

## ALL OCEANFRONT— AVA GUEST ROOMS AND SUITES

Envisioned to reflect the serenity of life on the water and the luxury of yachting life. Designed in a palette of nautical blues and soft neutrals, with refined maritime elements throughout the interiors. Every room faces the ocean, with breathtaking views of the Mexican Caribbean's translucent blue waters.

### The Rooms

Oceanfront Queen / King / King Accessible  
Oceanfront Couples  
Central Oceanfront  
Oceanfront F&F

### The Suites

F&F Sundeck Suite  
Gala Oceanfront Suite One-Bedroom  
Gala Oceanfront Suite Two-Bedroom  
Panoramic Suite K&K  
Panoramic Suite Two / Three / Four-Bedroom  
Oceanfront Central Suite  
Penthouse Suite One-Bedroom  
Penthouse Suite Two-Bedroom

### The Villas

Penthouse Villa Three / Five- Bedroom  
Beach Club Villa  
5-Bedroom Panoramic Villa



## OCEANFRONT QUEEN / KING / KING ACCESSIBLE

Interior: 463 Sq Ft

Private Balcony: 108 Sq Ft

Sleep: 4 guests

1 king bed\*\* and 1 sofa bed\* or 2 queen beds

Our signature oceanfront King or 2 Queen guest rooms feature a sofa bed\*, spa-inspired bath, workspace, and private terrace with two-person spa tub. Designed to bring nature in, with abundant natural light, soft breezes of the Caribbean, and the luxury of total comfort, inside and out.

Features include:

- Master suite bedroom with king or double queen beds
- Bedroom bench
- One closet
- Sofa bed\*
- Working desk with two chairs
- Smart TV 65-inch
- Full bathroom
- Separate shower and WC
- double sinks
- Bathroom with sliding door and sliding window
- Single rain showers with hand shower
- 24-hour room service
- Mini bar with soda, bottled water & domestic beer
- Nespresso® coffee machine
- Complimentary high-speed Wi-Fi
- Conveniently located USB charging stations
- Custom bathrobe and slippers
- Hair blow dryer and bath amenities
- Iron/ironing board
- Digital safe (laptop size)
- Crave tablet with hotel information
- Private terrace with lounge area and double spa bathtub

\*King only.

\*Accessible



## OCEANFRONT COUPLES

Interiors: 495 Sq Ft  
Private Balcony: 205 Sq Ft  
Sleeps: 2 guests  
1 king bed

Our favorite suites for couples' escapes, engagement weekends, and meaningful time together. These fourteen limited oceanfront spaces feature a master bedroom with king bed, spa-inspired master bath with double rain showers and lounging tub, expansive closet space, and a private terrace with daybed and outdoor two-person spa tub. Designed to be a tranquil oceanside oasis for you and your partner, with all the luxuries of an unforgettable romantic getaway.

Features include:

- Master Suite with one king size bed
- Mini bar with soda, bottled water & domestic beer
- Working desk with two chairs
- Bathroom with double rain showers and bathtub
- Double sinks
- Separate WC
- Single rain showers with hand shower
- Smart TV 65-inch
- Large expansive closet
- 24-hour room service
- Nespresso® coffee machine
- Complimentary high-speed Wi-Fi
- Digital safe (laptop size)
- Conveniently located USB charging stations
- Bathroom with sliding door and sliding window
- Custom bathrobe and slippers
- Hair blow dryer and bath amenities
- Iron/ironing board
- Crave tablet with hotel information
- Private terrace with daybed and double spa tub



## CENTRAL OCEANFRONT

Interior: 592 Sq Ft  
Private terrace: 269 Sq Ft  
Sleeps: 2 guests  
1 king bed

17 limited suites at the heart of AVA—with our most stunning, straight-ahead view of the ocean. Featuring a master bedroom with en-suite, spa-inspired bath and separate vanity. The Center Suites also feature an expansive living space with TV room and comfortable sofa. Outdoors, a private terrace offers al fresco dining for four, sunbed and lounge area, and a plunge pool for soaking it all in.

