



VALLADOLID

HOTEL • RESIDENCE • MUSEUM

PROJECT

BE PART OF THE MOST
AWARDED PROJECT IN
YUCATÁN

Muúk Karant is an exclusive mixed-use residential development that will feature 604 residential lots, a boutique hotel, and the world's first pre-Hispanic museum inside a cenote.

Spanning 84 hectares, the project conceals **4 cenotes** mystical spots where life has echoed since ancient times, making this place truly enchanting.



HOTEL LOBBY ACCESS

PROJECT

604 ECO-RESIDENTIAL LOTS



OPEN CENOTE

WILDLIFE
RESERVE

CLOSED
CENOTE

BOUTIQUE
HOTEL

ACCESS

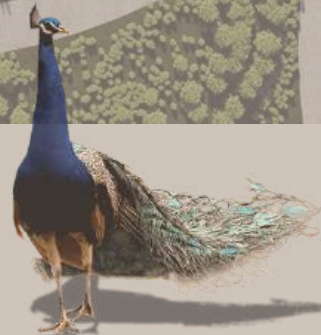
ARTIFICIAL
LAKE

PRE-HISPANIC
MUSEUM

CLUBHOUSE

VIEWPOINT

Wildlife Reserve



PROJECT

LIVE THE ESSENCE OF AN
ECOLOGICAL PROJECT
WITH EVERY COMFORT

The residential area of Muúk Karant was planned with the intention of preserving and enhancing the cenotes and the vast vegetation that covers this great development, creating harmony with nature.



ARTIFICIAL LAKE

TEAM

WHO WE ARE

WBC is a company with over 23 years of experience, specializing in high-impact residential developments. Throughout our trajectory, we have received multiple international awards, positioning ourselves as the most disruptive and forward-thinking alternative in the market.

