

nāmas

T U L U M

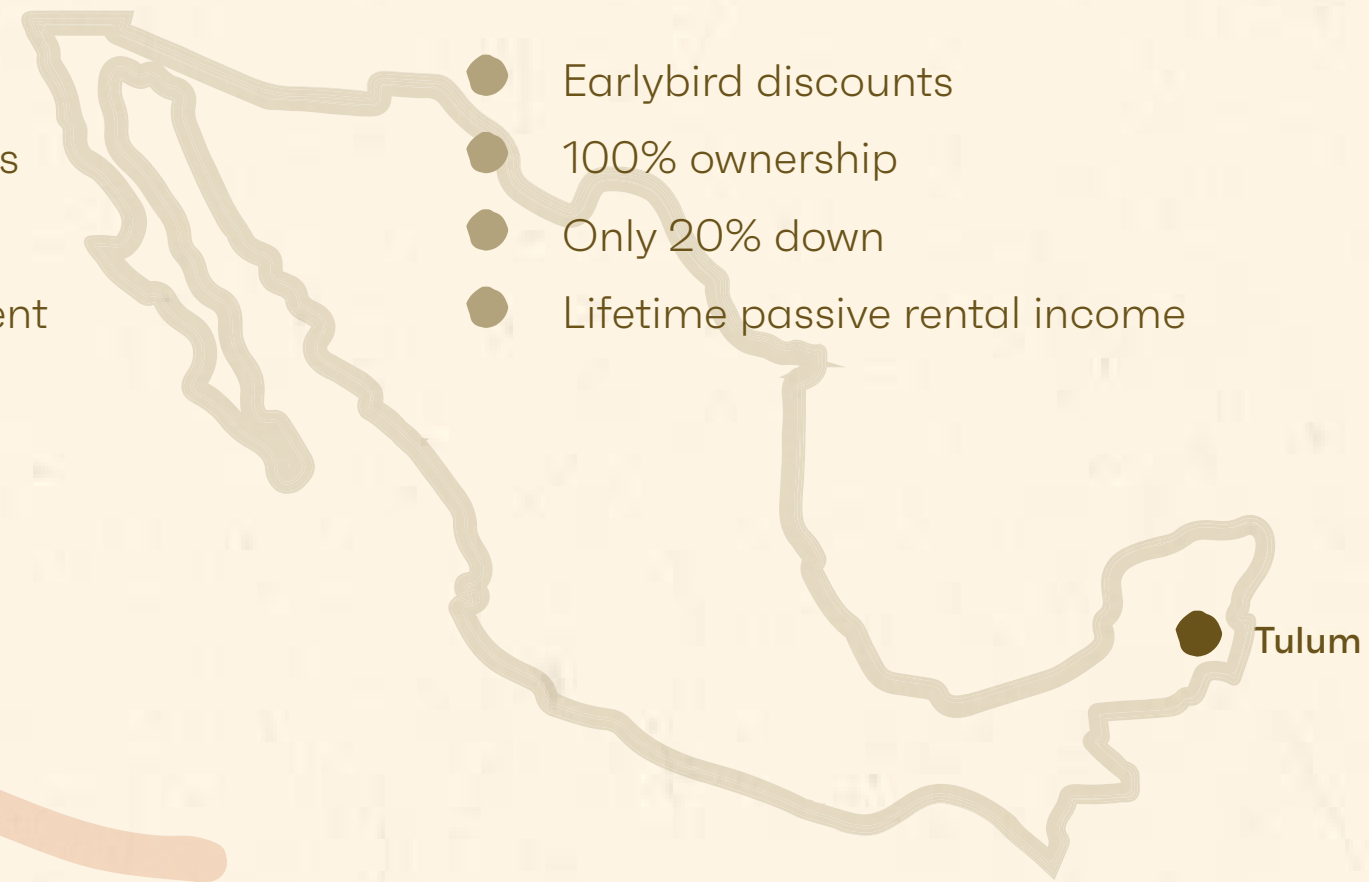
THE DOOR TO PARADISE



nāmas

noun. *bow, obeisance, reverential salutation, adoration*

- Luxury art condos
- Easy beach access
- Luxury interiors
- 5-star management
- Earlybird discounts
- 100% ownership
- Only 20% down
- Lifetime passive rental income



