



Illustrative Images.

MABELLA ESMERALDA

North Zone
Merida, Yucatan



Imágenes Ilustrativas.

MABELLA ESMERALDA

North Zone
Merida, Yucatan

WELCOME TO MABELLA ESMERALDA

Mabella Esmeralda is a private residential complex of only Ten houses located in the North Zone of Mérida; which has underground electricity services, Fiber Optic internet, Controlled Access, and Much more.

Just 5 minutes from shopping malls, 7 minutes from the best Schools, Hospitals, 15 minutes from the beach and of course; In the area with the greatest capital gains.



Imágenes Ilustrativas.

MABELLA ESMERALDA





At Mabella we do not believe in identical houses because each family is unique, that is why we adapt to YOUR needs and tastes, so you can choose between the models:

Esmeralda: 03 bedrooms

EITHER

Emerald: 04 bedrooms

and also personalize YOUR home by choosing your finishes.

At Mabella Esmeralda our exclusive residences have everything you need so you can enjoy your next home to the fullest.

Imágenes Ilustrativas.

MABELLA ESMERALDA



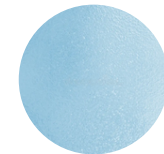
YOUR HOUSE, YOU CHOOSE YOUR FINISHES



BLACK ALUMINUM



PORCELAIN ON
FACADE
IMITATION WOOD



SMOKED GLASS



POOL WITH CHUKUM
FINISH



INTERIOR FINISHES IN
SMOOTH PASTE



GRANITE IN KITCHEN
