

# MUÚK KARANT

VALLADOLID  
HOTEL • RESIDENCE • MUSEUM



# PROJECT

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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.



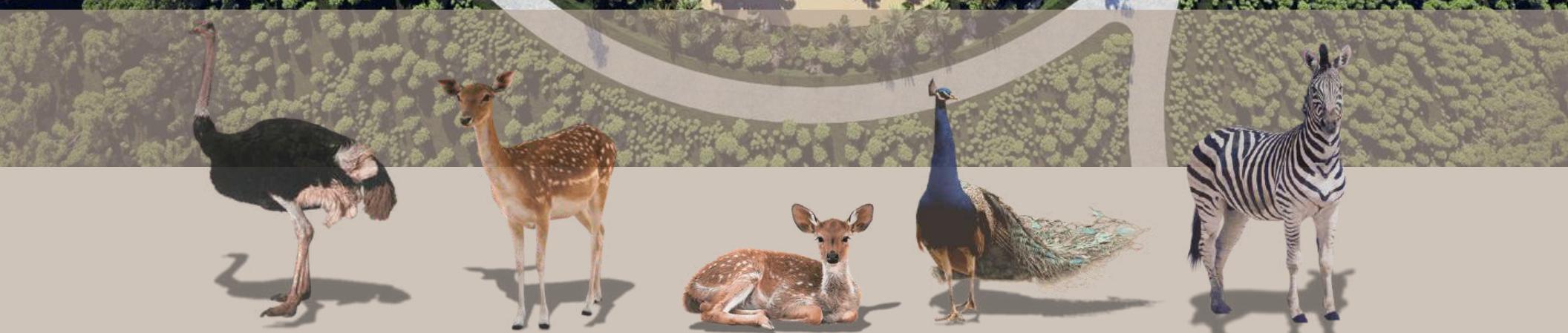
HOTEL LOBBY ACCESS

# PROJECT

## 604 ECO-RESIDENTIAL LOTS



# Wildlife Reserve



# PROJECT

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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

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## 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.

