



Amalia®



Antilia[®]

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COZUMEL'S MOST EXCLUSIVE
beachfront CONDOS.

ANTILIA

BEACHFRONT

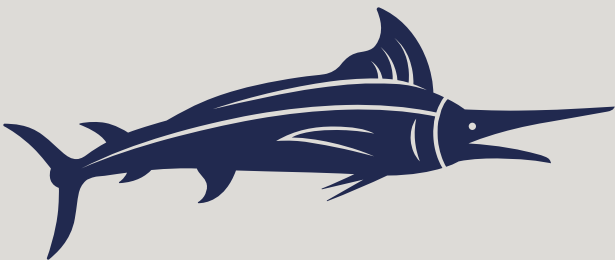
RESIDENCES



ANTILIA IS PRIVACY
AND EXCLUSIVITY

The *horizon*
is ours.







COZUMEL, QUINTANA ROO

THIS IS WHERE THE HORIZON BEGINS

Cozumel is a natural paradise with history, culture and majesty.

Its pristine beaches, crystalline waters and reefs make it one of the most coveted destinations in the Mexican Caribbean, where life moves to the rhythm of the sea, among Mayan traditions, authentic flavors and breathtaking landscapes, everything is transformed.

Calm becomes adventure. Disconnection becomes discovery. And the setting becomes everything you need.



WELCOME TO THE JEWEL OF
THE MEXICAN CARIBBEAN

Cozumel has the *2nd largest coral reef system in the world*, after Australia.

Cozumel stands out as a true Precious Jewel of the Mexican Caribbean, recognized as the largest island in Mexico, enamoring any traveler in the world. For its crystalline turquoise blue waters fused with the ocean awakens the sensation and charm in the natural wonders.





What kind of
horizon are you
heading for?



Sports *Island*.

- 🐟 Official Ironman venue since 2009.
- 🐟 Elite athletes and sports enthusiasts travel from the most diverse corners of the globe (*such as Belgium, United States and France*).
- 🐟 For its 13th edition in 2024, the Ironman Cozumel welcomed **2,600 athletes from 38 countries**.
- 🐟 Cozumel also hosts the Gran Fondo New York (GFNY).



Cozumel: Natural Paradise

- 🐟 Among the attractions offered by Cozumel is Punta Sur, an ecological park that protects an unparalleled wealth of flora, fauna and unspoiled landscapes.
- 🐟 Part of the Jacques Cousteau Mesoamerican Reef System, its waters are ideal for diving.
- 🐟 There, each dive reveals marine life, multicolored corals and secrets of the ancient Mayan civilization.

“Cozumel’s growth is due to the high demand of domestic and foreign investors.”



Caribbean *Luxury*

- Cozumel not only offers an unparalleled quality of life, it also **represents one of the strongest real estate opportunities in the country.**
- In 2021, Cozumel recorded a **218.4% increase** in capital gains, reaching \$35,708 MXN per square meter.
- At Antilia, the value starts at \$86,452 MXN per square meter in the friends & family stage.
- A solid investment, backed by its location, design and priceless views.



Gastronomic *Destination*

- Cozumel has a unique cuisine, recognized worldwide, fruit of the ancestral Mayan tradition and its fusion with international haute cuisine that will be able to tame the most demanding palate.
- It is emerging as a high-level **gastronomic destination with Michelin chefs**, raising its attractiveness for tourism and investment.
- It has gastronomic proposals from Michelin chefs such as Carlos Gaytán and Xavier Pérez Stone.





COZUMEL | QUINTANA ROO



ANTILIA - BEACHFRONT RESIDENCES





Welcome to the *jewel of the Mexican Caribbean.*

ANTILIA IS NOT AN CONDO CONCEPT.
IT IS THE OPPORTUNITY TO LIVE A DREAM.

