



ESENCIA

IXCHEL

— + —

YOUR NEXT HOME.
YOUR EVERYDAY ESCAPE.

Where turquoise waters meet a vibrant culture, and life moves to the rhythm of the sea. Cozumel offers the perfect balance of natural beauty, warm community, and effortless living.

LIVE COZUMEL.
LIVE ESENCIA.



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WELCOME HOME.



Beyond these gates begins a
different rhythm of living.





COZUMEL

5+

MILLION ANNUAL VISITORS

THE WORLD'S MOST VISITED CRUISE DESTINATION.

Every year, more than five million visitors discover Cozumel's world-renowned reefs, crystal-clear waters, and relaxed Caribbean lifestyle. As the world's most visited cruise destination, the island enjoys exceptional international visibility while preserving the authenticity and natural beauty that make it one of Mexico's most desirable places to live.



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A WORLD
BENEATH
THE SURFACE.



PART OF THE
MESOAMERICAN REEF

*The second-largest barrier
reef system in the world.*

Home to some of the world's most renowned coral reefs, Cozumel offers an underwater world unlike any other. From vibrant reef walls and dramatic swim-throughs to centuries-old shipwrecks, the island invites endless exploration beneath crystal-clear Caribbean waters.



ADVENTURE · SERENITY · CONNECTION

Every dive reveals something new. A sea turtle gliding effortlessly beside you. Sunlight dancing through centuries-old coral. The quiet wonder of a world that reminds you to slow down, breathe deeply, and simply be present.



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13 PRIVATE HOMES.
ONE EXTRAORDINARY COMMUNITY.





WHERE EVERY PATH
LEADS HOME.


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THE COMMUNITY

AT A GLANCE

Designed for those seeking privacy, beauty, and connection, Esencia Ixchel offers an intimate residential experience unlike anything else in Cozumel. Comprising 13 premium residences, the community features two distinctive home models—The Signature Residence and The Garden Residence—each offered in three carefully curated architectural collections.



13
PRIVATE RESIDENCES



SECURE
GATED COMMUNITY



MINUTES FROM
DOWNTOWN & BEACHES



THREE ARCHITECTURAL
DESIGN COLLECTIONS



PRIVATE POOLS



ROOFTOP LIVING

RESIDENCE COLLECTIONS

6

SIGNATURE RESIDENCE
6 *Exclusive Residences*

4-Bedrooms • 4 Bathrooms •
Private Backyard Pool • Rooftop
Lounge • 3 Design Collections

7

GARDEN RESIDENCE
7 *Exclusive Residences*

3-Bedrooms • 3.5 Bathrooms •
Private Courtyard Garden •
Rooftop Splash Pool & Lounge • 3
Design Collections

THREE ARCHITECTURAL COLLECTIONS



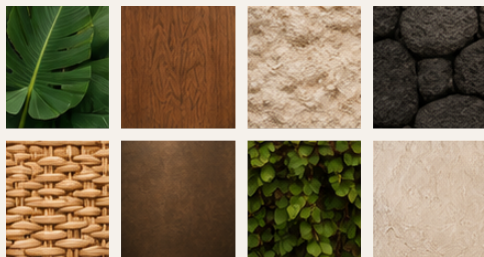
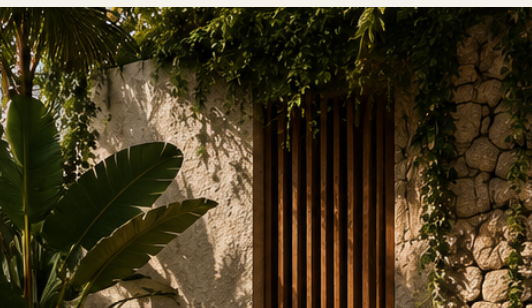
One architectural vision. Three distinct personalities.



JUNGLE



Rich textures, warm timber, lush planting, and earthy materials inspired by Cozumel's tropical landscape. Organic, immersive, and deeply connected to nature.



ORGANIC • LUSH • EARTHY



COASTAL



Light stone, soft neutral tones, and clean architectural lines create a bright, airy atmosphere inspired by island living and effortless elegance.



AIRY • LIGHT • EFFORTLESS



TERRACOTTA



Warm mineral tones, handcrafted details, and timeless Mexican influences combine to create spaces with depth, warmth, and enduring character.



