



AGUAMARINA TALISMÁN

THE MOST EXCLUSIVE
DEVELOPMENT IN MAZATLÁN



Imagine living in a gem like this.

Illustrative images.



GRUPO ALERTA

AUTOMOTIVE

MAZAUTO

Popul Auto

Popul Auto Digital

CHANGAN

DEEPAL AVATR

Ford Bajacal

NOWY

ENTERTAINMENT



EDUCATION



ENERGY



REAL ESTATE

VICASA

RESIDENCIAL CIBELES

AGUAMARINA TALISMÁN

PUNTA SÁBALO



VICASA DESARROLLOS has built a solid reputation over more than five decades, developing projects known for their exceptional construction quality and their ability to integrate seamlessly with the city's social and urban landscape. We are committed to creating long-term value and driving local economic growth through the excellence embedded in every one of our developments.

This is **VICASA DESARROLLOS**, a company driven by a constant spirit of innovation, striving to position itself as a leader in the real estate industry by delivering quality, meaningful client experiences, and contributing to the strategic growth of Mazatlán, Sinaloa.

Discover our journey





“

Aguamarina Talismán is born from the sea, an expression of movement and timeless architecture, where the beauty of functionality is present in every aspect of its design, from its expansive spaces to the smallest details. Its sculptural character originates from the aquamarine stone itself: its form, its aesthetics, its color.

Aguamarina Talismán redefines oceanfront living, transforming it into a way of living with the sea.

”

Arch. Francisco González
Pulido



Located in Mazatlán,
offering breathtaking
panoramic views and the
serenity of the sea.

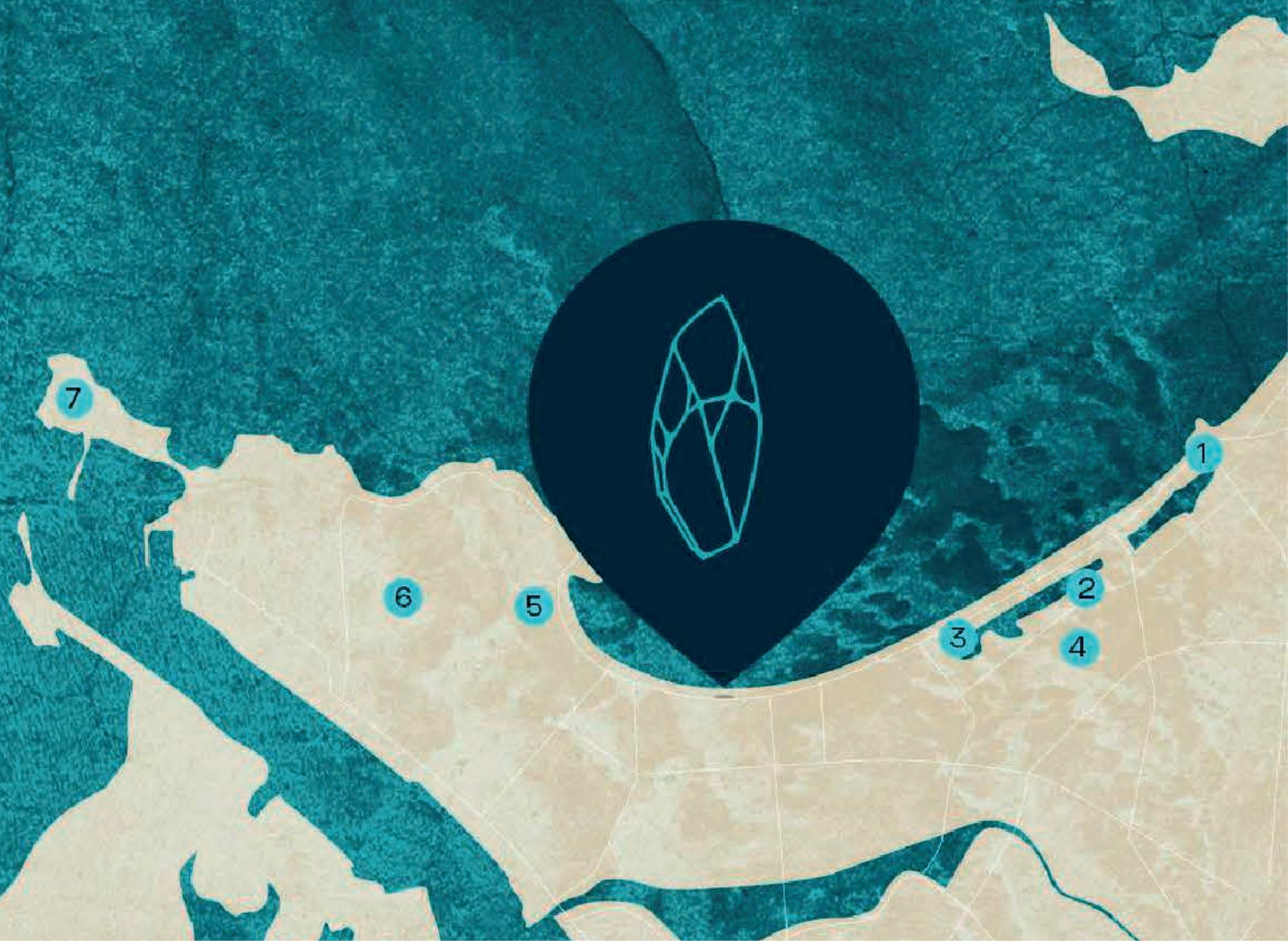
Mazatlán continues to deliver adventure and entertainment to those who visit, supported by a constantly growing tourism offering. The city features natural landscapes that can be enjoyed most of the year, one of the longest oceanfront promenades in the country, vibrant architecture, an energetic nightlife, and an exceptional culinary scene.