Features include:

- Master bedroom with one size king bed
- One closet
- Mini bar with soda, bottled water & domestic beer
- One smart TV 65-inch
- Living space with TV room
- Bathroom with sliding door and sliding window
- Full bathroom
- Single rain showers with hand shower
- Separate WC
- Double sinks
- Vanity area
- 24-hour room service
- Nespresso® coffee machine
- Complimentary high-speed Wi-Fi
- Crave tablet with hotel information
- Conveniently located USB charging stations
- Custom bathrobe and slippers
- Hair blow dryer and bath amenities
- Private terrace with an exterior dining room for four/daybed a plunge pool for soaking



## OCEANFRONT F&F

Interior: 614 Sq Ft  
Private terrace: 248 Sq Ft  
Sleeps: 2 adults & 3 kids, 2 adults & 1 teen or 2 adults  
1 king bed and 2 sofa bed

For friends, family, and friends who are family. Our spacious Oceanfront Reunion Suite features a master bedroom, TV room with a daybed that sleeps two children, and living area. A private terrace and L-sofa lounge overlook our naturally sparkling Ava Lagoon with Crystal Lagoon® technology and azure Caribbean sea, with a 6-person spa tub for soaking it all in, and sharing time together.

Features include:

- Master Suite with one size king bed
- One closet
- Working desk with two chairs
- Sofa bed
- TV room with a daybed that sleeps two children
- Bathroom with sliding door and sliding window
- Single rain showers with hand shower
- Separate shower and WC
- Double sinks
- 24-hour room service
- Mini bar with soda, bottled water & domestic beer
- Nespresso® coffee machine
- Complimentary high-speed Wi-Fi
- Two smart 65-inch TVs
- Crave tablet with hotel information
- Conveniently located USB charging stations
- Custom bathrobe and slippers
- Hair blow dryer and bath amenities
- Private deck terrace with L-sofa lounge and spa tub for soaking for 6 guests



## F&F SUNDECK SUITE

Interior: 635 Sq Ft

Private Sundeck: 592 Sq Ft

Sleeps: 2 adults & 3 kids, 2 adults & 1 teen or 2 adults  
1 king bed and 2 sofa beds

Ocean front view for friends, family, and friends who are family. Our spacious oceanfront suites feature a master bedroom, TV room with a daybed that sleeps two children, and a living area with a sofa. The suite opens onto an expansive sundeck and outdoor living room, with sun-tanning beds. All overlooking our naturally sparkling Ava Lagoon with Crystal Lagoon® technology and azure Caribbean sea, with a 6-person spa tub for soaking it all in, and sharing time together.

Features include:

- Masters suite with one size king bed
- Working desk with two chairs
- One closet
- Sofa bed
- TV room with a daybed that sleeps two children
- Bathroom with sliding door and sliding window
- Single rain showers with hand shower
- Separate shower and WC
- Double Sinks
- 24-Hour Room Service
- Mini bar with soda, bottled water & domestic beer
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Two smart 65-inch TVs
- Crave tablet with hotel information
- Conveniently Located Usb Charging Stations
- Custom Bathrobe And Slippers
- Hair Blow Dryer And Bath Amenities
- Expansive Private Deck Terrace with outdoor living room/sunbeds and umbrella/spa tub for soaking for 6 guests



## GALA OCEANFRONT SUITE

One-Bedroom

Interior: 904 Sq Ft  
Private Balcony 355 Sq Ft  
Sleeps: 2 guests  
1 king bed and 1 sofa bed

12 limited suites at the heart of AVA, with our most stunning, straight-ahead view of the ocean. Our Gala Suites feature a master bedroom with en-suite, spa-inspired bath, walk-in closets, and private terrace with two-person spa tub and lounge space. The Suites' spacious living room offers a kitchenette with bar seating, convertible L-sofa bed, indoor dining for six, and its own private terrace with four-person al fresco dining, daybed and two-person spa tub.

