



# IDEKA

NUESTRA TRAYECTORIA

- IDEAS THAT TRANSFORM-

We are a family business with more than 35 years of experience in the development and construction of real estate projects.





Made up of a multidisciplinary team characterized by providing an innovative perspective, focused on quality and the customer. Our human talent and infrastructure are first class.



# PHILOSOPHY

We believe in the value of family. We seek long-term relationships that generate well-being for all those involved; focusing on trust, transparency and accountability.

# PILLARS

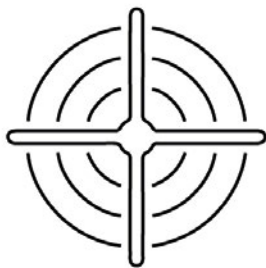
**4 pillars** sustain us and govern each of our efforts in the pursuit of excellence.





**Innovation**

We seek to be creative and different, so we partner with experts to generate highly innovative proposals.



**Discipline**

Operation excellence with strict quality and cost controls to achieve objectives and exceed expectations.



**Expertise**

Extensive experience that allows us to offer transparency, trust and peace of mind to our clients and investors.



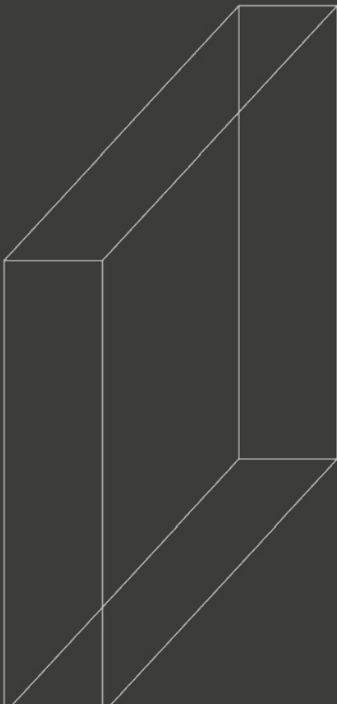
**Human Capital**

Committed, service-focused and highly responsive teams that are able to adapt to any change.

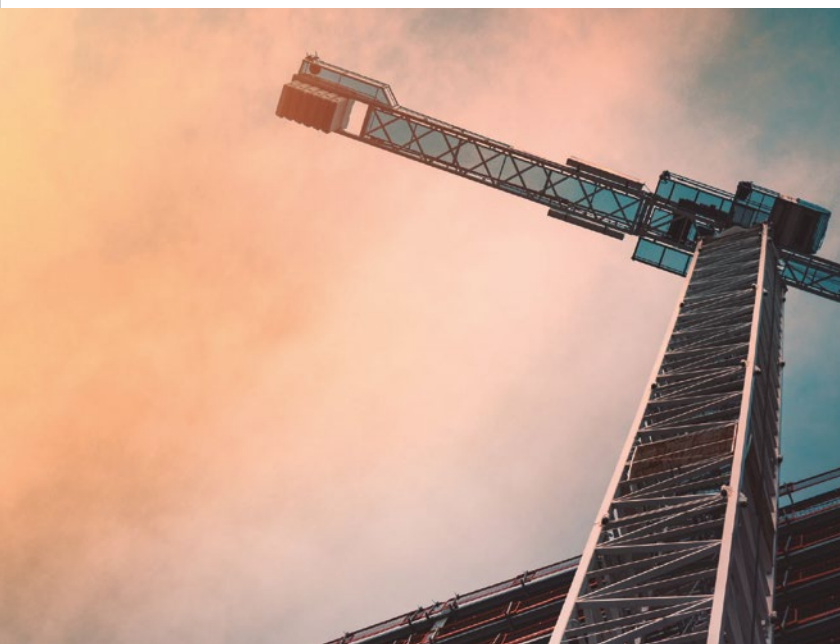


## THE DNA OF OUR PROJECTS

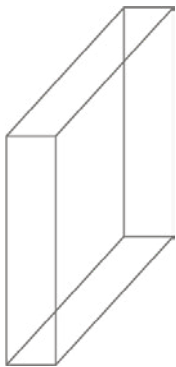
In the DNA of our projects, every detail of the development and construction process is taken care of so that the sum of the work and the collaboration with experts results in highly differentiated proposals.











