



101  
PARK





To live is to feel and to feel is to live



101 PARK TULUM



# 101 PARK TULUM

## 06

### The unicorn of properties

Elevating luxury standards with conscious design, development and privileged location

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Is this the dream you've  
been hoping for?



## RARE AND EXQUISITE

### The beginning of a new era

Imagine a place designed to feel the flow of our emotions as part of our human experience, from joy and pleasure to introspection and self-reflection.

Using the human mapping of emotions, this residence enables healthy activities with spaces to focus on life's constant adventures and lessons allowing time and space to practice gratitude, self-reflection, and mindfulness.

The 101 Park, with its flow and connectivity, inspired by the energy within, will incite residents to live their best lives.



## A unique chance

A state-of-the-art residential project keeping over 60% of its land undisturbed, resulting in a picturesque, mature, and lush surrounding jungle.

A place to move the family and give children this priceless experience of community, modernity and pristine nature. When the time comes, go back to regular life and keep your destination home as an investment property.



Is this the opportunity  
you've been looking for?



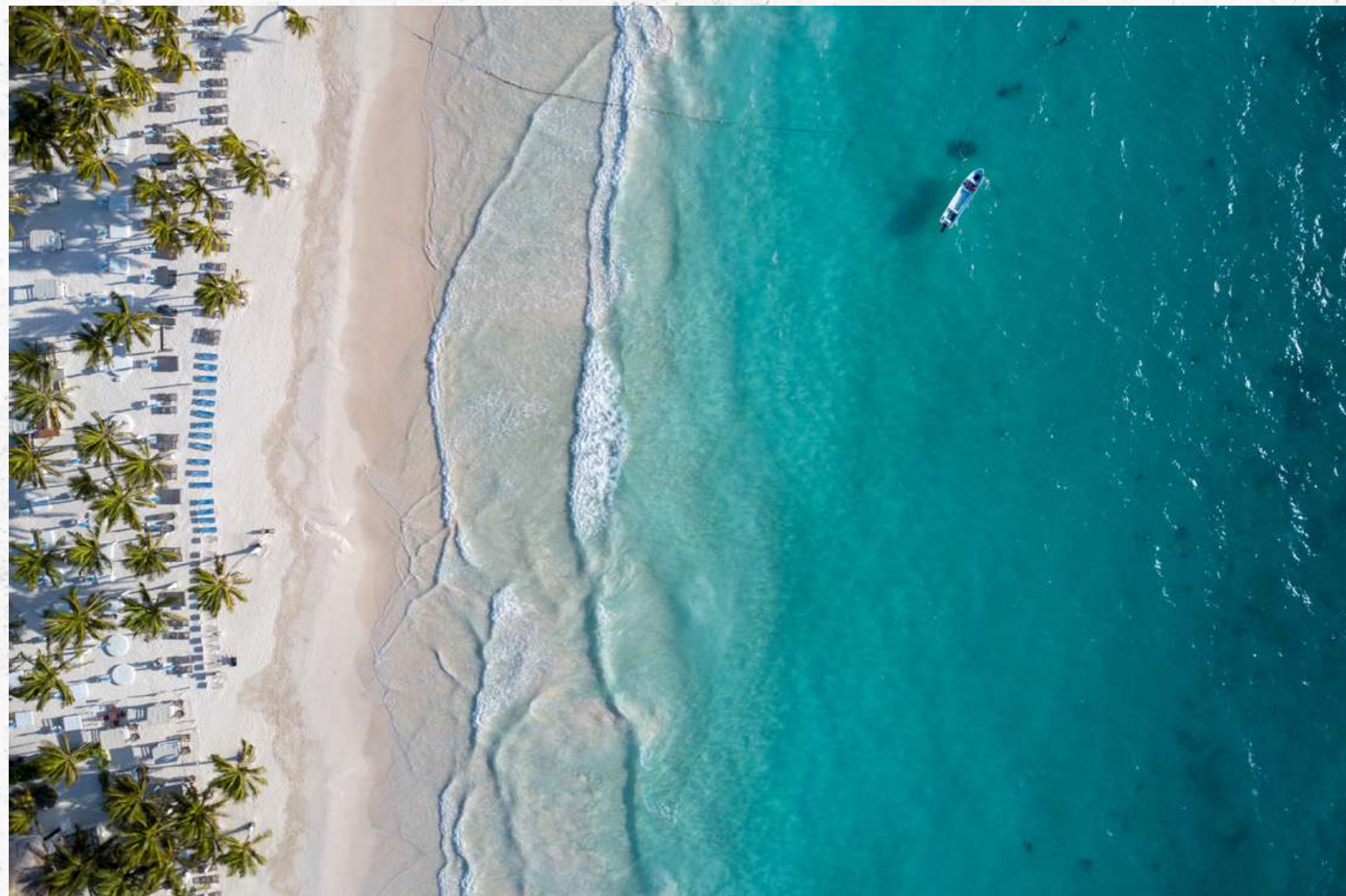
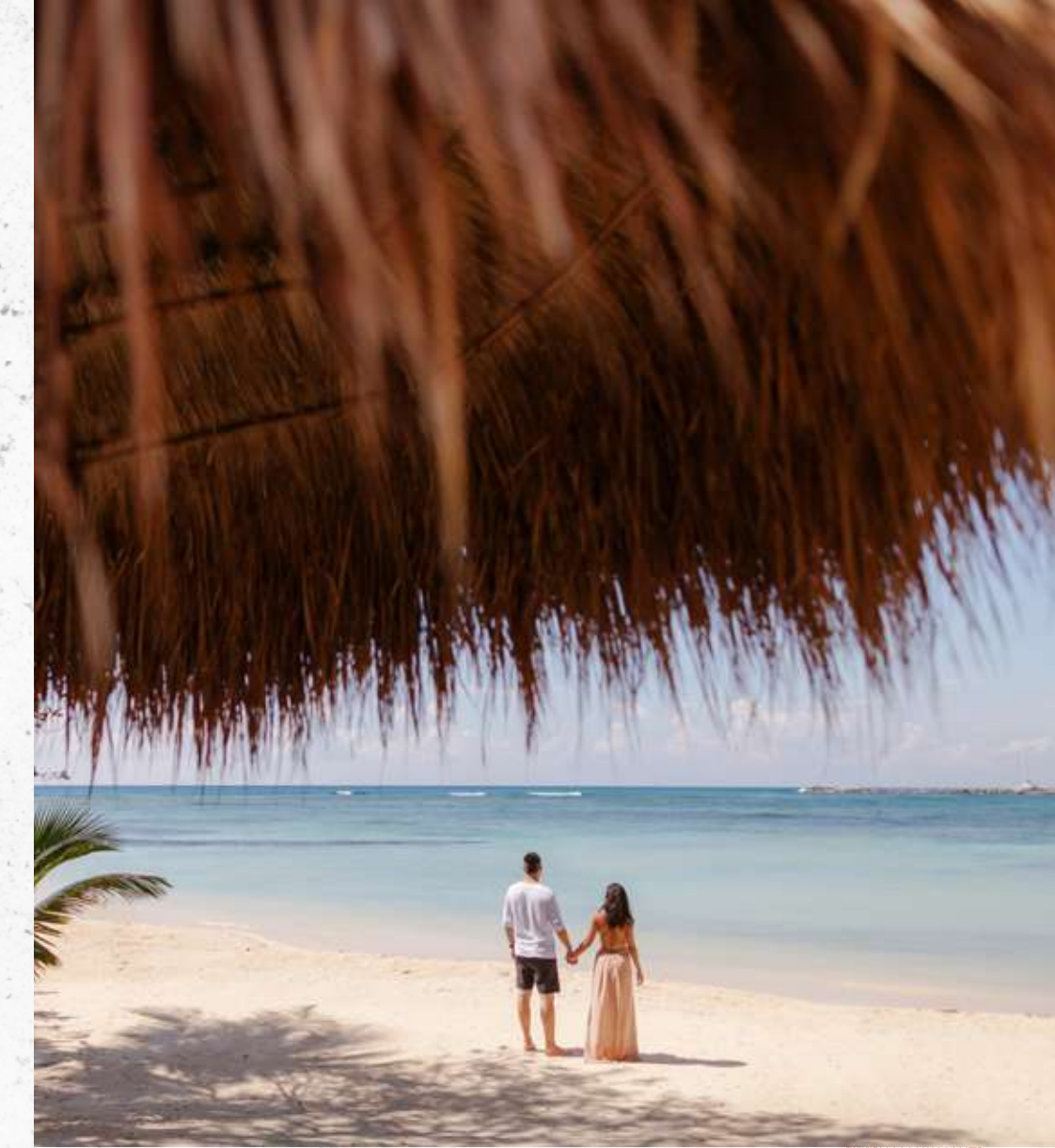


# WHY TULUM?

## An inspiring future

**A small caribbean town known as quiet, exotic, cosmopolitan, sustainable city, inhabited by a great international community.**

Tulum has more than amazing weather and wonderful beaches. Pristine nature, beautiful people, unique settings for diving, award-winning beaches, all kinds of amazing entertainment experiences and endless choices for local and international cuisine.



