GRUPO FIAT

CABO CORAL

LIVING + BEACH CLUB®

OCEANFRONT RESIDENCES
CHICXULUB, YUCATÁN, 2026

Eternal Summer

We redefine the art of oceanfront living

cabocoral.mx





Luxury and comfort by the sea

Cabo Coral is an exclusive oceanfront residential community featuring three residential towers, resort-style amenities, and a private beach club exclusively for its residents.

Designed across an expansive site, its architectural layout seamlessly integrates more than 15 amenities, landscaped green areas, and spacious roadways to create a unique environment of community, security, and comfort.

The Yucatan Riviera: A Well-Kept Secret

CABO CORAL

PUERTO PROGRESO

CHUBURNA

SISAL

CHICXULUB PUERTO

TELCHAC PUERTO

SANTA CLARA

DZILAM DE BRAVO

CHABIHAU

MÉRIDA

CELESTÚN

CHICHÉN ITZÁ

CANCÚN

PLAYA DEL CARMEN

COZUMEL

TULUM

CAMPECHE

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DISTANCES FROM CABO CORAL

MÉRIDA	24MI
P. PROGRESO	6MI
TELCHAC	21.5MI
MY MARKET PLACE	1.3MI

FLIGHT TIME TO MÉRIDA

CDMX - MID	1h 55 min
GDL - MID	2h 15min
MTY - MID	1h 55min





- More than 370 km of coastline with multiple ports and established tourist destinations.
- An area with a high concentration of second homes, regional tourism, and international visitors.
- Mangroves, nature reserves, and wildlife watching, including flamingos and a wide variety of bird species.
- Growing residential and tourism development along the entire coastline.
- High demand for vacation rentals in areas such as Chicxulub.
- Close to the Cenote Ring, one of the world's most important natural systems.
- Direct connectivity to Mérida.
- Activities:
  - Kayak, paddleboard and sport fishing.
  - Diving and snorkeling at nearby reefs.
  - Ecotourism and nature-based experiences.

Progreso's seaport

At more than 6 km long, Progreso's seaport is one of the longest of its kind in Latin America. This strategic infrastructure project facilitates the arrival of cruise ships, boosts maritime commerce, and increases the value of the surrounding area.

Its impact has contributed to a tourism and investment boom along the Yucatan coast, directly benefiting developments such as Cabo Coral.




Connect with the essence
of the Yucatan coast
cabocoral.mx



What makes this coast unique?

- Calm, shallow beaches, ideal for families and water activities.
- Sustained growth in infrastructure and services while preserving the area's local.
- Accelerated appreciation driven by residential, tourism, and commercial development.
- Proximity to Merida, one of the safest cities in Mexico and one of the country's leading destinations for quality of life.



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TOWER 1 UNDER CONSTRUCTION
COMING SOON: TOWER 2
COMING SOON: TOWER 3
RESIDENTIAL LOTS PHASE 1
LA PUNTA BEACH CLUB
cabocoral.mx

Community Amenities

- Padel court
- Sport Bar
- Gym
- Swimming pool
- Children's playground
- Reflecting pool
- Roof and Grill
- Event hall
- Bocce ball court
- Linear park
- Business center
- Teens room
- Pet park




La
Punta
CLUB NÁUTICO Y COCINA
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A gastronomic and cultural experience by the sea

AT THE HEART OF CABO CORAL

La Punta – Nautical Club & Cuisine is the social and creative heart of the Cabo Coral Residential community.

