





Let the brightest star in
Cozumel guide you home.

SHOWCASE OF LIFE

A NEW RESIDENTIAL STAR THAT RISES

In the seas, our destiny is designed by the stars.

The universe has made it so that in the magnificent coastal life, the stars have always been the map that guides us home. Today, that history has brought you to the most radiant residential opportunity in the Caribbean.

Eternal. Enigmatic. Exclusive.

Your destiny is to live the brightest version of your life.



20° 25' 22.1" N 86° 55' 25.4" W
20.422796, -86.923717



THE STELLA

A new residential star, ready to guide you towards the best future in Isla Cozumel.

This is a new living opportunity rising in front of the sea.

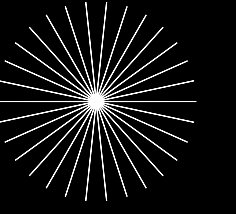
Awakening to a horizon of unparalleled possibilities. An unrepeatable opportunity with a perfect collection spaces. The ideal blend of admirable amenities and high-design apartments that make this place an architectural gem facing the emblematic and eternal Caribbean Sea.

In a universe of stars, it's time for you to own the most exclusively radiant space in Isla Cozumel.



Building renders may change without previous notice. Always with the intent of trying to enhance the residential project.

SHOWCASE OF LIFE



Cozumel, Quintana Roo



NOTHING AS EXCLUSIVE AS LIVING ON AN ISLAND

Isla Cozumel is an exclusive and incomparable environment. The sophistication of a cosmopolitan social life merges with the beauty of living in a tropical aura to make it the epicenter of activities and entertainment in the Mexican Caribbean. It is here where a new point of reference is born in the most admirable island in our country.

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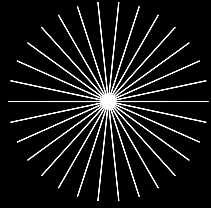
Cozumel, Quintana Roo



The stars have aligned for you

Geo URI geo:20.42,-86.92
UTM 16Q 508346 2257962

Area 647.33 km2 (249.94 sq mi)



