

Puerto Morelos - Riviera Maya

A lifestyle inspired by the sea

27 Residences | Rooftop Ocean View | Prime Location

SENSUM CONDOS

Luxury ocean view living in Puerto Morelos

Sensum is a five-story boutique residential development featuring 27 thoughtfully designed residences and one ground-floor commercial space, created through an in-depth analysis of Puerto Morelos' real estate market. The project seamlessly combines a strategic location, contemporary architecture, and functional design to deliver a distinctive value proposition aligned with the region's evolving market trends and long-term growth potential.

Every residence has been carefully crafted to meet the expectations of discerning homeowners who value exclusivity, privacy, and understated luxury, in a setting where the natural beauty of the Caribbean and the sea become an integral part of everyday living.



An exclusive residential development where architecture, the tranquility of the Caribbean, and contemporary living come together

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PUERTO MORELOS

The perfect balance between the sea and tranquility

Located between Cancún and Playa del Carmen, Puerto Morelos is one of the Riviera Maya's most authentic destinations.

This charming seaside town has preserved its peaceful character while offering white-sand beaches, a protected coral reef, and a vibrant culinary scene.

Its carefully managed growth and relaxed atmosphere have made it one of the most sought-after destinations for those seeking an exceptional quality of life, privacy, and strong long-term real estate appreciation

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STRATEGIC LOCATION

Sensum is just steps from the sea, in one of Puerto Morelos' most privileged locations

Located on Avenida Javier Rojo Gómez, the main thoroughfare in downtown Puerto Morelos, the development is surrounded by restaurants, cafés, boutiques, and essential services.

This unique combination of beachfront proximity and vibrant urban living positions Sensum among the most desirable and valuable locations in the destination.



- Steps from the Caribbean Sea
- Surrounded by restaurants and cafés
- Located in a high-appreciation investment area
- Direct access to downtown Puerto Morelos



ARCHITECTURE

Mediterranean architecture with a Mexican soul

Sensum's architectural language blends the light, refined tones of Mediterranean design with a contemporary Mexican essence, creating an identity that is elegant, understated, and timeless.

This architectural vision reflects the expectations of an international market seeking understated luxury, aesthetic harmony, and enduring value—moving beyond passing trends to create spaces designed to stand the test of time.

Sensum's architecture is designed to maximize natural light, cross ventilation, and a seamless connection with its surroundings, creating spaces that inspire a sense of calm, comfort, and well-being

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RESIDENCE DESIGN

Spaces designed for better living

Every residence has been thoughtfully designed to provide a sense of spaciousness, functionality, and exceptional comfort.

Generous floor plans, private terraces, and expansive floor-to-ceiling windows allow natural light and the surrounding views to become defining features of each living space.



The architectural layout maximizes livability and creates open, inviting spaces designed to embrace the Caribbean lifestyle

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VIEWS AND CONNECTION WITH NATURE

Views that transform the living experience

The orientation of the residences, terraces, and windows has been strategically designed to frame views of the sea and the surrounding natural landscape.

This seamless integration makes the scenery an active part of the home, enhancing the sense of tranquility, privacy, and well-being.

At Sensum, the surroundings are not simply observed... they are experienced

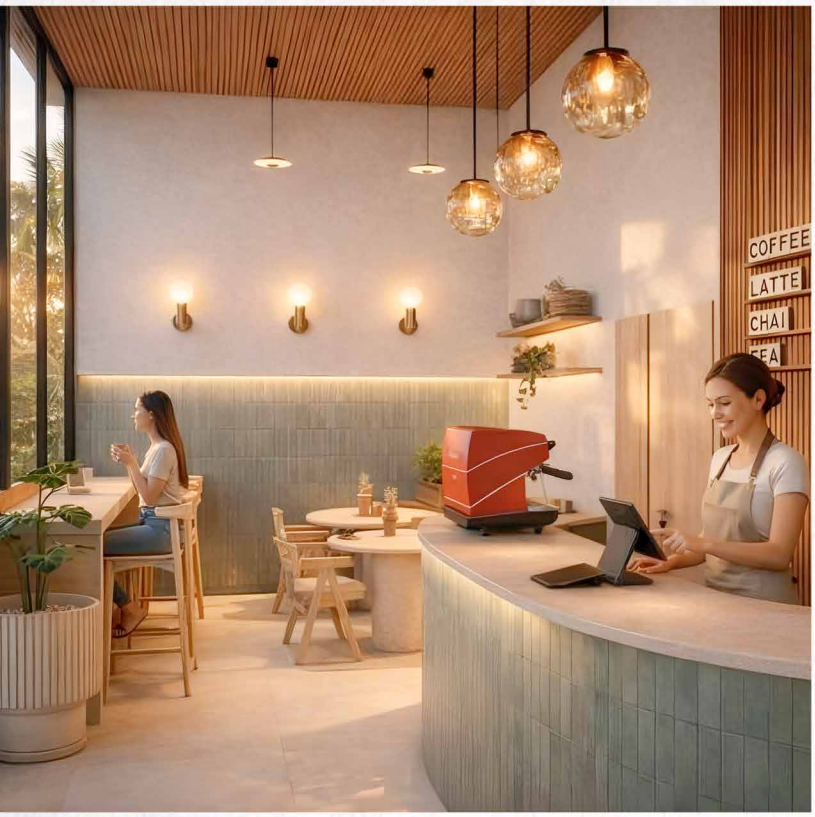
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RESIDENTIAL EXPERIENCE