WARM • CRAFTED • ETIMELESS

Available for both The Signature Residence and The Garden Residence, each architectural collection offers a distinct expression of the Esencia Ixchel vision—allowing you to choose the style that best reflects your personal connection to island living.

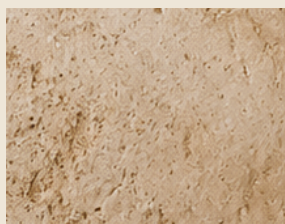


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CRAFTED IN NATURAL MATERIALS

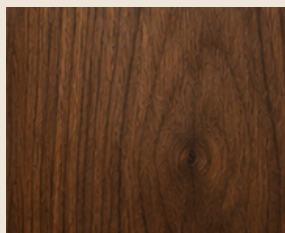


Every surface has been selected for its beauty, longevity, and suitability for tropical living. Honest materials age gracefully, allowing the home to become even richer over time.



NATURAL STONE

Travertine, limestone, and hand-finished textures bring timeless elegance and cool comfort to island living.



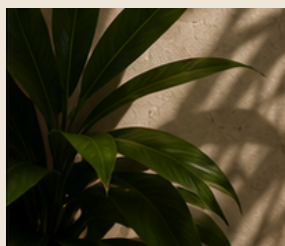
WARM WALNUT

Rich walnut wood adds warmth, depth, and craftsmanship to every interior detail.



BRONZE & BRASS

Sculptural fixtures and hardware in warm bronze and brass create a refined timeless finish.



TROPICAL LANDSCAPE

Lush native planting and layered lighting create privacy, beauty, and a deep connection to nature.

TIMELESS MATERIALS. ENDURING BEAUTY.
DESIGNED FOR LIFE ON THE ISLAND.



THE SIGNATURE RESIDENCE

4-Bedroom Residence



ESSENCE



ESENÇA
LUXCEL

THE SIGNATURE RESIDENCE



4 Bedrooms
*Including a Private
Main-Level Guest Suite*



4 Bathrooms



Private Pool



Rooftop Lounge



Seamless Indoor-Outdoor
Living



2 Covered Parking Spaces

332 m² | 3,570 sq ft

Designed for families, entertaining, and effortless tropical living, The Signature Residence blends expansive interior spaces with private outdoor retreats-creating a home that feels both refined and welcoming.







WHERE EVERYDAY FEELS LIKE AN ESCAPE



Designed around light, landscape, and effortless indoor-outdoor living, The Signature Residence offers a refined retreat where contemporary architecture meets the relaxed rhythm of island life. Every space has been thoughtfully crafted to maximize privacy, natural light, and a seamless connection to the lush tropical surroundings.

From quiet mornings beneath the palms to sunset gatherings on the rooftop lounge, this is a home designed not simply to be admired, but to become part of the way you live.



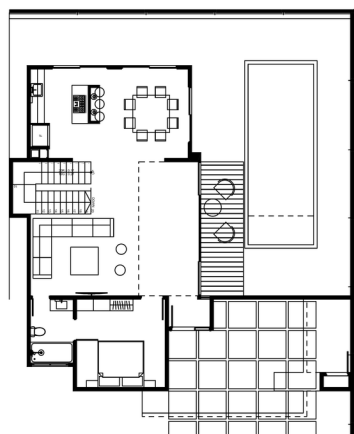
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A HOME DESIGNED TO FLOW

Every level of The Signature Residence has been thoughtfully designed to create a natural progression between gathering, retreat, and outdoor living. Open social spaces, private bedroom zones, and elevated entertaining areas work together to create a home that is both functional and beautiful.