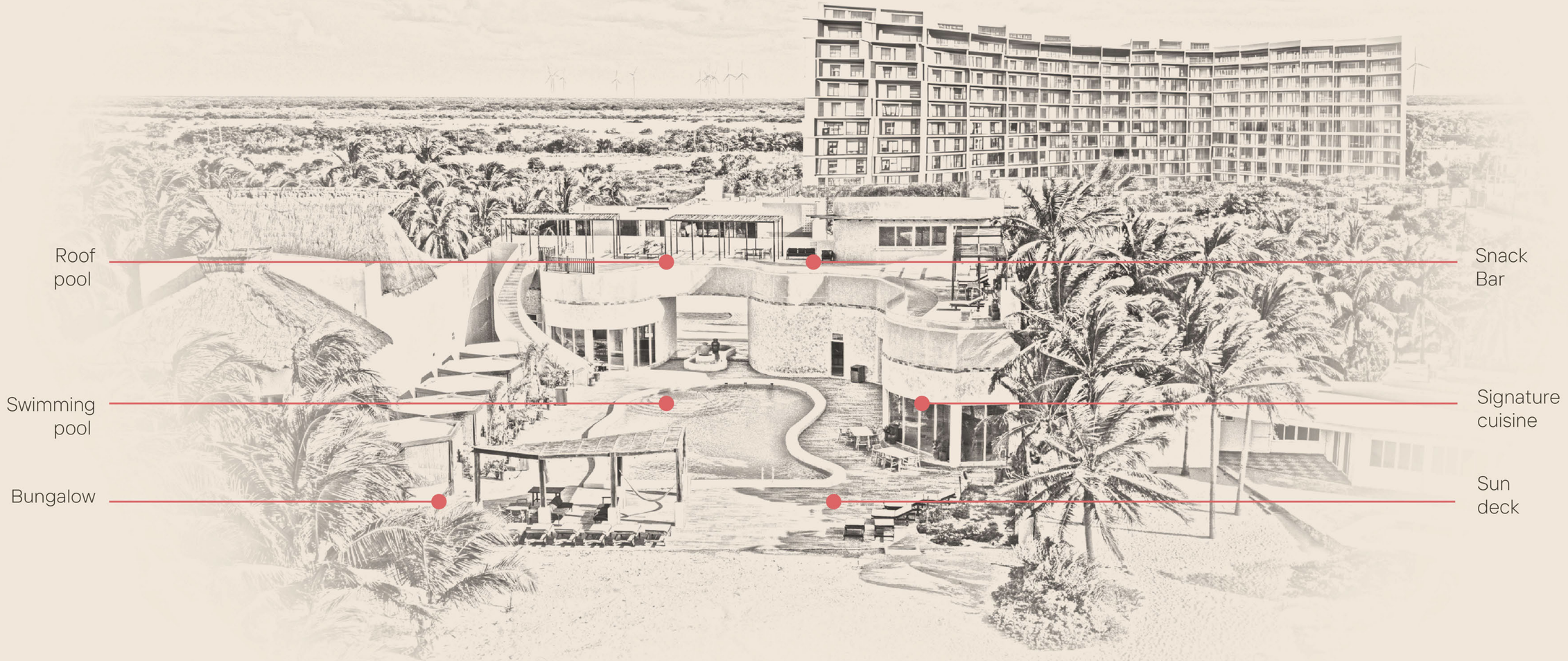
Located along the beaches of Chicxulub, this exclusive beach club offers a unique experience that brings together fine dining, art, coastal architecture, and a nautical lifestyle in one destination.