CONNECTED TO THE STARS

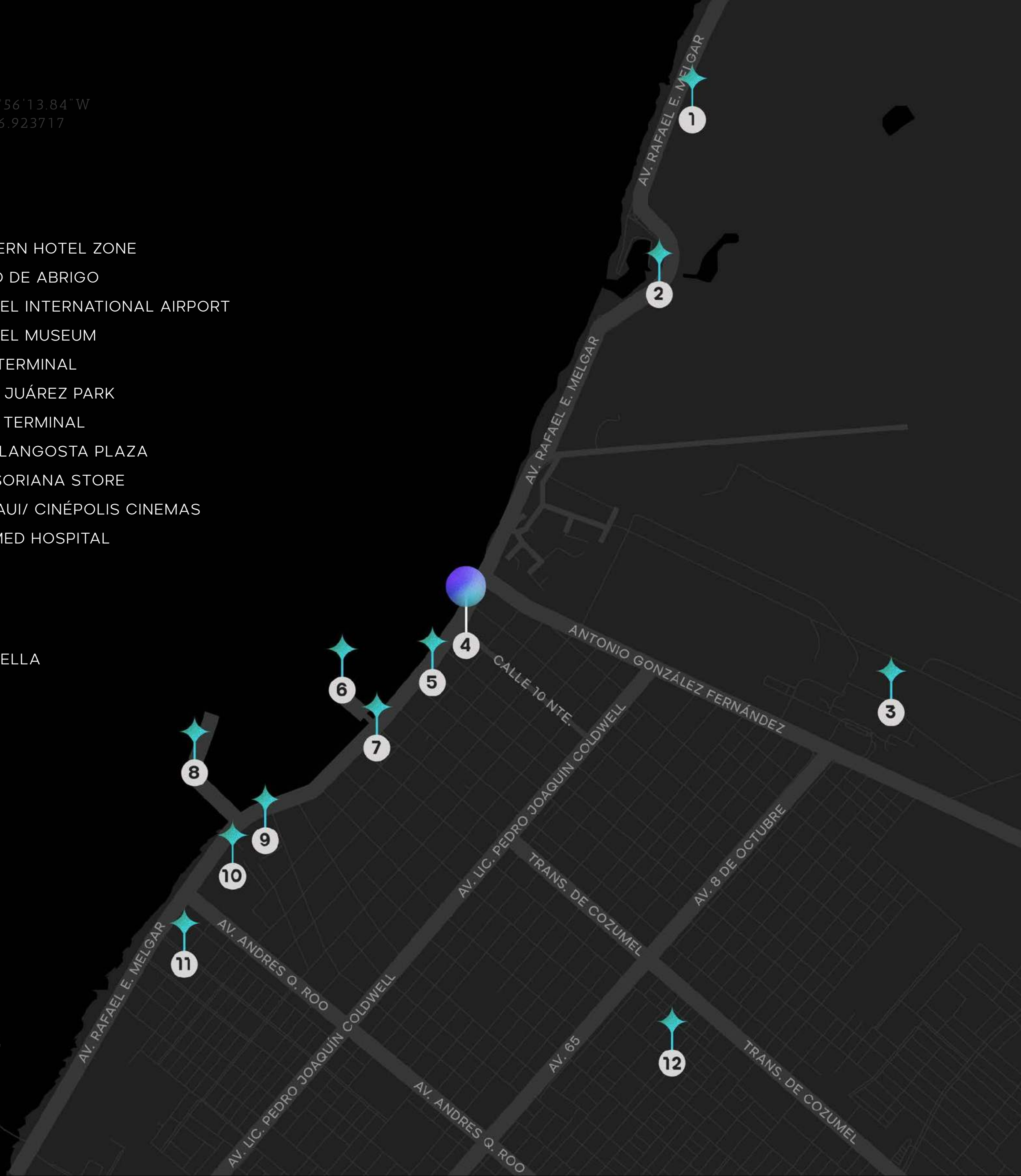
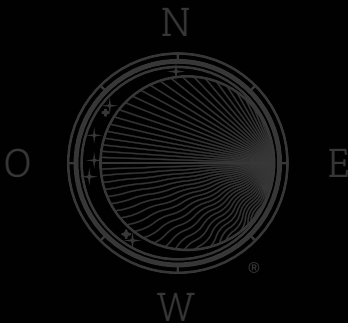
Just as the aligned stars guide you to that place you've always wanted to reach, The Stella's location grants it a magnetic attraction power. Being in the right place is the starting point for a brilliant life. Its location was strategically chosen to be able to guide you and take you wherever you need most, at any time of the day. Only a few will have the joy of enjoying the greatest connection and having all points of interest on the island at their feet.

Área 647.33 km2 (249.94 sq mi)

20°34'54.15"N 86°56'13.84"W
20.422796, -86.923717

- 1 NORTHERN HOTEL ZONE
- 2 PUERTO DE ABRIGO
- 3 COZUMEL INTERNATIONAL AIRPORT
- 5 COZUMEL MUSEUM
- 6 FERRY TERMINAL
- 7 BENITO JUÁREZ PARK
- 8 CRUISE TERMINAL
- 9 PUNTA LANGOSTA PLAZA
- 10 MEGA SORIANA STORE
- 11 CHEDRAUI/ CINÉPOLIS CINEMAS
- 12 AMERIMED HOSPITAL

4 THE STELLA





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Cozumel, Quintana Roo

AERIAL VIEW

SHOWCASE OF GREATNESS

Discover a project of unparalleled potential.

A great opportunity that is written in the stars for you.

The Stella is the ideal showcase of life, which in addition to sumptuous living spaces, boasts an exclusive collection of boutiques bringing together luxury brands and a selection of restaurants and bars of high culinary culture. A total environment of perfection in contact with tropical nature.