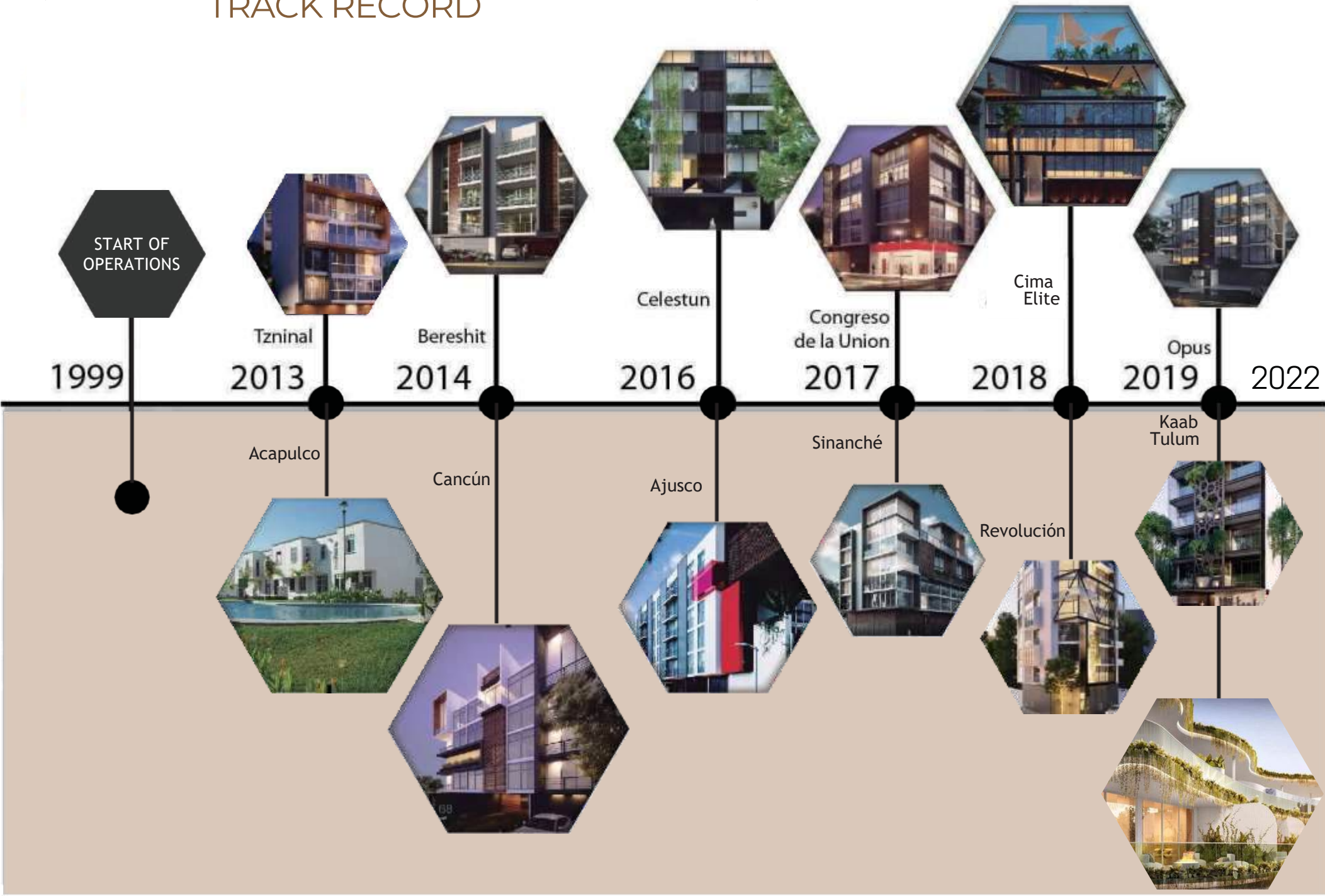


WORLD BUSINESS
CAPITAL



TEAM

TRACK RECORD



TEAM

TRACK RECORD

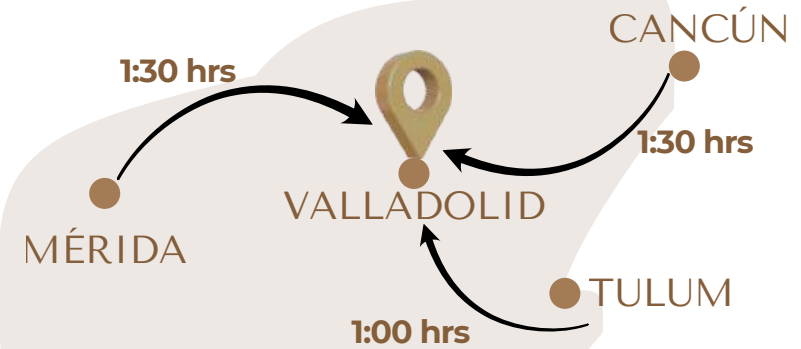
We have built over **44 residential projects**,
with more than **2,000 units sold**



LOCATION

Muúk Karant is located in a privileged area, just 20 minutes from Valladolid, one of the most captivating Magic Towns in Mexico's Yucatán Peninsula.

Additionally, it borders the new Xibalbá Park by Grupo Xcaret, an exceptional feature that will provide exponential added value over the next two years.



