

ALMA

YOUR ARCHITECTURAL SANCTUARY



CENTRAL & SOUTH
AMERICA
PROPERTY
AWARDS
DEVELOPMENT

in association with

INTERNATIONAL
PROPERTY
& Travel



BEST SUSTAINABLE
RESIDENTIAL
DEVELOPMENT
MEXICO

ALMA
by Esencia Desarrollos

2025-2026

A RESIDENTIAL HAVEN FOR THE SOUL

Set amongst the lush, breathtaking scenery of Huatulco, Oaxaca, ALMA is a residential complex with a premium yet understated edge that calls to those seeking a balance of nature and signature modern architecture.

Nestled between the mountains and the sea, ALMA will gently stroke your senses with its warm blend of minimalism and well-being.

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THE FUSION OF ARCHITECTURE
AND NATURE



ALMA was born from a desire to demonstrate that it is possible to develop an environmentally respectful residential complex while promoting modern architecture.

We believe that architecture is not simply about designing a space or a monument. It is not material. Rather, it is an experience that adapts to the surroundings and enhances your well-being. With this in mind, ALMA has been designed to uplift you from your first step within.

We also believe that architecture and nature should underscore each other. And to us, nature is about knowing that Oaxaca accounts for half of Mexico's biodiversity and doing our very best to maintain it by reducing our overall impact, favoring endemic species, preserving trees, and raising awareness among our owners and renters about the treasure that will surround them at ALMA.

While this vision may seem ambitious, we are convinced it will elevate how one experiences life in the tropics.



HUATULCO, THE HIDDEN GEM OF
MEXICO'S PACIFIC COAST



Huatulco is an unspoiled gem that blends pristine beaches, majestic mountains and abundant biodiversity, only 20 minutes away from an international airport, making it a prime destination for real estate investment.

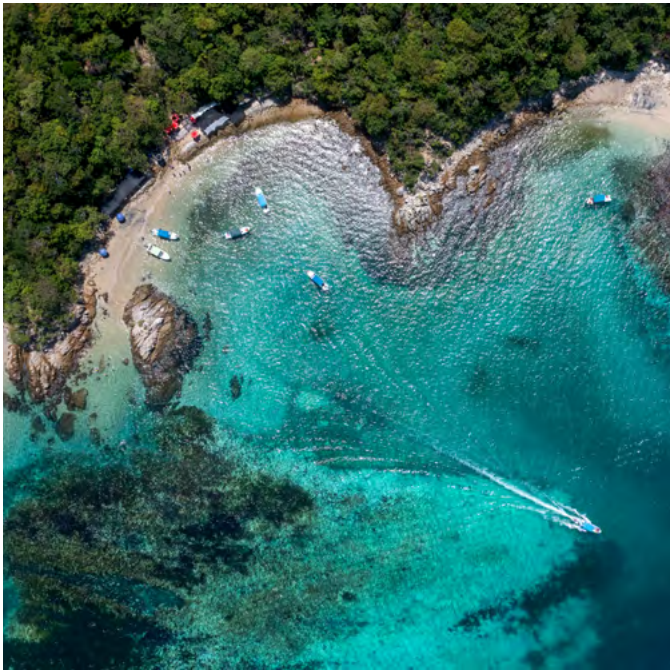
BAHÍAS DE HUATULCO

The coastal haven of Bahías de Huatulco spreads onto **9 bays** and boasts **36 beaches**, many of which are only accessible by boat. Visitors come to explore the depths of its natural beauty and enjoy its relaxed atmosphere.



NATURE ENCLAVE

ALMA stands at its heart and at the doorstep of its national park. Wake up to the sights and sounds of nature from the comfort of your home, and in just minutes, reach the vibrant town center of Huatulco.



Bahías de Huatulco, Oaxaca, Mexico.



A VISION FOR A SUSTAINABLE FUTURE

Huatulco is committed to sustainable tourism and development. It is dedicated to preserving its natural beauty and resources, ensuring that future generations can enjoy its stunning landscapes and pristine beaches. It makes it an ideal destination for investors who care about their legacy for future generations.

