

# Punto Central III

San Pedro Garza Garcia, NL, Mexico

## Industry

Residential Construction

## Products

Krytol Internal Membrane,  
Krytol Waterstop System,  
Krytol Repair Grout

## Project Completion

June 2025

## Developer

Martel

## Contractor

Maiz Mier

## Concrete Producer

Cemex



SMART CONCRETE®

## Background

Punto Central III is a significant component of a mixed-use development in San Pedro Garza García, Mexico. The development encompasses four towers and spans a total of 66,000 square meters, blending residential, commercial, and recreational spaces.

## Challenges

The project site presented a substantial challenge due to a high water table, with groundwater located just 6 meters below the surface. The construction required excavating over 20 meters, resulting in 14 meters of the foundation effectively functioning as an inverted pool. This situation necessitated robust waterproofing to withstand the hydrostatic pressure and prevent potential structural damage caused by water infiltration and subsequent steel corrosion.

## Solution

To address these challenges, developer Martel and contractor Maiz Mier chose Kryton's advanced waterproofing solutions. The selected products included Krytol Internal Membrane (KIM) and the Krytol Waterstop System to ensure comprehensive waterproofing for the foundation slab, walls, elevator shafts, cisterns, and storm tanks.



The work involved:

- **Concrete Waterproofing:** Maiz Mier utilized 3,500 7kg bags of Krystol Internal Membrane (KIM) in the concrete mix. KIM's hydrophilic crystalline technology permanently seals the concrete, reducing permeability and eliminating the need for traditional surface-applied membranes.
- **Joint Waterproofing:** The Krystol Waterstop System was employed to secure all construction joints, providing a continuous waterproof barrier capable of withstanding high hydrostatic pressure.
- **Repair and Reinforcement:** Krystol Repair Grout was used for any necessary repairs during construction, ensuring that all structural elements maintained their integrity and waterproofing properties.



## Results

Kryton's comprehensive waterproofing solutions effectively mitigated the risks associated with the high water table. The application of KIM and the Krystol Waterstop System provided the necessary durability and reliability, ensuring the foundation and other critical structures remained protected from water ingress and subsequent damage.