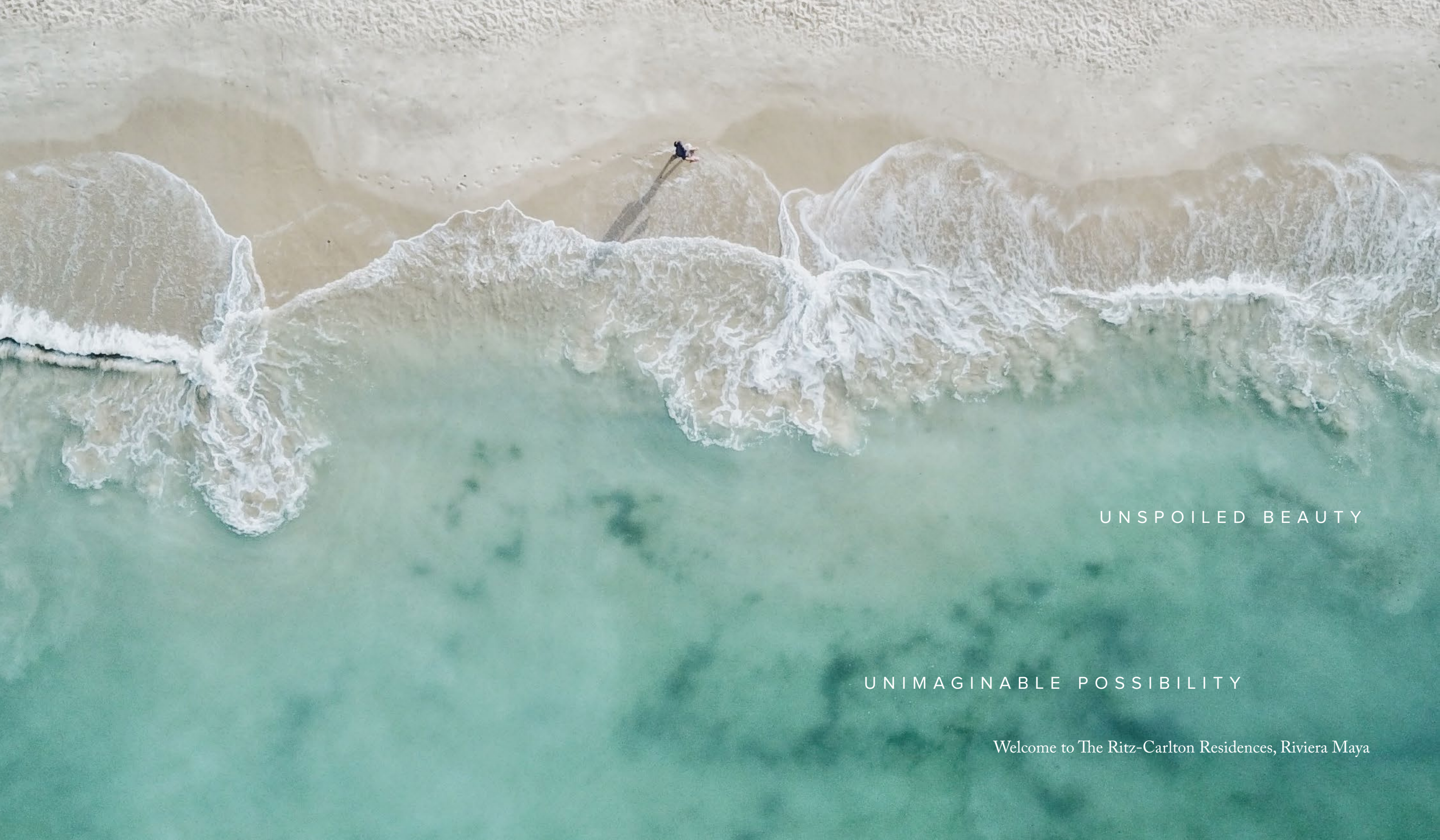




**THE RITZ - CARLTON  
RESIDENCES**

RIVIERA MAYA





UNSPOILED BEAUTY

UNIMAGINABLE POSSIBILITY

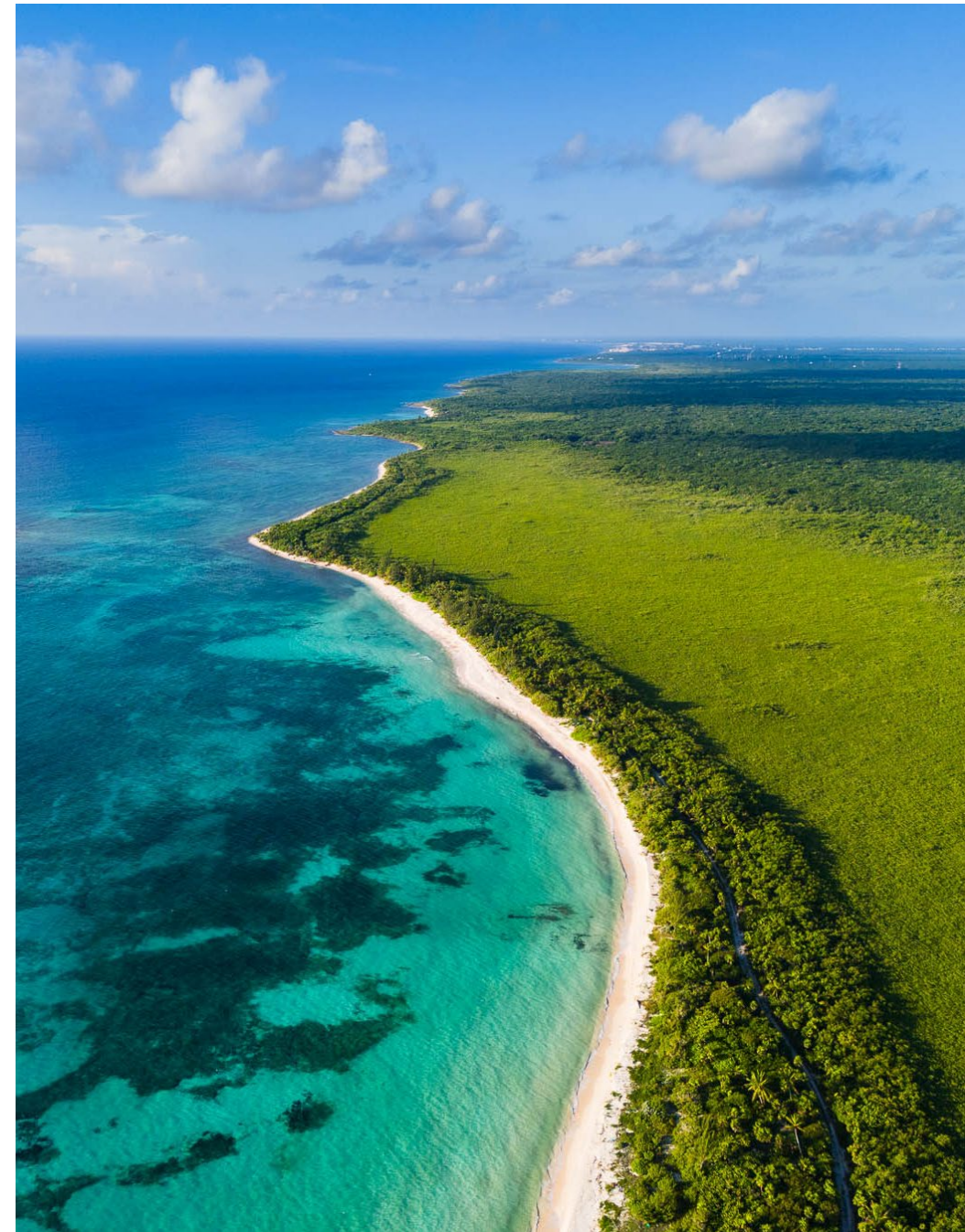
Welcome to The Ritz-Carlton Residences, Riviera Maya



Elevate Your Every Day

Situated on Mexico's storied Yucatan coastline, The Ritz-Carlton Residences, Riviera Maya is a secluded, verdant beachfront paradise with lush tropical canopies, dense mangroves, and sweeping views of the Caribbean Sea.