70%

Of Huatulco's area is preserved and 50% are National Parks.

24,000+

The city has 3 national parks totaling over 24,000 acres of land (10,000 ha.).

400+

Species of animals and around 700 species of plants.

90%

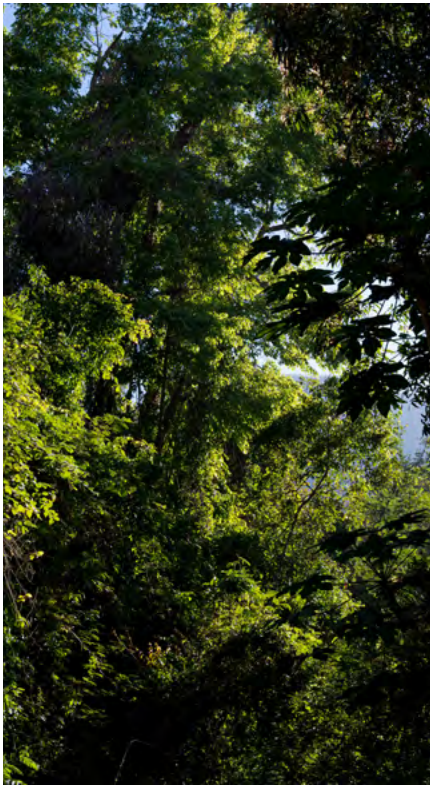
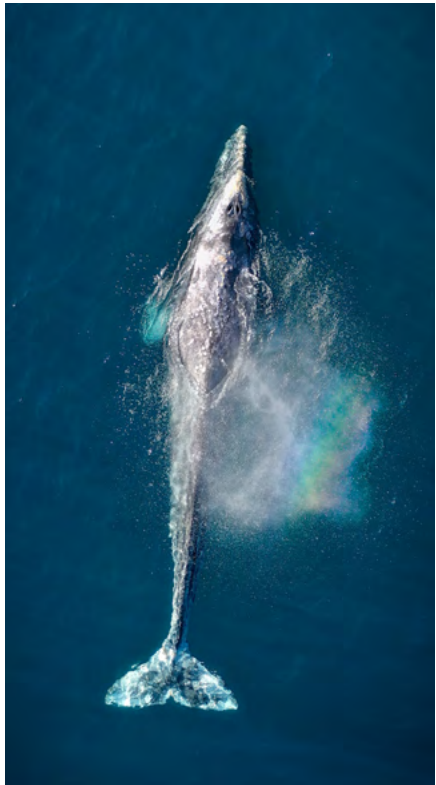
Of the city's electricity comes from renewable sources.

100%

Of the grey water of the city is treated and reused for its green spaces.

1ST

City in the world to obtain the Earth Check Master certification.



A GROWING MARKET

Whether looking for an investment property, a second home or a place to retire, its enchanting beauty makes it a prime destination for those seeking to invest in a safe and booming market.

A THRIVING TOURIST DESTINATION

Huatulco attracts visitors from all over the world. It is teeming with a diverse range of outdoor activities such as diving, hiking, surfing, river rafting, bird watching or whale watching.



330 DAYS OF SUN PER YEAR



28°C / 82°F AVERAGE YEARLY TEMPERATURE



OCEAN & MOUNTAIN ACTIVITIES



TWO MARINAS



PRIVATE LAND OWNERSHIP



WHALE MIGRATION



FAMOUS SURF PIPE



MEXICO CANADA UNITED STATES



3.5 HOURS TO OAXACA

THE LOT

ALMA is nestled in an area of Huatulco that reflects its very essence —abundant nature. It sits on a south-facing 9 acre (3.6 ha) lot comprised of two small hills that gently make their way down to the ocean, guaranteeing a variety of distinct sea views from the properties.