At Antilia you will find much more than a residence: you will live the luxury experience you deserve down to the smallest detail,

A lifestyle where comfort and exclusivity are combined with first class amenities, in an environment that only Cozumel can offer

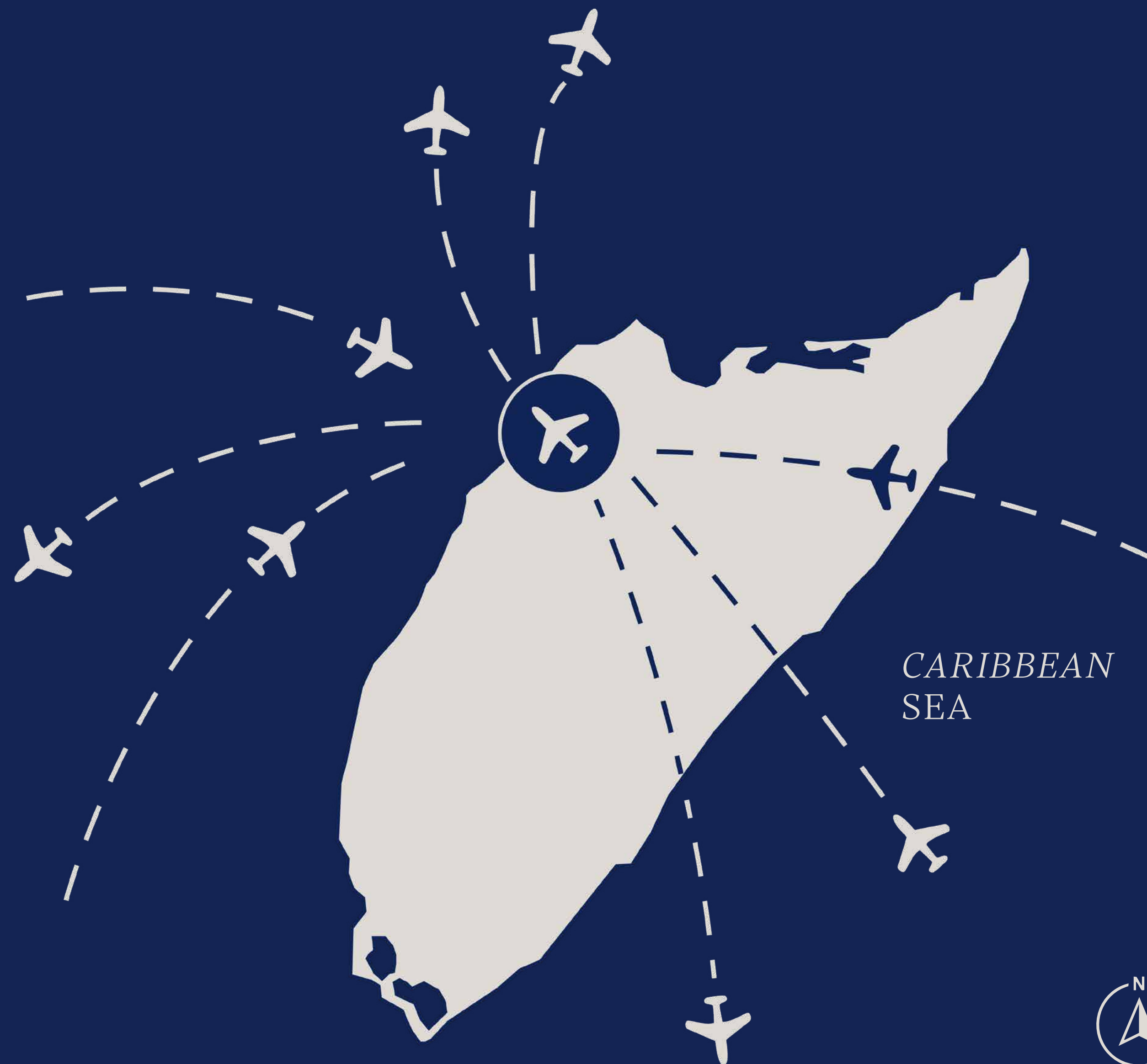
The silence that only you can enjoy, with all its comforts.

THE MEXICAN CARIBBEAN

COZUMEL, QUINTANA ROO

Antilia is located only:

- ✈ 5.6 km from the International Airport, with direct connections to 10 international destinations (**Houston, Miami, Dallas, Denver, Minneapolis, Chicago, Atlanta, Toronto, Montreal, Charlotte**) and 2 domestic flights (*Monterrey and Mexico City*).
- ✈ 4.6 km from downtown Cozumel, and within walking distance of the main tourist attractions of the island.