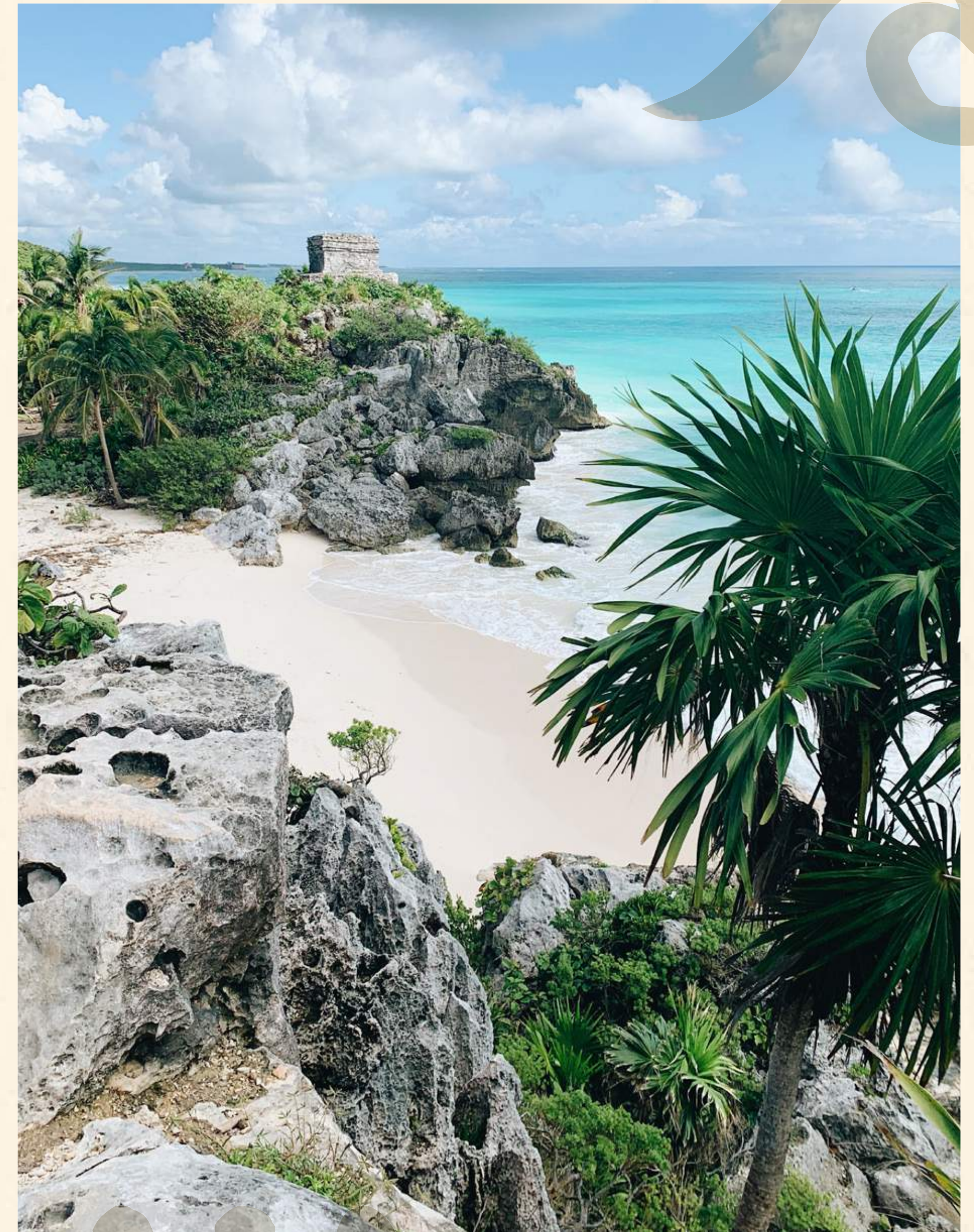
CONCEPT

Tulum is more than pristine beaches, vibrant jungles, and secluded cenotes; it's the collective spirit of conscious living and positive energy that make Tulum more than just a vacation destination.