While seemingly secluded, it is just a few minutes from La Crucecita and 20 minutes from an international airport. Positioned at the doorstep of the National Park, surrounded by miles of biking lanes, pristine beaches, and close to world-class amenities, you are guaranteed to return home filled with peace every time you step out.

ALMA's adjacent lots to the east will be developed with the same vision in mind, so you can rest assured that the environment, neighborhood, density, views, architectural style, and natural beauty will be carefully controlled and preserved.

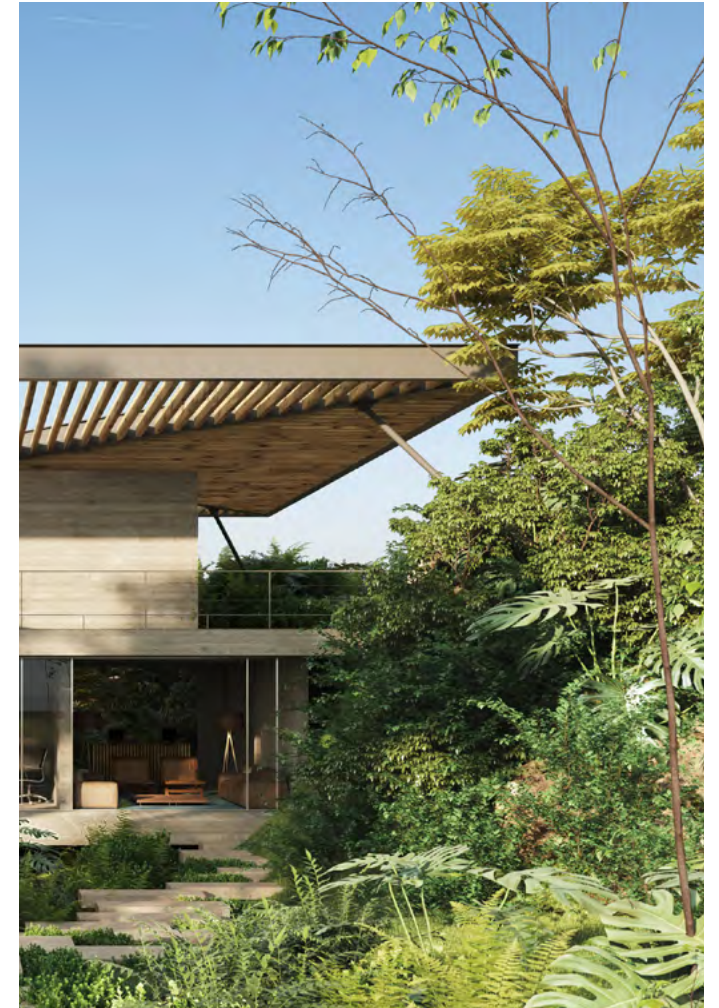


BLURRING THE BOUNDARIES BETWEEN THE INDOORS AND OUTDOORS





ALMA's architectural environment underscores its spectacular surroundings and truly focuses on views, nature, silence, intimacy, and space, offering a one-of-a-kind residence that elevates your living experience in Huatulco.



Jose Juan Rivera Río (JJRR/Arquitectura), who is recognized for his timeless designs, imposed himself as the perfect choice. With a deep respect for the surrounding environment and a dedication to enhancing personal well-being, he designed the 47 signature properties that compose ALMA in collaboration with Módica-Ledezma.

The residence unobtrusively combines Mexican architecture with the raw beauty of the Pacific coastline, embracing you in its breathtaking landscape. Pure lines impart a sense of weightlessness to the design, enhanced by floor-to-ceiling sliders that blur the boundary between the indoors and outdoors while preserving comfort.

With perfectly framed ocean views, each property also provides shade essential in these latitudes.

When you've experienced crowded destinations or overwhelming spaces, you know that true luxury lies in delicately balancing space, privacy, and peace. This is why we have created an architectural environment that underscores its spectacular surroundings and truly focuses on views, nature, silence, intimacy, and space.