SITES OF INTEREST

COZUMEL, QUINTANA ROO

- 1 Punta Sur Ecological Reserve
- 2 Cozumel Country Club Golf Course
- 3 International Pier
- 4 El Cielo - Reef
- 5 Palancar Corals
- 6 Isla de La Pasi3n
- 7 Aguada Grande - Reef
- 8 Colombia Reef
- 9 Cozumel's International Airport





A new style of residence.

SPECTACULAR VIEWS OF THE OCEAN AND THE PERFECT HORIZON.

Antilia is comprised of three luxury towers, each with 27 oceanfront condos, guaranteeing an exclusive and private character in one of the most coveted areas of the Caribbean.

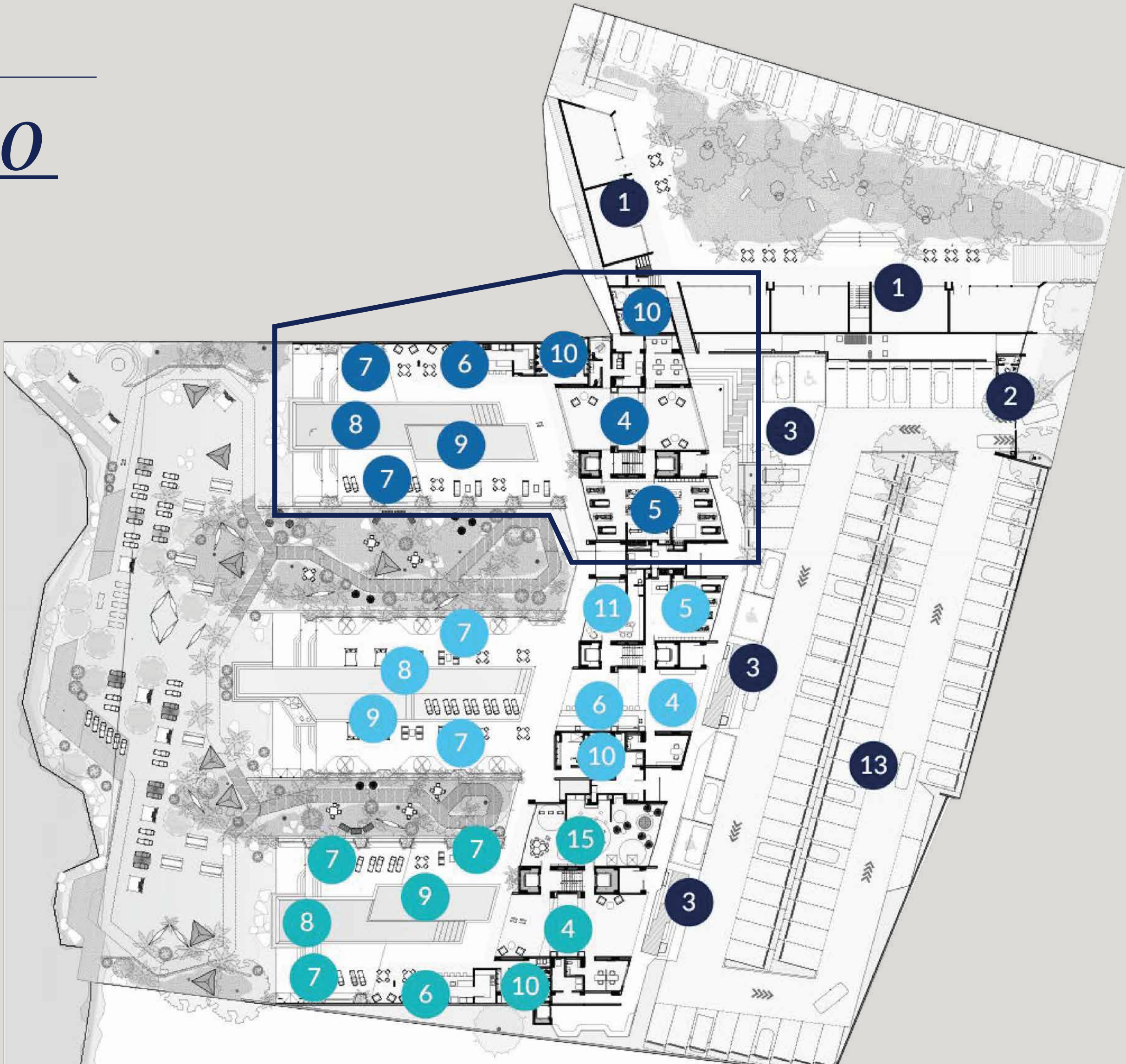
We have private parking, a first class commercial area and luxury amenities designed to offer you the best.