THE BEST LOCATION IN MAZATLÁN

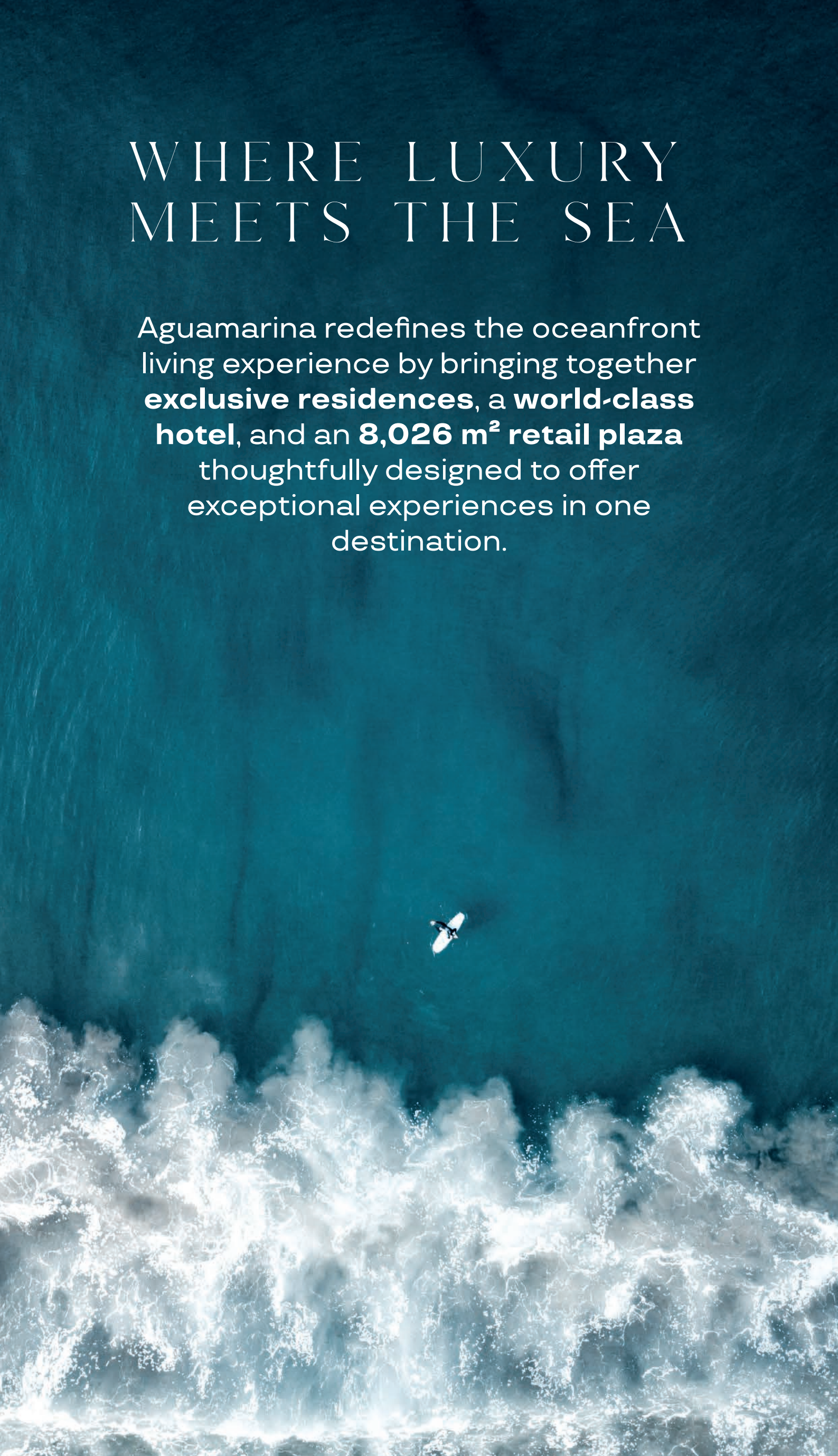
UNMATCHED VIEWS OF THE PACIFIC OCEAN,
MULTIPLE ACCESS ROUTES, AND A VIBRANT
SURROUNDINGS FILLED WITH SPACES TO ENJOY
LOCAL CUISINE, CULTURE, AND ENTERTAINMENT
FOR ALL AGES.

