



**LUX EXPOSÉ**

## Introducing One Laguna Residences & Marina Club: Cancun's Most Exclusive Waterfront Development

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Located along the shores of Nichupté Lagoon in Cancun's prestigious La Isla District, One Laguna Residences & Marina Club redefines waterfront living. Developed by Territoria and designed by globally acclaimed HKS Architects, this visionary project harmoniously blends contemporary architectural innovation with the breathtaking natural beauty of the Mexican Caribbean. With a strong emphasis on wellness, exclusivity, and seamless integration with the surrounding environment, One Laguna offers residents a truly unparalleled lifestyle.



One Laguna Residences & Marina Club's twin towers, Marina Tower and Isla Tower, rise above the Nichupté Lagoon. Inspired by the sleek elegance of luxury yachts, the towers are positioned to maximize panoramic views of the Caribbean Sea, the lagoon, and the lush mangroves while ensuring privacy and exclusivity for each residence.



Image Credit: FRAMED Visualisation

The development features 211 meticulously crafted homes, offering a variety of living options to suit every preference:

- **Garden Residences:** Ground-level retreats with private terraces that connect indoor comfort with serene outdoor spaces.
- **Vista Residences:** Elevated units with multiple terraces, showcasing sweeping sea and lagoon views.
- **Corner Residences:** Luminous spaces with wrap-around terraces offering unparalleled panoramic vistas.
- **Penthouses:** Eight grand penthouses, ranging from 5,000 to 8,000 square feet, with private rooftop terraces designed for sophisticated entertaining.



Each residence emphasizes the seamless integration of indoor and outdoor living with open floor plans, floor-to-ceiling windows, and expansive terraces, allowing the natural beauty of Cancun to flow effortlessly into daily life.

One Laguna is a lifestyle destination. The development features a curated collection of amenities designed to cater to the most discerning tastes:

- **Private Marina:** With 42 slips, residents can enjoy bespoke boating services and explore the lagoon and Caribbean Sea at their leisure.
- **Marina Club:** A vibrant social hub with a cocktail bar, gourmet dining, a lounge, and a guest suite for entertaining.
- **Pools:** Three distinct pools, including an infinity-edge lagoon pool with cabanas, a family-friendly pool, and a tranquil spa pool.
- **Wellness Spa:** A sanctuary offering state-of-the-art treatments, cold plunge pools,

saunas, steam rooms, and an outdoor relaxation pool.

- Fitness Center: Featuring premier equipment, indoor-outdoor spaces, and a Movement Studio, complemented by a juice bar.
- Recreation: Pickleball courts, a game room, and a kids' club ensure fun for all ages.
- Pet-Friendly Spaces: Thoughtfully designed areas for furry family members.
- Concierge Services: From in-residence spa treatments to boating excursions, the concierge team ensures a seamless lifestyle experience.





A life centered on the water is central to One Laguna's appeal. The private marina allows for direct access to Nichupté Lagoon and the Caribbean Sea, enabling residents to boat to nearby destinations like Isla Mujeres, luxury shopping, and world-class dining – no car required. To elevate the boating experience, residents have exclusive access to two Lekker Damsko 750s, stylish and robust vessels perfect for exploring the lagoon or enjoying sunset cruises.



Image Credit: Jason Speth

Situated in Cancun's La Isla District, residents are surrounded by sophistication and convenience. Flagship stores from iconic brands like Gucci, Prada, and Bottega Veneta provide a cosmopolitan atmosphere, while the serene lagoon setting offers a tranquil escape. This seamless blend of vibrancy and tranquility makes One Laguna a standout development in the Mexican Caribbean.



Image Credit: FRAMED Visualisation

Priced starting at USD 1.3 million for three-bedroom residences and USD 3.3 million for penthouses, One Laguna represents a rare opportunity to own a home in one of Cancun's most exclusive waterfront communities. Led by Horacio Martinez and Juan Diaz of The Agency, in collaboration with The Agency Development Group, the project is poised to become a defining landmark in Cancun's luxury real estate market.