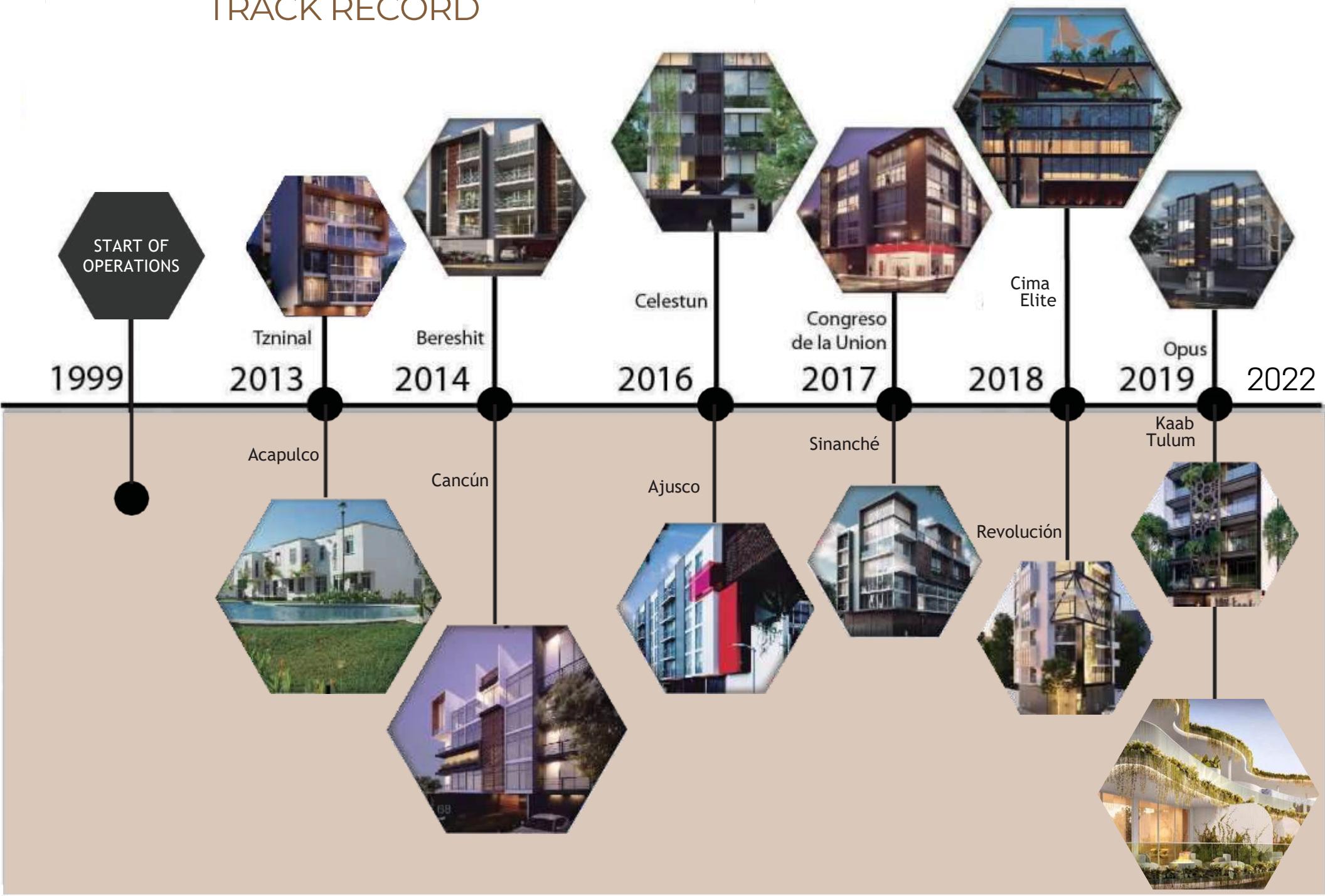


WORLD BUSINESS  
CAPITAL



# TEAM

## TRACK RECORD



# TEAM

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## TRACK RECORD

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

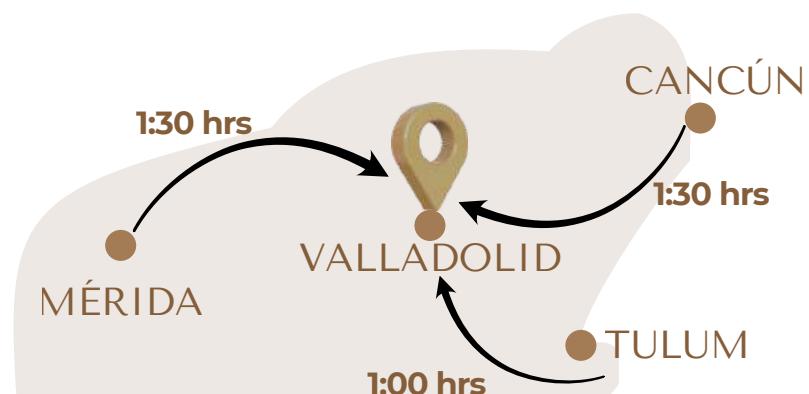


# LOCATION

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**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



