

A photograph of a tropical resort at dusk. The scene features several multi-story wooden buildings with thatched roofs and balconies, illuminated by warm interior lights. A prominent palm tree stands in the middle ground. In the foreground, a wooden walkway with a railing leads through lush greenery. The sky is a mix of blue and orange hues from the setting sun.

PUNTA CIRICOTE

HOLBOX ISLAND

Images are for illustrative purposes only and are not intended for any other use. Specifications and other details are subject to change at any time. Equipment, decoration, and furniture will be contracted and sold separately according to the client's preferences and request.

A RETURN TO THE ESSENTIAL.



On the exclusive island of Holbox, Mexico, there is a sanctuary of turquoise waters and white sands: **Punta Ciricote. A boutique development of only 42 private lots, designed for those seeking more than just property—those seeking a genuine connection with nature.** Far from mass tourism and in total harmony with the environment, this retreat offers a unique opportunity to experience the pure essence of Holbox.




PUNTA CIRICOTE/HOLBOX ISLAND

A tropical landscape featuring a sandy path leading through a dense grove of palm trees. The sky is blue with scattered white clouds. The text 'NATURAL SANCTUARY' is overlaid in a white, serif font, with 'NATURAL' on the top line and 'SANCTUARY' on the bottom line. Below this, the location 'PUNTA CIRICOTE HOLBOX, MX.' is written in a smaller, white, sans-serif font.

NATURAL SANCTUARY

PUNTA CIRICOTE
HOLBOX, MX.



By becoming part of Punta Ciricote, **you become a guardian of Mexico's treasure.** Of an ecosystem that hosts over 400 bird species, including flamingos, frigatebirds, and herons. Where mangroves and native palms thrive. Home to whale sharks and sea turtles. **A natural refuge where wildlife and untouched beauty exist in perfect harmony—where time is measured by waves, and days are lived unhurriedly.**

