

First Look: One Laguna Residences & Marina Club — A New Era of Luxury in the Mexican Caribbean

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Designed by HKS, One Laguna Features Sea and Lagoon View Residences, Garden Homes, a Penthouse Collection with Rooftop Terraces, a Private Marina, and Unrivaled Wellness, Dining & Lifestyle Amenities — Located in the La Isla District, Where the Tranquility of Nichupté Lagoon Meets the Vibrant Allure of Cancun

La Isla, Cancun — A defining moment in luxury living in the Mexican Caribbean emerges with the unveiling of One Laguna Residences & Marina Club, a visionary waterfront development set on the shores of Nichupté Lagoon within Cancun's prestigious La Isla District. Developed by Territoria and designed by globally renowned HKS Architects, One Laguna masterfully blends architectural brilliance with breathtaking natural surroundings, offering discerning buyers an unparalleled lifestyle centered on wellness, exclusivity, and a seamless connection to the water. The landmark project features 211 residences, from sea- and lagoon-view homes to luxury garden residences with private outdoor space and grand penthouses with private rooftop terraces.

"One Laguna represents a groundbreaking collaboration between Territoria, HKS, and The Agency Development Group, creating the Mexican Caribbean's first residential resort community built entirely around a life on the water," said Juan Diaz Rivera, founding partner of select Mexico and Caribbean offices of The Agency. "At One Laguna, residents enjoy a cosmopolitan lifestyle that rivals Miami while embracing the serenity and natural beauty of a tropical Mexican escape, where days are spent on the lagoon or the sea."

Featuring a 42-slip private marina, One Laguna affords residents a rare opportunity to embrace a life defined by water. With seamless access to the Nichupté Lagoon and the Caribbean Sea, residents can effortlessly boat to world-class dining, luxury shopping, or the vibrant shores of Isla Mujeres. Endless water-based activities become a part of daily life—all without ever needing a car.

A Landmark of Architectural Brilliance

At the core of One Laguna's allure are its iconic twin towers, Marina Tower and Isla Tower, which rise majestically above Nichupté Lagoon. Drawing inspiration from the sleek lines of a yacht, these towers have been positioned to offer residents panoramic views of the Caribbean Sea, the lagoon, and the surrounding mangroves while ensuring utmost privacy and exclusivity.

"One Laguna is a project that truly exemplifies our commitment to creating spaces that not only complement but enhance their natural surroundings," said Fernando Arteaga, Principal at HKS Architects. "Our design for One Laguna draws inspiration from the fluidity and serenity of the Nichupté Lagoon while embracing the vibrant energy that defines Cancun. The result is a seamless blend of architecture and environment, offering residents an unparalleled living experience that is both serene and dynamic."

One Laguna's 211 residences, ranging from three-to-five bedrooms and spanning 2,593 to 12,920 square feet, are designed to embody the seamless integration of indoor and outdoor living. Expansive terraces, floor-to-ceiling windows, and open floor plans invite the natural beauty of the surroundings into every aspect of daily life.

- Garden Residences: Ground-level homes with private garden terraces that blend indoor comfort with outdoor tranquility.
- Vista Residences: Elevated residences featuring multiple terraces offering sweeping views of the lagoon and the sea.
- Corner Residences: Architectural gems with wrap-around terraces create luminous living spaces with unobstructed panoramic sea and lagoon views.
- Penthouses: Eight exclusive penthouses, available in single-level and two-level designs, range from 5,000 to 8,000 square feet and have private rooftop terraces ideal for sophisticated entertaining.

Unrivaled Waterfront Amenities

One Laguna offers a lifestyle defined by exclusivity and comfort, with a comprehensive suite of amenities that cater to the most discerning residents:

- Private Marina: A marina providing 42 boat slips and personalized boating experiences, including bespoke services and curated water activities.
- Marina Club: The vibrant social hub of One Laguna, featuring a lounge, cocktail bar, gourmet restaurant, and a luxurious guest suite.
- Pools: Three distinct pool experiences, including an infinity-edge Laguna Pool with cabanas overlooking the lagoon, a family-friendly Isla Pool, and a secluded Spa Pool.
- Wellness Spa & Experiences: A sanctuary dedicated to health and rejuvenation, the Spa includes comprehensive wellness programming, treatment rooms, cold

plunge, relaxation areas, a plunge pool, experience showers, steam rooms, salt-spray saunas, and an outdoor pool overlooking a mangrove canal.