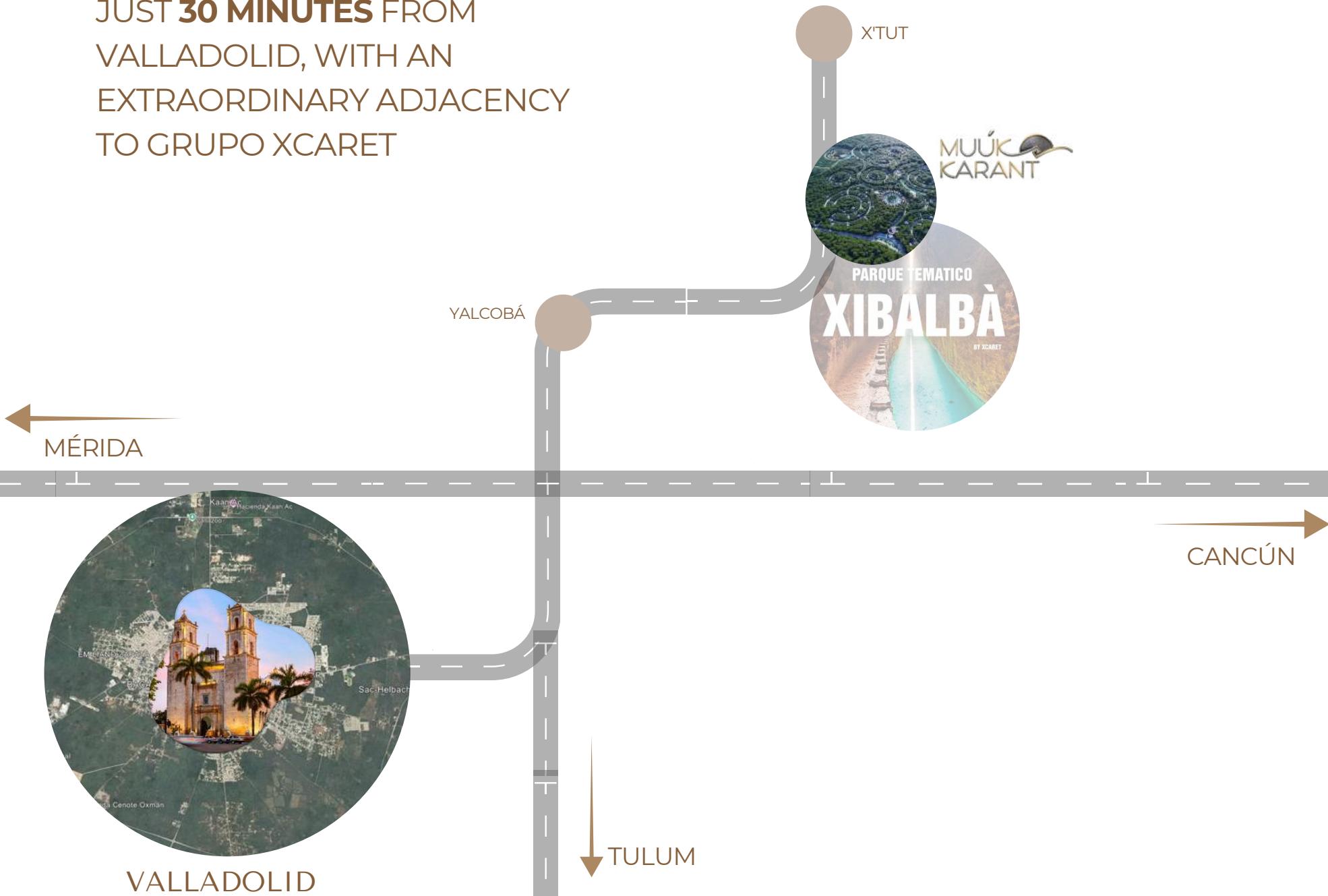
# LOCATION

VALLADOLID, MAGIC TOWN  
THE PEARL OF THE EAST



# LOCATION

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

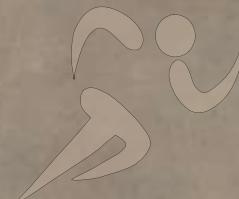


# AMENITIES

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

Gym  
Jogging Area  
Jungle Gym  
Paddle Court  
Tennis Court  
Swimming Pool



## NATURE

Cenotes  
Artificial Lake  
Green Areas  
Trails  
Pet park



## REST & CONTEMPLATION

Reading Area  
Meditation Area  
Spa  
Temazcal  
Viewpoint