The lifestyle you have and way more, with an unwavering focus on quality, comfort and the highest standards in the market.

MASTERPLAN

ANTILIA

More than 20
amenities



Tower 1 ●

- 4 Lobby | Reception
- 5 Gym
- 6 Snack Bar
- 7 Terraces
- 8 Adult's Swimming Pool
- 9 Children's Swimming Pool
- 10 Toilets | Showers
- 12 Rooftop | Pool Deck
- 13 Parking

Commercial Zone ●

- 1 Patio Square (12 stores)
- 2 Controlled access
- 3 Access plaza

Coming soon (next stages)

Tower 2 ●

Tower 3 ●

SNACK BAR



TOWER 1

TYPES OF RESIDENCES

1ST STAGE

3 BEDROOMS

13 unities

- 210 m² total area
- 174 m² of interior
- **29.82 m²** of paradise view (terrace)
- 6.12 m² of services

Penthouse

1 unity

- 238.03 m² total area
- 134.84 m² of interior
- 24.73 m² of paradise view (terrace)
- 78.46 m² of rooftop

2 BEDROOMS

14 unities

- 155 m² total area
- 128 m² of interior
- **23.4 m²** of paradise view (terrace)
- 8 m² of services

WE ALSO HAVE A CONTROLLED ACCESS, ACCESS PLAZA AND A RECEPTION WITH LUXURY FINISHES WITH OCEAN VIEW.

27 beachfront residences









COZUMEL | QUINTANA ROO



ANTILIA - BEACHFRONT RESIDENCES

INFINITY POOL



BEACH LOUNGE CHAIR AREA





3 BEDROOMS: 210 M²

2 BEDROOMS: 155 M²

PENTHOUSE: 238,03 M²

3 BEDROOMS

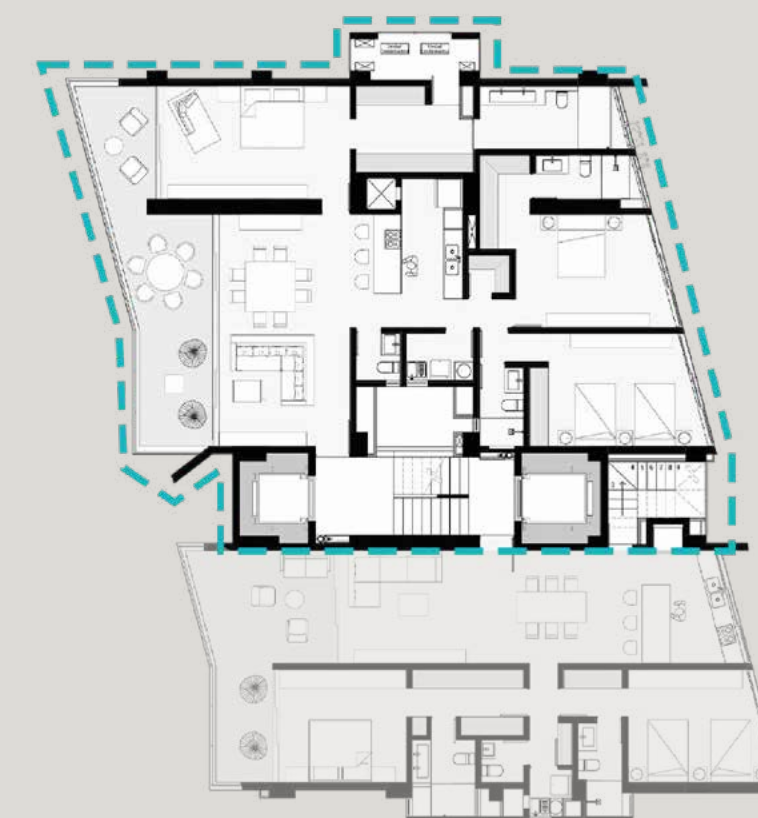


FLOOR PLANS

1. Sea View Terrace
2. Living room
3. Dining room
4. Kitchen
5. Warehouse
6. Master Bedroom
7. Bathroom and Closet
8. Guest Bathroom
9. Garbage Landfill
10. Laundry
11. Bathroom