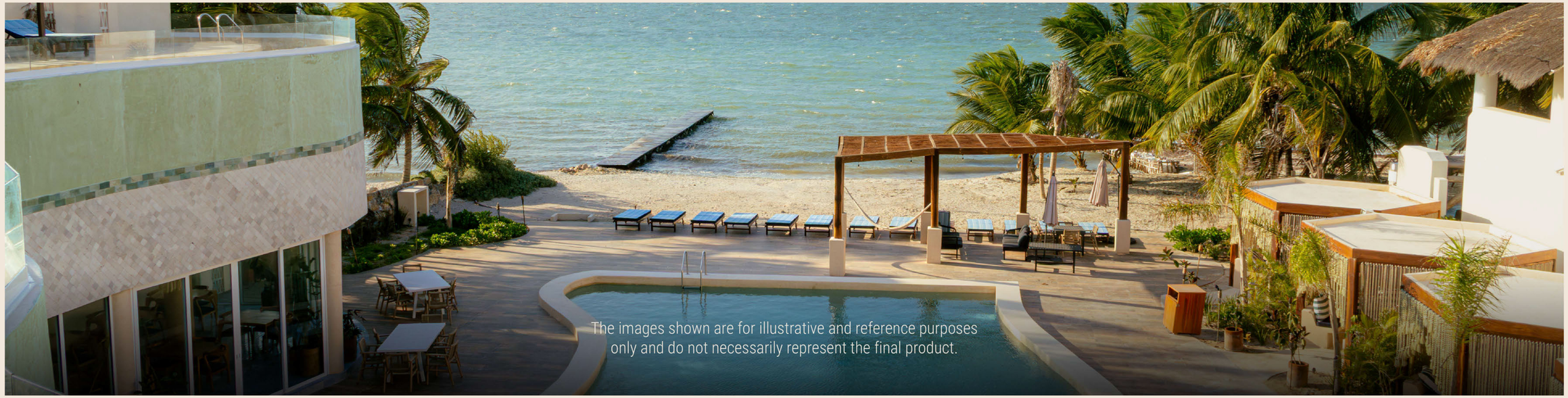




Two levels of sophistication by the sea

LA PUNTA – NAUTICAL CLUB & CUISINE





- Bungalow
- Restaurante
- Snack bar
- Restroom area
- Swimming pool
- Sandy beach sun lounger area
- Alberca Roof
- Kids' club
- Deck sun lounger area

La Punta

The club features a ground-floor swimming pool, ideal for family gatherings by the sea, as well as an elegant rooftop with a second-level infinity pool designed for unforgettable sunsets, open-air cocktails, and private events overlooking the Gulf of Mexico.

Its contemporary and organic design harmonizes with the sea breeze, sunlight, and tropical vegetation.

Signature cuisine by chef Mohit Bhojwani

The culinary concept is led by renowned chef Mohit Bhojwani, who presents a sophisticated menu inspired by Yucatecan coastal cuisine.

Fresh ingredients, reimagined flavors, and impeccable execution make La Punta a gastronomic destination for Cabo Coral members.



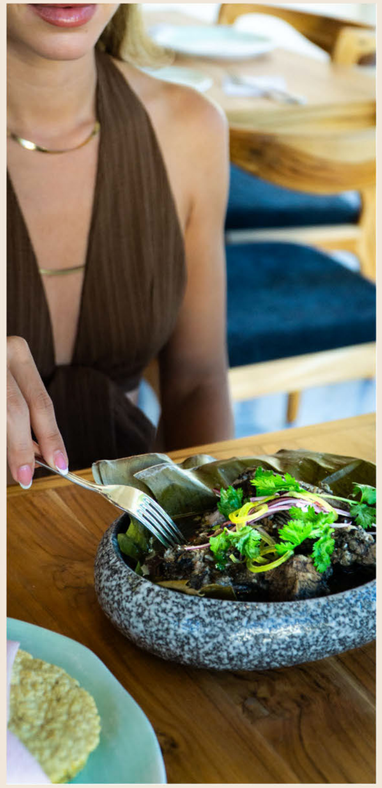


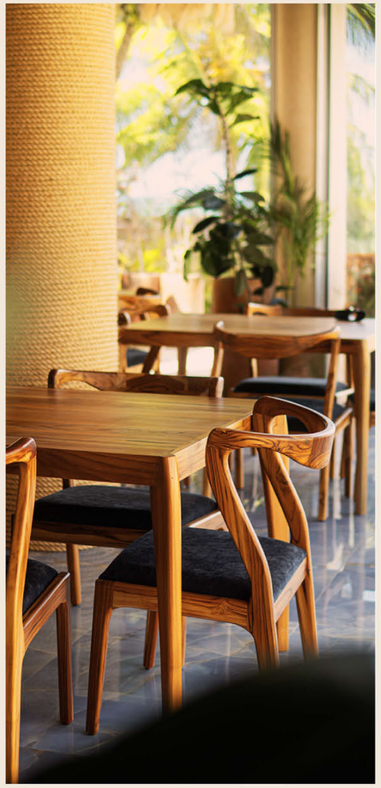
International Art Gallery

As part of its cultural vision, La Punta maintains a partnership with Belgian artist Peter Terrin, renowned for his contemporary expressionism and vibrant use of color. His work, featured in collections across Europe and North America, will be displayed in a permanent gallery within the club.