Steel, glass, and wood blends are used as primary materials to give ALMA a tropical but modern feel. Mosquito screens provide evening comfort without disrupting the impression of living on a terrace.

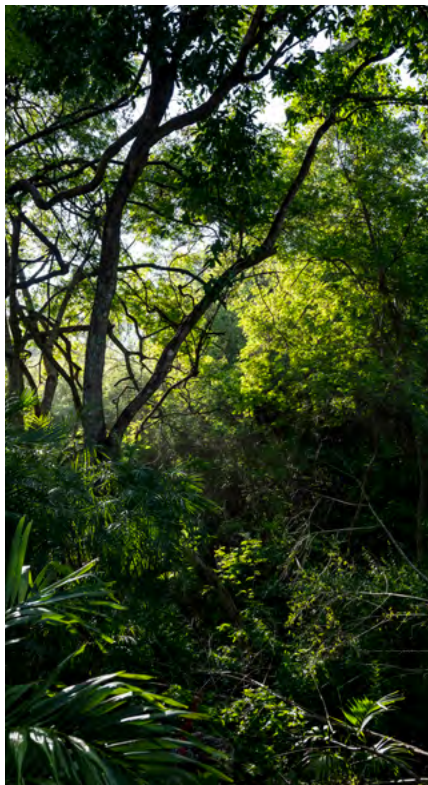


INSPIRED BY NATURE

We firmly believe that architecture has to honor nature rather than reshape it. Our approach reflects a deep respect for the environment, focusing on low-density sustainable development.

“

As much as ALMA is about creating beautiful spaces, it is also about being good stewards of the land that hosts it.





All our properties incorporate state-of-the-art solutions to make them not only the most pleasant of places but also the most environmentally respectful and climate responsive. ALMA was awarded **Best Sustainable Residential Project in The Americas** by the International Property Awards in 2025.

- 1 ENERGY EFFICIENCY & SUSTAINABLE COOLING**

 - + Vegetal roofs reduce the upper floor temperature by up to 4°C (7°F).
 - + Stack and cross ventilation from the Pacific Ocean contribute to natural cooling of the first floor.
 - + Large covered terraces provide shade, naturally reducing the temperature on all floors.
 - + A pool located in front of the living room contributes to cooling the air entering the property from the south.
- 2 LOCAL, DURABLE AND SUSTAINABLE MATERIALS**

 - + Stone from the lot, Wood, Steel, National Travertine Glass (no paint).
- 3 POOL**

 - + Saltwater instead of chlorine to protect health.
- 4 CARE FOR ENDEMIC SPECIES**

 - + Preservation and/or relocation of the most remarkable trees on the lot.
 - + Relocation of protected species of flora found on the lot.
 - + Planting a majority of endemic species in the residence's landscaping.
 - + Utilization of vegetated roofs to enhance pollination.
 - + Low-density development to optimize the presence of endemic species and overall greenery.
 - + Reforestation of over twice the size of the residence.
- 5 MINIMIZATION OF WATER FOOTPRINT**

 - + Treating all greywaters of the residence and reusing it for the irrigation of the entire property.
 - + Landscaping predominantly composed of endemic species that are more drought-resistant, reducing irrigation needs.
 - + Partial shading above the pools to help minimize evaporation
- 6 WASTE SORTING**

 - + In every unit, in a dedicated ventilated area.
- RENEWABLE ENERGIES**

 - + Used on selected roofs to compensate the general consumption of the residence.
- MINIMIZING VISUAL IMPACT**

 - + Following the natural topography of the lot.
 - + Green roofs to minimize the built views.
 - + Glass sliders instead of solid walls.
 - + Horizontal architecture instead of vertical.
 - + Low-density, low-rise design.

FIND THE PERFECT AMBIANCE

All 47 signature properties provide a unique ambiance by accounting for the lot's distinct views and atmospheres.