PUNTA
CIRICOTE
HOLBOX ISLAND

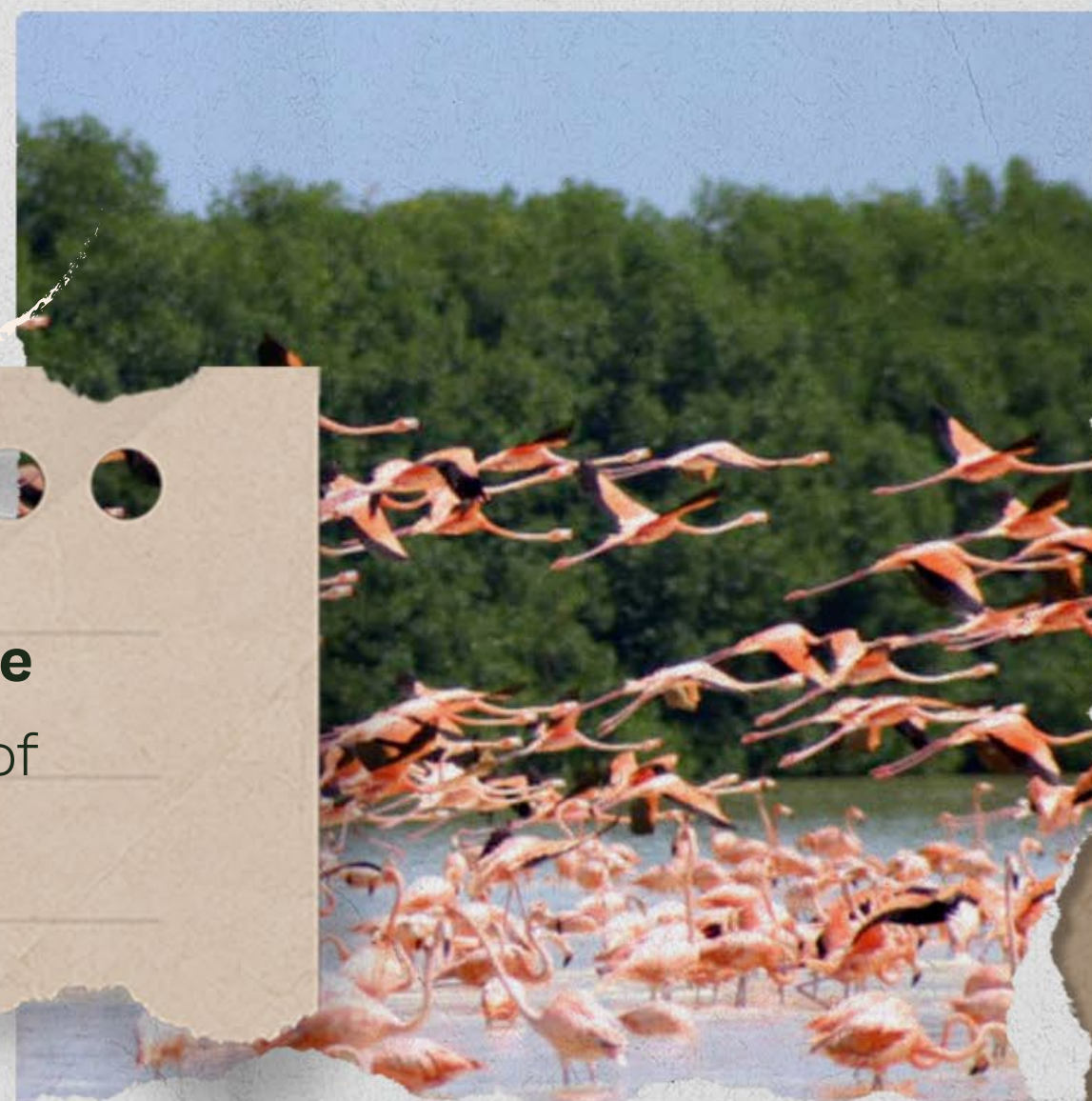
*HOME OF
THE WHALE
SHARK*



*ISLA DE LA
PASIÓN*



BIRD WATCHING



Holbox is part of the Yum Balam Biosphere Reserve, which ensures the preservation of the island's flora and fauna.

PUNTA CIRICOTE

HOLBOX ISLAND

*BIOLUMINESCENCE
WITH SPECTACULAR
VIEWS*





Muelle del
Tiburon Ballena

Holbox

Holbox Ferry

Punta Coco

Bioluminiscencia

Acceso
terrestre

Ojo de
agua

Avistamiento
de aves

Canal de
Navegación

Isla de la pasión

PUNTA
CIRICOTE
HOLBOX ISLAND

LOCATION

*A HIGHLY PROFITABLE
INVESTMENT*

IN THE LAST JEWEL OF THE MEXICAN CARIBBEAN.

PUNTA
CIRICOTE
HOLBOX ISLAND

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- 1- Parking
- 2- Services
- 3- Clubhouse
- 4- Lots
- 5- Beach
- 6- Bioluminescence
- 7- Punta Ciricote Viewpoint
- 8- Muelle Punta Ciricote



Isla de la pasión

A- Main access via Ciricote Street

MASTERPLAN

Navigation channel



ACCESS



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VIEWPOINT

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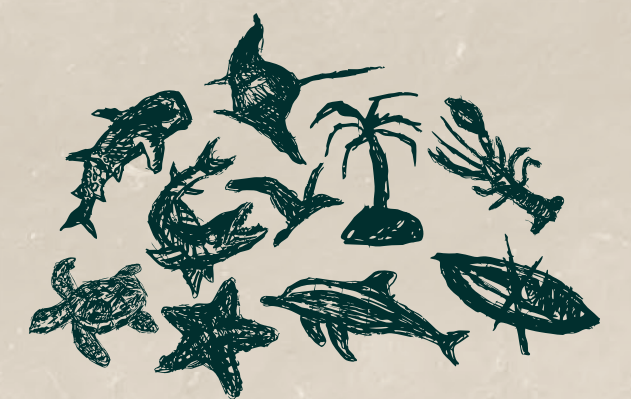
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CLUBHOUSE

Clubhouse with social area and services, as well as spaces for contemplation and relaxation.

Its elevated design allows the natural flora and fauna of the area to flow freely.