## ARCHITECTURE

Restaurant  
Clubhouse  
Hotel  
Access



## CULTURAL RECREATION

Amphitheater  
Pre-Hispanic Museum  
Grill Area  
Event Hall  
Picnic Area



# CLUBHOUSE

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



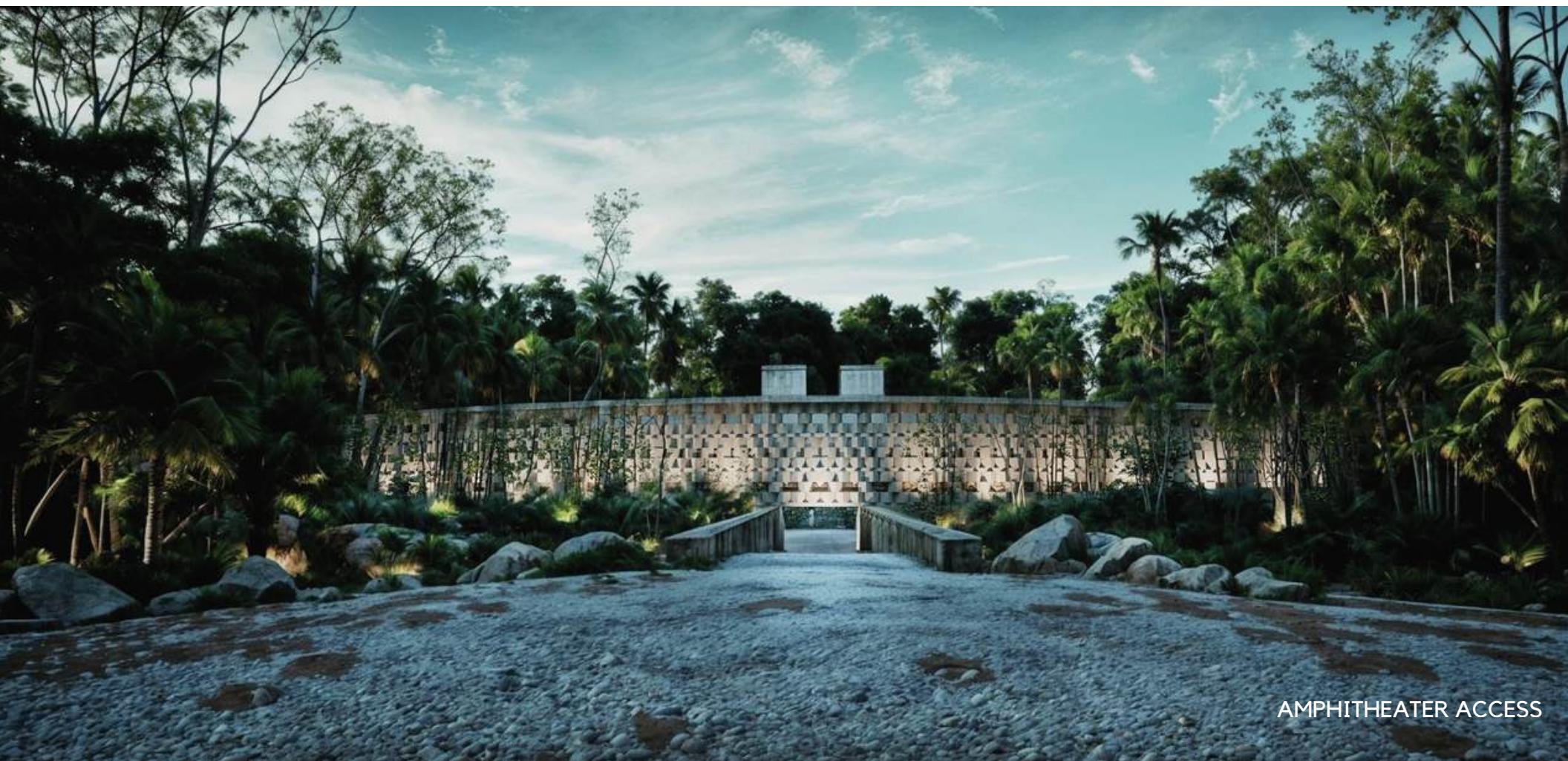
SWIMMING POOL

# AMPHITHEATER

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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

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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.