AND BATHROOMS
TO CHOOSE



INTERIOR PORCELAIN
60 X 60
TO CHOOSE



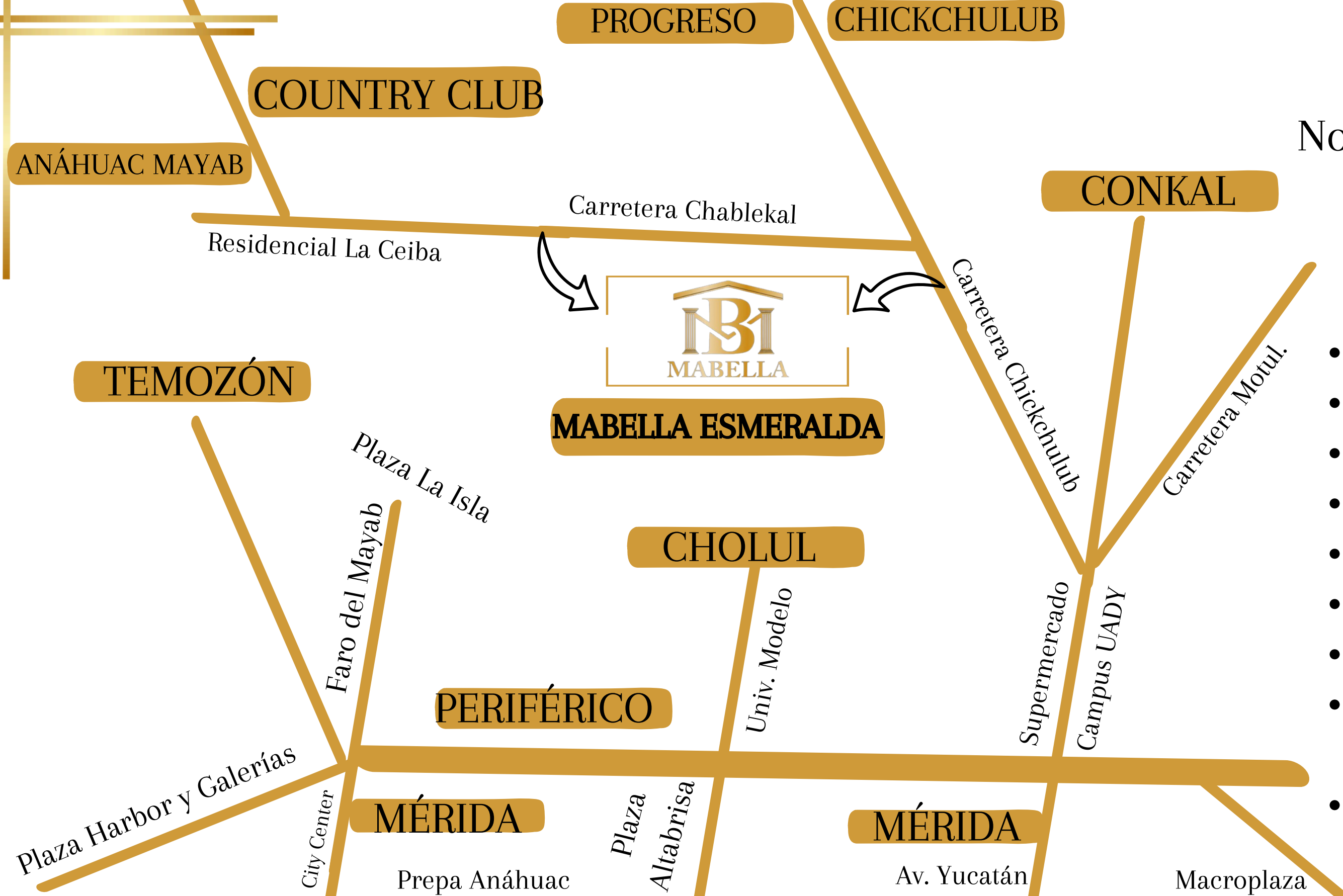
MAIN FACADE

MABELLA ESMERALDA

**BOTH
MODELS**

Imágenes Ilustrativas.





LOCATION

North Zone Merida,
Yucatan

DISTANCES:

- Peripheral: 3 min
- Altabrisa 5 min.
- Schools 7 min.
- Hospitals 7 min.
- Beach 15 min.
- Seats: 10 min.
- Supermarket 4 min.
- Pharmacies and Oxxo: 2 min.
- Home Services.

Imágenes Ilustrativas.

MABELLA ESMERALDA





**BOTH
MODELS**

Imágenes Ilustrativas.

LIVING ROOM-HALL

MABELLA ESMERALDA





**BOTH
MODELS**

Imágenes Ilustrativas.

LIVING ROOM- P. TABLE

MABELLA ESMERALDA





**BOTH
MODELS**

Imágenes Ilustrativas.

KITCHEN

MABELLA ESMERALDA





**BOTH
MODELS**

Imágenes Ilustrativas.

DINNING ROOM

MABELLA ESMERALDA





**BOTH
MODELS**

Imágenes Ilustrativas.

GARDEN

MABELLA ESMERALDA





**BOTH
MODELS**

**ROOM 01 ON 1ST FLOOR
MABELLA ESMERALDA**

Imágenes Ilustrativas.



**BOTH
MODELS**



Imágenes Ilustrativas.

STUDIO

MABELLA ESMERALDA





Imágenes Ilustrativas.

**BOTH
MODELS**

MASTER SUITE

MABELLA ESMERALDA





**BOTH
MODELS**

Imágenes Ilustrativas.

MASTER SUITE

MABELLA ESMERALDA





**BOTH
MODELS**

Imágenes Ilustrativas.

BATHROOMS MABELLA ESMERALDA





Imágenes Ilustrativas.