GULF OF MEXICO



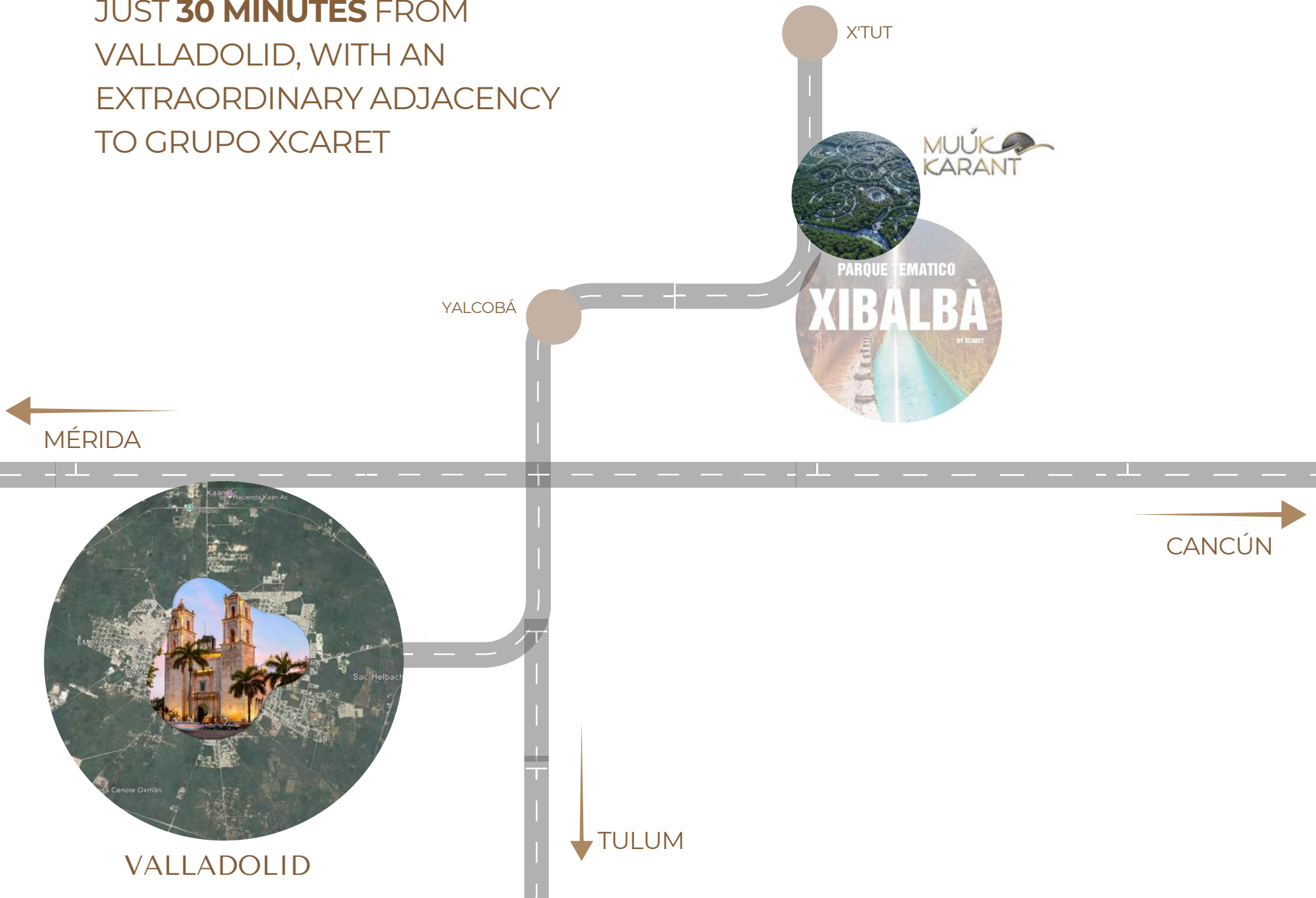
LOCATION

VALLADOLID, MAGIC TOWN
THE PEARL OF THE EAST



LOCATION

JUST **30 MINUTES** FROM
VALLADOLID, WITH AN
EXTRAORDINARY ADJACENCY
TO GRUPO XCARET



AMENITIES

ENJOY OVER 30 PREMIUM
AMENITIES WITHIN YOUR
FUTURE HOME

The amenities conceived within this development have been designed with a deep awareness of care and respect for nature.

We will be the only development in the entire southeast of Mexico to offer touristic amenities that promote the conservation of our cultural roots.