- 6 levels
- 14 apartments
- 3 Penthouses
- Boutique commerce on the ground floor
- More than a dozen high-end amenities for residents
- Covered parking spaces for residents



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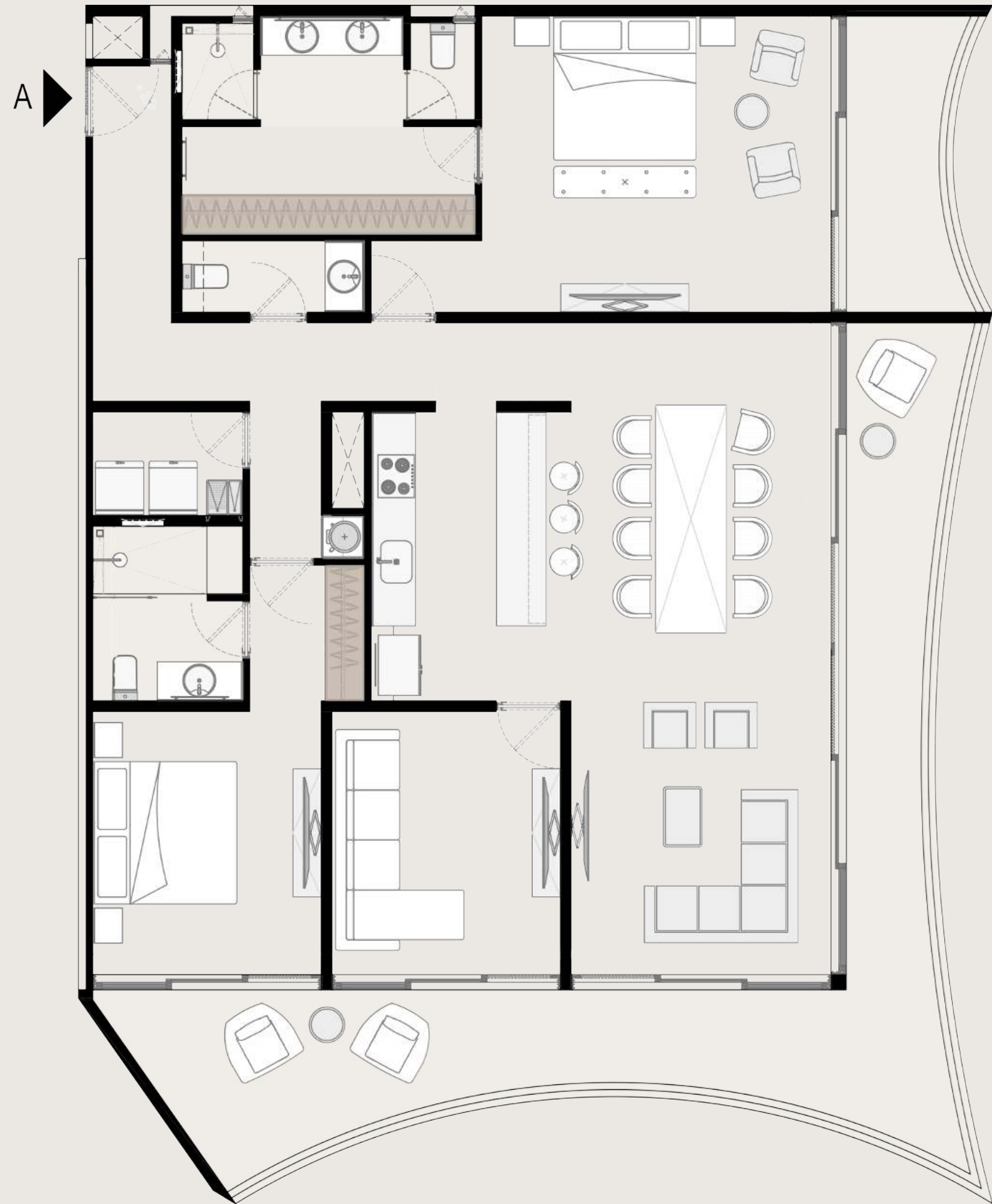
COMMERCIAL AREA