Reserved for a small and select group of Owners, the Residences comprise a highly curated collection of beachfront villas, oceanview condominiums and luxurious flats.







As the first all-access residential resort property in the Caribbean, The Ritz-Carlton, Riviera Maya boasts 1,600 feet of private crescent-shaped shoreline.





At the threshold of everything on offer in the celebrated Yucatan Peninsula, days at The Ritz-Carlton Residences, Riviera Maya position you to live life to its fullest.





Constructed using local materials and featuring architectural elements inspired by the property's Mayan heritage, the private residences blend seamlessly into the vibrant jungle ecosystem.

1 – Residences    2 – Residence Lobby, Restaurant & Retail    3 – Beach Club    4 – Spa & Fitness    5 – Hotel





Artist's Conceptual Rendering

No matter when you arrive, paths made from moonlight-reflecting white sand illuminate your journey into the property. For centuries, the Mayans who inhabited this area used this abundant native material to navigate their forest pathways.



Dense mangrove forests and rich jungle terrain reveal hidden treasures including (from below, clockwise) the Yucatan jay, red-eyed tree frog, black howler monkey and white-nosed coati.







Cenotes, naturally occurring freshwater caves with spiritual significance to the Yucatan's indigenous Mayan culture, dot the landscape. Explore just beyond the grounds to experience ancestral attractions like Cenote Xunaan Ha, Cenotes Dos Ojos and Cenotes Sac Actun, a stunning underwater cave system.





Called by the cultures of  
those who came before

Just a short drive from the region's well-known  
Mayan ruins, the site's rich Mayan history  
has influenced the entire project design—  
from building scale to sightlines. The project  
prioritizes harmony with nature and architecture  
that enhances the natural light and temperature  
changes throughout the day and the seasons.