LOW DENSITY MASTER PLAN

With a density of only 13 units per hectare (or 5.2 per acre), ALMA currently features one of the lowest densities on the market. This, together with an architectural approach that “listens” to the topography—placing the villas naturally along the hills and minimizing road sizes—are among **the qualities that led ALMA to be shortlisted in 2025 for the Architecture Hunter Awards in the “Master Plans” category.**

The master plan is organized into four main clusters that blend condos and villas, each with views to the southeast, south, and southwest.



47
PROPERTIES

6
TWO-BEDROOM CONDOS

19
THREE-BEDROOM VILLAS

SHARED AMENITIES

SWIMMING SALT POOLS

HYDRO-MASSAGE POOL

CONCIERGE DESK

6
THREE-BEDROOM CONDOS

16
FOUR-BEDROOM VILLAS

WELLNESS CENTER

FULLY EQUIPPED GYM

LUXURY SHUTTLE



YOUR OWN PRIVATE HAVEN

ALMA is intentionally built to be enjoyed 365 days a year. Its blend of indoor and outdoor living is particularly appealing to those who wish to live in Huatulco for extended periods —in any season.



47

Villas & Condos on the oceanfront, climate responsive and adapted to your needs.

- Ocean views
- Large covered terraces
- Glass sliders on 3 sides
- Mosquito nets
- Direct covered parking
- Enhanced privacy
- Infinity pools in every villa

VILLAS

ALMA's villas are generously spacious with a modern design and offer luxury amenities well-suited to the tropical climate of Huatulco. Blurring the boundaries between the indoors and outdoors, they allow the ocean breeze, vegetation shade, and natural charm to enter the homes while framing spectacular ocean views and preserving intimacy.

CONDOS

ALMA's condos follow the same architectural language and features as the villas. Located in small buildings, they provide an ample, intimate living area and allow for an indoor-outdoor lifestyle with some of the most spectacular views in Huatulco.

GRAND VILLAS

4 BEDROOMS



FIRST FLOOR

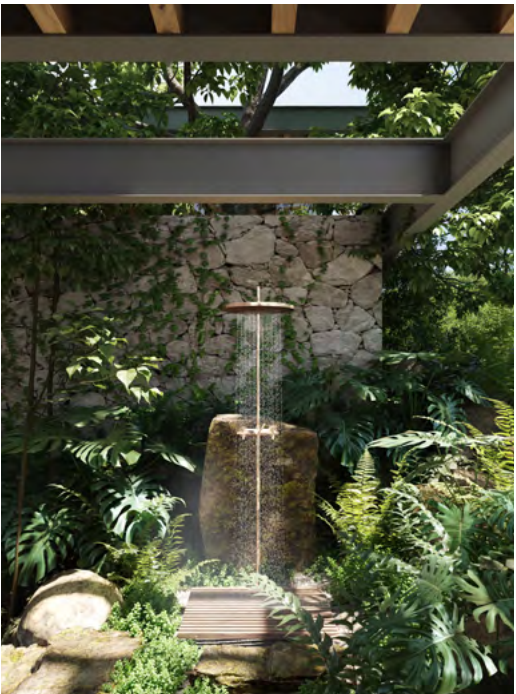
- DINING ROOM
- LIVING ROOM
- OUTDOOR SHOWER
- KITCHEN & PANTRY
- HALF BATHROOM
- COVERED TERRACE
- SWIMMING POOL



SECOND FLOOR

4

- BEDROOMS
- BATHROOMS
- LAUNDRY ROOM
 - DOUBLE SHOWER
 - COVERED TERRACES
 - WALK-IN CLOSET



4 4.5 2

INDOOR AREA: 300 m² / 3,229 ft² TERRACE AREA: 135 m² / 1,453 ft² STORAGE ROOM: 15 m² / 160 ft²

TOTAL AREA: 435 m² / 4,683 ft² POOL AREA: 30 m² / 322 ft²

Some properties' access is located on the ground floor, and some on the upper floor. All properties come with covered direct parking, some of them at the basement level, some of them at the upper street level.