Cozumel, Quintana Roo

FOR A STELLAR
WAY OF LIFE

ONLY 17 LUXURY PROPERTIES AVAILABLE

ENIGMATIC SPACES
TO ENHANCE
YOUR ENVIRONMENT.
IN THE CARIBBEAN

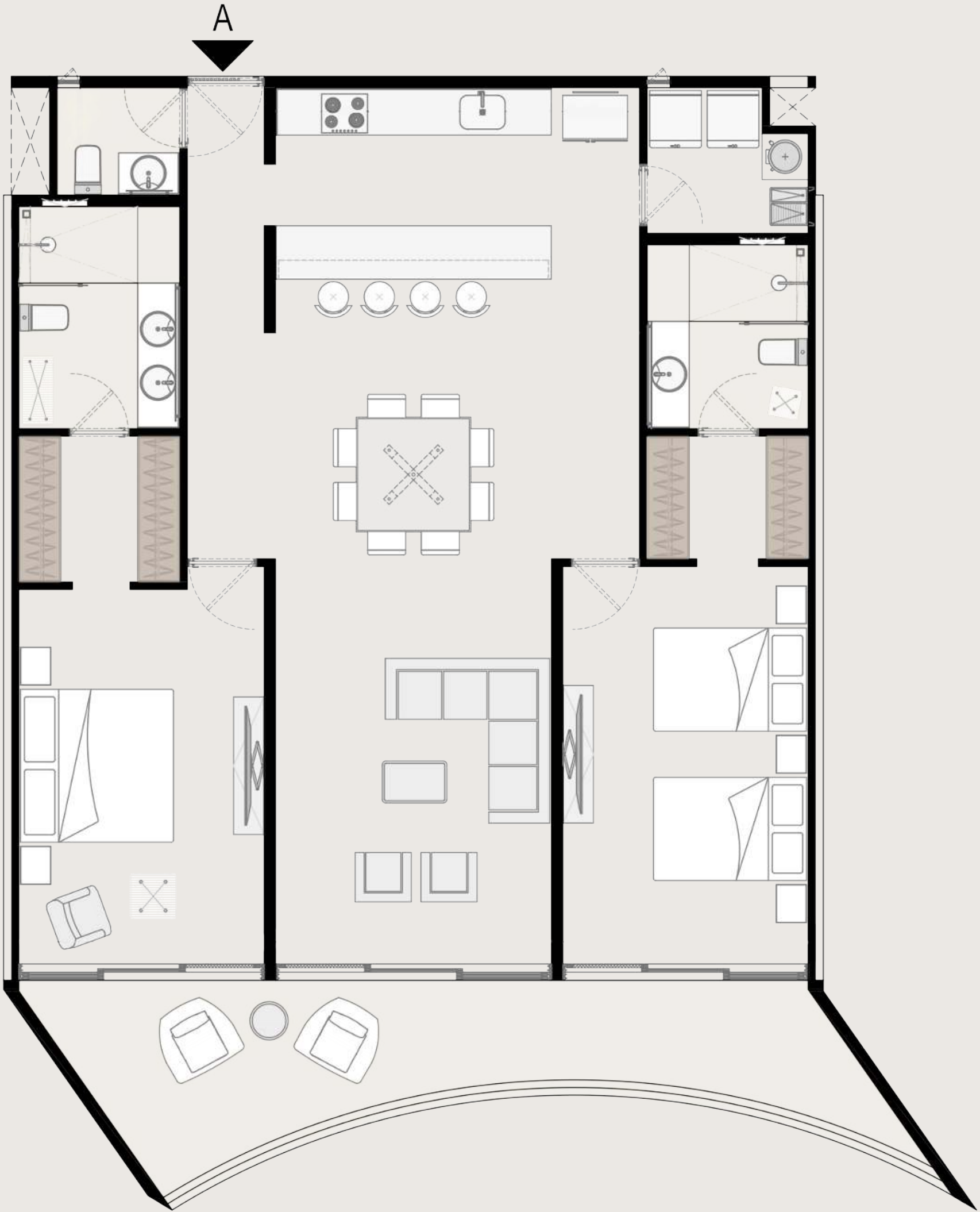


A.

- Total area: 190.80 m²
- 2 rooms
- 2.5 bathrooms
- Laundry room
- Tv room
- Terrace

B.

- Total area: 144.28 m²
- 2 rooms
- 2.5 bathrooms
- Laundry room
- Terrace





C.