# 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

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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

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AVANT-GARDE  
ARCHITECTURE WILL  
AWAKEN YOUR  
SENSES

The Muük 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

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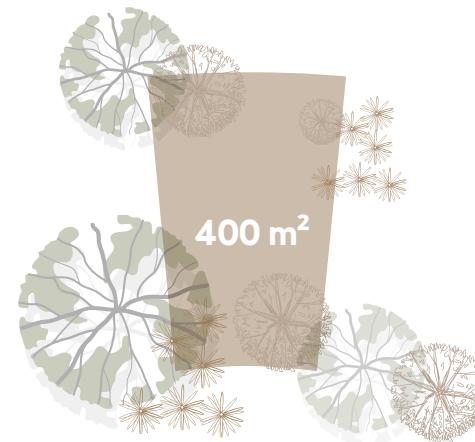
THE MUÚK KARANT HOTEL WILL BE  
OPERATED BY A PRESTIGIOUS HOTEL  
CHAIN, THUS ENSURING A HIGH  
APPRECIATION VALUE FOR THE ENTIRE  
DEVELOPMENT



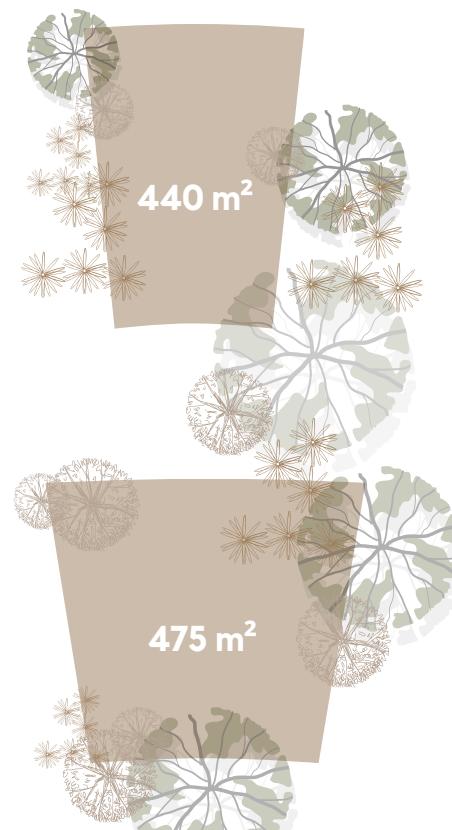
AERIAL VIEW HOTEL

# PROTOTYPES

WE OFFER THREE TYPES OF LOTS



PROTOTYPE A  
Area : 400 m<sup>2</sup>  
Front: 10.92m  
Back: 19.24m  
Depth: 26.50m



PROTOTYPE B  
Area: 440 m<sup>2</sup>  
Front: 11.50m  
Back: 16.45m  
Depth: 31.50m



PROTOTYPE C  
Area: 475 m<sup>2</sup>  
Front: 18.34m  
Back: 22.02m  
Depth: 23.50m

# PROTOTYPES

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





# PROTOTYPES

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# 10 REASONS TO INVEST IN MUÚK 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  
RENNOWNED  
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



8

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



9

THE NEW TULUM  
AIRPORT IS  
APPROXIMATELY  
1 HOUR AWAY



10

VALLADOLID IS A  
PUEBLO MÁGICO  
WITH A HISTORY OF  
STEADY GROWTH



# MULTI-AWARDED DEVELOPMENT

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RECOGNIZED AS THE BEST  
MIXED-USE PROJECT IN LATIN  
AMERICA



PRIMER LUGAR



# STRATEGIC LOCATION

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- 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:

