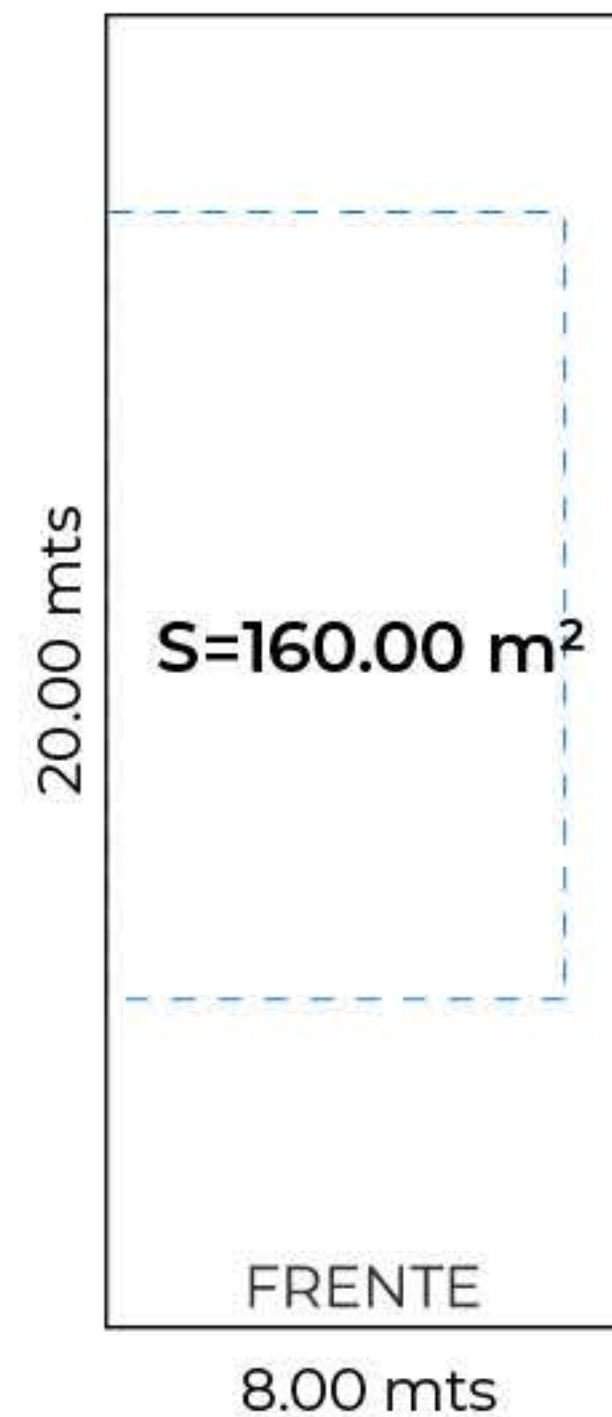
LAND USE: SINGLE FAMILY HOUSING