Features include:

- Kitchenette
- Living room
- Dining room for six guests
- Master suite with one size king bed
- Coffee table for two
- Walk-in closet
- Mini bar with soda, bottled water & domestic beer
- Full bathroom
- Bathroom with double rain showers and bathtub
- Separate WC
- Double sinks
- 24-Hour Room Service
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Two smart 65-inch TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door And Sliding
- Custom Bathrobe and slippers
- Hair blow dryer and bath amenities
- Iron/ironing board
- Digital safe (laptop size)
- Crave tablet with hotel information
- Private terrace with lounge area and double spa bathtub
- Main private terrace with lounge area that comes with a sun bed, a dining table for four guests



## GALA OCEANFRONT SUITE

Two-Bedroom with 2 King beds or 1 King / 2 Queen

Interior: 1367 Sq Ft

Private Balcony: 463 Sq Ft

Sleeps: 6 guests

1 king bed, 2 queen beds and 1 sofa bed

12 limited suites, with our most stunning view of the ocean. Our Two-bedroom Gala Suites features a master King bedroom, an adjacent room with two Double beds with a Spacious living room. The Gala master bedroom features an en-suite, spa-inspired bath, walk-in closets, and private terrace with two-person spa tub and lounge space. The Suites' spacious living room offers a kitchenette with bar seating, convertible L-sofa bed, indoor dining for six, and its own private terrace with four-person al fresco dining, daybed and two-person spa tub.

Features include:

- Master suite with one size king bed
- Walk-in closet
- Kitchenette
- Living room
- Dining room for six guests
- Full bathroom
- Bathroom with double rain showers and bathtub
- Separate WC
- Single Rain Showers With Hand Shower
- Double sinks
- 24-Hour Room Service
- Mini bar with soda, bottled water & domestic beer
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Three smart 65-inch TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door And Sliding Window
- Connects with a standard room with two double queen beds / one closet / working desk / full bathroom with double sinks and separate shower and WC
- Custom Bathrobe And Slippers
- Hair Blow Dryer And Bath Amenities
- Iron/ironing board
- Digital safe (laptop size)
- Crave tablet with hotel information
- Private terrace with lounge area and double spa bathtub
- Main private terrace with lounge area that comes with a sun bed, a dining table for four guest





## PANORAMIC SUITE K&K

Two-Bedroom  
Interior: 1335 - 1658 Sq Ft  
Private Rooftop: 237 - 377 sq ft  
Sleeps: 4 guests  
2 king beds and 1 sofa bed

Designed to feel like a sleek second home, our two bedroom panoramic suite feature spacious walk-in closets, a TV room and lounge, dining for eight, kitchenette with designer appliances and bar seating, spa-inspired baths, and private terraces off each master bedroom, with a daybed and spa tub for soaking in every view.

Features include:

- Master suite with two bedrooms and two size king beds with walk-in closets
- One Full bathroom with double Sinks, two shower heads, one WC and vanity area
- Full bathroom with double sinks and separate shower and WC
- Single rain showers with hand Shower
- Full equipped kitchen
- Luxury Living room
- Dining room for eight guests
- Connects with a standard room (with two double queen beds with closet)
- Working desk with two chairs
- 24-Hour Room Service
- Mini bar with soda, bottled water & domestic beer
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Three Smart 65-inch TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door and Sliding Window
- Custom bathrobe and slippers
- Hair blow dryer and bath amenities
- Iron/ironing board
- Digital safe (laptop size)
- Sofa bed
- Crave tablet with hotel information
- Private terraces with lounge area, three hammocks and spa tub for two guests
- Private Main terrace that comes with a sun bed and one spa tub for two guests



## PANORAMIC SUITE

Two-Bedroom Interior: 1335 sq ft Private Rooftop: 237 - 377 sq ft Sleeps: 6 guests 1 king beds and 2 queen beds	Three-Bedroom Interior: 1798 sq ft Private Rooftop: 345 - 485 sq ft Sleeps: 8 guests 2 king beds and 2 queen beds	Four-Bedroom Interior: 1798 - 2121 sq ft Private Rooftop: 344 - 484 sq ft Sleeps: 12 guests 2 king beds and 4 queen beds
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Designed to feel like a sleek second home, our two, three or four bedroom oceanfront panoramic suite feature spacious closets, a TV room and lounge, dining for eight, kitchenette with designer appliances and bar seating, spa-inspired baths, and private terraces off each master bedroom, with a daybed and spa tub for soaking in every view.