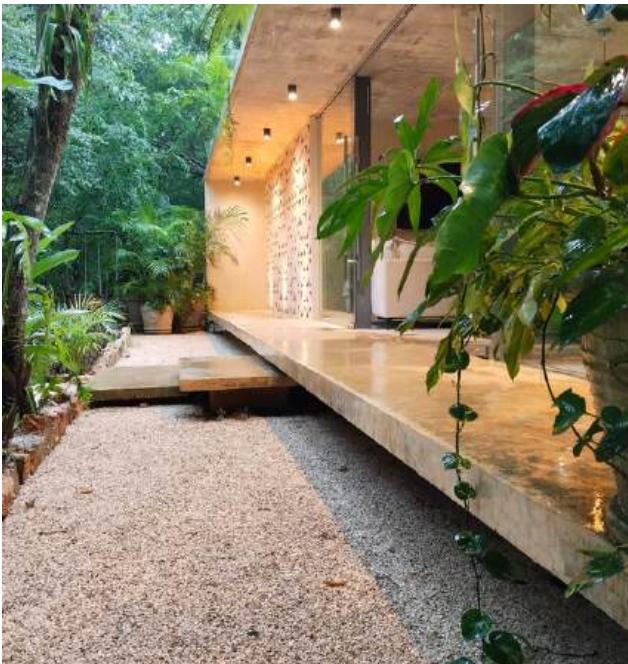
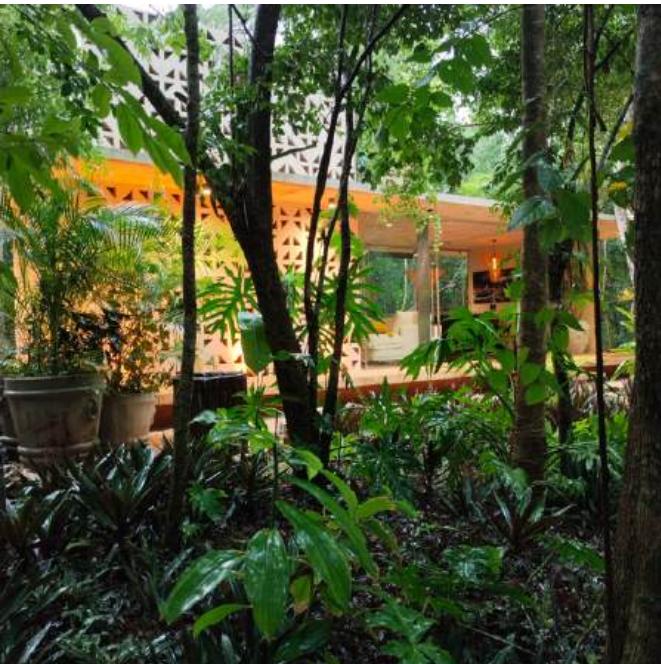
- Cancún International Airport: The main entry point for international tourists to the southeast of Mexico.
- Maya Train: Over 1.3 million passengers transported through strategic routes including Cancún, Mérida, and Playa del Carmen.