12. Bedrooms 2 and 3
13. Service Area
- * One parking space

GENERAL FLOOR











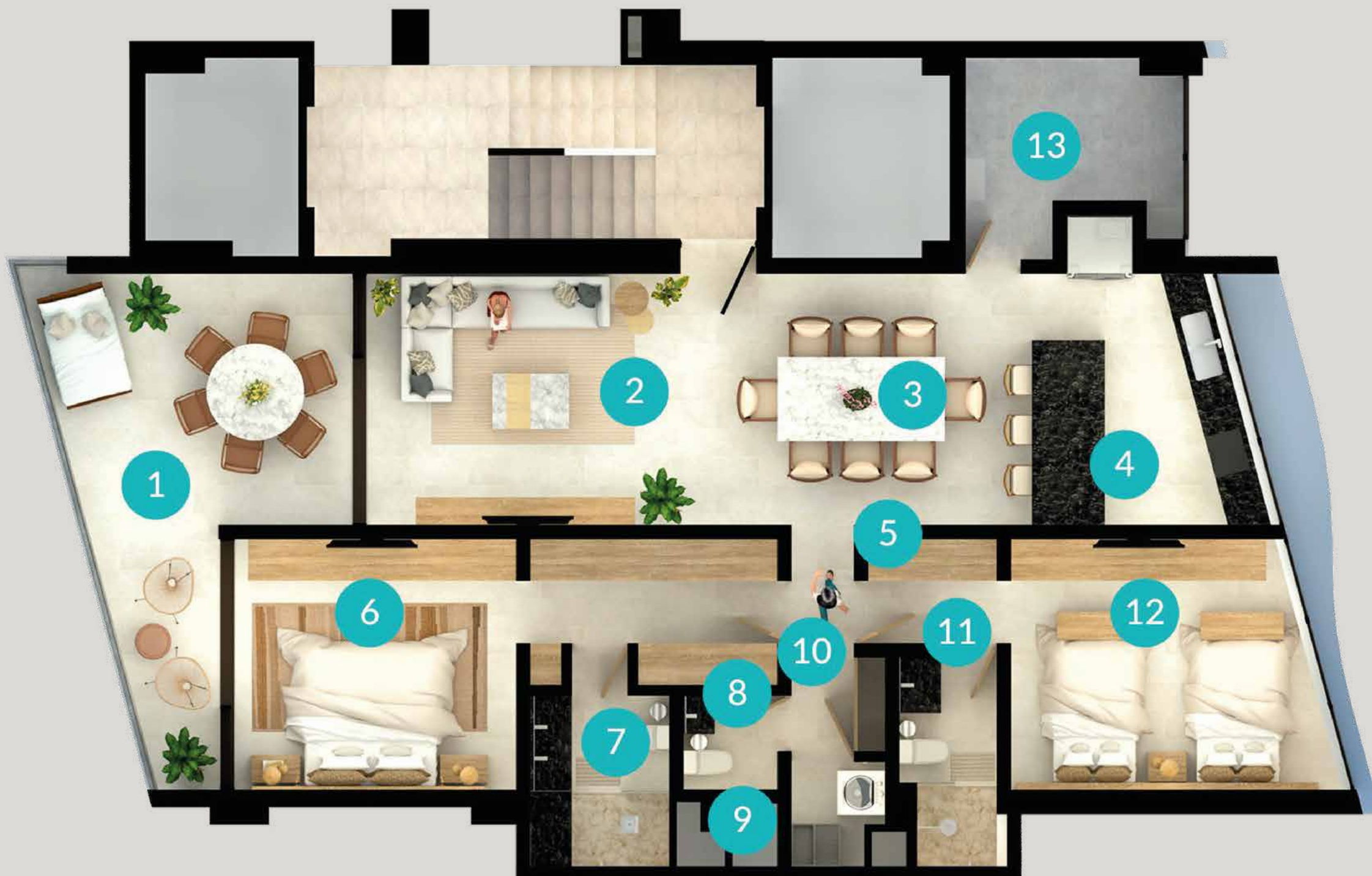








2 BEDROOMS

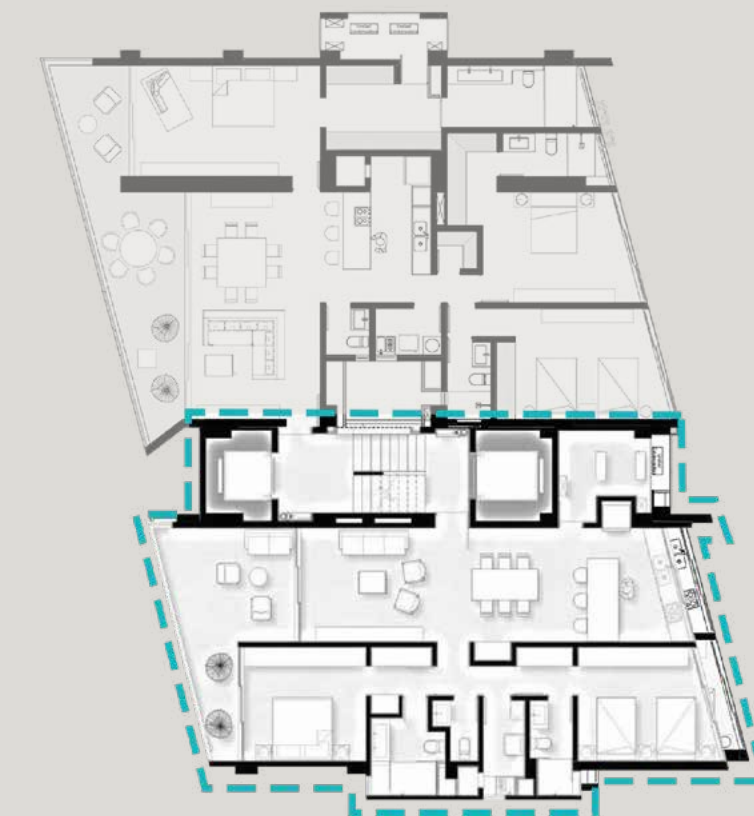


FLOOR PLANS

- 1. Sea View Terrace
- 2. Living room
- 3. Dining room
- 4. Kitchen
- 5. Warehouse
- 6. Master Bedroom
- 7. Bathroom and Closet
- 8. Guest Bathroom
- 9. Garbage Landfill
- 10. Laundry
- 11. Bathroom

- 12. Secondary Bedroom
- 13. Service Area
- * One parking space

GENERAL FLOOR













WELCOME HOME AMENITIES

We are proud to offer a 360° experience, where every corner of our towers is thought and designed to satisfy all your needs, creating an environment where you will only have to focus on what is really important: *to make each moment yours.*

→ Fitness center with sea view.

→ Snack Bar.

→ Sunset Terraces.

→ Infinity pool for adults.

→ Children's swimming pool.

→ Beach lounge chairs, chairs and hammocks on the beach.

→ Wet and dry toilets and luxury showers for total comfort.

→ Private parking, with 27 parking spaces (one for each condo) and 3 additional spaces for visitors.







COZUMEL

EL CIELO EN LA TIERRA

Terrace with