Features include:

- Master suite with one size king bed and two two double queen beds with closets
- One Full bathroom with double Sinks, Two Double Shower Heads, One WC and vanity area
- Connects with a standard room suite with one size king bed and two double queen beds with closets
- Working desk with two chairs
- Two full bathroom with double sinks and separate Shower And WC
- Single Rain Showers With Hand Shower
- Kitchenette
- Living room
- Dining room for eight guests
- 24-Hour Room Service
- Mini bar with soda, bottled water & domestic beer
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Three Smart 65-inch TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door And Sliding Window
- Custom Bathrobe And Slippers
- Hair Blow Dryer And Bath Amenities
- Iron/ironing board
- Digital safe (laptop size)
- Sofa bed
- Crave tablet with hotel information
- Private terraces with lounge area and spa tub for two guests
- Private Main terrace that comes with a sun bed and one spa tub for two guests



## OCEANFRONT CENTRAL SUITE

Two Bedrooms

Interior 1668 Sq Ft

Terrace: 624 Sq Ft

Sleeps: 6 guests

1 king bed, 2 queen beds and sofa bed

Nestled at the center of AVA, featuring oversized windows with sweeping ocean views. Our Oceanfront Central Suite offers two master bedrooms with a king bed and two queen beds, spa-inspired baths, spacious living room with designer kitchenette and bar seating, A living room with a Smart TV, indoor dining for eight, as well an expansive terrace with al fresco dining for eight and 6-person spa tub for soaking it all in—and sharing time together.

Features include:

- Kitchenette
- Kitchen bar with and eat-in counter with two chairs
- Living room
- Dining room for eight guests
- Separate entrance for servers and staff
- Guest bathroom with one sink, one Shower Heads and One WC
- Master suite with one size king bed
- Coffee table for two
- Two closets
- Master bathroom with double Sinks, One Shower Head, One WC and Bathtub
- Each master bedroom with their own terrace, two daybeds with lounge area
- One bedroom with two double queen beds
- Working desk with two chairs
- Second bathroom with double sinks and separate Shower And WC
- 24-Hour Room Service
- In-Room Mini Bar
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Three Smart 65-inch TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door And Sliding Window
- Custom Bathrobe And Slippers
- Hair Blow Dryer And Bath Amenities
- Iron/ironing board
- Digital safe (laptop size)
- Crave tablet with hotel information
- Main terrace with lounge area that comes with a sun bed, a dining table for eight guests and spa tub for soaking for six guest

\*Do not connects with a standard room



## PENTHOUSE SUITE

One bedroom

Interior: 1367 sq ft

Terrace: 334 sq ft

Sleeps: 2 adults & 2 kids, 2 adults & 1 teen or 2 adults

1 king bed

At the height of AVA with sweeping oceanfront views, our one-bedroom Penthouse Suite features a master bedroom with walk-in closet and private terrace, two spa-inspired baths, spacious living room with L-sofa lounge and TV, indoor dining for eight, as well as an expansive private terrace with daybed, al fresco dining for eight, and a 6-person spa tub for soaking it all in.