DENSITY: 1 HOUSING / LOT

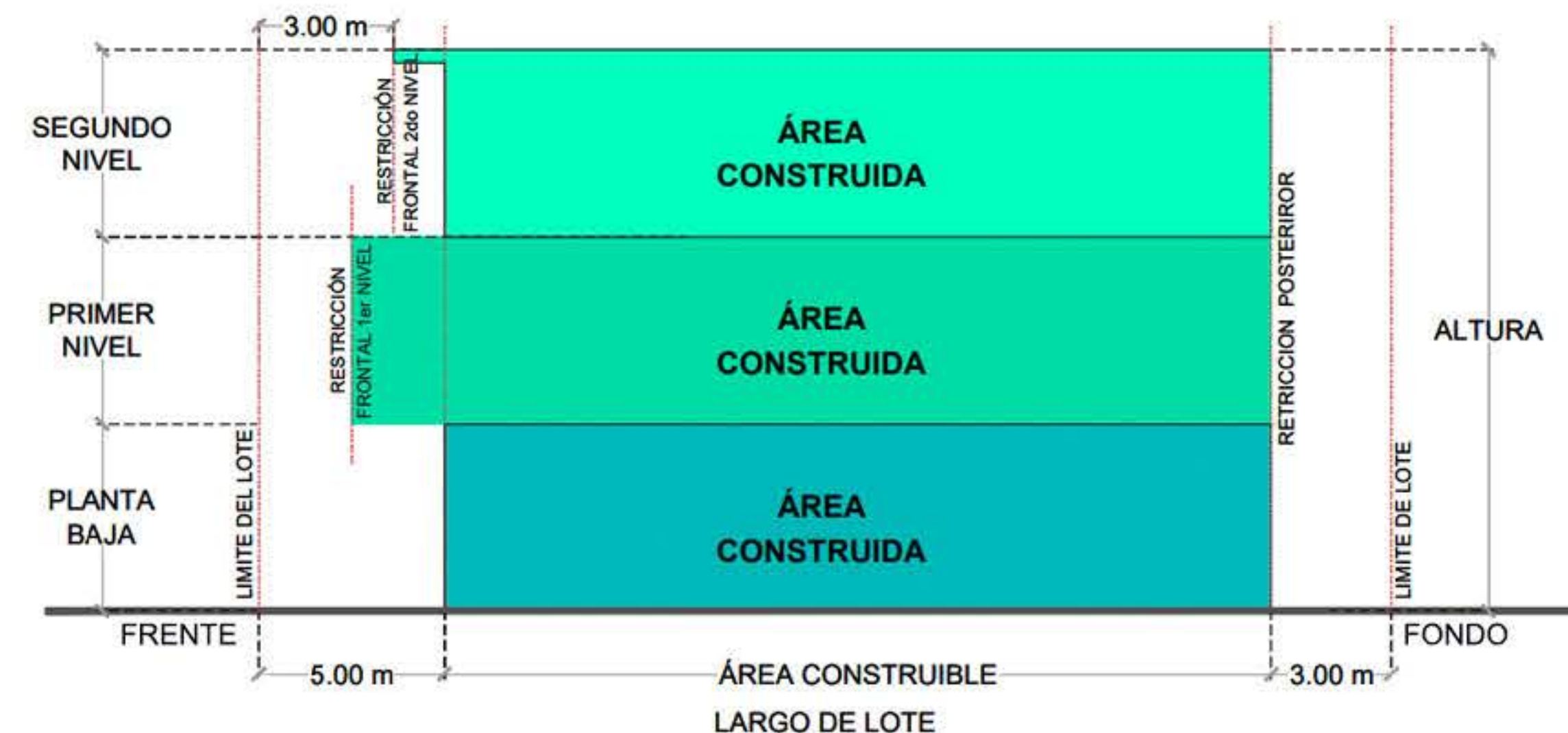