- Total area: 170.05 m²
- 3 rooms
- 3 bathrooms
- Laundry room
- Terrace



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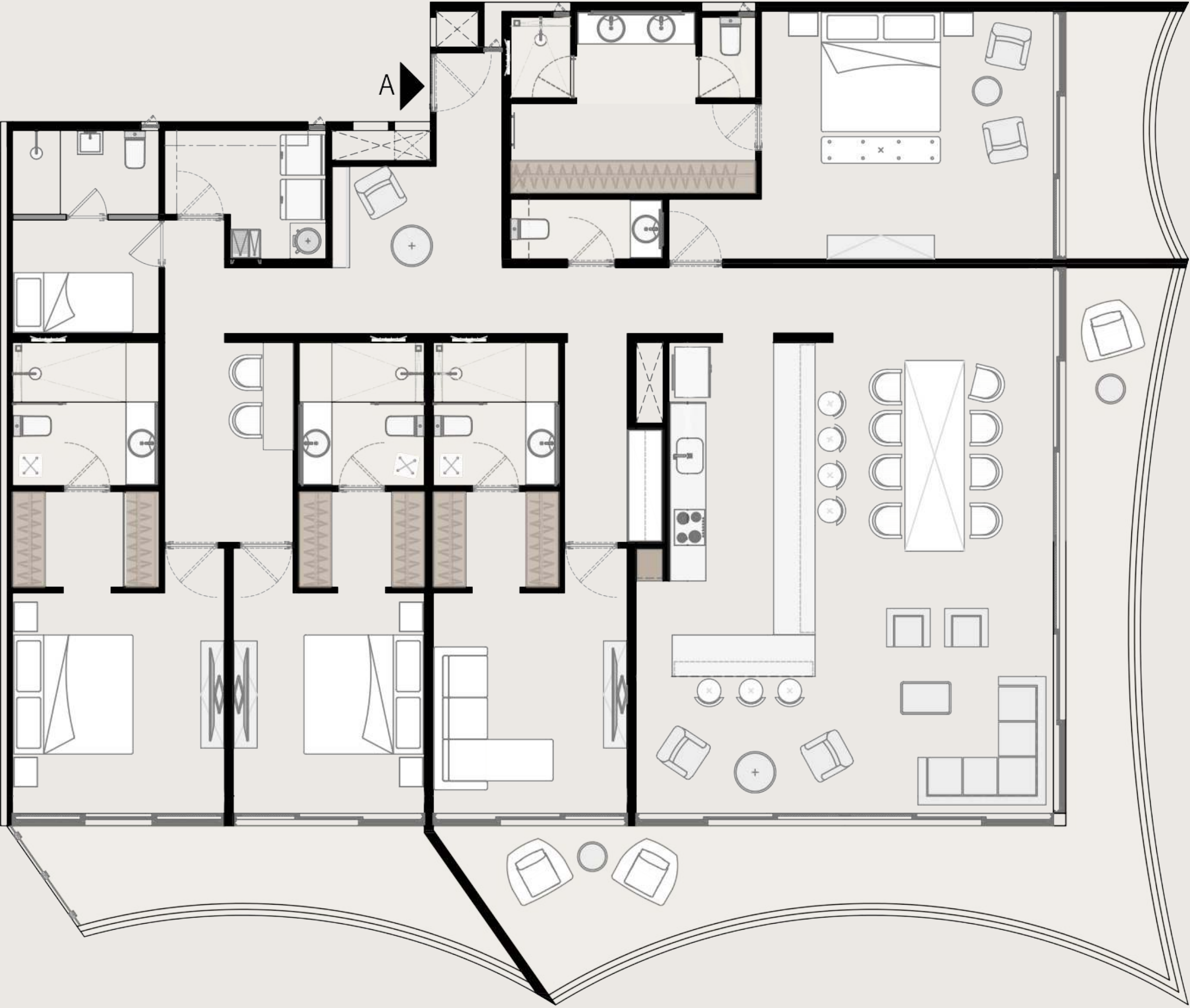
Cozumel Quintana Roo