01

GROUND LEVEL

166 m² | 1,791 sq ft



Open Concept Kitchen,
Dining & Living



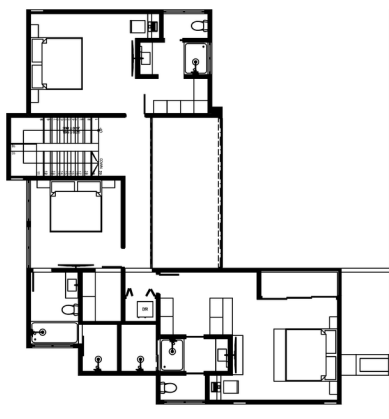
Private Guest Suite



Pool &
Outdoor Entertaining



2-Car Covered Parking



02

UPPER LEVEL

116 m² | 1,244 sq ft



Primary Suite



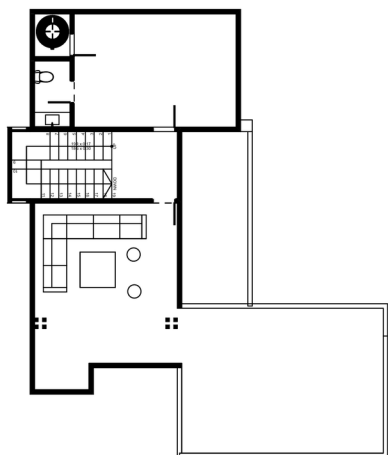
Double-Height Ceilings



Two Additional Bedroom
Suites



Seamless Indoor-Outdoor
Living



03

ROOFTOP

50 m² | 526 sq ft



Covered Lounge



Integrated Planters



Outdoor Bar



Sunset and jungle views



LIVING SPACES



Open, airy, and connected to nature. The double-height living area invites natural light and tropical breezes, creating a space that feels both expansive and welcoming.



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KITCHEN & DINING

CRAFTED FOR GATHERING.
DESIGNED FOR LIVING.

The heart of the home brings people together. A spacious kitchen with premium finishes and an oversized island flows seamlessly into the dining area, blending functionality with natural beauty.

GOURMET KITCHEN

Premium appliances, ample storage, and a large island perfect for casual meals or entertaining.



DINING TOGETHER

A generous dining space designed for long conversations and unforgettable moments.



NATURAL MATERIALS

Warm woods, organic textures, and timeless finishes create a calm, refined atmosphere.



INDOOR-OUTDOOR FLOW

Expansive openings invite garden and pool views, natural light, and a true connection to the outdoors.





ENCLIA
EXCLUSIVO

PRIVATE RETREATS



Designed as quiet sanctuaries within the home, each bedroom balances warmth, privacy, and natural light. Generous glazing, refined materials, and calming views of the surrounding gardens create spaces that invite rest, reflection, and effortless everyday living.

The Signature Residence offers four beautifully appointed bedroom suites, each with its own ensuite bathroom.



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A PRIVATE SPA EXPERIENCE



Crafted as private spa retreats, each bathroom combines natural stone, warm timber, and soft ambient lighting with tranquil views into lush tropical gardens. Select ensuites feature secluded outdoor showers, transforming everyday rituals into moments immersed in nature. Every space has been thoughtfully designed to capture the effortless serenity of a boutique resort.





ESTRADA
EXCEL

OUTDOOR LIVING



A private pool surrounded by tropical landscaping creates your own oasis. Perfect for relaxing, entertaining, and enjoying the island life.



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THE ROOFTOP LOUNGE



A PRIVATE RETREAT
ABOVE THE CANOPY .

Designed for sunset gatherings,
quiet mornings, and long evenings
beneath the stars, the rooftop
lounge extends the home's living
experience into the open air, with
generous entertaining spaces and
uninterrupted tropical views.



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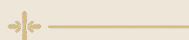
THE GARDEN RESIDENCE

3-Bedroom Residence





THE GARDEN RESIDENCE



3 Bedrooms



3.5 Bathrooms



Rooftop Splash Pool



Private Garden Sanctuary



Seamless Indoor-Outdoor
Living



2 Covered Parking Spaces

233 m² | 2,507 sq ft

Designed around a private garden sanctuary, The Garden Residence blends contemporary architecture with lush tropical landscaping to create a home that feels intimate, connected, and effortlessly livable. Every space opens naturally to the outdoors, while the rooftop splash pool offers a secluded retreat above the gardens.







A PRIVATE RETREAT, DESIGNED AROUND NATURE



The Garden Residence offers a more intimate way of living, where architecture and landscape are thoughtfully woven together to create spaces that feel calm, connected, and effortlessly welcoming. Centered around a lush private courtyard, every room enjoys a constant relationship with light, greenery, and the outdoors.

From peaceful mornings overlooking the garden to evenings gathered beneath the stars on the rooftop terrace, every moment has been designed to celebrate the relaxed rhythm of life in Cozumel.



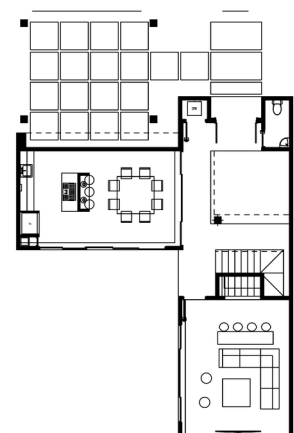
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THE
STUDIO

A HOME DESIGNED AROUND NATURE

Every level of The Garden Residence has been thoughtfully arranged around moments of privacy, natural light, and tropical landscape. The private garden sanctuary, open-concept living spaces, and family room with an integrated wet bar create a seamless connection between everyday living and effortless entertaining, while the rooftop splash pool offers a peaceful retreat above the gardens.