The entrance to The Residences

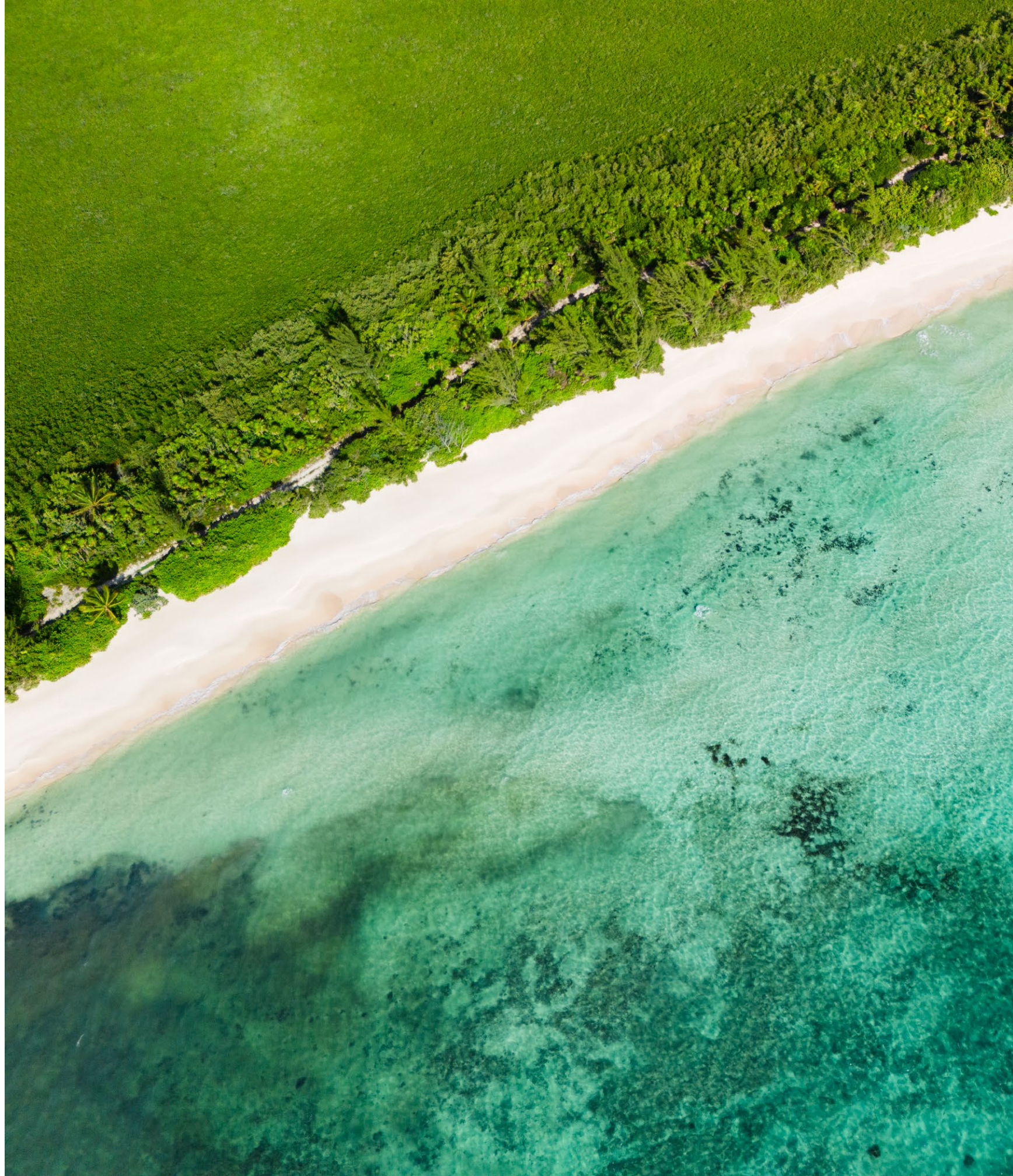
Artist's Conceptual Renderings, subject to change



Immerse yourself in a lifestyle of pure pleasures. Residents enjoy access to the resort's full-service spa, a variety of ocean-centric sporting pursuits and fresh meals featuring locally sourced ingredients.











In search of a more elemental  
version of the good life

Life at Residences is infused with the  
exemplary service that has made the brand  
an icon of hospitality. From a private  
concierge to a private chef, from an on-  
demand personal shopper to on-demand  
child care, from personal training to in-  
residence spa treatments, life at The Ritz-  
Carlton Residences, Riviera Maya is as  
rewarding as it is boundless.





Designed as a self-contained village, the resort and residences offer modern amenities grounded in local customs. Enjoy the convivial atmosphere of five restaurants, cafes and bars, including Aldea, a minimalist, jungle inspired establishment with an exposed kitchen and a simple, fresh menu.



Aldea (Artist's Conceptual Rendering)