The space will also showcase emerging local artists from Yucatán, bringing together art, design, and community in one distinctive environment.







Exclusividad y pertenencia

With access reserved for residents and investors, La Punta – Nautical Club & Cuisine is more than an amenity: it is the cultural and social soul of Cabo Coral.

A place where fine dining, art, and coastal living come together to create a unique, authentic experience with a distinctive sense of identity.



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Tower 1 - Residences

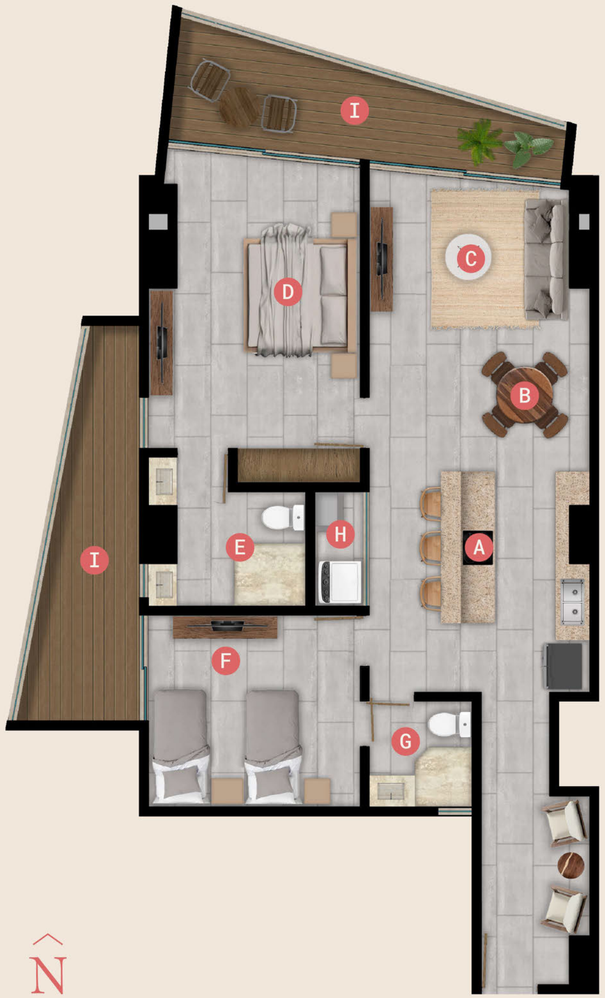


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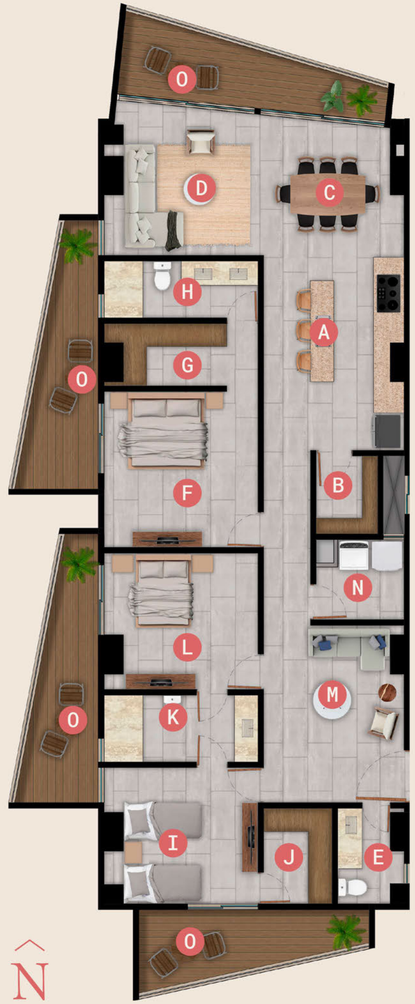


Ocean Corner Suite

2-BEDROOM RESIDENCE

119.01 m²

- A Kitchen
- B Dining area
- C Living room
- D Primary bedroom
- E Primary bathroom
- F Bedroom 2
- G Shared bathroom
- H Laundry room
- I Balcony