We are building Nāmas for people who, like us, cannot get enough of this unique Tulum feeling. Every detail of Nāmas has been painstakingly curated to arouse the spirit and catalyze living life to its fullest.

The architecture of Nāmas is an homage to the unbridled beauty of Tulum with residences designed to inspire recognition and gratitude for the generosity of nature.

Share our vision for spiritual and financial wellness as we open the door to paradise with Nāmas.







A moment of serenity as you dip into the cool water of your private plunge pool. Laughing with old and new friends around your dinner table. The soul of your Nāmas apartment will make you feel at home – whether you stay one or one hundred nights.



Every Nāmas apartment is built to the same standards of luxury and with the same attention to detail, regardless of size and floor plan. Choose the apartment that fits your taste and lifestyle.

You'll find the same exquisite furniture, luxury fittings, climate and technology comforts in every unit.









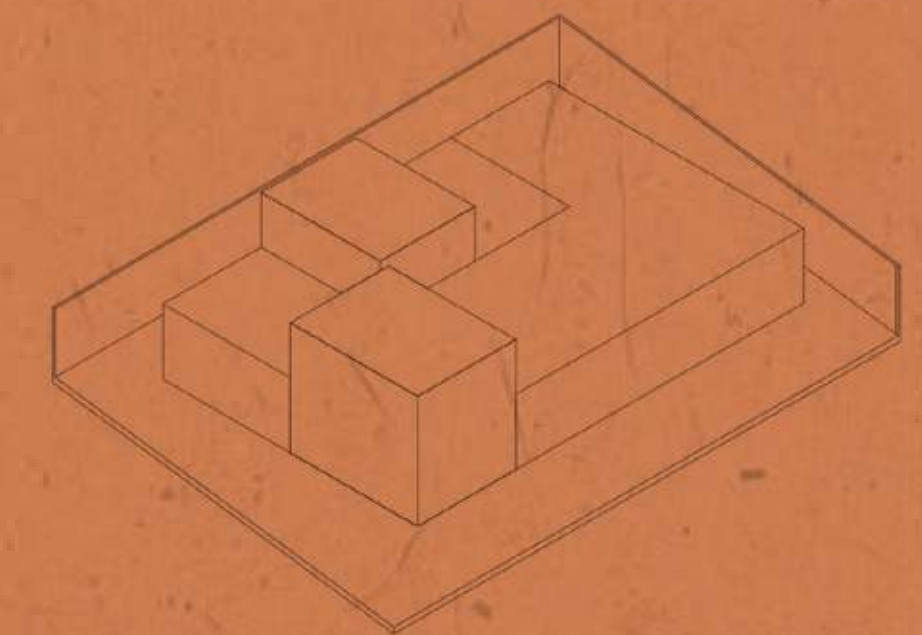
sanctuary





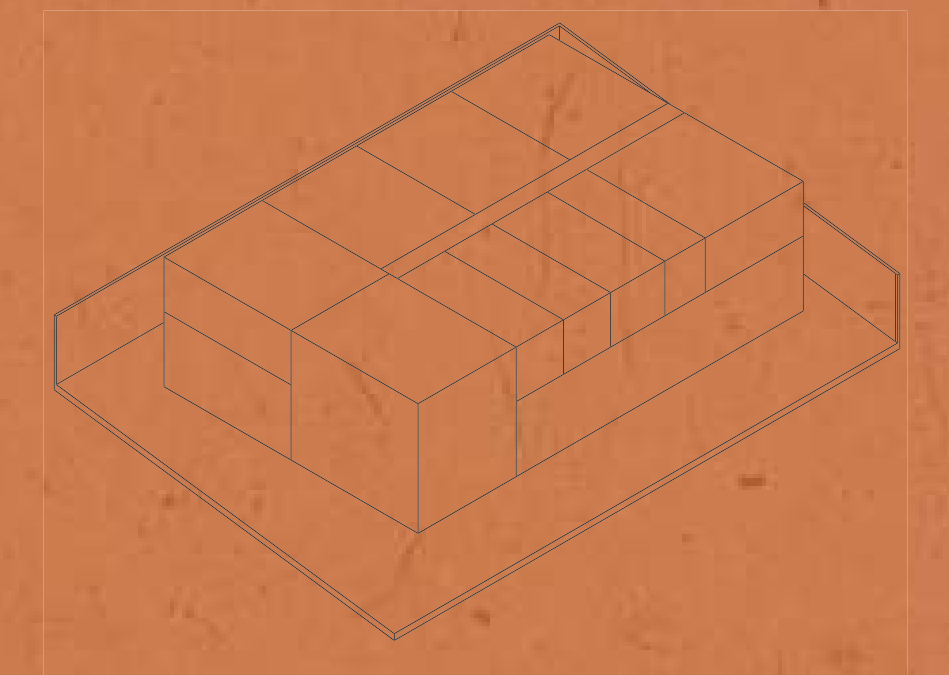
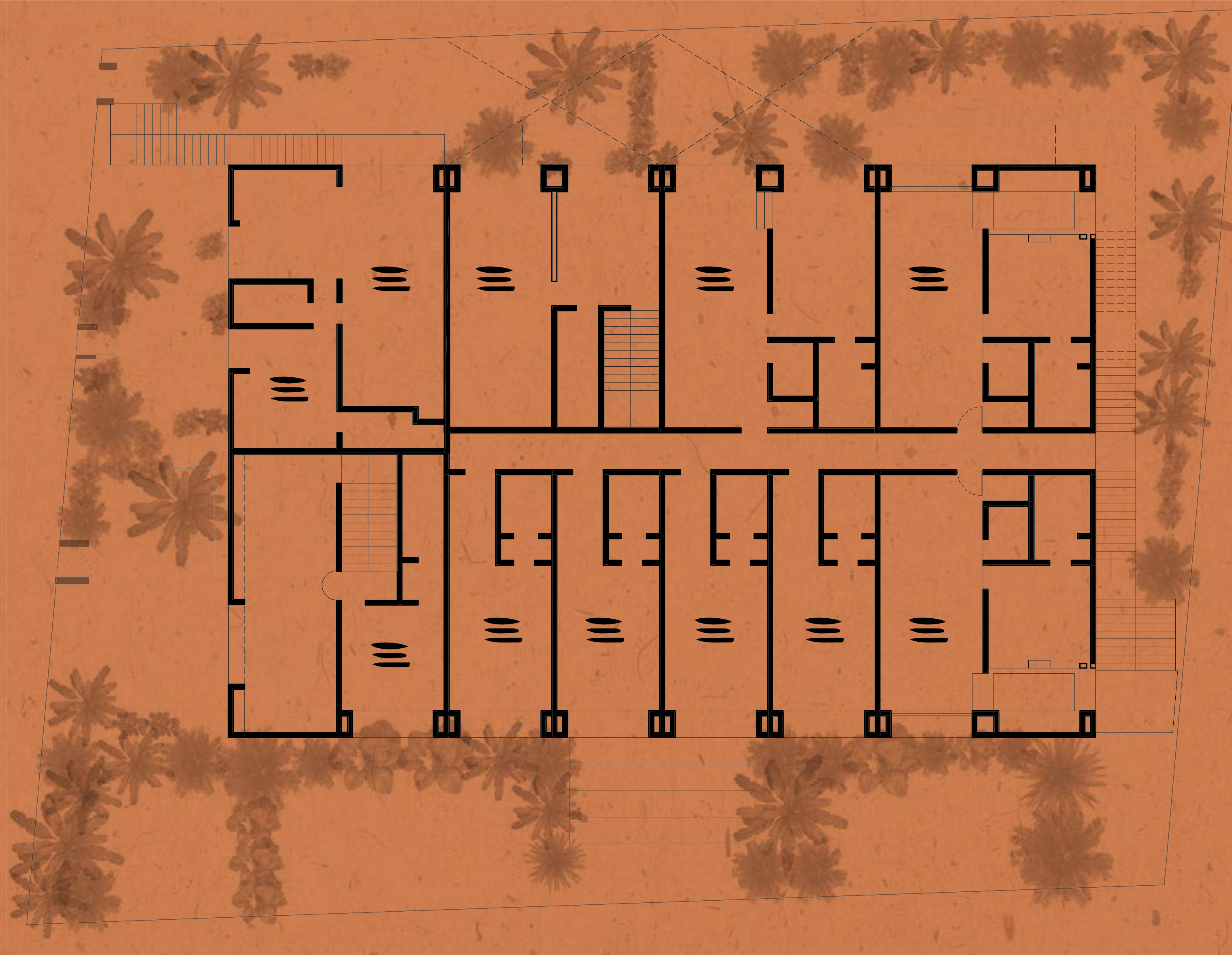