VILLAS

3 BEDROOMS



FIRST FLOOR

- DINING ROOM
- LIVING ROOM
- LAUNDRY ROOM
- KITCHEN
- HALF BATHROOM
- COVERED TERRACE
- SWIMMING POOL



SECOND FLOOR

3

BEDROOMS
BATHROOMS

- DOUBLE SHOWER
- COVERED TERRACES
- WALK-IN CLOSET



3 3.5 1 to 2

INDOOR AREA: 200 m² / 2,135 ft² TERRACE AREA: 98 m² / 1,055 ft² STORAGE ROOM: 7.5 m² / 80 ft²

TOTAL AREA: 298 m² / 3,190 ft² POOL AREA: 15 m² / 161 ft²

Some properties' access is located on the ground floor, and some on the upper floor. All properties come with covered direct parking, some of them at the basement level, some of them at the upper street level.

CONDOS

3 BEDROOMS



1 APT/FLOOR

3

BEDROOMS

3.5

BATHROOMS

- COVERED TERRACES
- LAUNDRY ROOM
- ELEVATOR

3 3.5 1

INDOOR AREA: 170 m² / 1,830 ft² TERRACE AREA: 70 m² / 753 ft² STORAGE ROOM: 8 to 14 m² / 86 to 150 ft²

TOTAL AREA: 240 m² / 2,583 ft² 3 FLOOR BUILDING / 1 APARTMENT PER FLOOR

Some properties' access is located on the ground floor, and some on the upper floor. All apartments come with covered direct parking next to or underneath their building.



CONDOS

2 BEDROOMS



2 APT/FLOOR

2

BEDROOMS

2.5

BATHROOMS

- COVERED TERRACES
- SOUTH FACING
- ELEVATOR

 2  2.5  1

INDOOR AREA: 130 m² / 1,400 ft² TERRACE AREA: 50 m² / 538 ft² STORAGE ROOM: 13 m² / 140 ft²

TOTAL AREA: 180 m² / 1,937 ft² 2 FLOOR BUILDING / 2 APARTMENT PER FLOOR

Some properties' access is located on the ground floor, and some on the upper floor. All apartments come with covered direct parking underneath their building.



MATERIAL PALETTE

Earth tones and natural materials are dominant in ALMA. Stone from the land, steel beams, wooden beams, local marble, and local essence of trees blend in order to give ALMA a warm minimalist look, typical from the Mexican modern architectural movement.



TRAVERTINE

A bright Mexican travertine being used as the main material for the majority of floors, both indoor and outdoor, in order to enhance the sensation of blurred boundaries. It is luxury and extremely resistant, requiring little to no maintenance.



STONE

Most of the stones used in ALMA come directly from the lot itself, significantly reducing the environmental footprint of the construction. They are excavated, stored, and carefully worked on-site before being used for the construction.



CONCRETE

From Japan to the Americas and through Europe, exposed concrete is a noble material often associated with minimalist architecture. Its grey color complements the other natural tones of the lot, both in the dry and the green seasons.



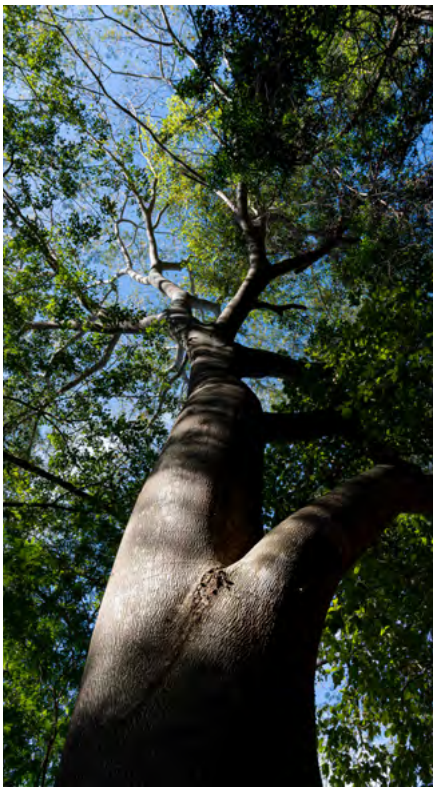
WOOD

Wood is key in ALMA's architectural style, and it perfectly harmonizes with the surrounding nature. Being both resilient and sustainable, it imparts a sense of warmth characteristic of tropical architecture.