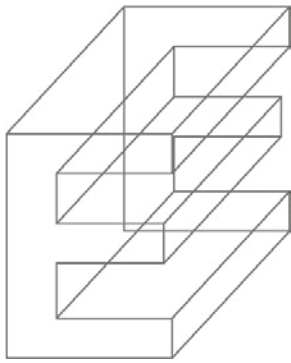
**Innovation**

We approach each challenge with a fresh mind and conscious of the specific needs of each one of our proposals to achieve results that amaze.



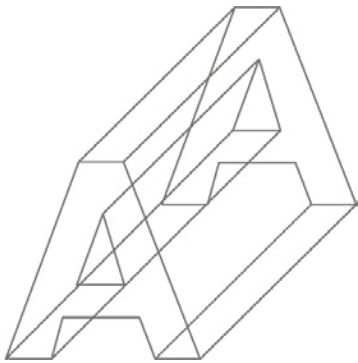
**Design**

We partner with the most creative experts to provide highly functional and aesthetic solutions for each project.



**Focus**

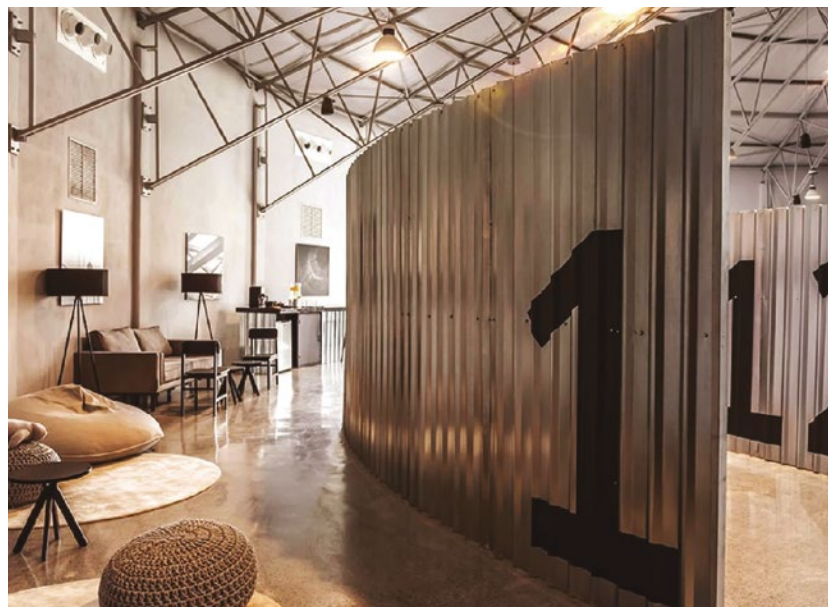
We understand market needs, therefore all of our projects are oriented in offering living concepts that generate value and capital gain.



**Authenticity**

We carry out transparent work processes and always honor our track record of offering commitment and trust to our clients and investors.











# CREATION OF EXPERIENCES

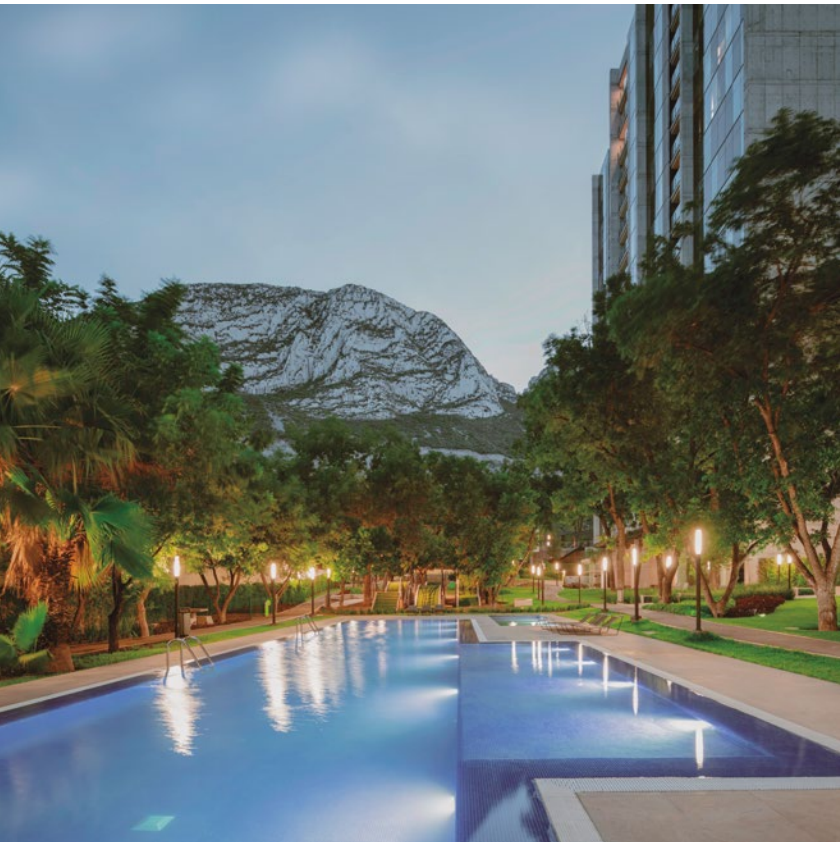
We believe in the value of providing meaningful experiences, so we partner with creatives in diverse disciplines who collaborate in the development of the real estate project branding, the design of the content and sale spaces using the latest technologies, as well as the generation of commercial positioning strategies that allow us to know and understand the project in depth.