-  Units
-  Amenities: Co-Working, Lounge, Bar, Ristaurante
-  Service Area
-  Private Gardens
-  Public Garden, Lounge, Fire Pit
-  Private Parking Spots

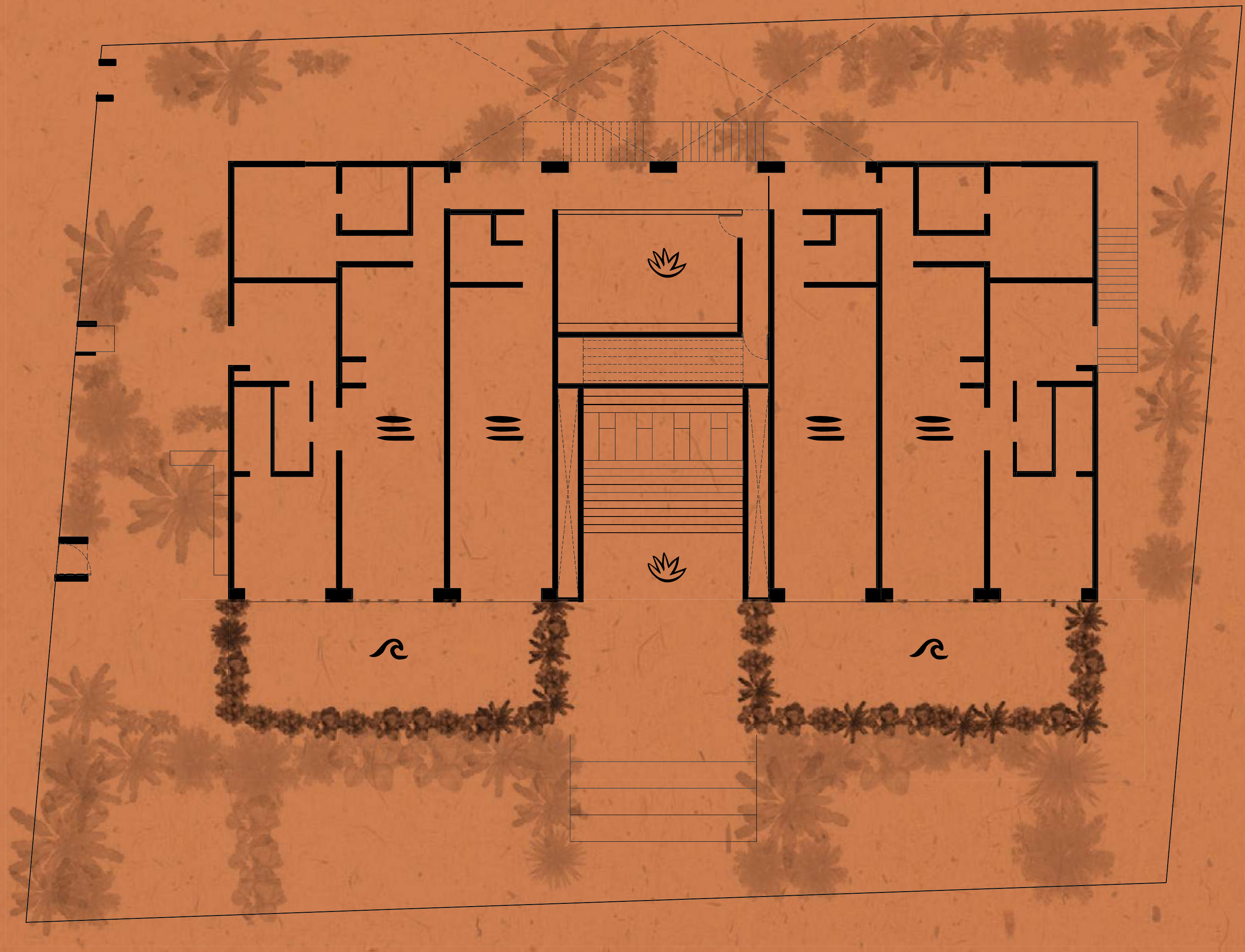


GROUND FLOOR

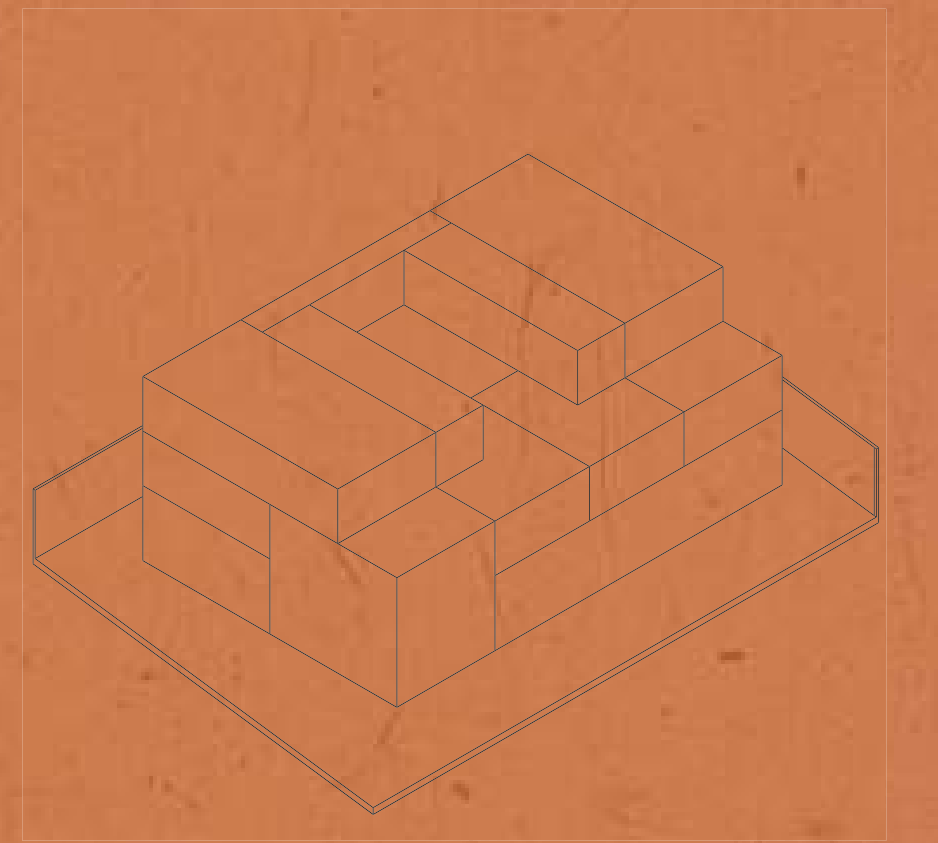