- ① Valentinós
- ② Parque Central
- ③ Acuario
- ④ Baseball Stadium
- ⑤ Monumento al pescador
- ⑥ Historic Downtown:
- ⑦ Lighthouse



WHERE LUXURY MEETS THE SEA

Aguamarina redefines the oceanfront living experience by bringing together **exclusive residences, a world-class hotel, and an 8,026 m² retail plaza** thoughtfully designed to offer exceptional experiences in one destination.



LIFESTYLE

DIFFERENTIATORS

AMENITIES

- | | | | |
|---|---------------------------------|----|----------------|
| 1 | Infinity Pool & Children’s Pool | 10 | Jogging Track |
| 2 | Pool Changing Rooms | 11 | Fitness Center |
| 3 | Sun Deck & Cabanas | 12 | Yoga Studio |
| 4 | Oceanfront Terrace | 13 | Golf Simulator |
| 5 | Juice Bar | 14 | Padel Court |
| 6 | “El Capitán” Restaurant Bar | 15 | Kids’ Lounge |
| 7 | Co-Working Space | 16 | Playroom |
| 8 | Spa | 17 | Movie Theater |
| 9 | Pet Park | 18 | Game Room |

STREET-LEVEL BICYCLE PARKING

KAYAK STORAGE AT TUNNEL LEVEL



Illustrative images.

INTERNATIONAL HOTEL BRAND



In partnership with **Marriott**, one of the most prestigious hotel groups in the world, Aguamarina will feature a luxury hotel operated under one of its branded concepts, ensuring the highest standards of hospitality and service.

Highlighted spaces include:

- 1 Grand lobby with premium check-in experience
- 2 Restaurant & Bar
- 3 Lounge Bar
- 4 Pool with terrace
- 5 Meeting Rooms





COMMERCIAL & LIFESTYLE PLAZA

With over 8,000 m² of retail space, this plaza is designed as a vibrant gathering place, offering a curated mix of dining, entertainment, and lifestyle experiences.



Illustrative images.

Loft

Located on Levels 3 & 4



Illustrative images.

