



Rotate your phone for a better experience



LAUSANA
RESIDENCIAL

PROUD TO HAVE BEEN GRANTED



**URBAN DESIGN
& ARCHITECTURE
GOLD AWARD
2023**

&



**GLOBAL
FUTURE DESIGN
SILVER AWARD
2023**



OUR CORE

Lausana Residencial is a fantastic community that introduces a new way of integrating families with an avant-garde vision, but at the same time with a sustainable conscience in a private and exclusive space that brings together:

- Safety
- Environmental Preservation
- Innovation and State-of-the-Art Technology
- Urban Design

In Lausana Residencial, you will find balance and connection while immersed in nature through its majestic parks, wide bike paths, and trails, putting at your fingertips all the amenities in which you will find peace, adrenaline, and excitement; leaving a mark that you will remember forever for having decided to build your new home in Lausana Residencial.





LOCATION

Lausana Residencial is located south of the city of Cancun, the fastest growing and most valuable area. It has an unparalleled location, as it holds excellent connectivity with the most iconic attractions of the state, highlighted by its history, beauty, and fun.

In this spectacular real estate development, your home will become the meeting point for family and friends, as they will be able to enjoy all the services and infrastructure offered by the city and, at the same time, be close to the beach, theme parks, golf courses, large shopping malls and other sites of interest and entertainment.





WHAT WE OFFER:

Lausana Residencial, the first SMART CITY community in Cancun, offers to families the opportunity to build the house of their dreams in a space that has been carefully planned giving as result an avant-garde design that is in harmony with nature.

Smart environments give life to a development with a unique and distinctive touch where each home will be connected to the different amenities, anticipating the wishes of each member of the family.



- Private community
- Pedestrian, vehicle control 24 hours a day
- Fenced perimeter
- Connectivity, technological innovation in security



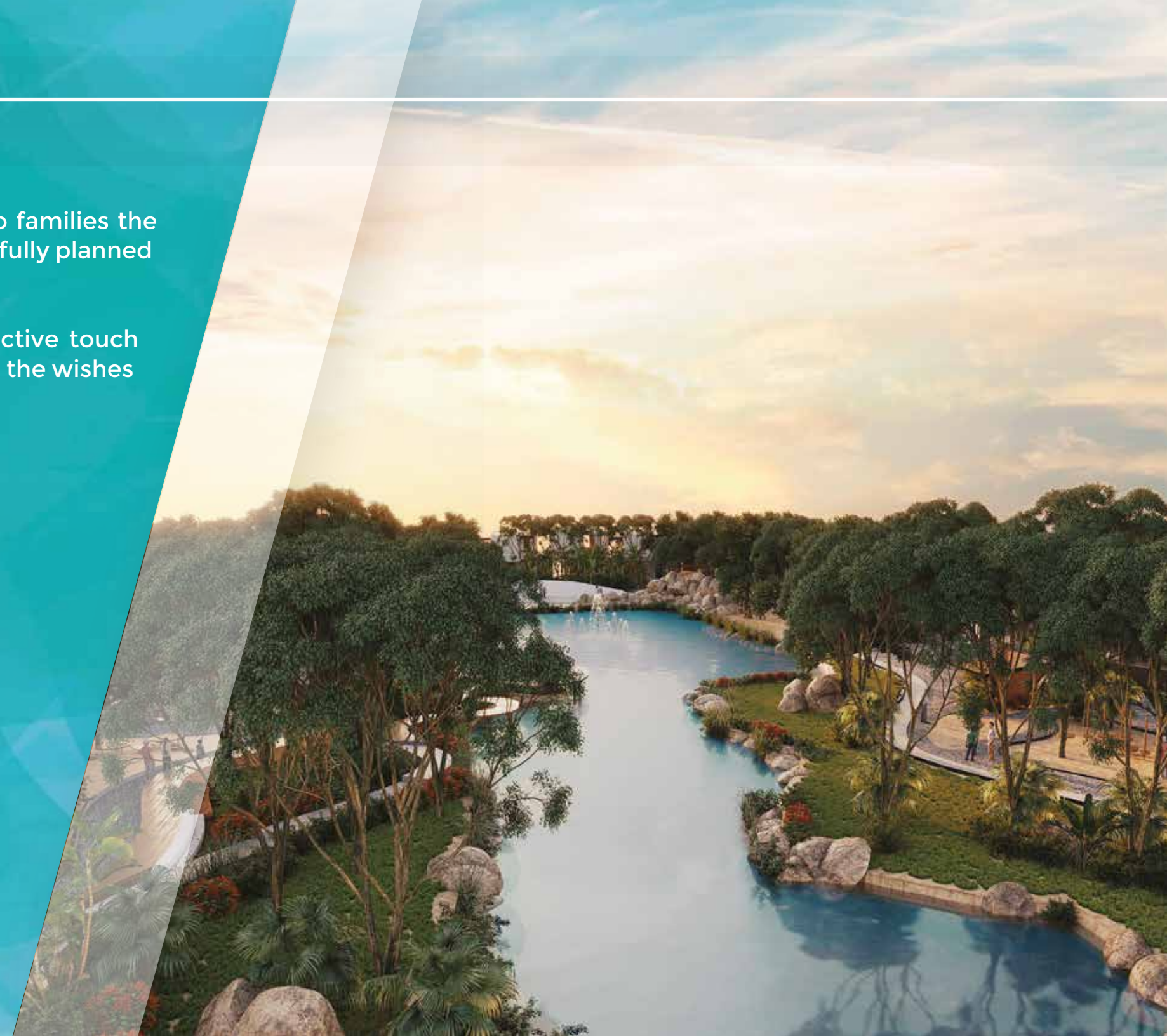
- More than 37 acres of green areas and amenities
- Spectacular lakes
- 4 miles of walkways and bike paths
- Sustainable and efficient management of the environment