Units



FIRST FLOOR

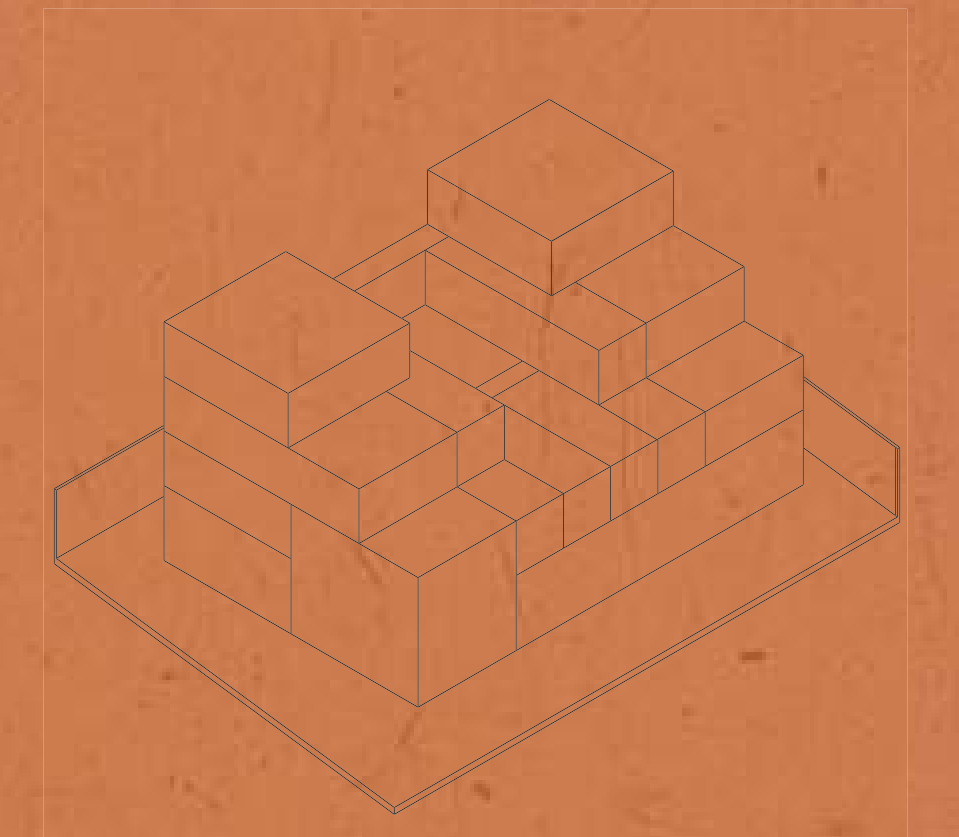
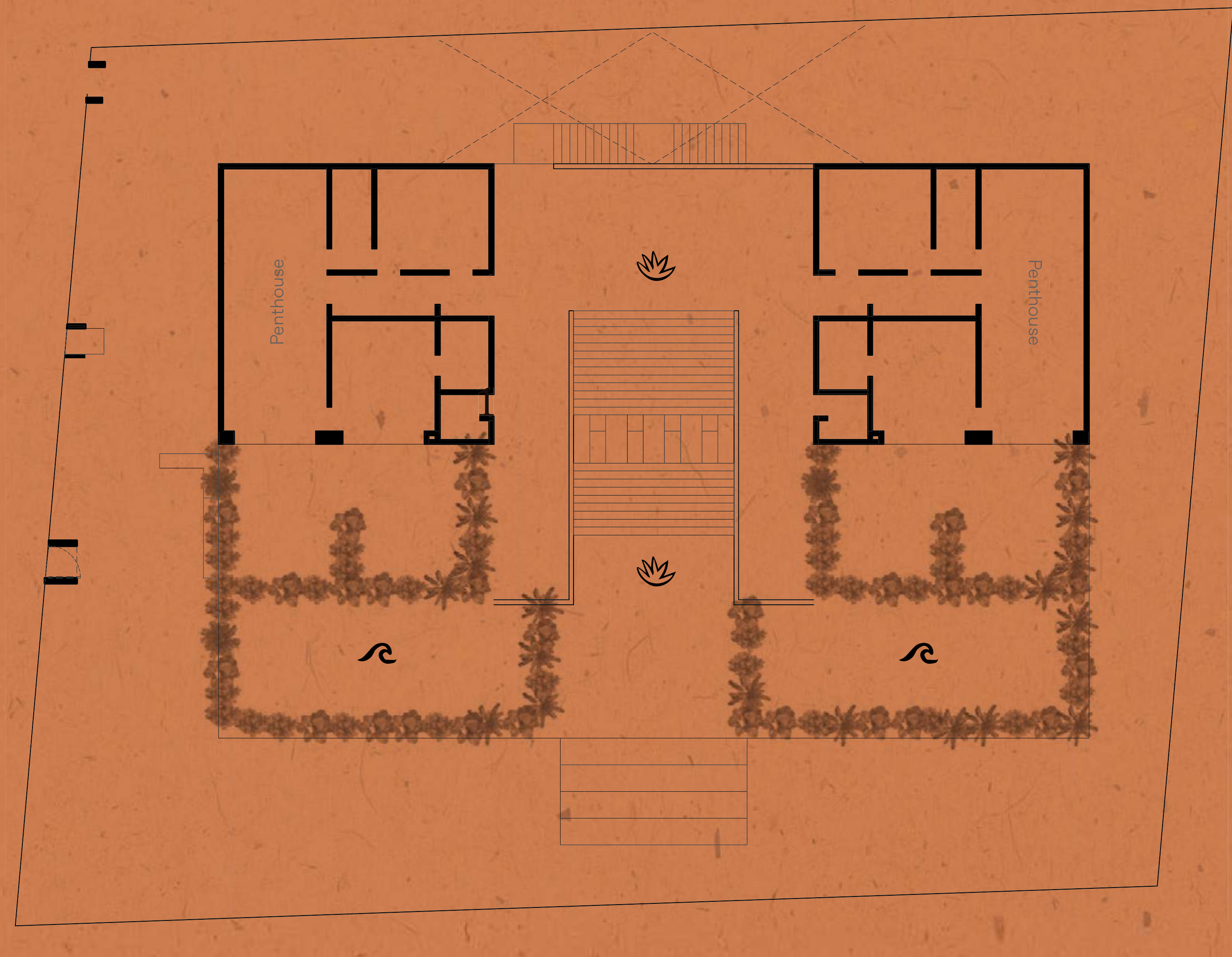