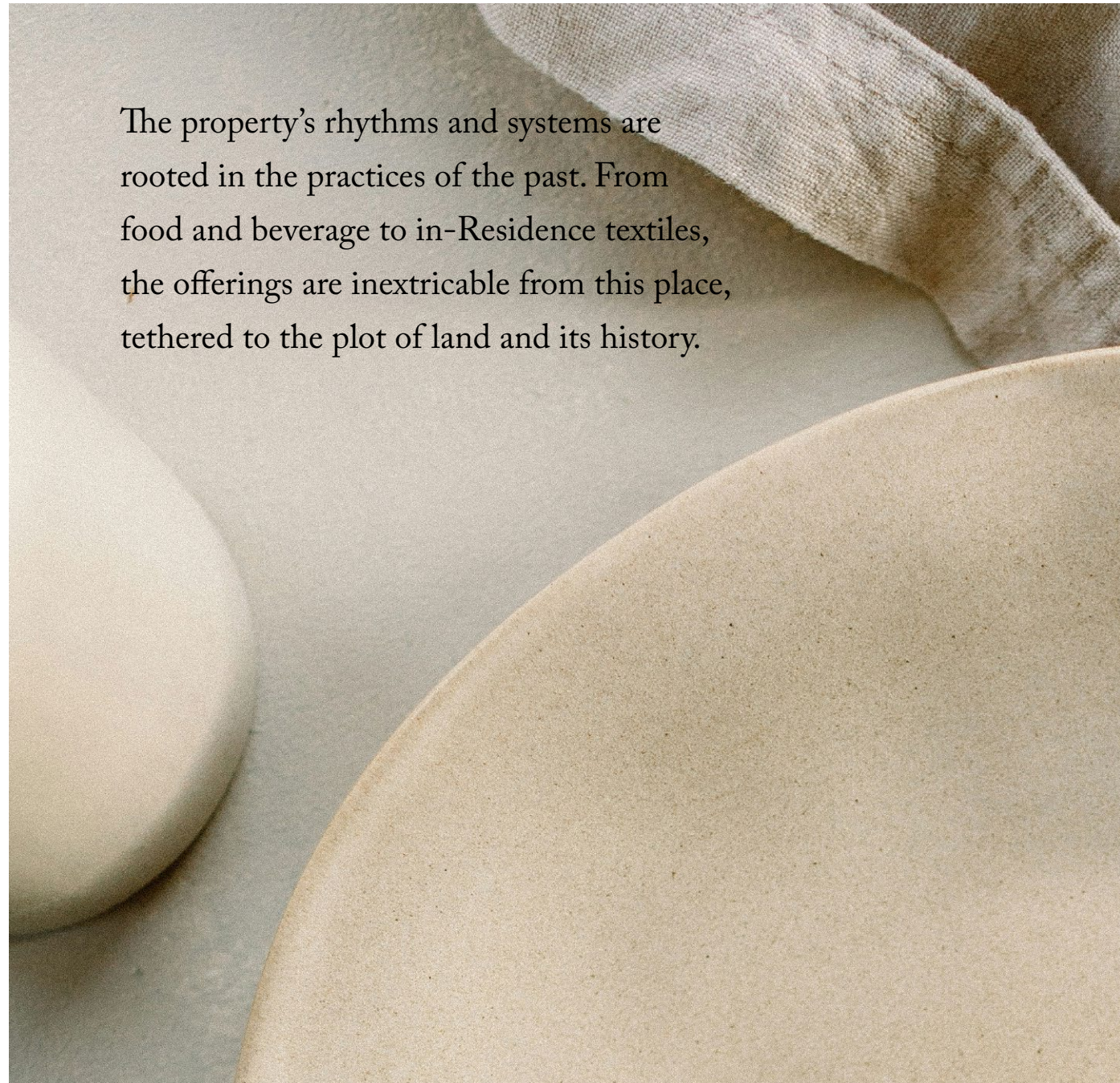


Relax by one of the property's four pools, or enjoy a centuries-old rejuvenation technique courtesy of the on-site spa. Owners and their guests enjoy exclusive access to the beachfront Catamaran Club.





The property's rhythms and systems are rooted in the practices of the past. From food and beverage to in-Residence textiles, the offerings are inextricable from this place, tethered to the plot of land and its history.











All on property experiences begin and end with the ocean, a canvas on which familial connections and personal transformations unfold.







Artist's Conceptual Rendering

Residences encourage balance and harmony, providing thoughtful spaces for quiet reflection and communal gathering. Native materials selected for beauty and longevity come together in unique structures that tread lightly on the natural landscape.