**BOTH
MODELS**

MAIN WALKING CLOSET

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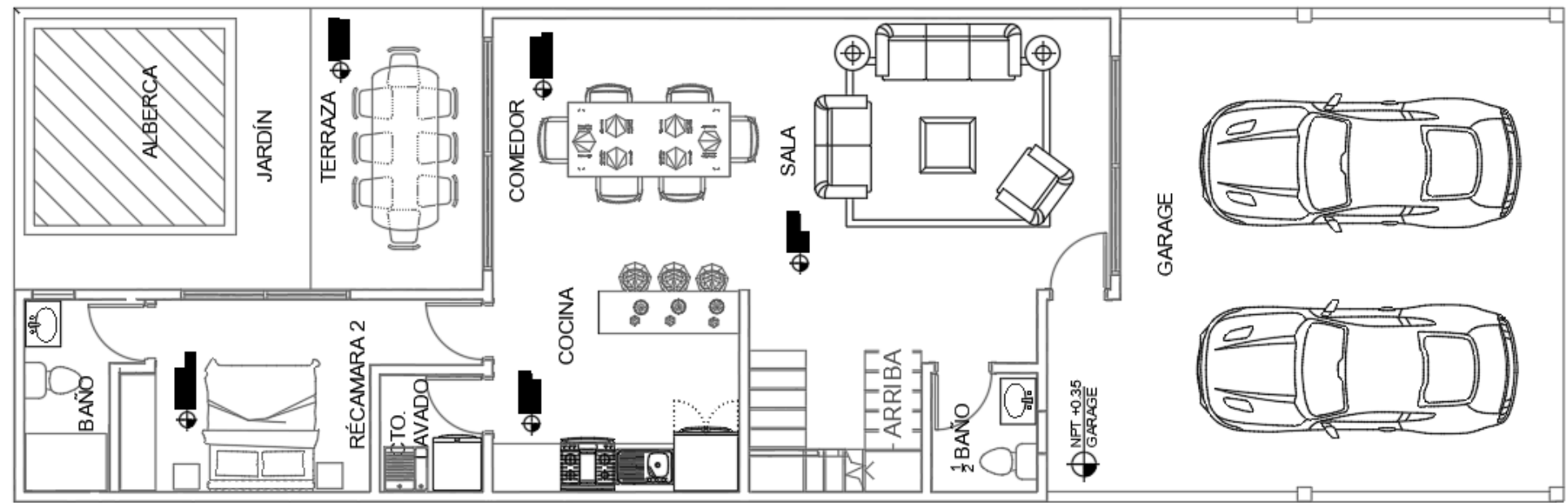
ARCHITECTURAL PLANS - GROUND FLOOR

DISTRIBUTION

- COVERED PARKING.
 - ROOM WITH TRIPLE HEIGHT.
 - HALF BATHROOM FOR VISITORS.
 - DINING ROOM.
 - KITCHEN WITH BAR. BREAKFAST COOKER.
 - 01 BEDROOM WITH OWN BATHROOM AND CLOSET AREA.
 - LAUNDRY ROOM.
 - STORE.
- GARDEN WITH POOL AND ROOFED TERRACE.

M2

- 155 M2 OF LAND.
- 184 M2 OF CONSTRUCTION..



