

Aldea Kalan Information

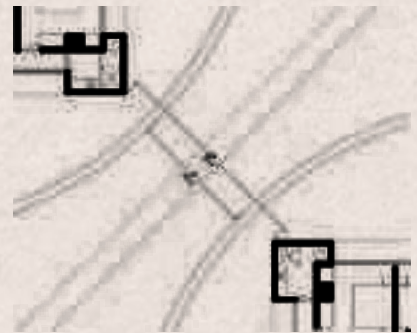
1. Land size: **126,705.611 m² or 12.67 hectares**

2. Specific land measurements:

- **Federal highway: 141.22 m**
- **Bordering Aldea Mayab: 871.27 m**
- **Bordering vacant land: 937.59 m**
- **Lagoonfront: 165.47 m**

3. Distances between towers on the ground floor:

- **From wall to perimeter wall: 6.18 m**
- **From building to building on the ground floor: 10.18 m**
- **From tower A to tower C: 35 m**
- **From group to group of 4 towers: 30 m**



4. Distance between towers from level 1: **15.96 m**



5. Heights

- **Height 2.90 m clear from floor to ceiling.**
- **2.40 m windows**

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6. Group of apartments in each tower

- **GF – 4 apartments with 2 bedrooms**
- **L1 – 4 apartments with 1 bedroom**
- **L2 o PH – 2 penthouse apartments with 3 bedrooms**
- **Total 10 apartments**

7. Casa KALAN (Clubhouse between towers)

- **Pool**
- **Jacuzzi**
- **Pergola**
- **Grill**
- **Preparation bar**
- **Bathrooms**
- **Lounge chairs**

8. Circular perimeter walls

- **Regional stone wall (1.50 mts)**

9. Amenities

- **2 small clubhouses (pool, lounge chairs, pergola, barbecue, preparation bar)**
- **2 paddle courts**
- **1 large clubhouse (pool, restaurant, juice bar, lounge chairs)**
- **1 gym, yoga area**
- **1 spa**
- **1 parking space per apartment**
- **Dock**
- **Entrance booth, security, and administration**

10. Kitchens

- **Integrated kitchen with modular cabinets finished in wood-like material and granite countertop**
- **Electric stove (Mabe or similar)**
- **Microwave**
- **Conventional oven**
- **Refrigerator**
- **Stainless steel sink with single-lever faucet**
- **Electric water heater**

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11. Carpentry, glazing, and flooring

- **Main entrance door made of natural wood**
- **Interior doors made of natural wood**
- **Closets made of MDF with wood finish or similar**
- **Aluminum glazing (Spanish line or similar) with 6mm thick glass**
- **Interior floors of polished concrete**
- **Interior walls finished with plaster combined with polished concrete or similar plaster**
- **Exterior railings and planters**

12. Bathroom fixtures

- **High-quality toilets and sinks**
- **Contemporary high-quality fixtures**
- **Sink countertop in marble, granite, Silestone, quartz, or similar**
- **Under-sink cabinet in bathroom**

13. Electrical installations

- **Conduits with embedded pipes in walls and slabs, copper wiring, and electrical fixtures for outlets and switches in white, ivory, or similar colors.**
- **Fixed spot lighting fixtures with LED bulbs**

14. Plumbing installations

- **Cold water CPVC pipes to standard**
- **Hot water CPVC pipes to standard**

15. Air conditioning: Mini Split

16. Individual amenities

- **Pool with polished cement finish**
- **Wooden pergola**
- **Outdoor bar with sink**
- **Barbecue grill**