STEEL

Gray steel beams are undeniably a prominent design element in Mexican modern architecture. Mixing them with wood and stone creates a minimalist yet inviting atmosphere, giving ALMA a distinctive Mexican identity.



VEGETATION

To ensure ALMA blends into the landscape when viewed from the ocean, a mix of endemic and national essences of vegetation is incorporated. This approach provides an all-year-green layer for the residents to enjoy, all while preserving biodiversity.

A REFUGE FROM THE PACE OF EVERYDAY LIFE

Shared amenities offer numerous ways to live a luxurious architectural experience defined by natural elegance and tranquility. From the swimming pools to the concierge service everything is made to ensure that ALMA is a place of well-being. For your privacy and comfort, only ALMA’s owners and renters will have access to the residence and its amenities.



SWIMMING POOLS

Two iconic saltwater pools with sunbathing decks : A 30-meter-long and a 25-meter both offering perfect spots for relaxation (98 and 82 ft).



HYDRO-MASSAGE POOL

Find a hydro-massage pool near the gym for your ultimate relaxation.



WELLNESS CENTER

Indulge in serenity at ALMA's semi-subterranean wellness center, embraced by lush vegetation, and featuring sauna, cold plunge, jacuzzi, and a massage area located in the heart of the residence.



GYM

For the active type find a fully equipped gym near the central swimming pool. Note: just outside the residence find 6 miles of dedicated running & biking lanes.



CAR ACCESSIBILITY

Driving to properties and parking directly under or close to them is a rare convenience. It is possible at ALMA because accessibility was prioritized in ALMA's design.



CONCIERGE DESK

Experience personalized service with ALMA's dedicated concierge desk.



PRIVATE SHUTTLE

Get to your nearby destination with ease even if you don't have a car.

These amenities combined with its incredible location five minutes away from the town center, at the doorstep of the national park, will make this low-density signature development a rare find in the future.



REASONABLE AND MEANINGFUL PROPERTY DEVELOPMENT



ESENCIA DESARROLLOS

ALMA’s development company was created by a French couple passionate about architecture and nature. We are committed to creating spaces that enhance human well-being through modern, thoughtful, and site-sensitive architecture and design.

We surround ourselves with the most passionate, ethical, and experienced professionals in the market. With a wealth of international experience in real estate, construction, architecture, and sustainability, our extended team brings a global perspective to our work in Huatulco.



JJRR/ARQUITECTURA

Founded by award-winning architect Jose Juan Rivera Rio, the firm stands out for its elegant use of concrete, stone, and wood, complemented by expansive glass openings that seamlessly dissolve the line between indoor and outdoor living. Its work—recognized at the 2021 Venice Architecture Biennale—embodies a distinctive creative vision and a continuous commitment to environmental preservation.



MÓDICA LEDEZMA

Based in Mexico City, the firm co-founded by award-winning architects Héctor Módica and Carlos Ledezma is listed among the 100 best architects in Latin America by AD Magazine. Frequent collaborators of JJRR/Arquitectura, they design timeless spaces that elevate the life experience. Their approach prioritizes architectural detail meticulously integrated with engineering, resulting in environments that stimulate the senses.



PROH CONSTRUCTORA

A Mexican/American team of experienced developers, engineers, and architects who share a passion for creating beautiful, unique, and functional tropical living environments. They nurture a deep enthusiasm for excellence in Huatulco, and their team offers a fresh, organized approach.



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ALMA

BY ESENCIA DESARROLLOS

Camino escénico, Sector el Violín
70987 Bahías de Huatulco,
Oaxaca, México

 ALMA.HUATULCO

 ALMA-HUATULCO

W. ALMA-HUATULCO.COM