- World-class urban design
- Art sculptures
- Amenities ADA-compliant
- Landscape architecture



- Club House
- Wifi coverage in common areas
- Spaces and amenities for babies, children, youth and adults
- Multiple sports activities
- Special rates in golf courses







PASEO AVENTURA



Framed by native vegetation and a carefully designed landscape, Paseo Aventura is developed in more than 27,000 ft², where you will enjoy two large areas for your recreation:

EMOCIÓN

- Open-air amphitheater
- Art garden
- Children's playground
- Picnic areas
- Pet park
- Walk path

ACCIÓN

- Functional Gym
 - Skatepark
 - BMX Park
- Climbing wall for adults and children
- Walk path
- Toilets





PARQUE VICTORIA



PASEO AVENTURA
(EMERSON)



FAMILY CLUB



CASA CLUB

SECURITY GATES



MAIN GATES



PASEO AVENTURA
(COCOTON)



PASEO LAUSANA



SECONDARY ACCESS



BLVD. LAUSANA

BLVD. LAUSANA

AV. HUAYACÁN II

COMMERCIAL ZONE

COMMERCIAL ZONE

AV. HUAYACÁN II

MASTER PLAN



PASEO LAUSANA

A special sunset in the majestic park of more than 860,000 ft² listening to the birds singing and contemplating how the sun goes down reflecting on the crystal-clear water.

Families doing water activities, people gathered practicing yoga or meditation on the recreational piers, and couples contemplating nature along the Central Lake circuit.

At Paseo Lausana, the only one missing is YOU!





CLUB HOUSE LAUSANA

With contemporary and elegant architecture, the Club House at Lausana Residencial will be the central axis and meeting point for the entire community, where you can enjoy:

- Multipurpose rooms
- Gym
- Restaurant with terrace
- Kids Club
- AInfinity-type recreational pool
- Semi-Olympic pool
- Paddle and tennis courts
- Squash court
- Multipurpose court
- Landscaped area for sports, recreational and social uses
- Parking for cars, bicycles, and motorcycles

FAMILY CLUB

Each gated community will have a Family Club equipped with urban furniture, merged with recreational and rest areas.





WHY INVEST IN LAUSANA RESIDENCIAL?

- Environmental sustainability due to efficient environmental management
- Optimal urban design of the community, taking advantage of the prevailing winds and protecting the homes from sunlight
 - Controlled and regulated density
- Architectural image regulations to maintain a harmonious style promoting property value
 - Mixed-used commercial lots
- Controlled planning of stages for construction of residential project





FINANCING

- The best equity investment in Mexico
- Guaranteed capital gain
- 30% down payment
- Residential lots from 1720 ft²
- Attractive financing plans
- Own financing in local currency
- The possession of the property will be given once the urbanization of the division has been completed





“Invest in your future, invest in land”



ZONA HOTELERA

CANCÚN

AVENIDA HUAYACÁN
CARRETERA A MÉRIDA

AEROPUERTO INTERNACIONAL DE CANCÚN

LAGUNA NICHUPTÉ

ACCESO A ZONA HOTELERA

CARRETERA FEDERAL 307

TREN MAYA

AVENIDA HUAYACÁN

Playa pública

Ventura Park

MAR CARIBE

RIVIERA CANCÚN
Campo de golf

AVA
Hotel & Resort

EL TINTO
Campo de golf

Futura Vivienda de retiro

ALTAVISTA

LAUSANA

XOXOBILOCO

CASTERA

Futuro Desarrollo Inmobiliario

GO GRAND OUTLET

MOON PALACE
Golf & Spa
Resort

RUTA DEL TREN MAYA

PUERTO MORELOS
PLAYA DEL CARMEN



 (998) 880 50 60

 info@lausana.com.mx |   [@lausanacancun](https://www.instagram.com/lausanacancun)

Av. Huayacán II, Lote 1-29, Mz. 01, Sm. 47, Cancún, Quintana Roo, México. C.P. 77580

lausana.com.mx



All renders and graphic elements described in this material are conceptual proposals only, used to illustrate the essence of the intended lifestyle. They are based on preliminary development plans, which are subject to revisions and other changes without notice until the final definition of the construction project.