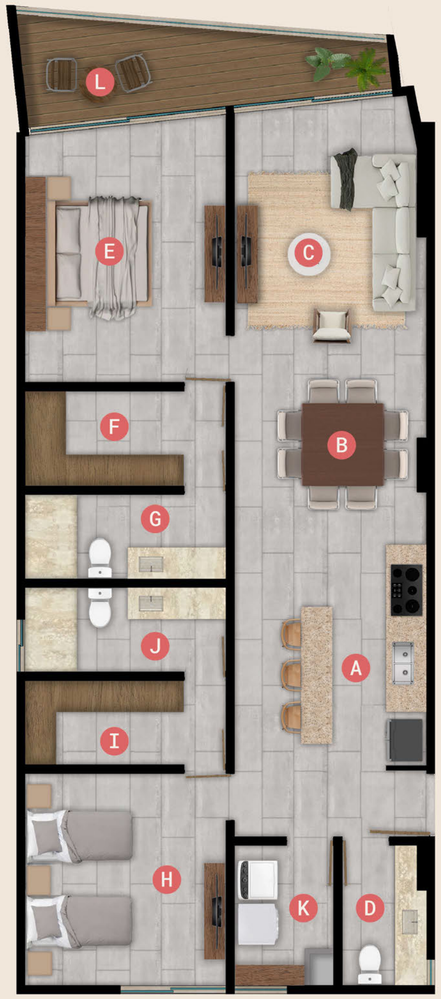
Coral Corner Residence

3-BEDROOM RESIDENCE

207.72 m²

- A Kitchen
- B Pantry
- C Dining area
- D Living room
- E Guest half-bath
- F Primary bedroom
- G Primary bedroom closet
- H Primary bathroom
- I Bedroom 2
- J Bedroom 2 closet
- K Shared bathroom
- L Bedroom 3
- M Flex room
- N Laundry room
- O Balcony

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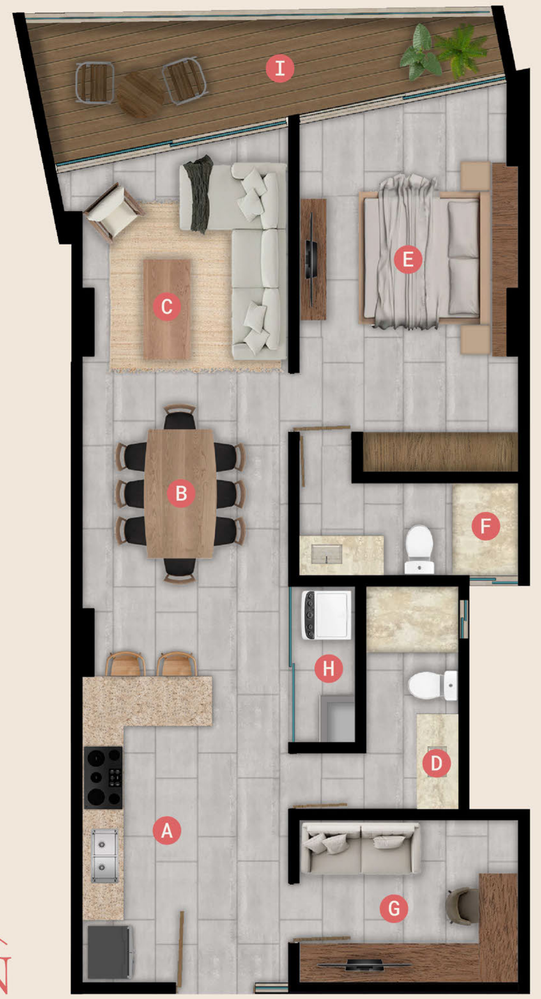


Sea View Grand

2-BEDROOM RESIDENCE

140.69 m²

- A Kitchen
- B Dining area
- C Living room
- D Guest half-bath
- E Primary bedroom
- F Primary bedroom closet
- G Primary bathroom
- H Bedroom 2
- I Bedroom 2 closet
- J Shared bathroom
- K Laundry room
- L Balcony



Sea View

2-BEDROOM RESIDENCE

97.31 m²

- A Kitchen
- B Dining area
- C Living room
- D Guest half-bath
- E Primary bedroom
- F Primary bathroom
- G Flex room
- H Laundry room
- I Balcony