PHYSICAL
ACTIVITIES



NATURE



REST & CONTEMPLATION



ARCHITECTURE



CULTURAL RECREATION

Gym
Jogging Area
Jungle Gym
Paddle Court
Tennis Court
Swimming Pool

Cenotes
Artificial Lake
Green Areas
Trails
Pet park

Reading Area
Meditation Area
Spa
Temazcal
Viewpoint

Restaurant
Clubhouse
Hotel
Access

Amphitheater
Pre-Hispanic Museum
Grill Area
Event Hall
Picnic Area



CLUBHOUSE

LIVE A LIFE FULL OF
LUXURY AND COMFORT
THE VERY ESSENCE OF OUR
CLUBHOUSE



SWIMMING POOL

AMPHITHEATER

DESIGNED TO HOST EVENTS
AND PERFORMANCES THAT
DRAW THEIR ESSENCE FROM A
PRE-HISPANIC SETTING

With a capacity for 550 people, this
beautiful venue will host unique events
of its kind.



AMPHITHEATER ACCESS

VIEWPOINT

CAN YOU IMAGINE BEING A
WITNESS TO THE MOST
BREATHTAKING SUNSETS IN
YUCATÁN, FROM A HEIGHT OF
15 METERS?

A monumental structure emerges from
the virgin jungle, conceived as a radial
platform standing 15 meters high, from
where you can experience unique sunrises
and sunsets.



VIEWPOINT

PRE-HISPANIC MUSEUM

THE FIRST PRE-HISPANIC
MUSEUM IN THE WORLD
BUILT INSIDE A CENOTE

It was born from the firm conviction to preserve and honor the culture and ancestral roots of our country. Thanks to the support of state and municipal governments, and to a private collection of more than 300 Pre-Hispanic pieces from various cultures across Mexico. We will promote awareness, care, and preservation of our cultural roots.



EXHIBITION AREA

PRE-HISPANIC MUSEUM

THE CULTURAL ROOTS
OF OUR COUNTRY
WITHIN YOUR HOME

The region of Mexico and Central America, known as Mesoamerica, was the cradle of some of the oldest and most advanced civilizations of the Western world. The natural wealth generated by the variety of climates, the abundance of water, and the fertility of the land became the foundation that allowed the rise of great human settlements. Thanks to this historical background, we have undertaken the task of creating an exhibition chronologically curated, showcasing various pieces from across the country.



BOUTIQUE HOTEL

AVANT-GARDE
ARCHITECTURE WILL
AWAKEN YOUR
SENSES

The Muúk Karant Boutique Hotel is surrounded by 30 suites that embrace one of the most beautiful cenotes in the region.

It is designed for guests to enjoy this oasis in the comfort of modern architecture, enriched by a sumptuous attention to detail and design.



HOTEL

BOUTIQUE HOTEL

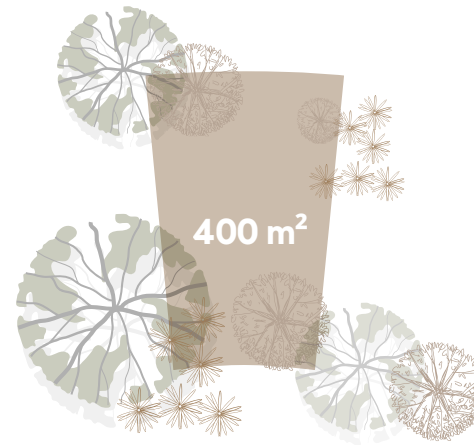
THE MUÚK KARANT HOTEL WILL BE
OPERATED BY A PRESTIGIOUS HOTEL
CHAIN, THUS ENSURING A HIGH
APPRECIATION VALUE FOR THE ENTIRE
DEVELOPMENT



AERIAL VIEW HOTEL

PROTOTYPES

WE OFFER THREE TYPES OF LOTS



PROTOTYPE A
Area : 400 m²
Front: 10.92m
Back: 19.24m
Depth: 26.50m



PROTOTYPE B
Area: 440 m²
Front: 11.50m
Back: 16.45m
Depth: 31.50m



PROTOTYPE C
Area: 475 m²
Front: 18.34m
Back: 22.02m
Depth: 23.50m

PROTOTYPES

AS PART OF THE MUÚK KARANT FAMILY,
YOU WILL HAVE THE OPPORTUNITY TO
CHOOSE A RESIDENTIAL PROTOTYPE THAT
BEST SUITS YOUR NEEDS