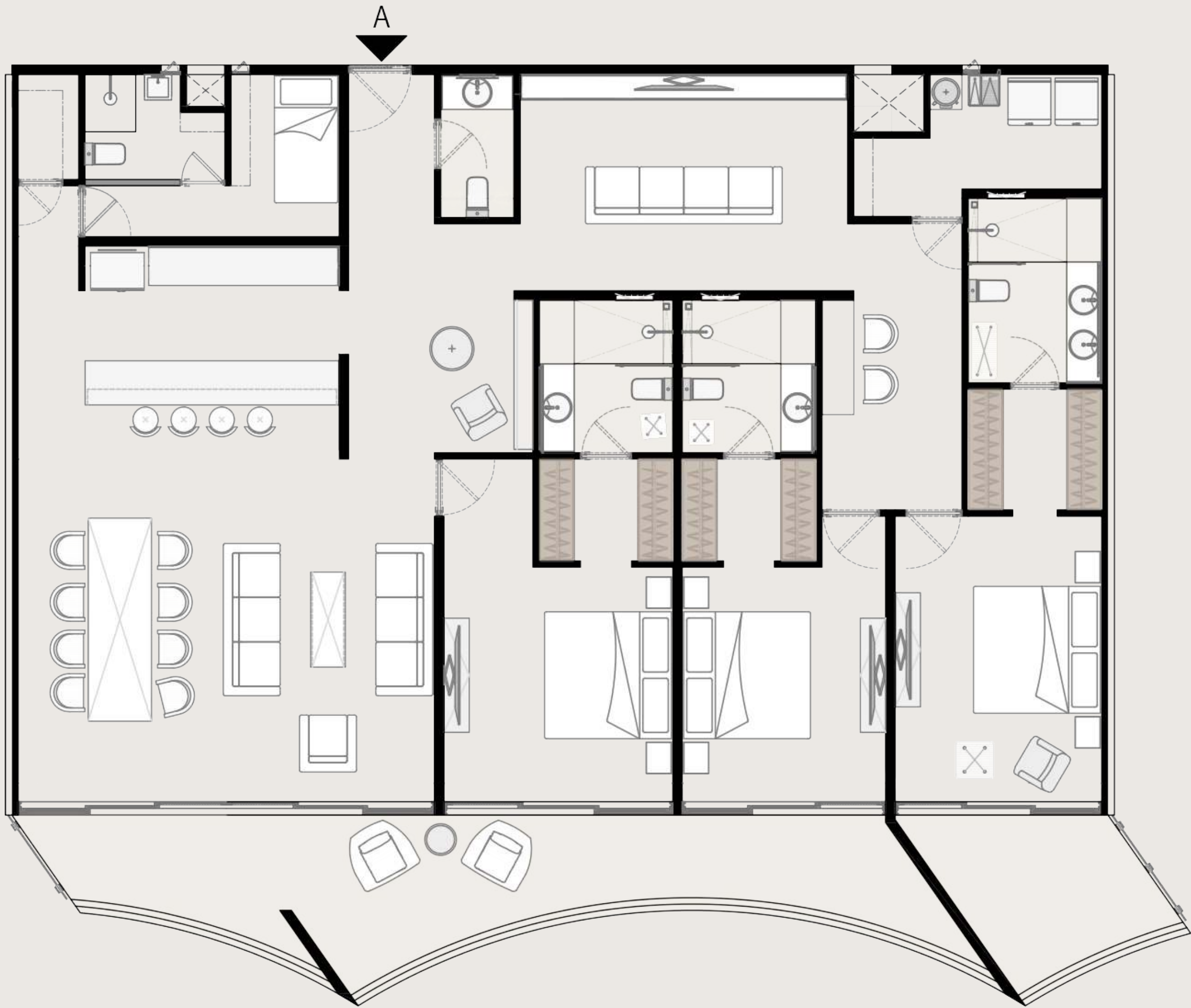
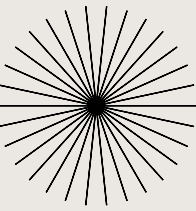
TERRACES

PH

A.

- Total area: 286.48 m²
- 4 rooms
- 4.5 bathrooms
- Laundry room
- Working area
- Service room with 1 bathroom
- Bar
- Terrace





PH

B.

- Total area: 238.01 m²
- 3 rooms
- 3.5 bathrooms
- Laundry room
- Working area
- Service room with 1 bathroom
- Terrace

PH

C.

- Total area: 268.24 m²
- 4 rooms
- 4.5 bathrooms
- Laundry room
- Working area
- Service room with 1 bathroom
- Terrace



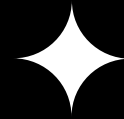


Building materials may change without notice. Always with the intent of trying to enhance the residential project.