PLANOS ARQUITECTONICOS

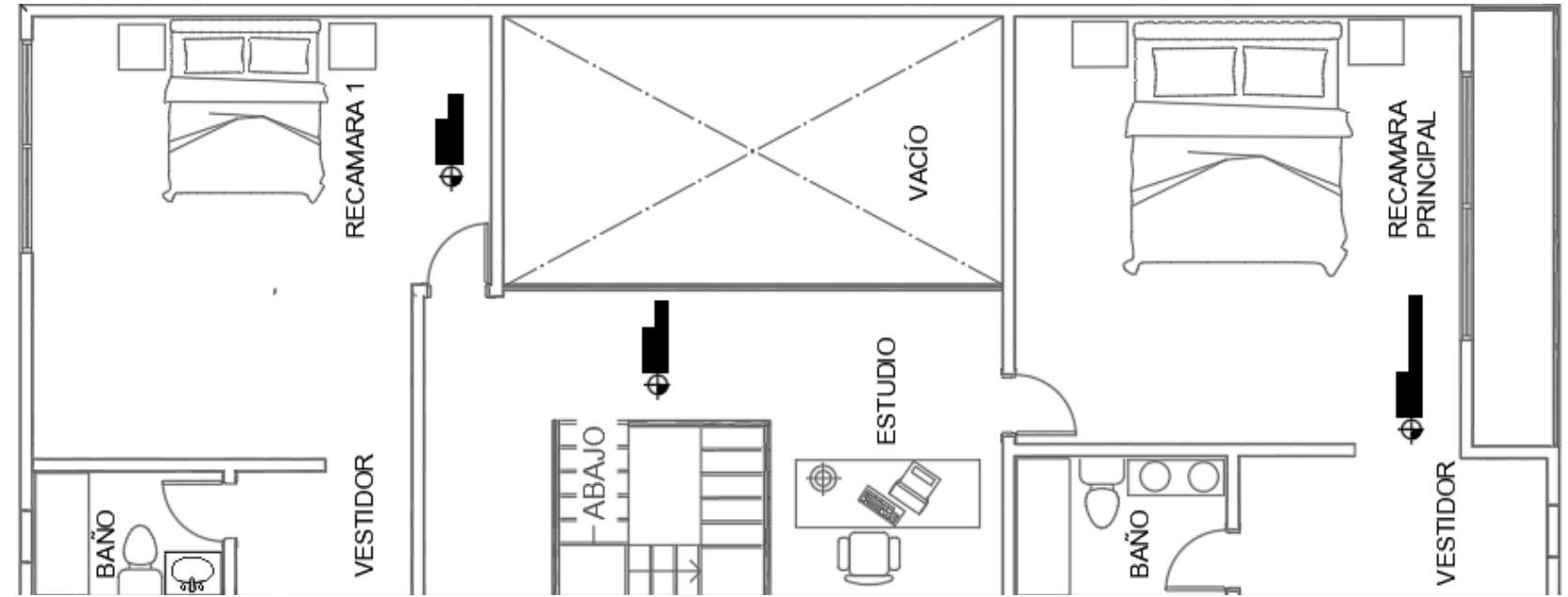


PLANOS RENDERIZADOS

ARCHITECTURAL PLANS - UPPER FLOOR

DISTRIBUTION

- MASTER BEDROOM WITH BALCONY, DRESSING CLOSET AREA AND OWN BATHROOM.
- 01 BEDROOM WITH CLOSET AREA AND OWN BATHROOM.
- STUDY AREA/FAMILY ROOM.



PLANOS ARQUITECTONICOS



PLANOS RENDERIZADOS



Imágenes Ilustrativas.

ESMERALDA
03

REC. 02 UPPER FLOOR

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ESMERALDA

03

REC. 02 UPPER FLOOR
MABELLA ESMERALDA

Imágenes Ilustrativas.





ESMERALDA

03

BEDROOM HALLWAY

MABELLA ESMERALDA

Imágenes Ilustrativas.