We supervise every detail of the delivery process and the management of the development projects in order to guard the relationship and complete satisfaction of our clients.

## OUR PROJECTS

We design, develop and build our projects by analyzing the market and positioning ourselves before the competition with an innovative vision and control processes, quality and top notch technology that allow us to create unique proposals within environments with high growth potential.









# LAS HUASTECAS

vivir lo extraordinario!

- 4 apartment towers with floor plans from 94m<sup>2</sup> to 256m<sup>2</sup>
- More than 20,000 sq. m of green areas and amenities.

*Project by IDEKA y Edumel*

**Location:** Santa Catarina N.L.;  
vertical housing 450 units /  
Under construction

## “TOLIVE THE EXTRAORDINARY”

High-rise luxury apartments with spectacular views of the impressive ecological reserve of La Huasteca Canyon; its large terraces, apartment features and wide range of indoor and outdoor amenities, make it a unique project of its kind in one of the fastest growing areas, Valle Poniente.





List of Amenities | Indoors

Torre 1

- 1. Playroom
- 2. Entertainment Room
- 3. Lobby
- 4. Social lounge Tower I

Torre 3

- 1. Recreation Room
- 2. Bistro
- 3. Lobby
- 4. Sala Lounge
- 5. Social lounge Tower III

Torre 2

- 1. Library
- 2. Wellness Room
- 3. Lobby
- 4. Co-working Hub
- 5. Entertainment room II

Torre 4

- 1. Co-working Hub
- 2. Wellness Room
- 3. Lobby
- 4. Playroom
- 5. Social lounge Tower IV

List of Amenities | Outdoors

- 1. Drop-off
- 2. Terraces
- 3. Running Track
- 4. Aquatic Areas
- 5. Gastronomic Centers
- 6. Outdoor Fitness Center
- 7. Multipurpose Court
- 8. Dog Park
- 9. Children’s Playground
- 10. Outdoor Auditorium













# LA PROEZA

## 66450

- 3 Apartment towers with floor plans ranging from 72.2 to 146 sq. mts.
- 25 Indoor and outdoor amenities
- Commercial area of 6,000 sq. mts.

*Project by IDEKA y Edumel*

### “AN INCREDIBLE PROJECT IN AN IDEAL LOCATION”

A 21,000 sq. mts. mixed-use Master Plan located in the best area of San Nicolás. The identity of the project enhances the roots and industrial history of the area.

**Location:** San Nicolás de los Garza N.L.; 360 360 units, Vertical Housing and Commercial Area / Under construction.





List of Amenities | Indoors

General

- 1. Lobby
- 2. Drop Off
- 3. Social lounge

Tower 1

- 1. Ludoteca
- 2. Catering
- 3. Events Tall

Tower 2

- 1. Projection Room
- 2. Teens Room
- 3. Sharing Room
- 4. Sports Room

Tower 3

- 1. Co-working Hub
- 2. Indoor Gym

List of Amenities | Outdoors

Community Area

- 1. Big Green multipurpose
- 2. Family Pool

Fitness Area

- 1. Multipurpose Court
- 2. Outdoor Gym
- 3. Adult Swimming Pool

Social Area

- 1. Grilling Stations
- 2. Culinary Center
- 3. Outdoor Auditorium

Children’s Area

- 1. Children’s Playground
- 2. Dog Park













# IKANI

## “A NEW LIFESTYLE”

Master Plan whose concept on the 80,000 sq. mts. hill overlooks Cumbre de Lago.