SWIMMOUTS

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Cozumel, Quintana Roo



Live the glow of
the Caribbean sun

SHOWCASE OF LIFE

HERE YOUR LIFE SHINES BRIGHTER

The Stella exceeds all expectations to provide you with the best experiences centered on well-being.
A universe of amenities where rest and fun go hand in hand to complement your life perfectly. A high-end stellar club incomparable at the doorstep of your residence.



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HIGH TERRACE

English room
Bar
Cinema
Fun Padel
Gym
Coworking

LEVEL 1

Infinity Pool
Sunbed area
Pet Park
Mini Golf
Golf Range

ROOFTOP

Family Pool
Reflection Pool
Jacuzzis
Rooftop Bar
Viewpoint
Fire pits

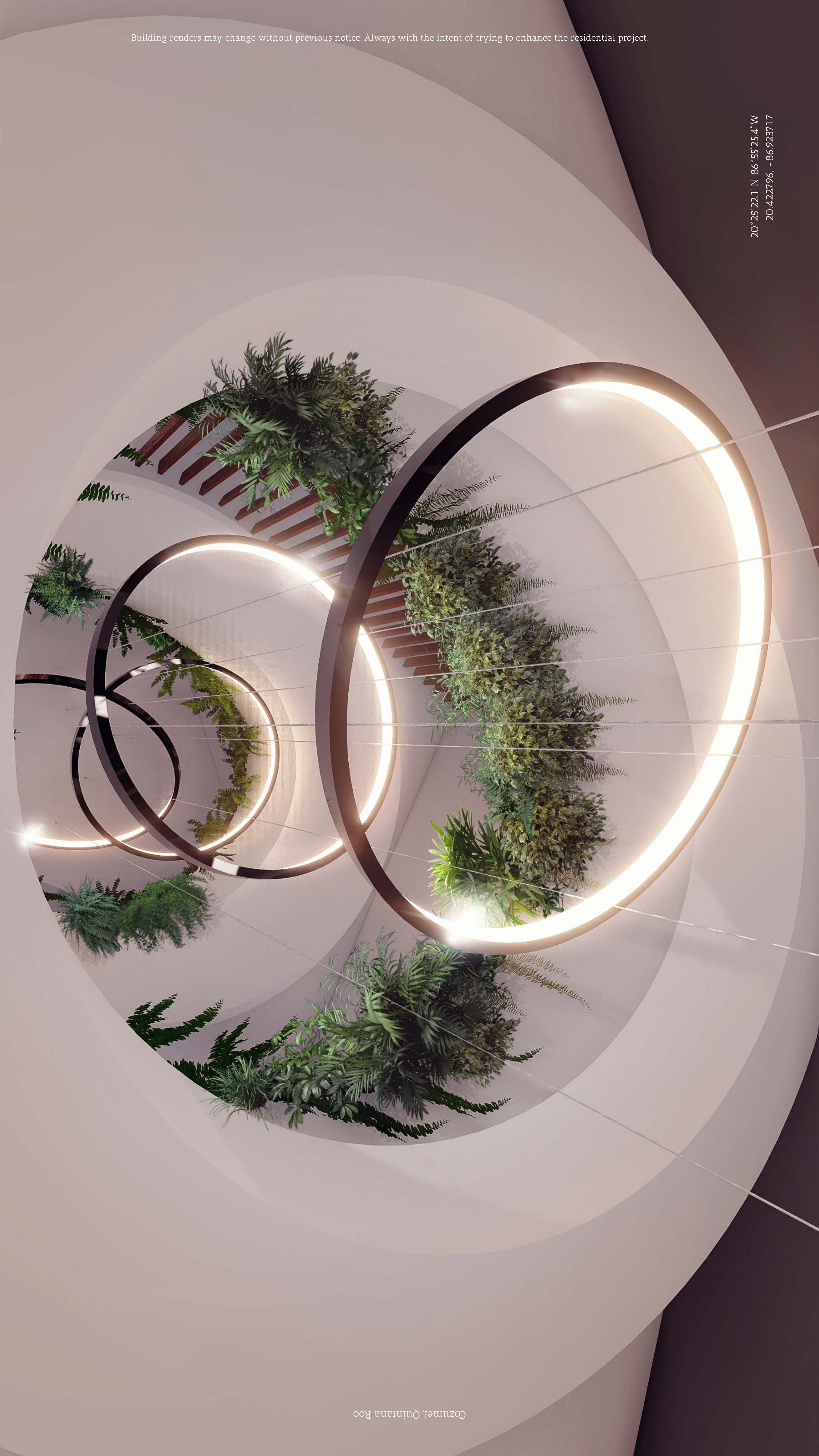


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ENGLISH ROOM

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PET PARK

Cozumel, Quintana Roo

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20 422796 - 86 923717

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GOLF RANGE