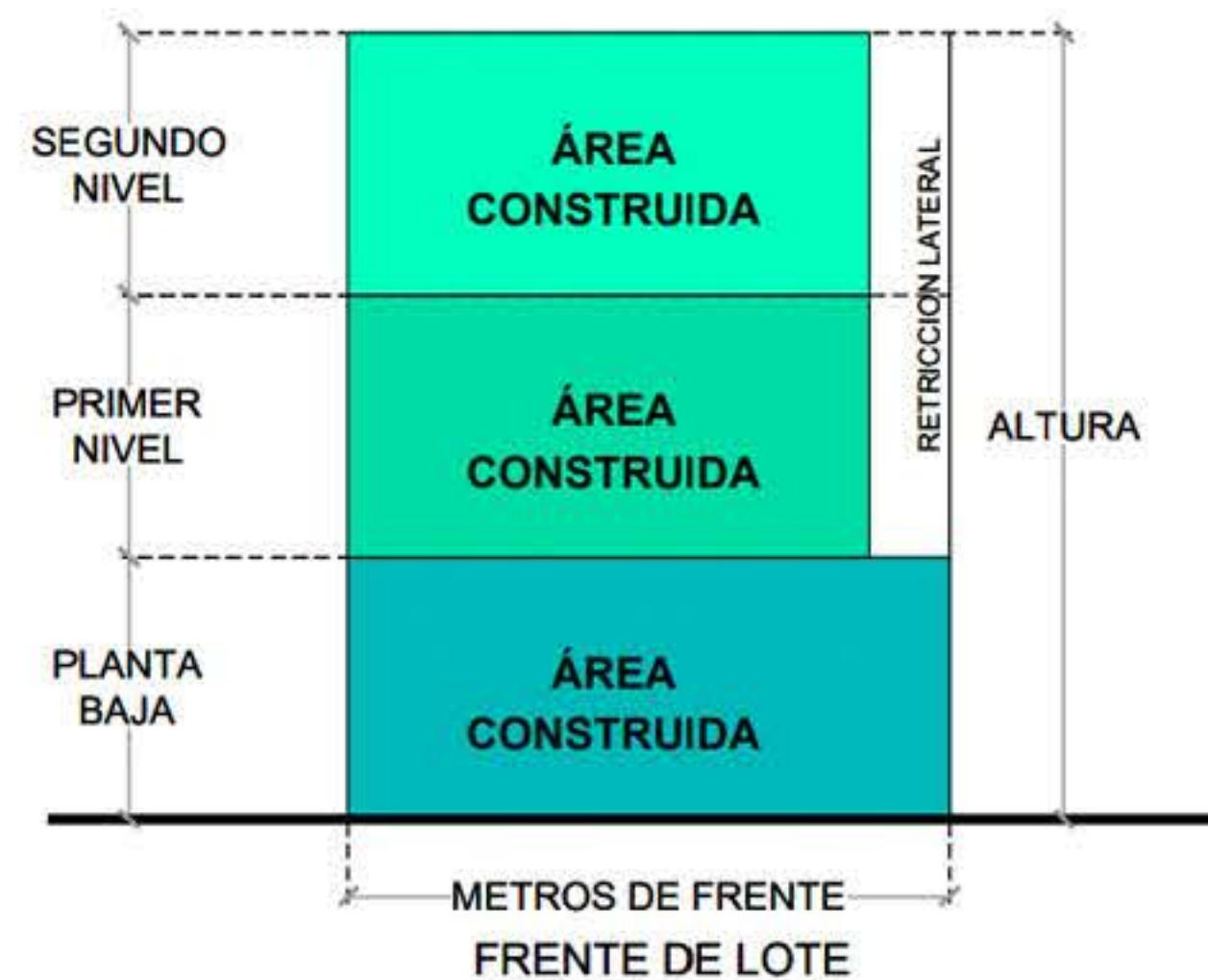
HEIGHT: 3 LEVELS / 10.50 MTS