Features include:

- Kitchenette
- Kitchen bar with and eat-in counter with three chairs
- Living room
- Dining room for eight guests
- Guest bathroom with one sink, one Shower Heads and One WC
- Master suite with one size king bed
- One walk - in closet
- Coffee table for two
- Master bathroom with double Sinks, Two Showers Head, One separate WC and Bathtub
- Private Terrace with one daybed and lounge area
- Working desk with two chairs
- One bathroom with double sinks and separate Shower And WC
- Second private terrace with lounge area, double spa tub
- 24-Hour Room Service
- In-Room Mini Bar
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Three Smart 65-inch TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door And Sliding Window
- Custom Bathrobe And Slippers
- Hair Blow Dryer And Bath Amenities
- Iron/ironing board
- Digital safe (laptop size)
- Sofa bed
- Crave tablet with hotel information
- Main terrace with lounge area that comes with a sun bed, a dining table for six guests and spa tub for soaking for six guest



## PENTHOUSE SUITE

Two-bedroom

Interior: 1830 sq ft

Terrace: 431 sq ft

Sleeps: 6 guests

1 king bed and 2 queen beds

At the height of AVA with sweeping oceanfront views, our two-bedroom Penthouse Suite features a master bedroom with walk-in closet and private terrace, a second bedroom with private terrace, two spa-inspired baths, spacious living room with L-sofa lounge and TV, indoor dining for eight, as well as an expansive private terrace with daybed, al fresco dining for eight, and a 6-person spa tub for soaking it all in.

Features include:

- Kitchenette
- Kitchen bar with and eat-in counter with three chairs
- Living room
- Dining room for eight guests
- Guest bathroom with one sink, one Shower Heads and One WC
- Master suite with one size king bed
- One walk - in closet
- Coffee table for two
- Master bathroom with double Sinks, Two Showers Head, One separate WC and Bathtub
- Private Terrace with one daybed and lounge area
- Connects with a standard room with two double beds and one closet
- Working desk with two chairs
- One bathroom with double sinks and separate Shower And WC
- Second private terrace with lounge area, double spa tub
- 24-Hour Room Service
- In-Room Mini Bar
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Three Smart 65-inch TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door And Sliding Window
- Custom Bathrobe And Slippers
- Hair Blow Dryer And Bath Amenities
- Iron/ironing board
- Digital safe (laptop size)
- Sofa bed
- Crave tablet with hotel information
- Main terrace with lounge area that comes with a sun bed, a dining table for six guests and spa tub for soaking for six guest



RESORT **AVA** CUNCUN



## PENTHOUSE VILLA

Three-Bedroom  
 Interior: 2131 Sq Ft  
 Private Rooftop: 743 - 829 Sq Ft  
 Sleeps: 8 guests  
 2 king bed and 2 queen beds

Five-Bedroom  
 Interior: 3056 sq ft  
 Private Rooftop: 959 - 1,045 sq ft  
 Sleeps: 12 guests  
 3 king bed, 4 queen beds and 1 sofa bed

Designed to feel like a sleek second home, our three or five bedroom oceanfront Penthouse Villa features a master bedroom with a spacious walk-in closet, Spa-inspired bath and a Private terrace. A living room with a TV room and lounge, dining for eight, a Kitchen with designer appliances and bar seating. Also featuring a private rooftop with 6-person spa tub, daybed and alfresco dining for eight—and the sparkling Caribbean ocean as your backdrop. An additional king bed and double queen rooms with their own private terraces and Inspired-spa bathrooms

### Features include:

- Master suite with one size king bed
- Coffee table for two
- Walk-in closet
- One bathroom with double Sinks, Two Shower Heads, One separate WC and Bathtub
- Three terrace each with lounge area, daybeds
- Fully equipped kitchen
- Kitchen bar with and eat-in counter with two chairs
- Separate entrance for servers and staff
- Living room with a TV room
- Dining room for eight guests
- Guest bathroom with one sink, one Shower Heads and One WC
- Second bedroom with two double queen beds and one closet
- Working desk with two chairs
- Full bathroom with double sinks and separate Shower And WC
- Third bedroom with one size king bed and one closet
- Full Bathroom with double Sinks, Two Shower Heads, One WC and Bathtub
- 24-Hour Room Service
- In-Room Mini Bar
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Four 75-inch smart TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door And Sliding Window
- Custom Bathrobe And Slippers
- Hair Blow Dryer And Bath Amenities
- Iron/ironing board
- Digital safe (laptop size)
- Sofa bed
- Crave tablet with hotel information
- Main terrace with lounge area that comes with a sun bed, a dining table for 8 guests and spa tub for soaking for 6 guests