LOFT I

83.86 m²

Levels 3 - 4



Ground Floor



Mezzanine

❖ Living / Dining Area

❖ Kitchen

❖ 1 Bedroom

❖ 1.5 Bathrooms

❖ Service Room

❖ Terrace

❖ Parking Space

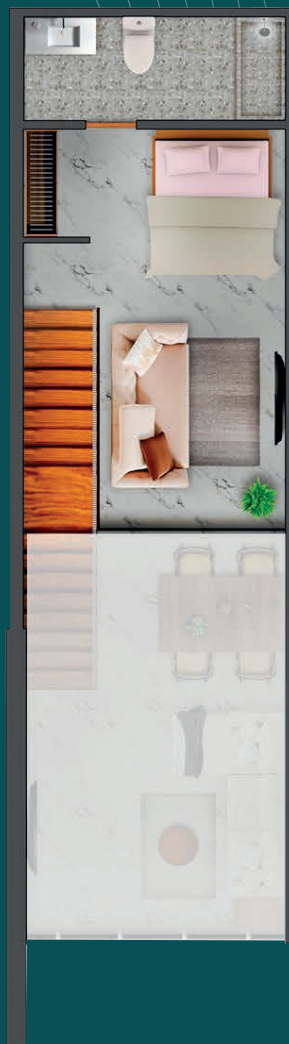
LOFT F

95.48 m²

Levels 3 - 4



Ground Floor



Mezzanine

❖ **Living / Dining Area**

❖ **Kitchen**

❖ **1 Bedroom**

❖ **1 Study**

❖ **1.5 Bathrooms**

❖ **Service Room**

❖ **Terrace**

❖ **Parking Space**

Condominiums

Located on Levels 6 - 29



Illustrative images.



Illustrative images.

A

231.28 m²
Levels 6-29

- Living / Dining Area
- Kitchen
- 4 Bedrooms
- 4.5 Bathrooms
- 1 Study
- Service Room
- Terrace
- 2 Parking Spaces



B

162.12 m²

Levels 6 - 14

SOLD OUT



Living / Dining Area

Kitchen / Pantry

3 Bedrooms

3.5 Bathrooms

1 Study

Service Room

Terrace

Parking Space

C

144.80 m²

Levels 6 - 24

Last units available



Living / Dining Area

Kitchen

3 Bedrooms

3 Bathrooms

Service Room

Terrace

Parking Space

D **106.29 m²**
Levels 6 - 28

Living / Dining Area

Kitchen

2 Bedrooms

2 Bathrooms

1 Study

Service Room

Terrace

Parking Space



E

90.01 m²
Levels 6 - 28

Last units available

- Living / Dining Area
- Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Service Room
- Terrace
- Parking Space