- 4 Apartment towers ranging from 107 sq. mts. up to 475 sq. mts. and a set of villas.

43,000 sq. mts. are green areas distributed in **6 large parks and 3 pavilions.**

**Location:** Juriquilla Querétaro;  
Vertical Living and Commercial Area. 550 units / Under Construction.

More than 40 experiences **designed around 7 programs that make IKANI the best place to live.**





List of amenities | that comprehend the 7 programs

Programas al Aire Libre

- Walkways
- IKANI Promenade
- Community Park
- Elevated Park
- Fountains
- Tree Planting Program
- Family Park
- Main Park
- North Park

Wellness Program

- Yoga
- Pilates
- Ballet
- Dance

Fitness Program

- Multi-purpose Court
- Climbing Wall
- Gymnasium
- Spinning Room
- Swimming Pool with Swimming Lane
- Outdoor Exercise Stations
- Sports Station
- Boxing Room
- Paddle Tennis Courts
- Bicycle Track
- Petanque
- Basketball Courts
- Mini Golf Course

IKANI Community

- Lobby
- Ikani Terrace
- Reading Room
- Teens Room
- Adult Workshop
- Coworking
- Co-working Hub
- Dog Park
- Sharing Room
- Laundry room
- Lounge

Entertainment Program

- Hill Slides
- Amphitheater
- Playroom
- Swimming Pool
- Deck
- Sandbox
- Playground
- Multipurpose Room
- Event Hall
- Children's Workshop
- Video Room
- Music Room
- Splash Pool

- Slides
- Event Hall and Kitchen
- Golf Simulator

Gastronomy Program

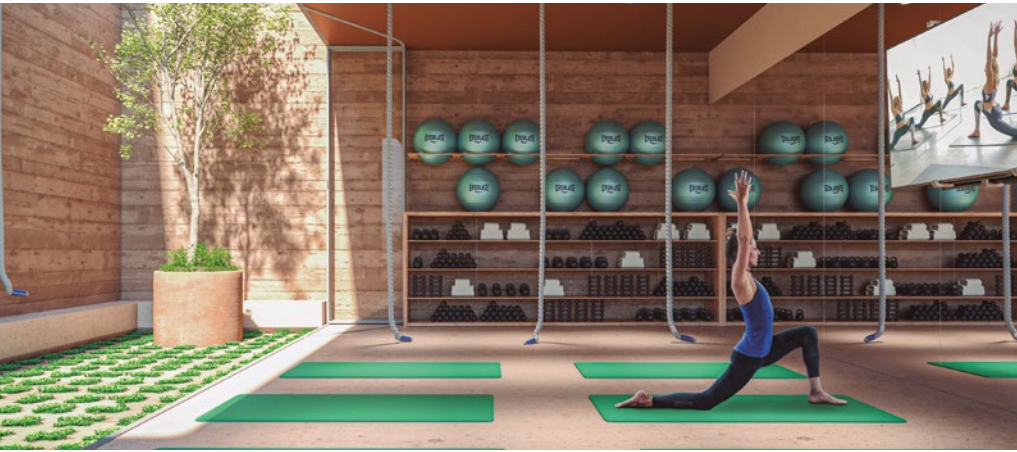
- Culinary Centers
- Juice Bar
- Grilling Stations
- Event Hall
- Event Hall and Kitchen

Commercial and Service Program

- Commercial Reserve of 6,500 sq. mts.