- Fitness Center & Juice Bar: A state-of-the-art fitness center with indoor/outdoor spaces, a Movement Studio, and premier equipment, complemented by a full-service juice bar & cafe.
- Pickleball Courts: Two courts with lagoon views provide an engaging recreation and social interaction space.
- Game Room & Kids Club: Indoor-outdoor spaces designed for entertainment and creativity, ensuring a vibrant lifestyle for residents of all ages.
- Pet-Friendly Facilities: Thoughtfully designed spaces for dogs ensure every family member feels at home.
- Concierge Services: A dedicated concierge team providing personalized services, from in-residence spa treatments to boat services and residential maintenance, ensuring an effortless lifestyle.

Dutch-Designed Lekker Boats for Resident Use

To further enhance the water-centric lifestyle at One Laguna, residents will have exclusive access to two Lekker Damsko 750s—stylishly designed boats from the Dutch company Lekker, known for their unique blend of modern style and robust performance. These versatile vessels provide a seamless combination of comfort and capability, perfect for exploring the Nichupté Lagoon, cruising out to sea, or enjoying sunset tours along the coastline. With their sleek design inspired by classic Dutch workboats, the Lekker Damsko 750s offer a distinctive experience on the water, allowing residents to easily access nearby restaurants, shops, and attractions or simply enjoy life on the water.

La Isla District: Cancun's Luxury Corridor

Situated in the La Isla District, Cancun's premier luxury enclave, One Laguna places residents at the nexus of sophistication and convenience. Flagship stores from iconic brands like Gucci, Prada, and Bottega Veneta create an atmosphere of exclusivity and cultural refinement. Standing as a central landmark in this thriving district, One Laguna seamlessly integrates La Isla's vibrancy with its waterfront setting's serenity, offering residents the perfect balance of cosmopolitan luxury and tranquil escape.

The Allure of the Mexican Caribbean

The Mexican Caribbean is synonymous with a lifestyle of luxury, adventure, and cultural richness, making it one of the most sought-after destinations in the world. With its pristine white-sand beaches, turquoise waters, and a heritage steeped in Mayan history, Cancun effortlessly blends relaxation with endless recreation. From world-class fishing, snorkeling, and water sports to exploring cenotes, ancient ruins, and the cultural

treasures of the Yucatán Peninsula, the region offers an unmatched variety of experiences.

One Laguna places residents at the heart of this paradise, with unparalleled access to the best of the region—including championship golf courses, acclaimed dining, and a dynamic luxury lifestyle—all set against the stunning backdrop of the Caribbean Sea.

Sales Launching in Early 2025

Exclusive sales & marketing for One Laguna Residences & Marina Club led by Horacio Martinez and Juan Diaz of the global brokerage The Agency, in conjunction with The Agency Development Group. This paramount development will become a defining landmark in Cancun's real estate landscape, offering a rare opportunity to own a residence in this unparalleled waterfront community.

"One Laguna is a perfect blend of luxury, culture, wellness, and natural beauty, making it a standout in the global real estate market," said Horacio Martinez, Director of Sales for One Laguna Residences & Marina Club. "With its sweeping views, waterfront setting, and connection to Cancun's luxury district, we anticipate tremendous demand. The region's world-class fishing, golfing, dining, and shopping, all set between the Caribbean Sea and Nichupté Lagoon and easy access to Cancun's airport from major cities worldwide, further enhance its appeal."

Expected pricing for 3-bedroom residences to start at \$1.3 Million USD and Penthouses from \$3.3 Million USD. For more information and to schedule a private viewing, visit onelaguna.com or email sales@onelaguna.com.