PROTOTYPES





REASONS TO INVEST IN MU'UK KARANT

1

WE ARE THE ONLY ECO-
RESIDENTIAL TOURIST
DEVELOPMENT IN
YUCATÁN



2

THE ONLY
DEVELOPMENT IN THE
WORLD FEATURING A
PRE-HISPANIC MUSEUM
INSIDE A CENOTE



3

A BOUTIQUE HOTEL
THAT WILL BE
OPERATED BY A
RENOWNED
HOSPITALITY BRAND



4

4 CENOTES
WITHIN THE
DEVELOPMENT



5

AN AMPHITHEATER
DESIGNED TO HOST
EVENTS, GENERATING A
STRONG DEMAND FOR
LODGING IN THE AREA



6

THE IMAGE, STYLE, AND
ARCHITECTURE WILL BE
CAREFULLY CURATED
AND PRESERVED
THROUGH A STRICT
INTERNAL DESIGN
CODE



7

WE ENJOY A
PRIVILEGED BORDER
LOCATION, RIGHT NEXT
TO XIBALBÁ PARK BY
GRUPO XCARET





THE VALLADOLID
STATION OF THE
MAYA TRAIN IS JUST
15 KM AWAY



THE NEW TULUM
AIRPORT IS
APPROXIMATELY
1 HOUR AWAY



VALLADOLID IS A
PUEBLO MÁGICO
WITH A HISTORY OF
STEADY GROWTH



MULTI-AWARDED DEVELOPMENT

RECOGNIZED AS THE BEST
MIXED-USE PROJECT IN LATIN
AMERICA



STRATEGIC LOCATION

- 4 International Airports: Cancún, Mérida, Tulum, and Chichén Itzá (located in Kaua, Yucatán, at kilometer 31.2 of the Cancún–Mérida federal highway, just 17 km from the Chichén Itzá archaeological site, in the heart of the Mayan jungle).
- Maya Train: Connects the main tourist destinations of southeastern Mexico, facilitating access to cultural and natural sites.
- 7 Nearby Beaches: Playa Paraíso (Tulum), Río Lagartos, Las Coloradas, El Cuyo, Cancuncito, San Felipe, and Holbox.
- 17 Cenote Parks: Featuring Xibalbá, developed by Grupo Xcaret.
- Archaeological Wealth: Iconic sites such as Chichén Itzá, Cobá, and Ek Balam.



TOURISM IN MEXICO

FIRST SEMESTER 2025

- **47.4** Million international visitors
- **23.4** Million international tourists
- The southeastern region of Mexico concentrates a significant share of tourism, with destinations such as Cancún, Riviera Maya, Playa del Carmen, and Mérida standing out as major attractions.

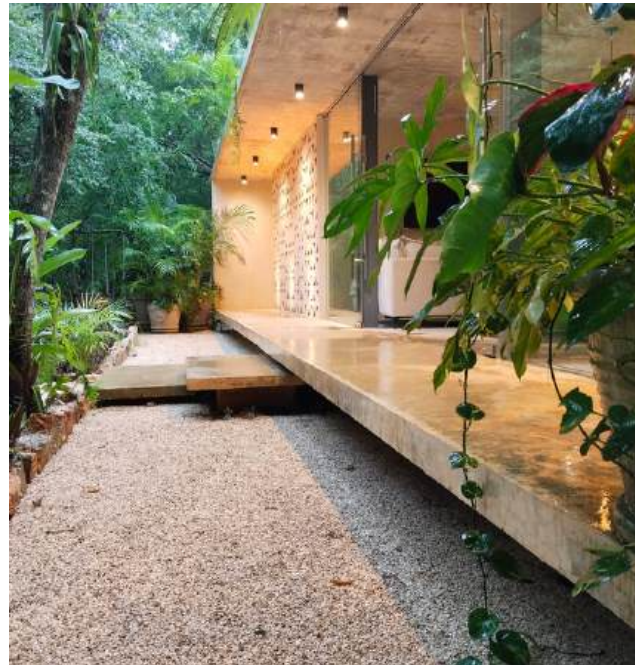
KEY INFRASTRUCTURE:

- Cancún International Airport: The main entry point for international tourists to the southeast of Mexico.
- Maya Train: Over 1.3 million passengers transported through strategic routes including Cancún, Mérida, and Playa del Carmen.



PROGRESS

SHOWROOM AND MURAL



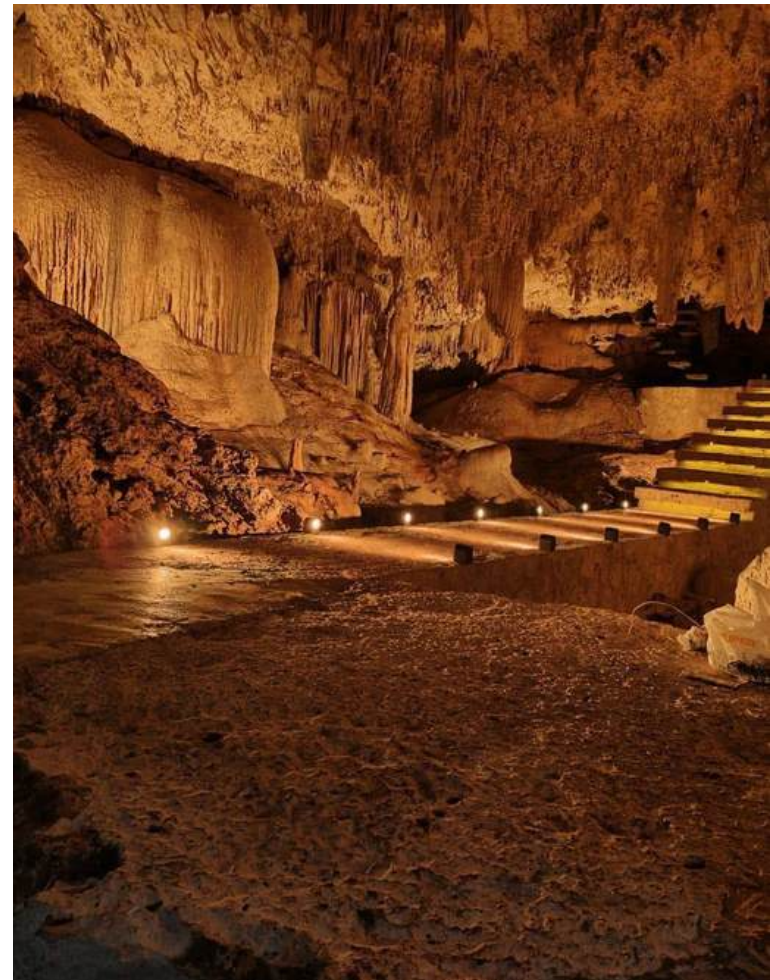
PROGRESS

ACCESSIBILITY TO ALL CENOTES



PROGRESS

INFRASTRUCTURE INSIDE THE CENOTES AND MUSEUM



PROGRESS

BEGINNING OF URBANIZATION IN THE FIRST VILLAGES





Price From:

USD 43,251.67

DEPENDS ON THE EXCHANGE RATE OF THE DAY

**FINANCING AVAILABLE
12, 24 AND 36 MONTHS**

WHY INVEST?

BY BELONGING TO THE MUÚK KARANT FAMILY, YOU WILL OBTAIN AN UNMATCHED RETURN THANKS TO THE DEVELOPMENT'S POTENTIAL AND THE GREAT MOMENTUM THAT YUCATÁN IS CURRENTLY EXPERIENCING