# EL MANAR

CAMINO SAN AGUSTÍN

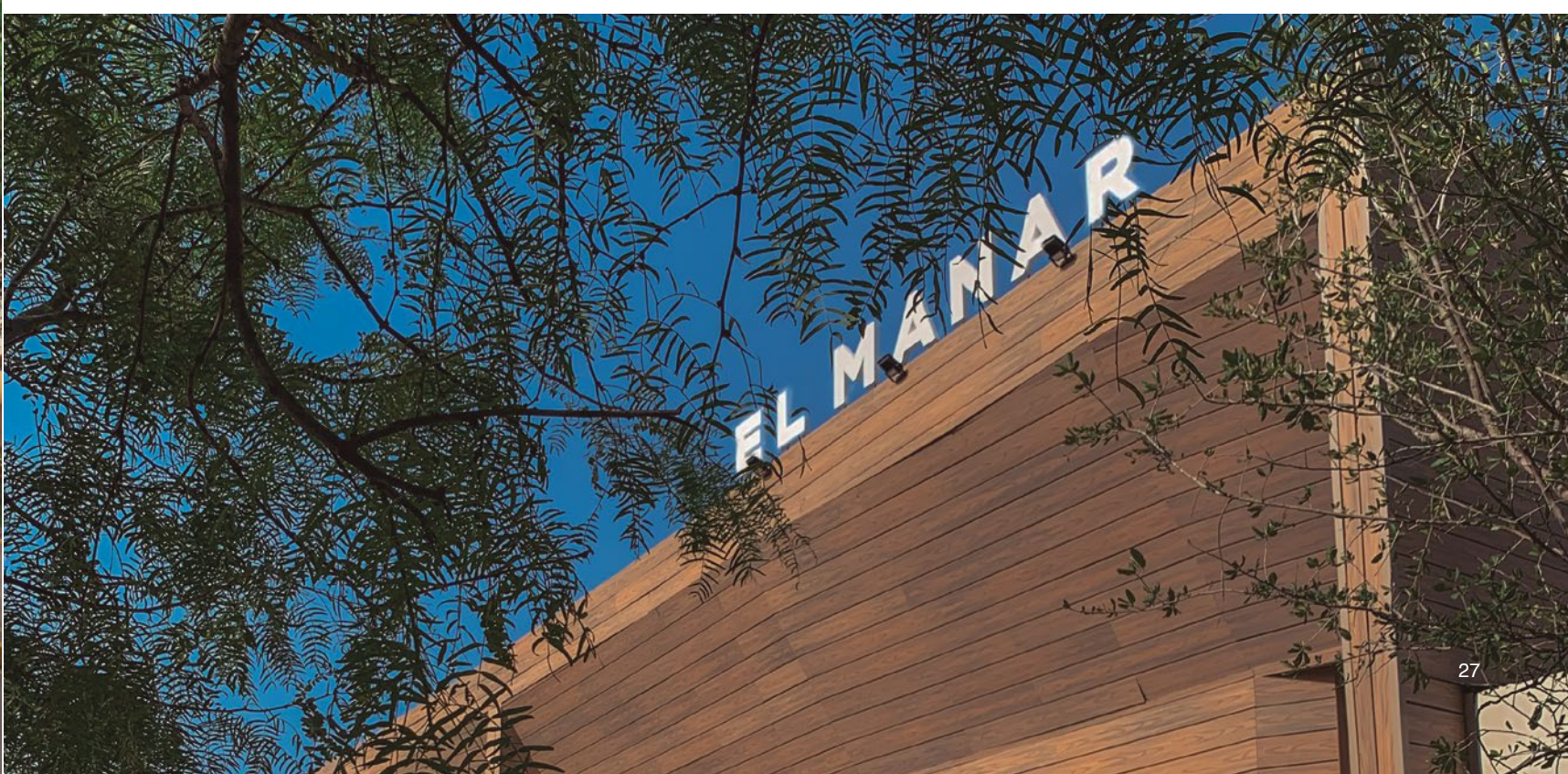
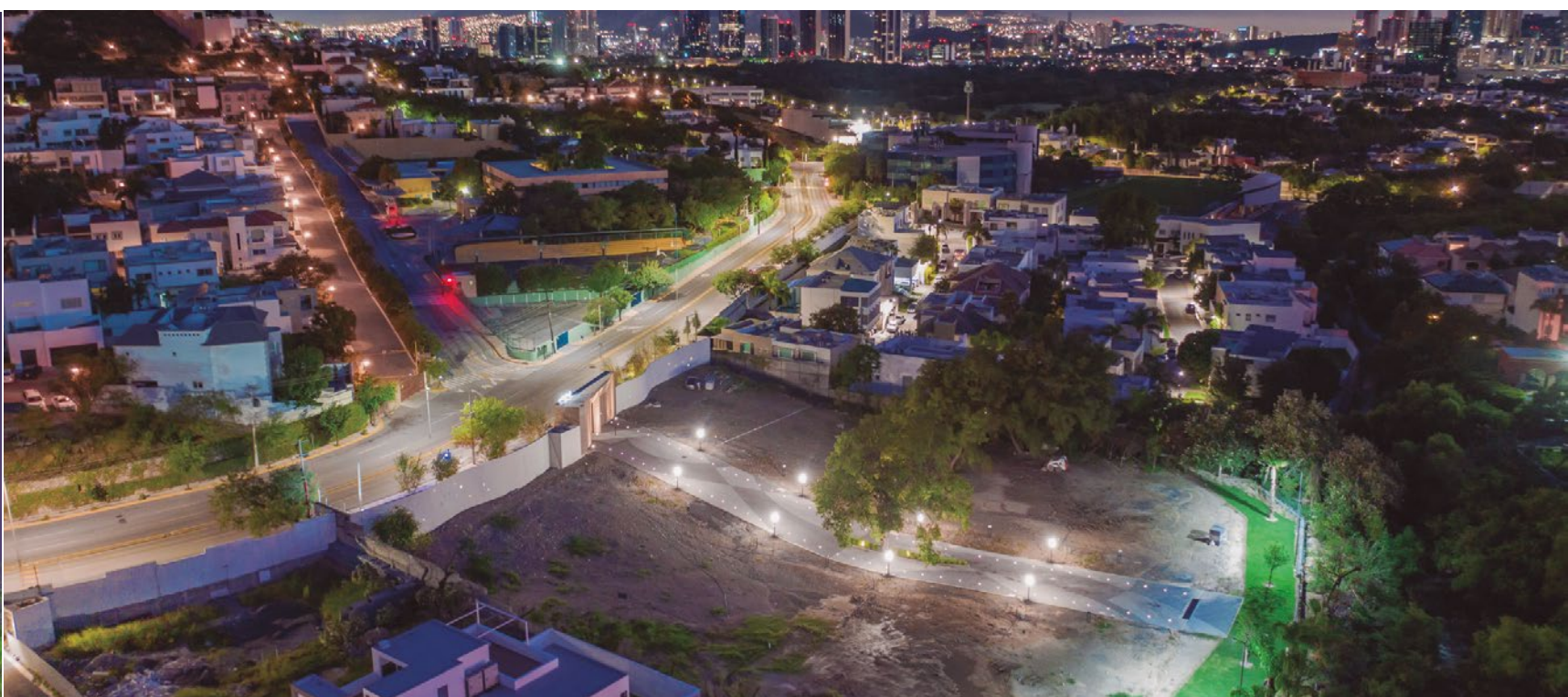
## “A HIDDEN TREASURE IN ANTIGUO CAMINO SAN AGUSTÍN”