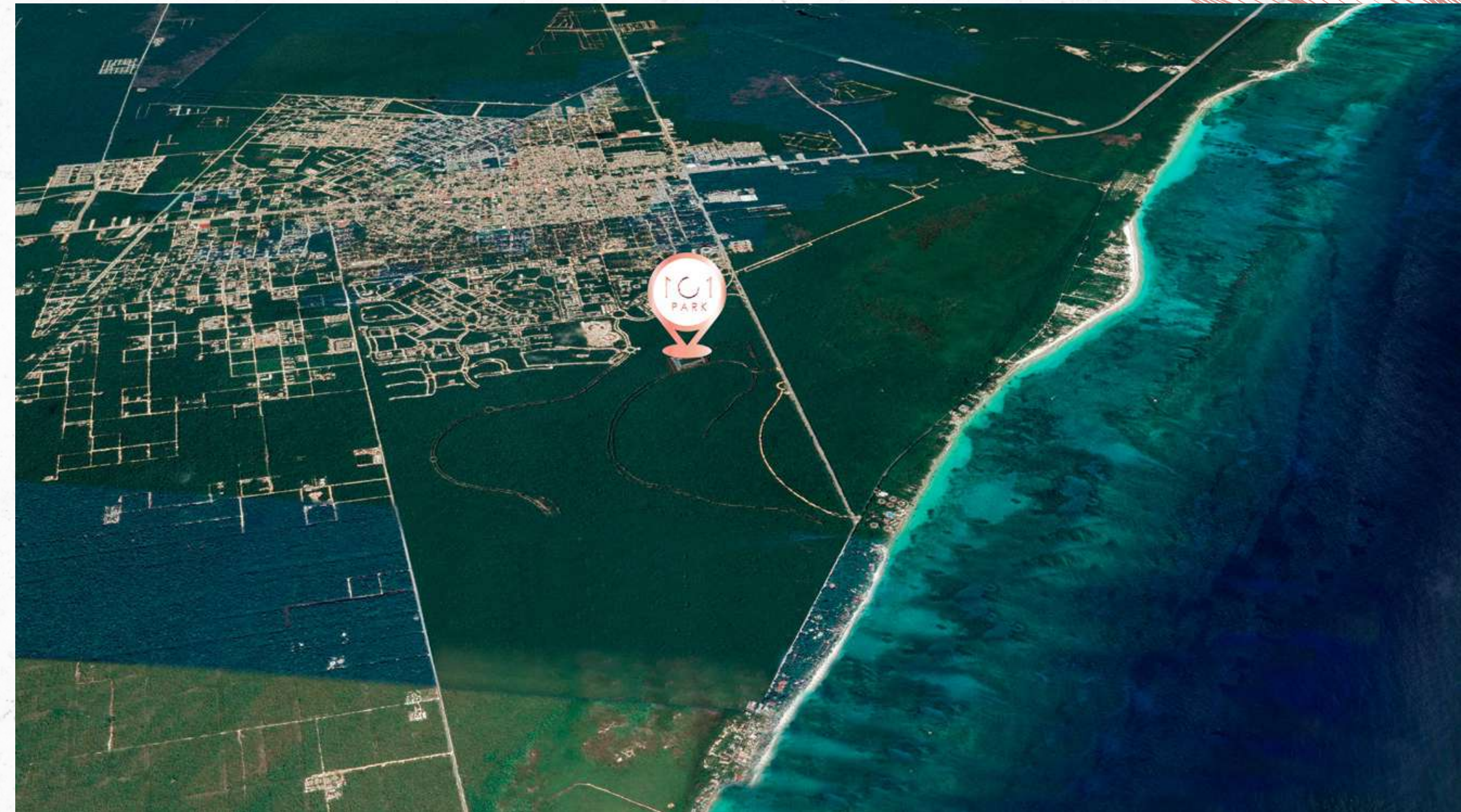
**A destination among the top eco-conscious Luxury destinations in Latin America.**



# FORDWARD THINKING

## Tulum 101

A community blooming where the sea meets the jungle, the ultimate location in the Mayan Riviera.