Artist's Conceptual Rendering

TYPE ——— 01

## BEACH VILLAS

## GRAND RESIDENCES

TYPE ——— 02



Artist's Conceptual Rendering



Artist's Conceptual Rendering

## FLATS

TYPE ——— 03





Artist's Conceptual Rendering

## BEACH VILLAS

Nestled on the pristine shores of the Caribbean Sea, and limited to just ten available for purchase, these five-bedroom Villas have living spaces on three levels with over 3,500 sq. ft. of luxurious space.





A Beach Villa's top floor private pool and atrium

Artist's Conceptual Renderings





Left - A great room with stunning oceanfront views Right - An Owner's suite with private terrace

Artist's Conceptual Renderings



## GRAND RESIDENCES

Two- and three-story condominiums in three- and four-bedroom configurations, Grand Residences begin at nearly 3,000 sq.ft. and frame beautiful mangrove and jungle views.







## FLATS

Two- and three-bedroom condominiums with one- or two-story configurations, Flats range from 1,600 to over 2,000 sq.ft. with views of lush mangroves and jungle canopy.



Seemingly worlds away, The Ritz Carlton Residences, Riviera Maya is just a short drive from both Cancún International Airport—the largest airport in Mexico with non-stop flights to 123 destinations in 27 countries—and Tulum International Airport, opened in 2024.

City	Flight Time (hrs)
Miami	1:50
Houston	2:40
Charlotte	2:55
Dallas	3:05
Washington DC	3:10
New York City	3:55
Boston	4:10
Los Angeles	5:00
Denver	4:20
London	9:05
Paris	9:30
Rome	9:55







The land of The Ritz-Carlton Residences, Riviera Maya is an unspoiled stretch of earth between Tulum and Playa del Carmen, approximately one hour from Cancún. The Yucatan is known for its deep and storied cultural heritage, which is reflected in magnificent Mayan ruins that dot the area, and for beaches that are unrivaled for their azure waters and pristine shores.

The region provides unparalleled opportunity for outdoor pursuits on land, at sea, or in enchanting underground caves and cenotes. In thriving Tulum and Playa del Carmen, both a short drive away, natural vistas, modern dining, shopping and nightlife are celebrated the world over.





Within just 45 minutes of The Residences are diverse worlds of adventure and enjoyment, including:



NEARBY TOWNS

COZUMEL ISLAND

Vibrant coral reefs, crystal-clear turquoise waters, unparalleled diving and snorkeling—all just a short boat ride away

TULUM

The ancient history of breathtaking ruins meets stunning natural beauty in a setting that is as hip as it is historic

PUERTO AVENTURAS

A charming marina community providing the ideal spot from which to embark on a day at sea, or in which to dock your boat

PLAYA DEL CARMEN

Vibrant energy, cosmopolitan charms, shopping, culture, global cuisine, coffee shops and vibrant nightlife



NEARBY ATTRACTIONS

CENOTES

Breathtaking cenotes, including Cenote Dos Ojos, Cenote Zacil Ha, Jardin del Eden Cenote, and many more

ZIP LINES AT AKTUN CHEN

Exhilarating zip-lining, hiking, cave exploration, and encounters with exotic wildlife in a beautiful jungle

HORSEBACK RIDING ON THE BEACH

The horseback ride of a lifetime, along the Yucatan coast

SNORKELING AT XEL-HA ECO PARK

Snorkel in turquoise cenotes, float down lazy rivers, and discover diverse flora and fauna in a lush jungle

CATAMARAN & BOATING EXCURSIONS

From deep-sea fishing to a casual day lounging at sea, a defining part of life in Quintana Roo

DINING & SHOPPING

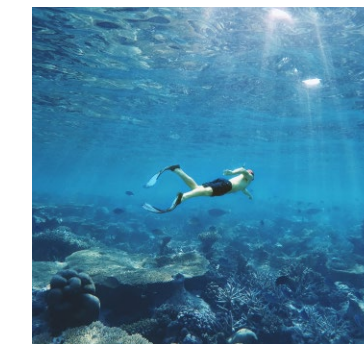
Ultra-casual to upscale and everything in between

XCARET ADVENTURE PARK

Awe-inspiring water activities, Mayan ruins, cultural performances, and encounters with local wildlife

AND SO MUCH MORE

Boundless adventure or infinite relaxation—every day in Quintana Roo is a canvas for a life well-lived





# SORDO MADALENO

ARCHITECT

Founded and based in Mexico City, engaged with clients worldwide from its headquarters in Mexico City and London office, Sordo Madaleno inhabits the global mindset and taps into the richness of the local context in an increasingly interconnected world.