C.O.S: 0.50

C.U.S: 1.61



AREAS AND CONSTRUCTION RESTRICTIONS



DELIVERY



PHASE 1 | November 2025

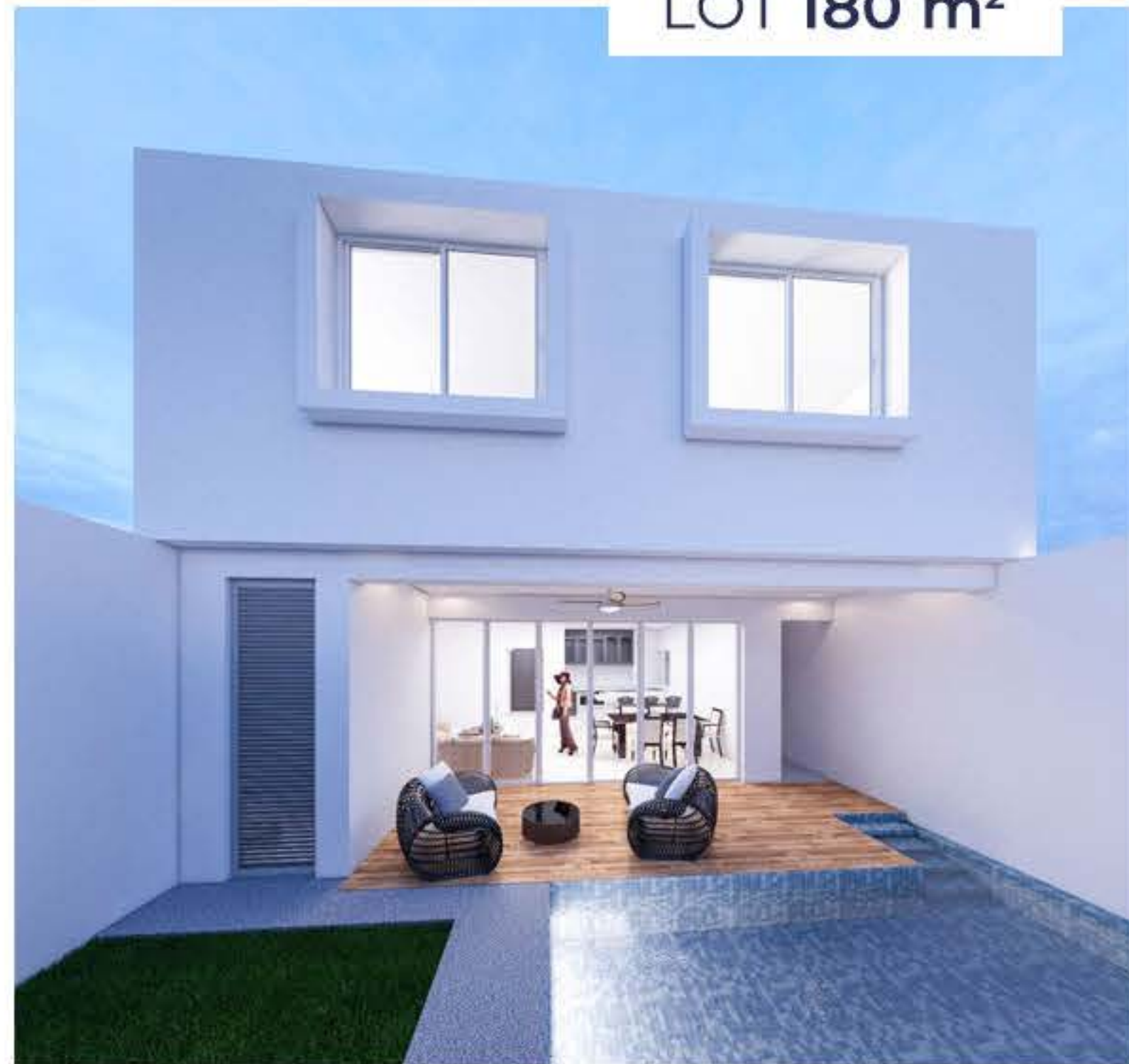
PHASE 2 | March 2026



FACADES
LOT 180 m²



FACADES
LOT 160 m²



**BUILD THE HOUSE
OF YOUR DREAMS**



LOMAS AURORA
PLAYA DEL CARMEN



ROOF TOP

HOUSE PROTOTYPES



FACADES
LOT **225 m²**



JOSE FUENTES



FACADE
LOT **200 m²**



LOMAS AURORA
PLAYA DEL CARMEN

GR
GRUPO RUSEG
ARQUITECTURA

If you want any of these
proposals you can contact
humberto.rubio@construysa.com

APARTMENTS

TIERRA TOWER
NEW RELEASE
DELIVERY APRIL 2027

AGUA TOWER
SOLD OUT
MAY 2026

FUEGO TOWER
LAST APARTMENTS
SEPTEMBER 2026

RESIDENTIAL
ACCESS



LOMAS AURORA
PLAYA DEL CARMEN



TIERRA TOWER

Incredible 2 and 3 bedroom apartments with the finest finishes.