HOLBOX ISLAND



Cabin prototypes

Elevated walkway

WALKWAY

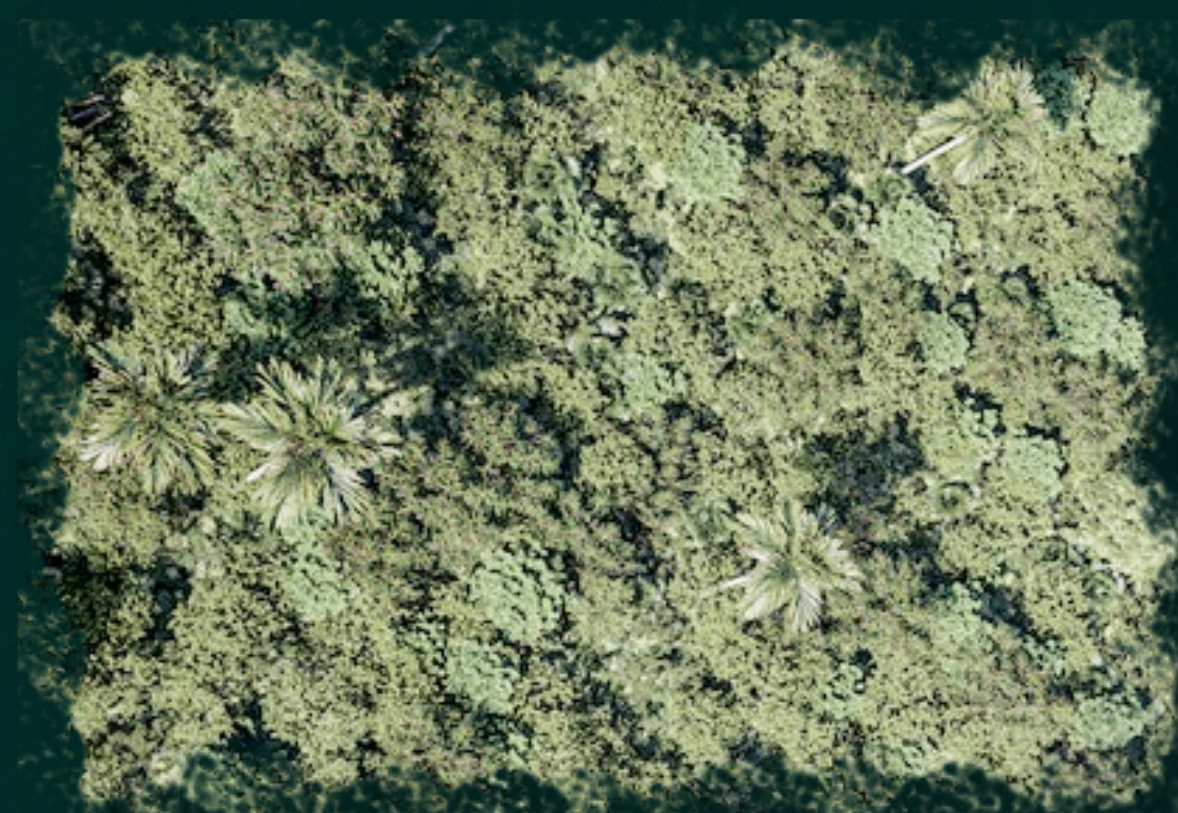
An elevated wooden walkway (3m wide) will be built along the sandy path, connecting the cabins. It will be elevated between 1.00m to 2.20m on stilts, allowing for wildlife movement, protecting the cabins from tides, and minimizing impact on land and vegetation.

INFRASTRUCTURE & SERVICES

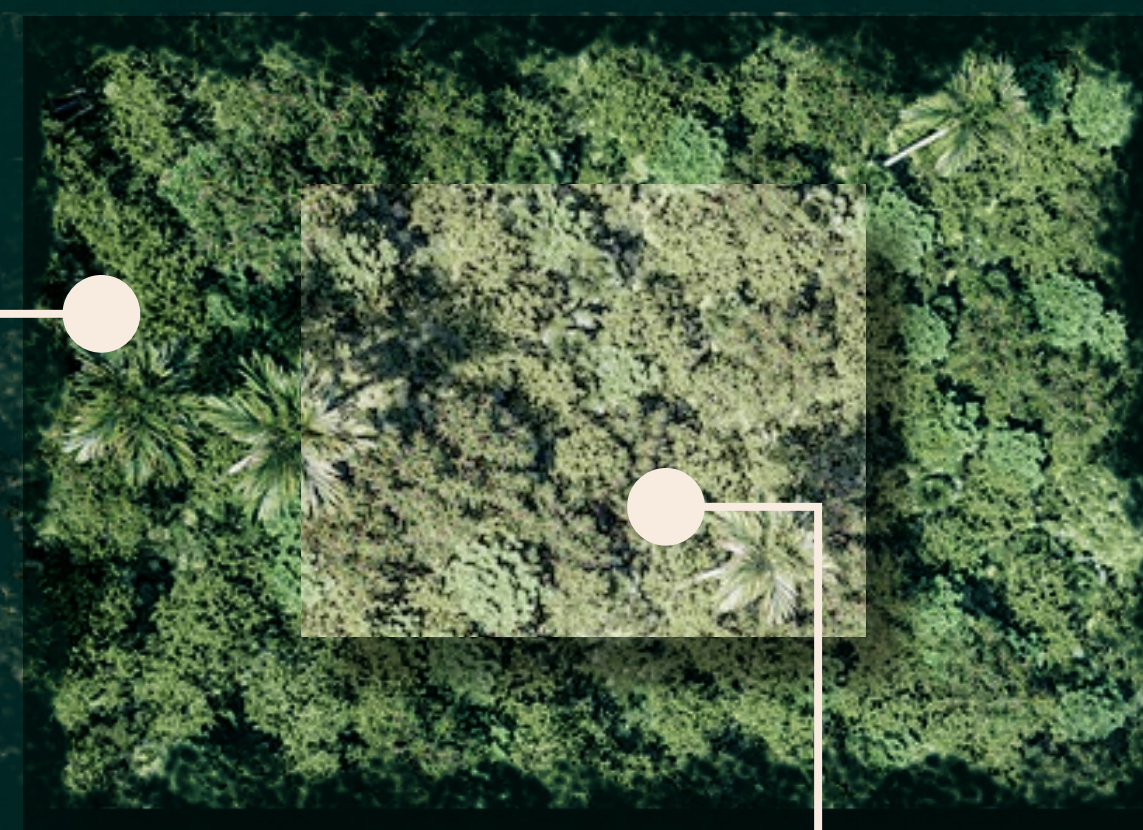
The development follows sustainability principles. Solar panels will supply electricity to cabins and common areas. Rainwater harvesting systems will supply toilets and kitchens.

