



master plan - phase 1

services

master planning
landscape architecture
architectural design

project size

501 hectares
2,000 units
12,171 m²

features

village center
discovery center
18-hole golf course
fitness center & spa
preserved ruins

client

grupo plan

At over 500 hectares, Casitas del Sol stands as a new model for growth in one of the fastest growing regions of Mexico, the Yucatán Peninsula. Through the use of a compact development pattern, Canin Associates' integrated team of urban planners, landscape architects and architectural designers was able to create a plan that provides many amenities and activities on-site, including a mixed-use village center, an 18-hole golf course and a nature trail system, 2,000 residential units and a world-class hacienda hotel, while preserving approximately 60% of the site in its natural state.



golf clubhouse elevation



product type
golf clubhouse

project size
33, 785 sq. ft.

client
grupo plan

The golf clubhouse elevation design mimics the colonial style architecture commonly found in Merida, Mexico. The elevated entry helps to anchor the clubhouse to the village center and provides dramatic views of the 18-hole golf course. The three-level building is designed with a casual restaurant and lodge on the upper level, golf cart garage and pro shop on the lower level, and a 19th hole lounge and locker facilities on the main level.



village center plan



fitness center

family clubhouse

spa building



mixed-use retail/residential

chapel

product type
village center
mixed-use buildings

project size
fitness center: 10,635 sq. ft.
family clubhouse: 10,043 sq. ft.
spa building: 11,173 sq. ft.
mixed-use retail: 18,137 sq. ft.
mixed-use residential: 16,060 sq. ft.

client
grupo plan

The Casitas del Sol Village Center acts as a “third place” for the 2,000-unit golf community and surrounds a 60-meter public square. The Spanish Colonial architecture found within the Village Center is reminiscent of the nearby charming city of Merida. Anchored by the golf clubhouse, the Village Center includes a three-story office building with a spa and a family clubhouse with a resort-style pool which acts as a center of activity for all ages. Connecting the family clubhouse with one of the two condominium buildings is the fitness center, complete with an aerobics room and juice bar. Across the street sits a quaint chapel and a large mixed-use building that includes shops and services on the ground floor such as a tienda (food market), coffee shop, bookstore and doctors offices. Above the retail shops are two bedroom condominium units that have balconies open to the square below.



village center plan

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village center courtyard condominiums

product type

village center condominiums
 residential condominiums

project size

village center: 2,492 - 2895 sq. ft.
 residential: 1,677 sq. ft.

client

grupo plan

Three different condominium building types can be found within Casitas Del Sol. The first is an "L"-shaped building, made up of two bedroom units, that serves as a gateway to the first phase of the development. The second building type is the courtyard condominium in which every unit has a superior view of the golf course or public square. Two community enrichment spaces, the cultural center/museum and the educational center, are located just past the parking for the condominiums on the ground level. Larger two bedroom homes can be found in the third building type - luxury condominiums. These units are placed on the edge of the golf course and are conveniently located next to the golf clubhouse.



residential condominiums

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product type
detached single-family

project size
2,207 - 3,993 sq. ft.

client
grupo plan

Eye-catching courtyard walls brimming with color, water features, plants and decorative tiles line the streets of Casitas Del Sol and help weave together a collection of authentic, climate-inspired casas (houses) and casitas (little houses). Blocks were designed to offer a pleasant and rewarding pedestrian experience with a mix of housing types and elevations; homebuyers may choose from three elevation styles for each home design.





townhomes

product type
attached multi-family
coach homes
townhomes

project size
townhomes: 2,231 - 2,949 sq. ft.
coach home: 2,040 - 2,509 sq. ft.

client
grupo plan

Casitas del Sol offers a variety of more affordable housing options with townhome and coach home units. The townhomes, also known as villas, are one- and two-story attached homes assembled into a variety of building layouts. In order to achieve a diversity of building forms along the street, villas are usually combined with single family lots within blocks. The coach homes are made up of side-by-side units on the ground level and repeated on the second level, forming a four-unit complex. Each of the coach home units includes a private two-car garage.