# PROGRESS

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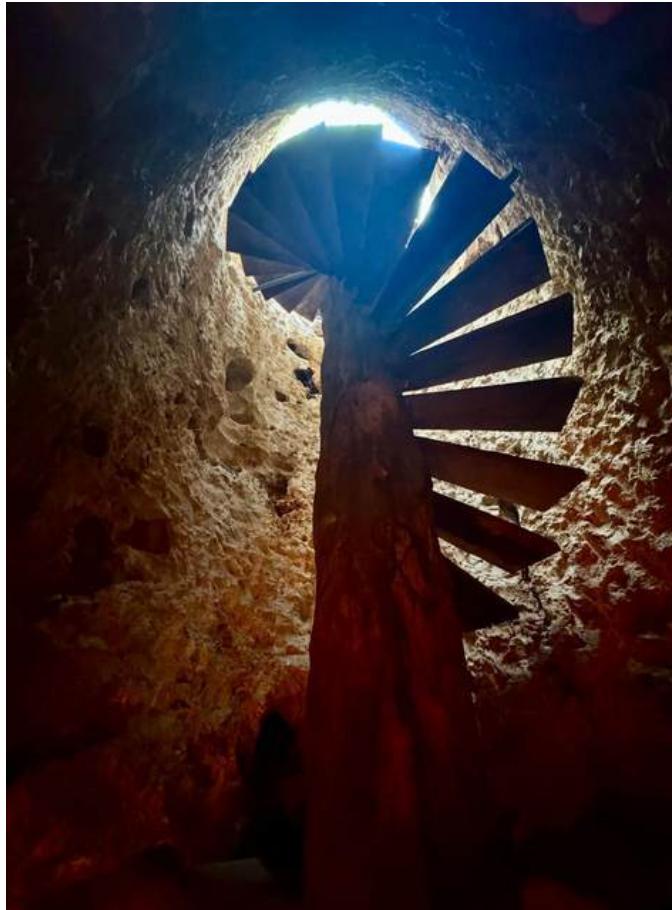
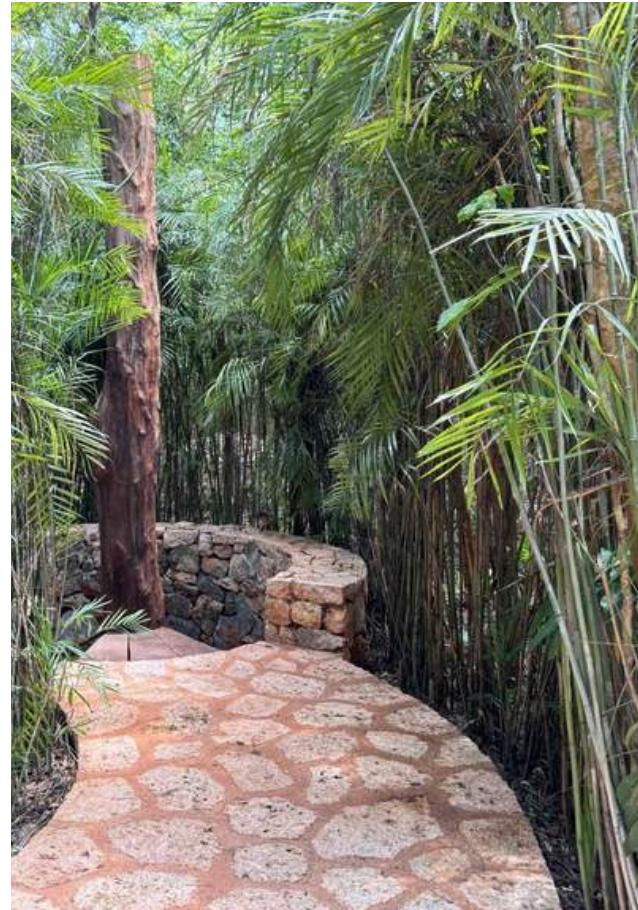
## SHOWROOM AND MURAL