## BEACH CLUB VILLA

Interior: 2336 Sq Ft  
Private Terrace: 6555 Sq Ft  
Sleeps: 8 guests  
2 king beds, 2 queen beds and 1 sofa bed

Designed to be your own private beach club. This spectacular three-bedroom oceanfront villa features an expansive garden and sun deck, spa tub, lounge chairs, daybeds, mini pool, and gaming tables, including foosball and ping pong. And that's just the outside. Indoors, you'll find a master bedroom with spacious walk-in closets, a full bar and kitchen, dining for 12—and the most fun you've ever had on vacation.

Features include:

- Fully equipped kitchen
- Kitchen bar with and eat-in counter with four chairs
- In-Room Mini Bar
- Living room
- Dining room for twelve guests
- Master suite with one size king bed
- Walk-in closet master bedroom
- Master bathroom with double Sinks, One Shower Head, One separate WC and Bathtub
- Each bedroom with their own terrace with lounge area and lounge chairs
- Each bedroom with their own closets
- Half bathroom with one sink and WC
- One bedroom with double queen size beds
- Two Full bathroom with double sinks and separate Shower And WC
- One bedroom with one size king bed
- 24-Hour Room Service
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Four smart Tv's
- Conveniently Located Usb Charging Stations
- Bathroom with sliding door and sliding window
- Custom wathrobe and slippers
- Hair blow dryer and bath amenities
- Iron/ironing board
- Digital safe (laptop size)
- Sofa bed
- Crave tablet with hotel information
- Lounge chair and ottoman
- Main deck terrace with kitchenette and two pouff, dining room for fourteen guests, outdoor sectional sofa , Ping pong table, square mini pool for six guests, foosball game, six sunbeds and Three daybeds





## 5-BEDROOM PANORAMIC VILLA

Interior: 4155 sq ft  
 Private Rooftop: 1787 sq ft  
 Sleeps: 12 guests  
 2 king beds and 6 queen beds

Designed to Our panoramic, five bedroom villas feature sweeping views of the ocean and Cancun's verdant mangroves. Our panoramic villas include a full kitchen , dining for eight, living room with en-suite guest baths, TV room, and full bar. Also featuring a private terrace with 6-person spa tub, daybed and al fresco dining for six—and the sparkling Caribbean ocean as your backdrop.

Features include:

- Master suite with one size king bed
- Ottoman with tray
- Walk-in closet master bedroom
- Master bathroom with double Sinks / Two Shower Heads / Two separate WC / Vanity area and Bathtub
- Each bedroom with their own terrace each with lounge area and daybeds
- Each bedroom with their own closets
- Fully equipped kitchen
- Kitchen bar with and eat-in counter with six chairs
- Living room with TV room
- Dining room for eight guests
- Ping pong table
- Two daybeds in the Living room
- Guest bathroom with one sink, one Shower Heads and One WC
- Master private terrace with lounge area that comes with a sun bed, a dining table for four guests and circular pool
- One bedroom with one size king bed with one closet
- Sofa bed
- Working desk with two chairs
- Full bathroom with double sinks and separate Shower And WC
- Two bedroom suite with double size queen beds
- Two bathroom with double Sinks, Two Shower Heads, One WC and Bathtub
- 24-Hour Room Service
- In-Room Mini Bar
- Nespresso® coffee machine
- Complimentary High-Speed Wi-Fi
- Six 75-inch smart TVs
- Conveniently Located Usb Charging Stations
- Bathroom With Sliding Door And Sliding Window
- Connects with a standard room a suite with double size queen beds with one closet
- Custom Bathrobe And Slippers
- Hair Blow Dryer And Bath Amenities
- Iron/ironing board
- Ping pong table
- Digital safe (laptop size)
- Crave tablet with hotel information
- Main deck terrace with dining room for eight guests, two daybeds and mini pool