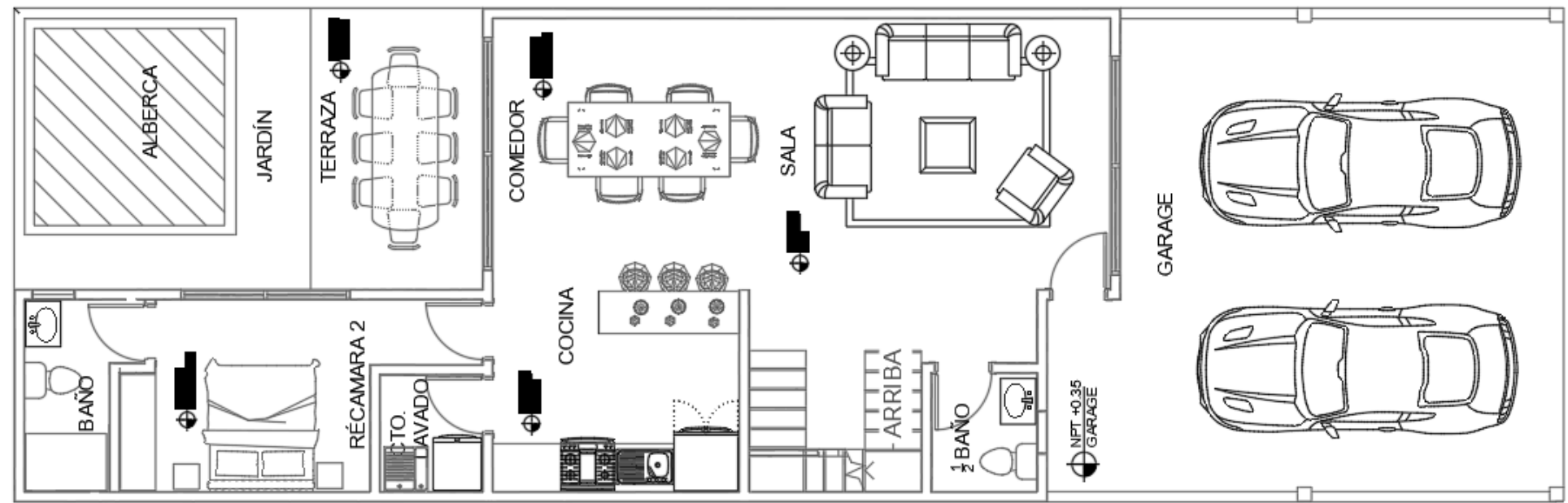
ARCHITECTURAL PLANS - GROUND FLOOR

DISTRIBUTION

- COVERED PARKING.
- ROOM WITH TRIPLE HEIGHT.
- HALF BATHROOM FOR VISITORS.
- DINING ROOM.
- KITCHEN WITH BAR. BREAKFAST COOKER.
- 01 BEDROOM WITH OWN BATHROOM AND CLOSET AREA.
- LAUNDRY ROOM.
- STORE.
- GARDEN WITH POOL AND ROOFED TERRACE.

M2

- 155 M2 OF LAND.
- 200 M2 OF CONSTRUCTION..



PLANOS ARQUITECTONICOS



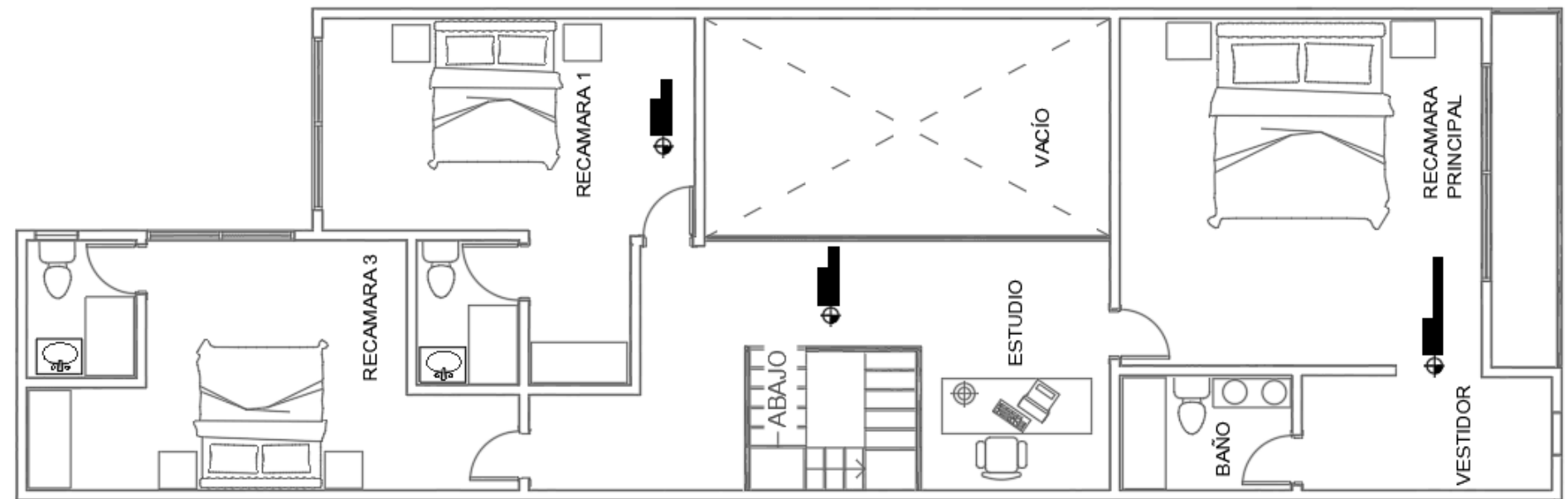
PLANOS RENDERIZADOS

Imágenes Ilustrativas.