# PROGRESS

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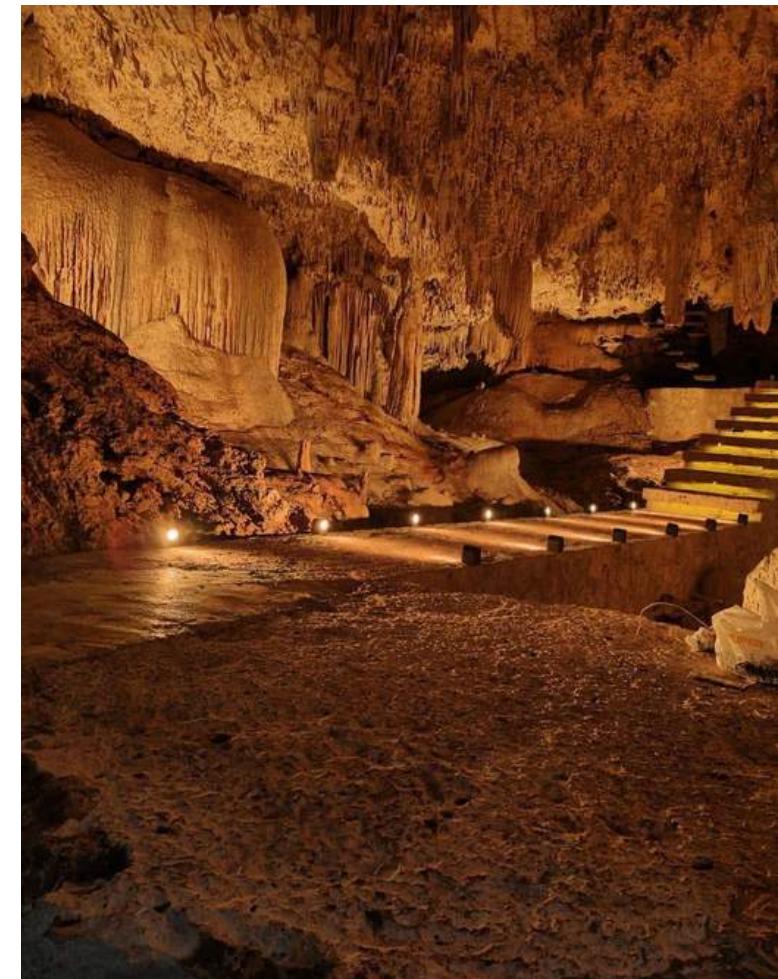
## ACCESSIBILITY TO ALL CENOTES



# PROGRESS

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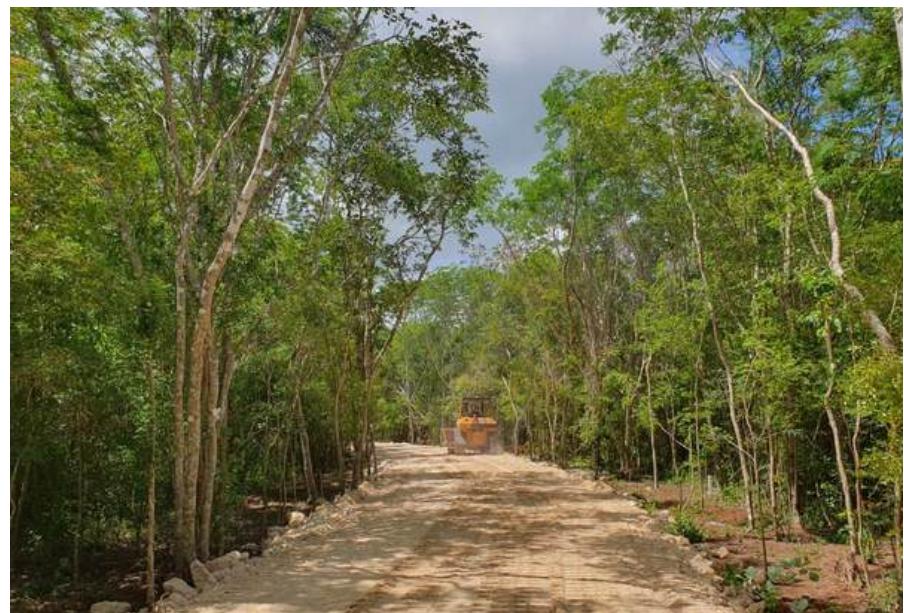
## INFRASTRUCTURE INSIDE THE CENOTES AND MUSEUM



# PROGRESS

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## 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?

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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