F

87.26 m²

Levels 6 - 24

SOLD OUT



Living / Dining Area

Kitchen

2 Bedrooms

2 Bathrooms

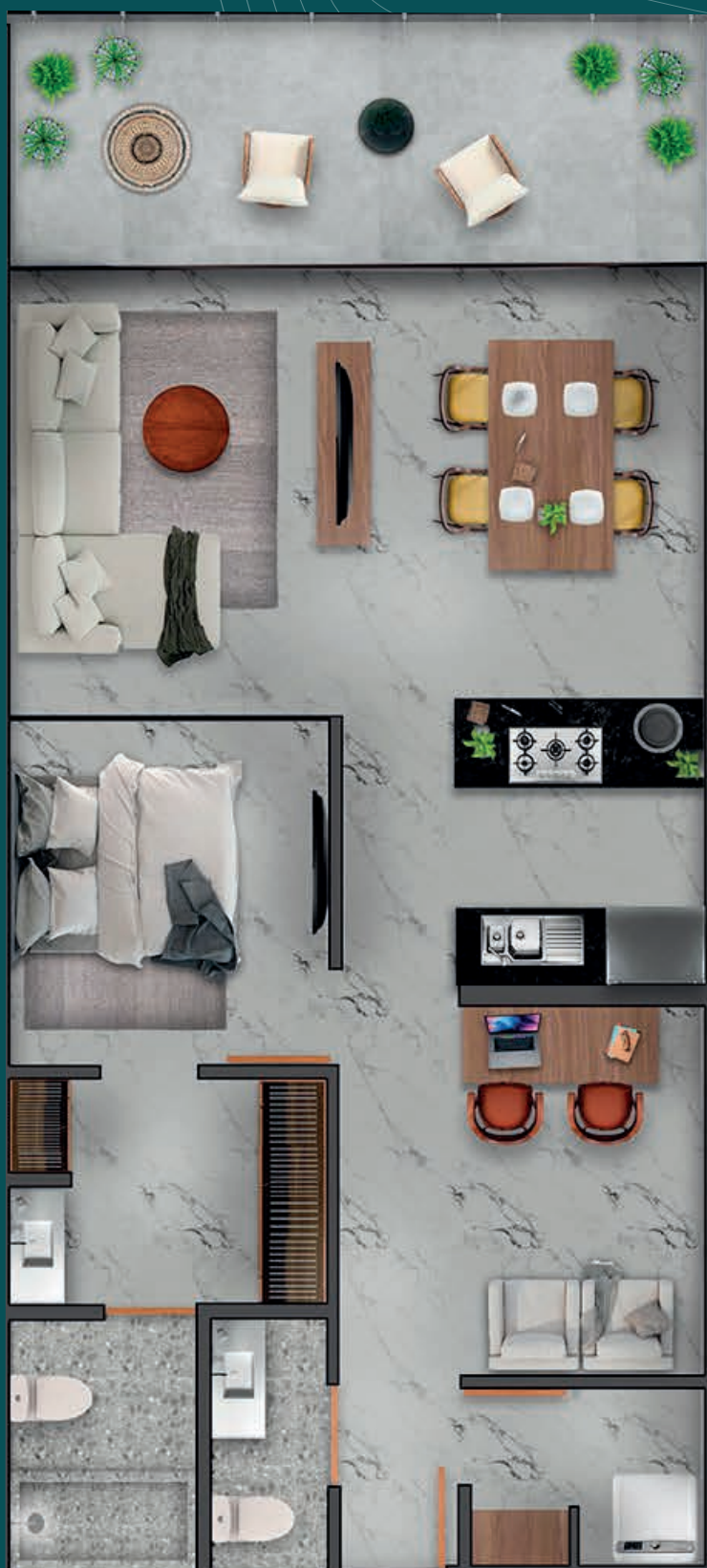
Service Room

Terrace

Parking Space

G **75.59 m²**
Levels 6 - 24

- Living / Dining Area
- Kitchen
- 1 Bedroom
- 1 1/2 Bathroom
- 1 Study
- Service Room
- Terrace
- Parking Spaces



Dimensions are subject to availability.



65.89 m²
Niveles 6 - 24

- Living / Dining Area
- Kitchen
- 1 Bedroom
- 1 Bathroom
- Service Room
- Terrace
- Parking Space





Model H

Illustrative images.



Penthouse



Illustrative images.



Illustrative images.

PENTHOUSE

424.78 m²

LEVELS 28

SOLD OUT



- Living / Dining Area
- Kitchen
- 5 Bedrooms
- 1 Study
- 5.5 Bathrooms
- Jacuzzi
- Service Room
- Terrace
- 2 Parking Spaces

THE TIME IS NOW.

Now is the moment to invest in Mazatlán,
and there's no better way than with a truly
one-of-a-kind development featuring an
unprecedented architectural design in the
city. Enjoy exclusive amenities designed
to make you feel privileged and
to elevate every moment of
your lifestyle.



**LIVE IN A TRULY
EXCLUSIVE DEVELOPMENT.**

LIVE IN A TRULY EXCLUSIVE DEVELOPMENT

ASK ABOUT OUR
FINANCING OPTIONS

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AGUAMARINATALISMAN.COM

VISIT OUR SHOWROOM AT AV. CAMARÓN
SÁBALO 500 - LOCAL 3, ZONA DORADA, 82110
MAZATLÁN, SIN.

A PROJECT BY

VICASA
DESARROLLOS

A COMPANY OF

 **GRUPOALERTA**