coach homes

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fitness center

family clubhouse

spa building



mixed-use retail/residential

chapel

product type
village center
mixed-use buildings

project size
fitness center: 10, 635 sq. ft.
family clubhouse: 10,043 sq. ft.
spa building: 11,173 sq. ft.
mixed-use retail: 18,137 sq. ft.
mixed-use residential: 16,060 sq. ft.

client
grupo plan

The Casitas del Sol Village Center acts as a “third place” for the 2,000-unit golf community and surrounds a 60-meter public square. The Spanish Colonial architecture found within the Village Center is reminiscent of the nearby charming city of Merida. Anchored by the golf clubhouse, the Village Center includes a three-story office building with a spa and a family clubhouse with a resort-style pool which acts as a center of activity for all ages. Connecting the family clubhouse with one of the two condominium buildings is the fitness center, complete with an aerobics room and juice bar. Across the street sits a quaint chapel and a large mixed-use building that includes shops and services on the ground floor such as a tienda (food market), coffee shop, bookstore and doctors offices. Above the retail shops are two bedroom condominium units that have balconies open to the square below.



village center plan



product type
detached single-family

project size
2,207 - 3,993 sq. ft.

client
grupo plan

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townhomes

product type
 attached multi-family
 coach homes
 townhomes

project size
 townhomes: 2,231 - 2,949 sq. ft.
 coach home: 2,040 - 2,509 sq. ft.

client
 grupo plan

Casitas del Sol offers a variety of more affordable housing options with townhome and coach home units. The townhomes, also known as villas, are one- and two-story attached homes assembled into a variety of building layouts. In order to achieve a diversity of building forms along the street, villas are usually combined with single family lots within blocks. The coach homes are made up of side-by-side units on the ground level and repeated on the second level, forming a four-unit complex. Each of the coach home units includes a private two-car garage.



coach homes



village center courtyard condominiums

product type

village center condominiums
 residential condominiums

project size

village center: 2,492 - 2895 sq. ft.
 residential: 1,677 sq. ft.

client

grupo plan

Three different condominium building types can be found within Casitas Del Sol. The first is an "L"-shaped building, made up of two bedroom units, that serves as a gateway to the first phase of the development. The second building type is the courtyard condominium in which every unit has a superior view of the golf course or public square. Two community enrichment spaces, the cultural center/museum and the educational center, are located just past the parking for the condominiums on the ground level. Larger two bedroom homes can be found in the third building type - luxury condominiums. These units are placed on the edge of the golf course and are conveniently located next to the golf clubhouse.



residential condominiums



product type
golf clubhouse

project size
33,785 sq. ft.

client
grupo plan

The golf clubhouse elevation design mimics the colonial style architecture commonly found in Merida, Mexico. The elevated entry helps to anchor the clubhouse to the village center and provides dramatic views of the 18-hole golf course. The three-level building is designed with a casual restaurant and lodge on the upper level, golf cart garage and pro shop on the lower level, and a 19th hole lounge and locker facilities on the main level.



village center plan

casitas casitas del sol clubhouse, spa & fitness center

yucatan, mexico

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fitness center

clubhouse

spa-west elevation

product type
recreational facilities

project size
23,500 square feet

client
grupo plan

The Casitas del Sol fitness center, clubhouse and spa are designed to look like a traditional Colonial street around a central square park. The fitness center contains a full-service gym with aerobics room while the clubhouse is designed with a center courtyard and amenities for families. The full-service spa is designed with six treatment rooms and the second and third floors contain the administration and business centers for the community.

casita casitas del sol golf clubhouse

yucatan, mexico

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front elevation

product type
golf clubhouse & restaurant

project size
29,547 square feet

client
grupo plan

The Casitas del Sol golf clubhouse elevation represents the Colonial architecture of Merida. In Mexico, the elevated entry to the main level anchors the golf club to the village center and provides dramatic views of the 18-hole golf course. The three-level building is designed with a casual restaurant and lounge on the upper level, golf cart garage and pro shop on the lower level and a 19th hole lounge and locker facilities on the main level.