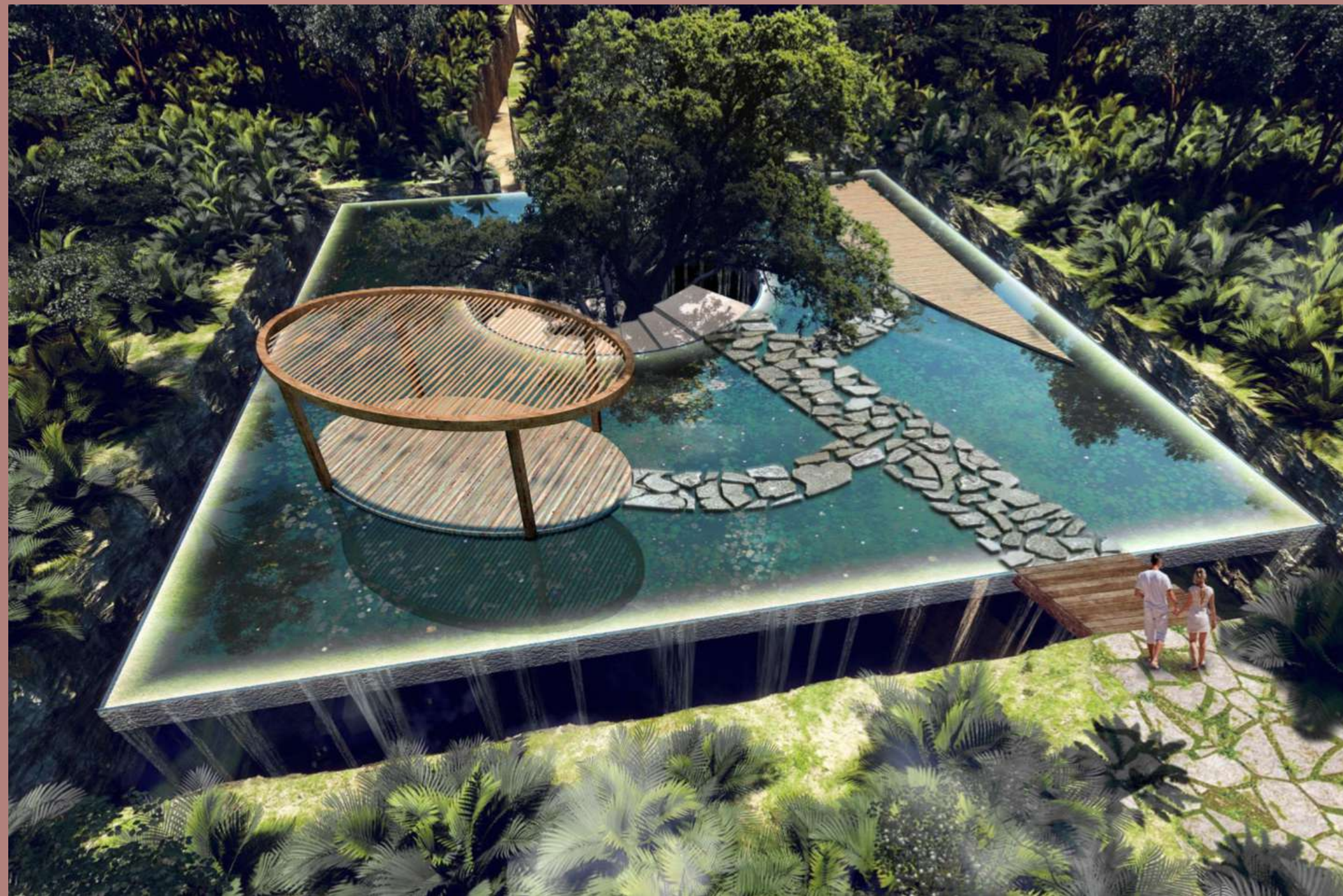


Tulum 101 is a brand-new private community encompassing all of the conveniences and necessities found in any modern city with the privacy of being nestled away along the shores of the Caribbean and a pure, sustainable vision.

To live in Tulum with short walking access to the beach is the unicorn of properties.



Recharging all of your senses in the health and wellness public spaces.  
A place where nature's natural energy can flow easily throughout.







# RESIDENCES

## A unique and exclusive lifestyle

Elevating luxury standards with conscious design, development, and technology.