ARCHITECTURAL PLANS - UPPER FLOOR

DISTRIBUTION

- MASTER BEDROOM WITH BALCONY, DRESSING CLOSET AREA AND OWN BATHROOM.
- 02 BEDROOMS WITH CLOSET AREA AND OWN BATHROOM.
- STUDY AREA/FAMILY ROOM.



PLANOS ARQUITECTONICOS



PLANOS RENDERIZADOS

Imágenes Ilustrativas.



ESMERALDA

04

BEDROOM HALLWAY

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Imágenes Ilustrativas.

ESMERALDA
04

BEDROOM 03 UPPER FLOOR

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Imágenes Ilustrativas.

ESMERALDA
04

BEDROOM 04 UPPER FLOOR

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ESMERALDA

04

BEDROOM 04 UPPER FLOOR
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Imágenes Ilustrativas.



PRE-SALE PHASES

MODEL	ESMERALDA 03 BEDROOMS	ESMERALDA 04 BEDROOMS
"VALUE IN PHASE 01 (04 FIRST UNITS)"	SOLD OUT	SOLD OUT
LAST CHANCE "VALUE IN PHASE 02 (04 NEXT UNITS)"	\$ 2,800,000.00 MXN 144,825 DLLS APROX	\$ 3,100,000.00 MXN 160,341 DLLS APROX LAST CHANCE
"VALUE IN PHASE 03 (02 LAST UNITS)"	\$ 3,000,000.00 MXN 155,170 DLLS APROX	\$ 3,300,000.00 MXN 170,686 DLLS APROX
"ESTIMATED COMMERCIAL VALUE OF COMPLETED PROJECT (MORE GAIN OVER TIME)"	\$ 3,750,000.00 MXN 193,961 DLLS APROX	\$ 4,050,000.00 MXN 209,478 DLLS APROX

Cambios sin previo aviso.

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LAST CHANCE

LAST CHANCE

CURRENT FINANCING PHASE 02 (LAST HOUSE)

MODEL	ESMERALDA 03 BEDROOMS	ESMERALDA 04 BEDROOMS
LIST PRICE	\$ 2,800,000.00 MXN 144,825 DLLS APROX	\$ 3,100,000.00 MXN 160,341 DLLS APROX
INITIAL CONTRIBUTION 35%	\$ 980,000.00 MXN 50,689 DLLS APROX	\$ 1,085,000.00 MXN 56,120 DLLS APROX
06 INTEREST-FREE CONTRIBUTIONS	\$ 303,334.00 MXN 15,690 DLLS APROX	\$ 335,834.00 MXN 17,371 DLLS APROX
PROMOTION FOR ONE EXHIBITION PAYMENT	ADDITIONAL CARPENTRY PACKAGE IN YOUR ENTIRE HOUSE FOR FREE	ADDITIONAL CARPENTRY PACKAGE IN YOUR ENTIRE HOUSE FOR FREE

Cambios sin previo aviso.

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ADDITIONAL OPTIONS

CONCEPT	ESMERALDA 03	ESMERALDA 04
"WOODWORK PACKAGE THROUGHOUT THE HOUSE. (UNDER SINKS, CLOSETS, DRESSING CLOSET AND KITCHEN). "	\$60,000.00 MXN	\$80,000.00 MXN
TEMPERED GLASS CANCELERY IN BATHROOMS	\$12,000.00 MXN	\$16,000.00 MXN
AIR CONDITIONERS	\$ 65,500.00 MXN	\$77,500.00 MXN
FANS	\$16,000.00 MXN	\$18,000.00 MXN
MOSQUITO NETS	\$23,000.00 MXN	\$24,000.00 MXN

Cambios sin previo aviso.

MABELLA ESMERALDA



AVAILABILITY

SOLD OUT

AVIALABLE

APARTED

LOTE 10

LOTE 09

LOTE 08

LOTE 07

LOTE 06

LOTE 05

LOTE 04

LOTE 03

LOTE 02

LOTE 01

Cambios sin previo aviso.

MABELLA ESMERALDA



RESIDENCIAL
MABELLA ESMERALDA

A DEVELOPMENT OF:



DESARROLLADORA DE RESIDENCIALES

¡CONTACT US!