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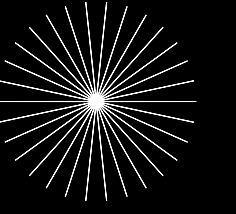


Cozumel, Quintana Roo

ROOFTOP

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SHOWCASE OF LIFE



MADE BY THE GREATEST

MIKA is the team of profit builders behind the vision for The Stella. Creating innovative, responsible, and environmentally respectful concepts, in Mexico and around the world.

This is a distinctive project created by:

MIKA

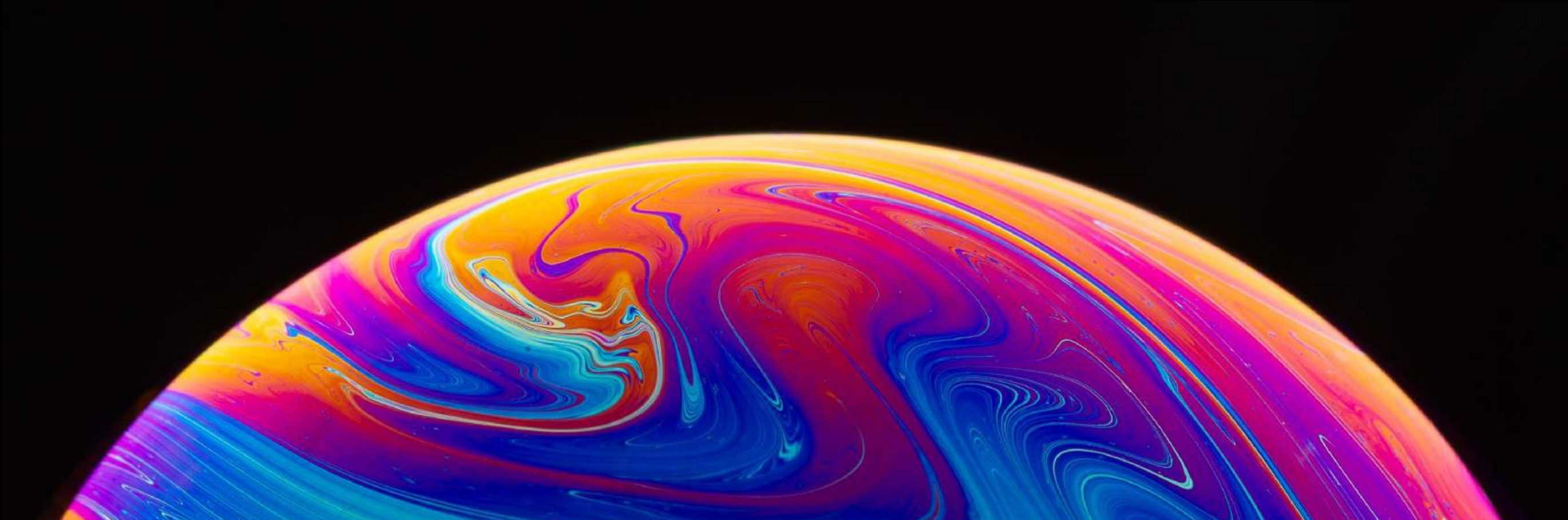
DEVELOPMENT • STRATEGY • ARCHITECTURE

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Be attracted by greatness

The only star missing from this project is you.
Be part of a perfect constellation of leading architecture, universal location,
apartments with magnetic finishes, a club of amenities, and a curated collection of
luxury restaurants, bars, and boutiques.

The Stella is the Caribbean universe you deserve to live in.



The
STELLA
SHOWCASE OF LIFE®

Cozumel, Quintana Roo

THESTELLA.MX



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