101 Park evokes a concept incarnated for those envisioning ownership of a magnificent property.

- **Trees will remain a minimum of 3 meters along the perimeter to ensure all balconies enjoy the green scenery.**
- **Natural pathways surrounded by lush vegetation allow for ease of movement throughout the entire 101 Park. Access to residences and amenities becomes a peaceful sunlit walk.**
- **A place that lets you be able to authentically practice mindfulness, in stunningly relaxing spaces.**



Ground level

## ONE BEDROOM SWIM UP

Interior: 54.58 m<sup>2</sup> (587.49 sq ft)

Covered Terrace: 7.37 m<sup>2</sup> (79.33 sq ft)

Uncovered Terrace: 14.72 m<sup>2</sup> (158.44 sq ft)

**Total: 76.67 m<sup>2</sup> (825.26 sq ft)**





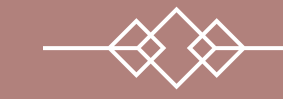
Ground level

# TWO BEDROOM SWIM UP

Interior: 109.17 m<sup>2</sup> (1175.09 sq ft)  
Covered Terrace: 14.71 m<sup>2</sup> (158.33 sq ft)  
Uncovered Terrace: 29.44 m<sup>2</sup> (316.88 sq ft)  
**Total: 153.32 m<sup>2</sup> (1650.32 sq ft)**







## SWIM UP

Swim-up apartments allows you to enjoy of a beautiful front terrace with direct access to the swimming pool surrounded by nature.





Ground level

# ONE BEDROOM GARDEN POOL

Interior: 54.58 m<sup>2</sup> (587.49 sq ft)

Covered Terrace: 11.03 m<sup>2</sup> (118.72 sq ft)

Private Garden: 28.84 m<sup>2</sup> (310.43 sq ft)

**Total: 94.45 m<sup>2</sup> (1016.65 sq ft)**





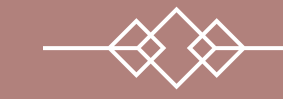
Ground level

# TWO BEDROOM GARDEN POOL

Interior: 109.17 m<sup>2</sup> (1175.09 sq ft)  
Covered Terrace: 22.07 m<sup>2</sup> (237.55 sq ft)  
Private Garden: 57.63 m<sup>2</sup> (620.32 sq ft)  
**Total: 188.87 m<sup>2</sup> (2032.97 sq ft)**







## GARDEN POOL

Units with a large garden and their very own private pool, providing cozy social spaces on the ground floor.







## INTERIOR VIEW

Units with view to the interior of the Central Park, designed to be the perfect frame for a drink on the balcony.

## JUNGLE VIEW

Units with view to the jungle for a maximum dive in nature, ideal for those seeking major privacy.

### 1st level

## ONE BEDROOM INTERIOR VIEW

Interior: 54.58 m<sup>2</sup> (587.49 sq ft)  
Covered Terrace: 7.37 m<sup>2</sup> (79.33 sq ft)  
Total: 61.95 m<sup>2</sup> (666.82 sq ft)



## TWO BEDROOM INTERIOR VIEW (LOCK OFF)

Interior: 109.17 m<sup>2</sup> (1175.09 sq ft)  
Covered Terrace: 14.71 m<sup>2</sup> (158.33 sq ft)  
Total: 123.89 m<sup>2</sup> (1333.54 sq ft)



### 1st level

## ONE BEDROOM JUNGLE VIEW

Interior: 54.58 m<sup>2</sup> (587.49 sq ft)  
Covered Terrace: 11.03 m<sup>2</sup> (118.72 sq ft)  
Total: 65.61 m<sup>2</sup> (706.22 sq ft)



## TWO BEDROOM JUNGLE VIEW (LOCK OFF)

Interior: 109.17 m<sup>2</sup> (1175.09 sq ft)  
Covered Terrace: 22.07 m<sup>2</sup> (237.02 sq ft)  
Total: 131.24 m<sup>2</sup> (1412.65 sq ft)





Higher level

## TWO BEDROOM PH

### INTERIOR VIEW

Interior: 94.38 m<sup>2</sup> (1015.89 sq ft)  
Covered Terrace: 11.15 m<sup>2</sup> (120.01 sq ft)  
Solarium: 18.45 m<sup>2</sup> (198.59 sq ft)  
**Total: 123.98 m<sup>2</sup> (1334.5 sq ft)**

### JUNGLE VIEW

Interior: 94.38 m<sup>2</sup> (1015.89 sq ft)  
Covered Terrace: 16.64 m<sup>2</sup> (179.11 sq ft)  
Solarium: 20.20 m<sup>2</sup> (217.43 sq ft)  
**Total: 131.22 m<sup>2</sup> (1412.44 sq ft)**