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Sea View Plus

2-BEDROOM RESIDENCE

102.99 m²

- A Kitchen
- B Dining area
- C Living room
- D Primary bedroom
- E Primary bedroom closet
- F Primary bathroom
- G Bedroom 2
- H Shared bathroom
- I Laundry room
- J Balcony



Sea View Suite

2-BEDROOM RESIDENCE

140.42 m²

- A Kitchen
- B Dining area
- C Living room
- D Guest half-bath
- E Primary bedroom
- F Primary bedroom closet
- G Primary bathroom
- H Bedroom 2
- I Bedroom 2 closet
- J Secundary bathroom
- K Laundry room
- L Balcony

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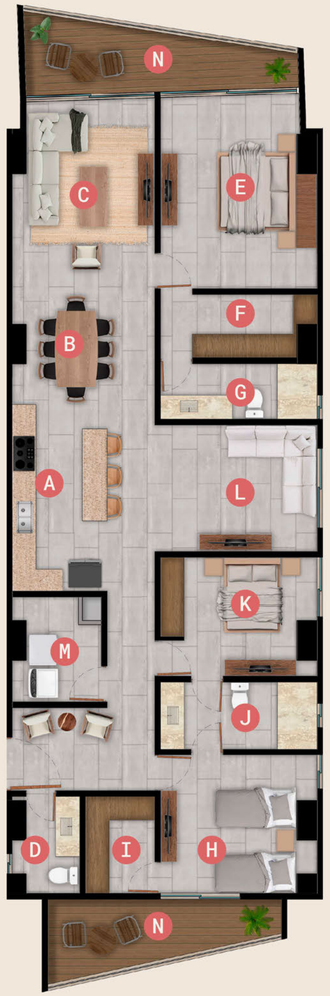


Ocean Suite

2-BEDROOM RESIDENCE

106.78 m²

- A Kitchen
- B Dining area
- C Living room
- D Primary bedroom
- E Primary bathroom
- F Bedroom 2
- G Shared bathroom
- H Laundry room
- I Balcony



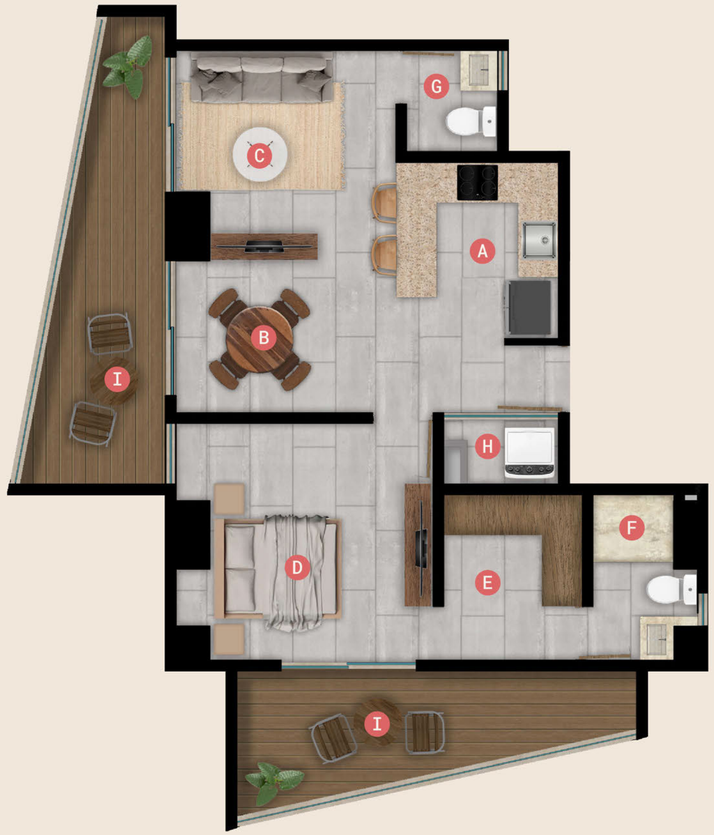
Coral Residence

3-BEDROOM RESIDENCE

183.73 m²

- A Kitchen
- B Dining area
- C Living room
- D Guest half-bath
- E Primary bedroom
- F Primary bedroom closet
- G Primary bathroom
- H Bedroom 2
- I Bedroom 2 closet
- J Shared bathroom
- K Bedroom 3
- L Flex room
- M Laundry room
- N Balcony