Amenities designed for your lifestyle

Sensum has been conceived around a comprehensive residential experience, where the common areas become natural extensions of each home.





GROUND-FLOOR AMENITIES

CAFÉ WITH COWORKING AREA

LOBBY

PARKING

STORAGE UNITS

ELEVATOR

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ROOFTOP

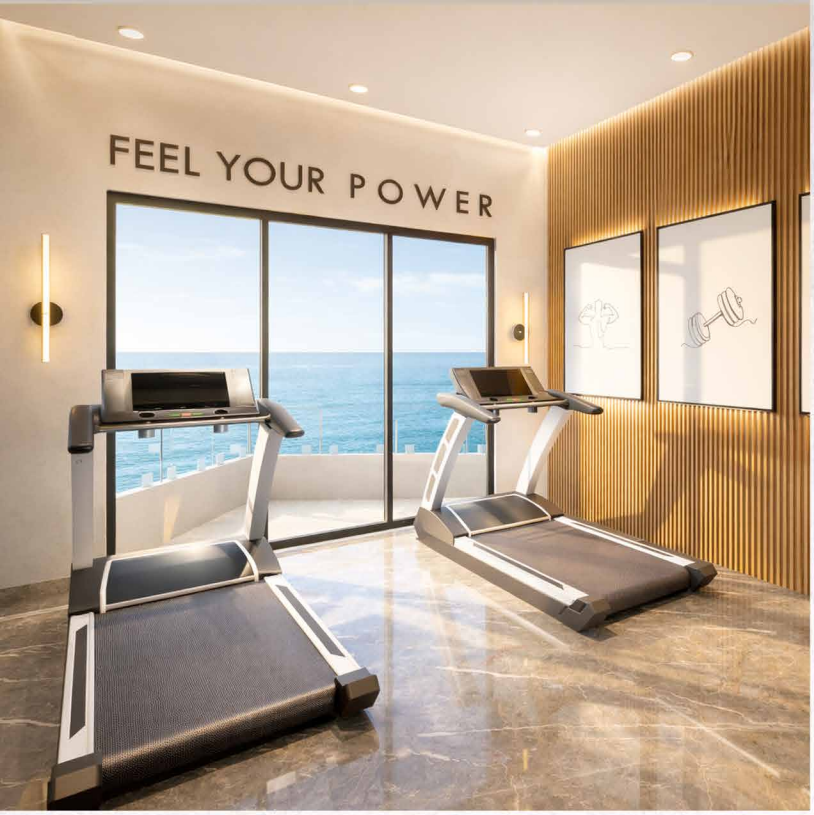
A rooftop designed to take in the beauty of the Caribbean

Sensum's rooftop is the centerpiece of the development. A thoughtfully designed space created to enjoy open views of the sea, moments of relaxation, and unforgettable experiences.

- OCEAN VIEW POOL
- JACUZZI
- SUNDECK AND LOUNGE BEDS
- POOL BAR
- SUNRISE & SUNSET LOUNGUE
- BATHROOMS WITH SHOWERS
- ENTERTAINMENT AREA
- OCEAN VIEW GYM

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Exclusivity. Architecture. The Sea.



SENSUM

OCEAN VIEW RESIDENCES

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