Roof level



1st level

Higher level

## THREE BEDROOM PH

### INTERIOR VIEW

Interior: 153.34 m<sup>2</sup> (1650.53 sq ft)  
Covered Terrace: 18.48 m<sup>2</sup> (198.91 sq ft)  
Solarium: 75.84 m<sup>2</sup> (816.33 sq ft)  
**Total: 247.66 m<sup>2</sup> (2665.79 sq ft)**

### JUNGLE VIEW

Interior: 153.34 m<sup>2</sup> (1650.53 sq ft)  
Covered Terrace: 27.72 m<sup>2</sup> (298.37sq ft)  
Solarium: 81.41 m<sup>2</sup> (876.28 sq ft)  
**Total: 262.47 m<sup>2</sup> (2825.20 sq ft)**



Roof level



1st level





## PH LOCK-OFF

The Penthouses are designed to offer you the best of both worlds: A roof garden with a private pool to live in luxury your stay in Tulum, and on the other hand the opportunity to maximize vacation rentals by separating 2 or 3 independent apartments, as the case may be.





# THE PARK

Allow the spirit energy flow through your body.

The interior yard is inspired by the seven energy points known as chakras and designed to help maintain a steady flow within ourselves.

Using the human mapping of emotions, it enables healthy activities with spaces to focus on life's constant adventures and lessons, allowing time and space to practice gratitude, self-reflection, and mindfulness. where nature's energy can flow easily throughout.



20,000 m<sup>2</sup>





# THE JOURNEY

## The Chakra Purpose

It is said that chakras, also known as the consciousness centers, allow for the spirit energy to flow through the body.

By setting intentions and focusing our energies with purpose, we can increase our energy flow and in turn, increase our positivity towards our health, spirit, and people around us.



### CROWN

CROWN

**Divine love and awareness.**  
The place of bliss and zen, a present moment is always waiting.



### PLAYGROUND

SOLAR PLEXUS

**Divine wisdom and power.**  
Be inspired by witnessing the limitless beliefs, adventures, and friendships children create.



### VIEWER

THIRD EYE

**The viewer is our gateway to the universe above.**  
Take time to absorb the vastness of the universe under the blue sky.



### RIVER

SACRAL

**Creativity and sensuality.**  
Feel the flow of positive energy all around by spending time in the river.



### AGORA

THROAT

**Patience and communication.**  
Take time to celebrate the small victories in life in this inspiring social area.



### CAVE

ROOT

**Stability, structure, safety, security, survival.**  
Take time to self reflect and calm the mind in this interpretive cave.

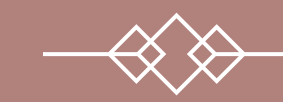


### CENOTE

HEART

**Earnestness, love, and healing.**  
Visit the cenote to give thanks and appreciation to nature for all of its presents.





**Cenote**

**Main Entrance**

**Playground**







## Rooftop

At the top of the building there's space to soak in the intersecting beauty of the jungle. At night, an opportunity to gaze upon the stars as many generations have done before.





The Viewer





## Private Gym

First-class facilities, services and equipment for owners and their renters.





# TECHNOLOGY

The project seamlessly blends technology and nature, using clean energy, integrating next-generation transport solutions and Smarthome technology.



## Ehang 216

Autonomous passenger-grade drone  
A trip on the Ehang will allow travellers to explore new areas and bring a new perspective to the wonders of Tulum.



## SmartflowerTM

Equipped with the sculptural, intelligent Smartflower.



## Tesla® Destination charging

Recharge your Tesla or electric vehicle with solar energy.



## Smarthome

Control your favorite compatible smart devices. Ask for songs and TV shows, search the internet and more. Remote monitoring of appliances, security, lighting, and cooling allows control of your home while away.



## Intricate solar panels

High-quality solar panels, produce energy to suit facilities needs.





## Disclaimer

<sup>1</sup>Plans, prices and specifications subject to change without notice. Additional restrictions may apply. The developer reserves the right to modify any of the plans that are described herein at any time, at the developer's discretion without notice. <sup>2</sup>The images, descriptions, and amenities are conceptual representations of the artist, based on the current building plans, which are subject to change without notice. All dimensions are approximations and all the floor and construction plans are subject to changes. The floor plans herein are for information purposes only. The actual floor plans may differ. <sup>3</sup>All the descriptions and characteristics listed are conceptual designs. The developer reserves the right, without prior notice or the approval of the buyer, to make changes or substitutions, of equal or higher quality, to any designs, materials, and or equipment.