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LOTS STARTING FROM 200 M2



*CONSERVATION
AREA*



*50 M2 OF
DEVELOPABLE AREA**

*(Approximate density subject to authority approval)

For us, **preserving the environment and sustainably managing resources is the most important part of the project.**

That's why a dedicated conservation area is essential.

Investing in a sustainable project on Holbox Island is profitable in both financial and environmental and social terms.

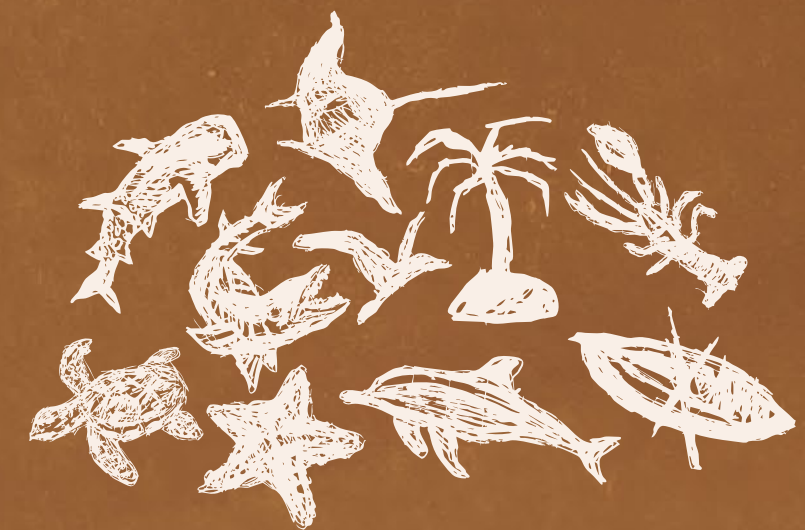
The growing demand for eco-friendly experiences, strategic location, and positive impact on conservation and local development make this an **attractive option for those looking to combine financial success with a commitment to sustainability.**

PUNTA CIRICOTE/HOLBOX ISLAND

**LEGAL SECURITY AND HIGH RETURNS
ON YOUR INVESTMENT**

At Punta Ciricote, ***your investment is backed by solid legal security and a well-planned project.***

Here, you not only protect your wealth—you make it grow in a high-demand area with great potential for returns and appreciation in one of Mexico’s most exclusive destinations.



HOLBOX ISLAND

**GUARANTEED
PROFITABILITY**

Properties in Holbox offer an excellent investment opportunity, with high income from vacation rentals and constant land value appreciation.

**SECURITY &
EXCLUSIVITY**

Investing in Punta Ciricote offers you:

- Private property
- Immediate deed registration
- Public record registration
- Official plans and boundaries
- Up-to-date taxes
- Free of liens



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*FINANCING AVAILABLE
UP TO 12 MONTHS INTEREST-FREE*

15%

DOWN PAYMENT

(PRICES AND PROMOTIONS SUBJECT TO CHANGE WITHOUT NOTICE)

PUNTA CIRICOTE

HOLBOX ISLAND



puntaciricote.com @puntaciricote