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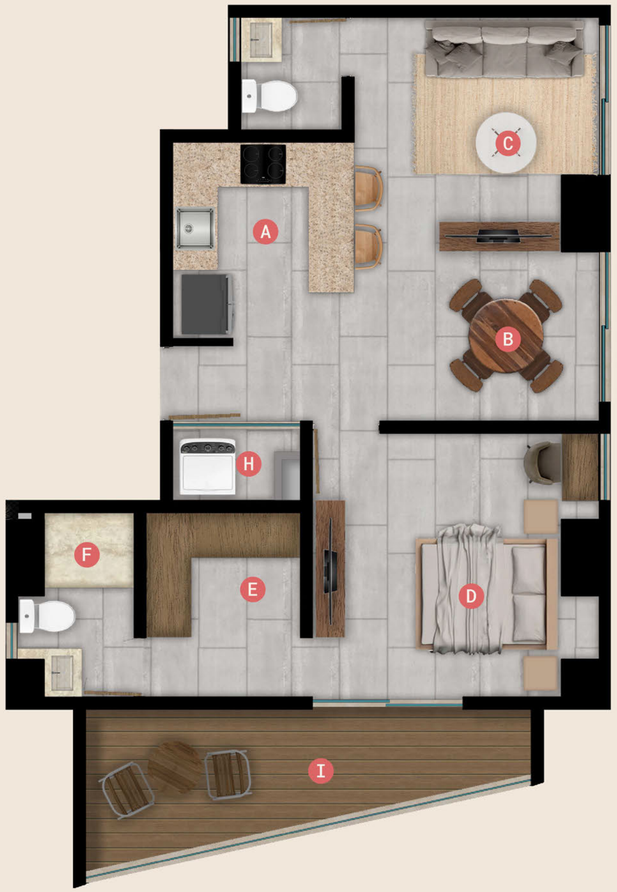
Lagoon View Plus

1-BEDROOM RESIDENCE

80.60 m²

- A Kitchen
- B Dining area
- C Living room
- D Primary bedroom
- E Primary bedroom closet
- F Primary bathroom
- G Half-bath
- H Laundry room
- I Balcony

N



Lagoon View

1-BEDROOM RESIDENCE

68.69 m²

- A Kitchen
- B Dining area
- C Living room
- D Primary bedroom
- E Primary bedroom closet
- F Primary bathroom
- G Half-bath
- H Laundry room
- I Balcony

N

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Guaranteed quality with PREDECON

Construction is supervised by PLAES, with more than three decades of experience, in collaboration with PREDECON. Advantages of prefabricated concrete construction:

- Durability: industrial-grade prefabricated concrete resistant to saltwater and coastal conditions.
- Efficiency: fast and efficient assembly for timely delivery.
- Sustainability: reduced environmental impact and construction waste. CEMEX technology.

PASEO 60 - HOTEL HILTON - BBVA
- LOUIS VUITTON - HOTEL IBIS

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GRUPO FIAT

We are a team of 100% Yucatecan professionals committed to the development and construction of real estate projects designed to enhance and elevate your quality of life.

Driven by our values of commitment, excellence, trust, and respect, we continuously seek comprehensive and innovative solutions while caring for the environment and fostering a connection with nature, happiness, and personal growth.

We create developments that deliver both a unique lifestyle experience and an investment opportunity.

AMPI
MÉRIDA

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Make it a reality. Today.

Living by the sea is no longer a dream; it is a decision.
Cabo Coral is where architecture, comfort, and the ocean come together to offer you a different way of life—a life that is truly yours.

Schedule a private appointment with our advisors and discover this unique development in the Yucatan Riviera for yourself.