In addition to all the benefits of Lomas Aurora, they have their own amenities:

- ≡ Swimming pool
- ≡ Grills
- ≡ Snack Bar
- ≡ Sun terraces
- ≡ Green areas
- ≡ Elevators
- ≡ Parking lot
- ≡ Lobby



LOMAS AURORA
PLAYA DEL CARMEN



TIERRA TOWER | Apartment



TIERRA TOWER | Bedroom and Bath





TIERRA TOWER | Lobby



LOMAS AURORA

PLAYA DEL CARMEN

APARTMENT 2 BEDROOMS TIERRA TOWER

- 01 Entrance
- 02 Living / Dining Room
- 03 Kitchen
- 04 Master Bedroom
- 05 Bedroom
- 06 Walking Closet
- 07 Closet
- 08 Bathroom (2)
- 09 Half Bathroom
- 10 Service
- 11 Terrace

Interior: 80.54 m²
Terraza: 10.00 m²
TOTAL: 90.54 m²





LOMAS AURORA

PLAYA DEL CARMEN

APARTMENT 3 BEDROOMS TIERRA TOWER

- 01 Entrance
- 02 Living / Dining Room
- 03 Kitchen
- 04 Master Bedroom
- 05 Bedroom (2)
- 06 Closet (3)
- 07 Bathroom (2)
- 08 Half Bathroom
- 09 Service
- 10 Terrace

Interior: 109.93 m²
Terrace: 7.69 m²
TOTAL: 117.62 m²



Your apartment in **Lomas Aurora!**

1

RESERVE YOUR APARTMENT

You can reserve with
only \$50,000 MXN

2

PAYMENT METHODS

A 30% down payment
70% against delivery

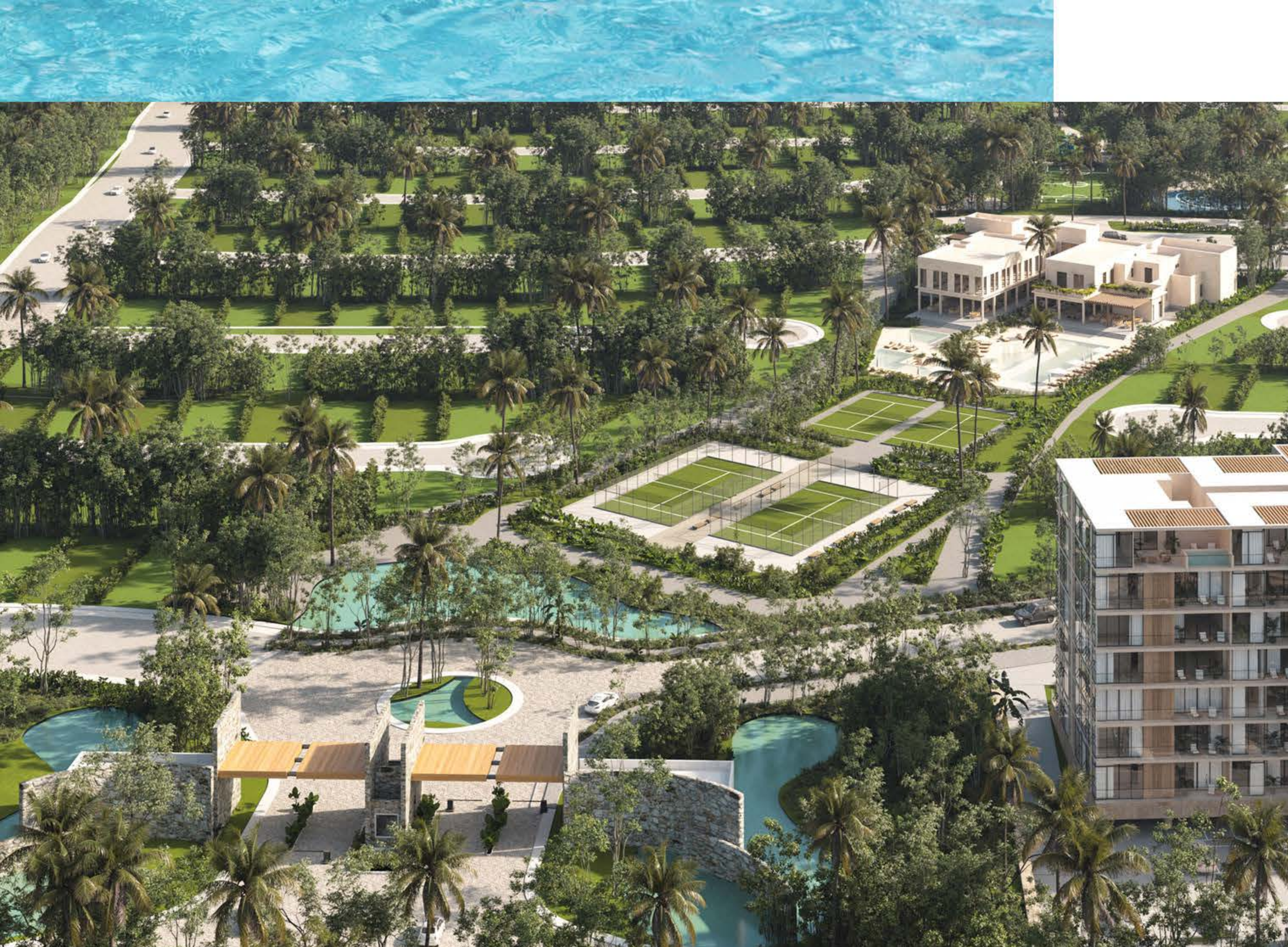
B 30% down payment
40% during construction
30% against delivery