01

GROUND LEVEL

94 m² | 1,001 sq ft



Open Concept Kitchen,
Dining & Living



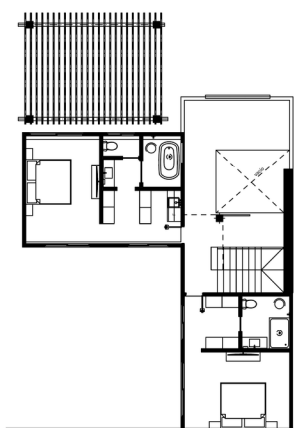
Private Courtyard Garden



Seamless Indoor-Outdoor
Living



2-Car Covered Parking



02

UPPER LEVEL

84 m² | 908 sq ft



Primary Suite



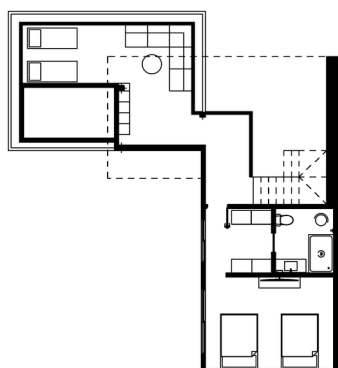
Spa Inspired Bathrooms



Secondary Bedroom
Suite



Garden and Courtyard
Views



03

ROOFTOP

55 m² | 592 sq ft



Third Bedroom Retreat



Outdoor Lounge Area



Private Splash Pool



Sunset and jungle views



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LIVING SPACES



The family room opens entirely to the garden, blurring the line between indoors and out. Warm materials, natural textures, and a thoughtful layout create a space for gathering, relaxing, and making memories.



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KITCHEN & DINING

GATHER. CONNECT.
SAVOR.

The heart of the home blends natural textures with refined finishes. A spacious kitchen with an oversized island flows effortlessly into the dining area, creating a warm and inviting space for connection.

NATURAL MATERIALS

Warm woods, woven textures, and organic elements create a calm and timeless atmosphere.



OVERSIZED ISLAND

A generous island offers extra prep space and a casual place to gather.



EFFORTLESS FLOW

Open and connected, with seamless access to the garden beyond.



INDOOR-OUTDOOR LIVING

Expansive glass doors bring in natural light and lush garden views.



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PRIVATE RETREATS



Designed as peaceful sanctuaries, each bedroom is thoughtfully positioned to maximize privacy, natural light, and a connection to the surrounding tropical landscape. Warm materials, generous glazing, and calming garden views create inviting spaces that encourage rest, relaxation, and everyday comfort.

The Garden Residence features three beautifully appointed bedroom suites, each with its own ensuite bathroom, offering comfort and privacy for both homeowners and guests.



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A PRIVATE SPA EXPERIENCE



Natural stone, warm timber, soft lighting, and thoughtfully curated finishes create bathrooms that feel calm, inviting, and effortlessly refined. Designed as intimate wellness spaces, each ensuite offers a peaceful retreat inspired by the beauty and simplicity of tropical living.





ESSENCE OF
EXCEL

OUTDOOR LIVING



A private garden surrounded
by lush tropical landscaping
creates your own oasis.
Perfect for relaxing,
entertaining, and enjoying
the island lifestyle



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EXPERIENCIA
LUXURY



THE ROOFTOP LOUNGE



YOUR PRIVATE OASIS
ABOVE THE GARDENS.

Perched above the lush landscape,
the rooftop terrace is designed for
quiet moments and relaxed
entertaining. Whether enjoying a
sunrise swim, an afternoon breeze,
or sunset with friends, every detail
invites you to slow down and
embrace the beauty of tropical
living.



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LIVE BEAUTIFULLY, LIVE ESENCIA.

Where thoughtful architecture, tropical landscapes, and contemporary living come together to create one of Cozumel's most distinctive residential communities.



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A TERRAMEX DEVELOPMENT



www.esenciaixchel.com



ventas@esenciaixchel.com



+52 987 114 0101



Cozumel, Quintana Roo, Mexico