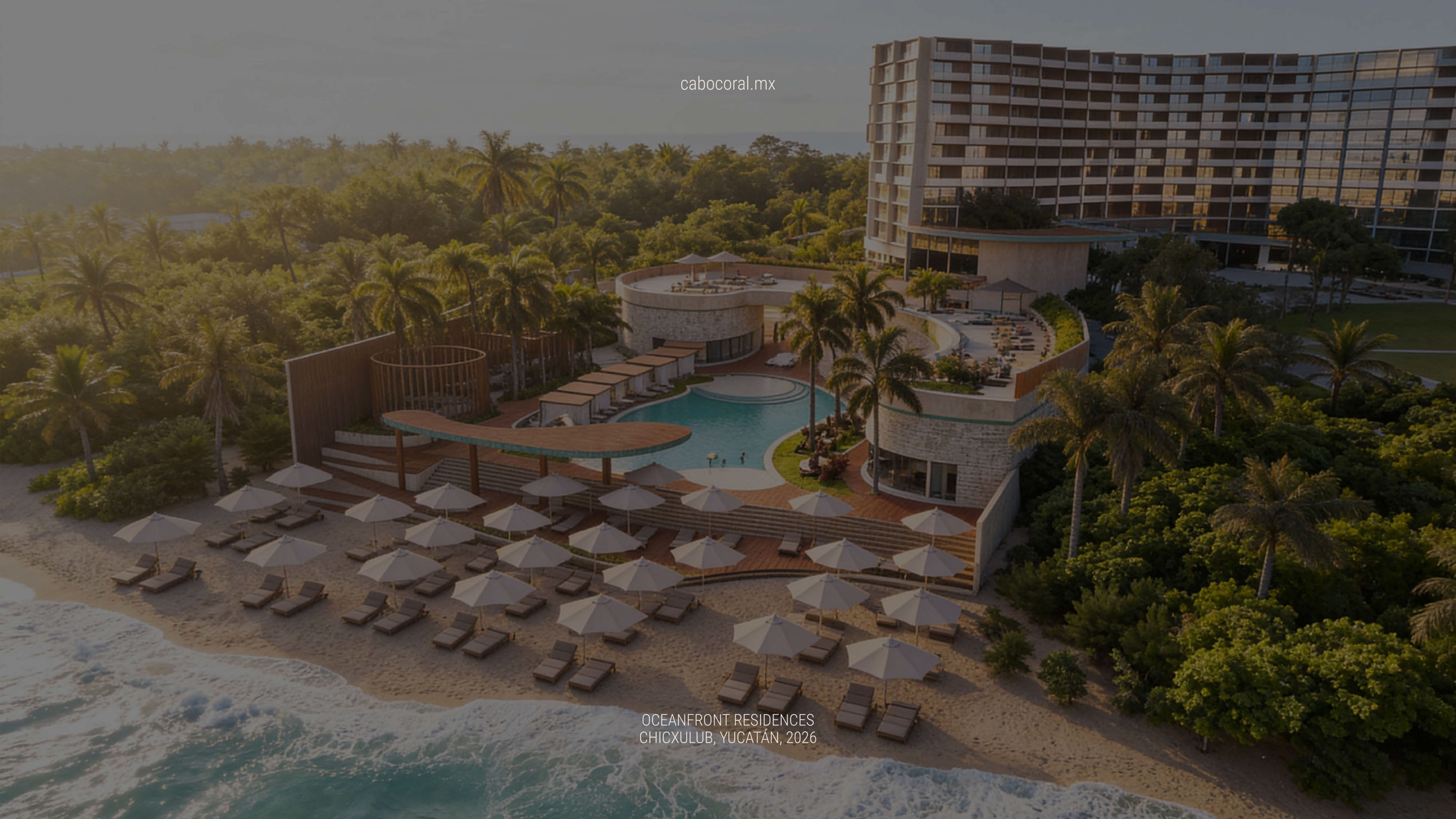
We will show you the towers, the amenities, and the future that is already waiting for you.

Showroom:
Avenida Cámara de comercio
entre 34 y 32 A
Mérida, Yuc. C.P 97117.

(999) 3315400
contacto@gfiat.mx

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OCEANFRONT RESIDENCES
CHICXULUB, YUCATÁN, 2026