3

MAKE YOUR DEPOSIT AND SEND YOUR DOCUMENTS

ID, proof of address and full name of
beneficiary





AMENITIES

We have everything you need for those looking for a unique lifestyle:

- ≡ Club House
- ≡ Sports Courts
- ≡ Bike Path
- ≡ Jogging Lane
- ≡ Mini Golf
- ≡ Pet Park
- ≡ Grill Area
- ≡ Playgrounds
- ≡ Artificial Lakes
- ≡ Green Areas
- ≡ Walking Trails
- ≡ 24/7 Security



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CLUB HOUSE

Find the perfect activity to relax or have fun in the best residential clubhouse that has:

- ≡ Restaurant
- ≡ Bar
- ≡ Gym
- ≡ Spa
- ≡ Cinema
- ≡ Coworking
- ≡ Playroom
- ≡ Kids Club
- ≡ Events Hall
- ≡ Lounge
- ≡ Pool with Swimming Lanes



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CLUB HOUSE | Swimming Pool



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CLUB HOUSE | Gym

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CLUB HOUSE | Coworking



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CLUB HOUSE | Kids Club


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CLUB HOUSE | Spa



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CLUB HOUSE | Jacuzzi



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CLUB HOUSE | Hydromassages



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CLUB HOUSE | Sauna & Steam



LOMAS AURORA
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SPORTS FIELDS

Enjoy your favorite sports on one of our courts:

-  Paddle courts
-  Tennis courts
-  7v7 Soccer field
-  Multicourt



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SAFETY

Your safety and that of your family is the most important:

- ≡ Access control
- ≡ Perimeter wall
- ≡ Security 24/7



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MASTERPLAN



LOMAS AURORA

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CLUB HOUSE

- RESTAURANT
- BAR
- GYM
- SPA
- CINEMA
- PLAYGROUND
- KIDS CLUB
- EVENT ROOM
- LOUNGE
- SWIMMING POOLS

LOTS PHASE 1
NOVEMBER 2025

TIERRA TOWER



SERVICE ACCESS

MINIGOLF (PUTTING GREEN)

PET PARK

7V7 SOCCER FIELD

MULTIPURPOSE COURT

PARKING

SECOND ACCESS

CYCLE PATH / JOGGING LANE
ON OUTER CIRCUIT

PADEL COURTS

TENNIS COURTS

AGUA TOWER

LOTS PHASE 2

FUEGO TOWER

MAIN ACCESS

COMMERCIAL PREMISES



 LOMAS AURORA
PLAYA DEL CARMEN



Near Everything

Fifth Avenue	10 min
Caribbean Sea	12 min
Centro Maya	5 min
Xplor	7 min
Xcaret	11 min
Tulum	50 min
Cancun	60 min



TULUM

xcaret!
by MEXICO

XPLOR



PLAYACAR

CARIBBEAN SEA



CANCUN



Leader in Real Estate sector with 28 years of experience

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.





LOMAS AURORA

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DEVELOPMENT BY



www.dintsa.mx

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