a view to paradise

LUXURY IS NOT WHAT YOU OWN. IT'S WHAT YOU WAKE UP TO.

INTERIORISM | DETAILS



- Marble floors
- Plaster and paint finishes
- Granite countertops
- Inter 120 laminated on all windows with sea view
- Interior 90 laminated glass in all rear windows
- Fixed bathroom enclosures with tempered glass
- Mosquito screens in windows and doors
- Tempered glass railings
- Bathroom mirrors
- Warm luminaires
- Decorative Spots
- Facade lighting
- Preparations for TV and Internet outlets
- Preparations for automatic curtains
- Carpentry with pucté plywood and Jako brand locks
- Oak plywood slatted closet
- Fan & Coil Air System throughout the apartment
- Integral aluminum kitchen, electric grill and hood
- Plywood vanity in master and guest bathrooms
- Helvex bathroom furniture
- Electric heaters
- Helvex faucets
- Pressurized drinking water system, general cistern.

Some chase
the *horizon*.

Others own it.

Evolving
towards
perfection.



CONSTRUCTION
PROGRESS
TOWER 1

Upcoming **SAMPLE**
Residence







Antilia®

COZUMEL



QROO,
MEXICO

BEACHFRONT *RESIDENCES*

WWW.ANTILIA.MX | @ANTILIA_COZUMEL

A DEVELOPMENT OF:



BARTEGA



DIAM4