Under lead architect, Andrés Cajiga, and lead interior designer, Maria Fernanda Patiño Espinosa, the Sordo Madaleno team has envisioned a design for The Ritz-Carlton, Riviera Maya that honors a deep and proud heritage of the area's inhabitants, treads gently on the natural ecosystem, and enhances the very definition of ultra-luxury living and vacationing.



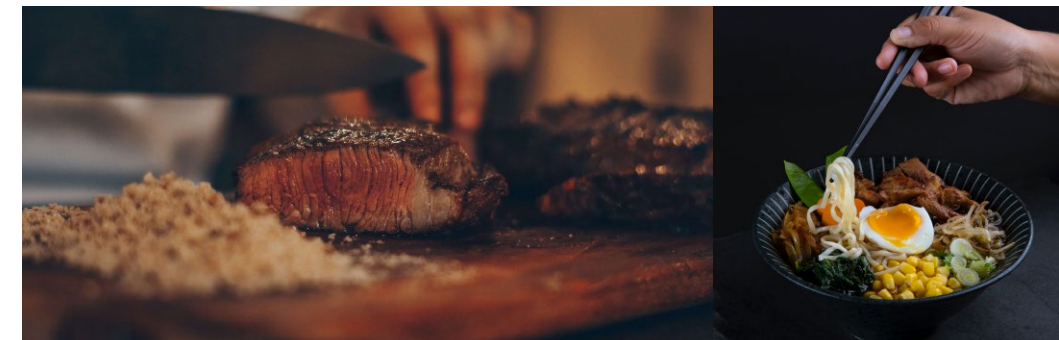




talentchef.

C U I S I N E

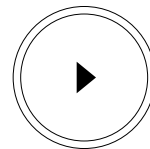
TalentChef, a global leader in food and beverage consulting, is envisioning and creating over 20 food and beverage concepts at The Ritz-Carlton Riviera Maya that will comprise the world's first ever All-Access Ritz-Carlton. With a deep well of passion, creativity, and knowledge, TalentChef is dedicated to achieving success for its clients, which, in addition to The Ritz-Carlton, include Hyatt, Marriott Hotels and Hard Rock Hotels.







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Watch Site Video

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A prospective participant in the Sales Program should completely read and fully understand all the material contained in the legal documents set out in these sections, consulting legal counsel of his or her choice where necessary to advise on the implications of such material. Except where specifically stated as being a binding commitment, nothing in this Purchaser's Information Guide should be viewed as such. Wherever there are inconsistencies between the material contained in summary sections and the legal documents, provisions of the legal documents shall be deemed to accurately describe the Sales Program, the relationships between the Developer and the participants in the Sales Program and all other aspects of the Project. Wherever there are resort and residence features, amenities and measurements, they are understood to be approximate and subject to change. Wherever there are renderings and photographs, they are to be considered to be conceptual and for illustrative purposes only. Finally, except where so stated, this Purchaser's Information Guide does not, and shall not be deemed to, create any rights, privileges or obligations; modify, amend, limit, expand or affect in any other way the legal documents creating any such rights, privileges and obligations; or constitute a representation or warranty to any purchaser of property at The Ritz-Carlton Residences, Riviera Maya.

Any offers contained herein are not directed to residents in any state in which a registration is required but in which registration requirements have not yet been met, including, but not limited to, New Jersey.

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**SORDO MADALENO**

**IMI**  
WORLDWIDE PROPERTIES

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RIVIERA MAYA