**Location:** San Pedro Garza García  
N.L.; 10 Residential lots.  
Lots from 560 sq. mts. / Finished.

Project inspired by the concept of a river crossing, the paths and stones that mark the roads, and these roads marked by the inhabitants as they pass.













ZIKAL



TORRES UHDEI





ALABASTRO



ATALAY



PRIVADA CUMBRES



SENDERO VIEJO



PRIVADA ANTIGUA



QUETZAL





# COLLABORATIONS IN EMBLEMATIC PROJECTS IN NUEVO LEÓN

Our experience, attention to detail and quality controls have allowed us to collaborate in the construction of important real estate projects, by uniting efforts with the best real estate developers and construction management companies in the city.



**EQUS 333** Office and apartment general construction work



**PABELLON M** General construction work and finishes



**ESTADIO BBVA** General finishes



**ARBOLEDA** Residential and commercial finishes



Otros:

- **ATRIA** - General construction work and finishes
  - **HUDSON** - Building structure and general construction work
  - **JARDÍN SECRETO** - General construction work
- **UCALLI** - Construction of group 4 housing package
  - **LA AURORA** - Building foundation
  - **SAQQARA** - Model unit finishes
  - **LIU EAST** - General construction work and finishes
  - **NOMBLE MORADA** - Building foundation and structure, general construction work
- **TERRAZAS** - General construction work
  - **SOFIA** - General office remodeling
  - **TORRE KOI** - General construction work and finishes
  - **KOI SHOWROOM** - Turn-key project







# IDEKA

IDEAS QUE TRANSFORMAN

## Corporate

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## Construction

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