- Units
- Public Vista Pool
- Private Terraces & Pools



SECOND FLOOR

- Units
- Public Vista Pool
- Private Terraces & Pools



THIRD FLOOR

community

Your apartment is a sanctuary of luxury and calm while community spaces invite you to connect with new experiences and chance encounters.

VILLAGE AREA

The spacious entrance way and downstairs community space is both a casual meeting point for residents and a venue for art and culture events, attracting

artists of both local and global significance. Amenities for work and play are accessible via a 24/7 concierge.



VISTA POOL

The open design and almost mythological scale of Nāmas' Vista Pool create a dual sensation of intimacy and immensity, making you feel at one with the surrounding jungle. The massive steps and spacious sun deck around the 3rd-floor pool create visual amplitude, concentrating the energy of the entire building.





ART AND EXHIBITION CURATOR

EMMANUEL PICAULT

French gallerist and designer Emmanuel Picault came to Mexico in the late 90s after working in Paris and Los Angeles alongside prestigious designers including Louboutin, David Cruz (of Blackman Cruz), and Phillippe Stark. Design critics and mass market media have applauded Picault's residential and commercial designs for their stylistic mix of Modernism, "sensitive" Brutalism, and Mid-Century Modern.

He is the owner and founder of the Chic by Accident gallery in Mexico City.

Emmanuel will create 10 art and architectural installations at Nāmas.



INSTALLATIONS

SABINO GUISU

The work of local artist Sabino Guisu offers a vision of transculturation and spiritual rupture that exists between the individual and their environment, achieving a deep personal reflection.

The geometric patterns found in the ruins of Mexican pyramids appear regularly in his work, and death and chance are themes to which he returns repeatedly.









location



Nāmas is situated between the intoxicating beaches of the Riviera Maya and the bustling downtown of the city of Tulum in the neighborhood of La Veleta.



Swimming, sunning, and water sports are reachable by bike (15 mins) or car (10 mins) from the newly built beach road Avenida Kukulcan.

Downtown restaurants, yoga studios, supermarkets and other amenities are only a short walk away.

Tulum is characterized by accelerated growth from the waves of tourists that began visiting at the end of the last century.

It is located in the region called “La Veleta,” where new housing developments begin to rise up among the jungle. A town proud of its strong cultural identity and natural landscapes of dense jungles.



Downtown
4-minute drive

Supermarket
3-minute walk

Beaches
10-minute drive

Best Tacos Tulum
6-minute walk

Holistika
9-minute walk

Bike rental
5-minute walk



TOWN ZONES

- 1) The town center
- 2) The residential area north of the federal highway
- 3) La Veleta: the urban, cultural and gastronomic center of Tulum
- Project Nāmas – in the middle of La Veleta
- 4) The hotel zone

NĀMAS STUDIO, 438 FT² (41 M²)

PURCHASE PRICE	115,995 USD
FURNITURE	+ 11,250 USD
LEGAL & TAXES	+ 6,960 USD
TOTAL COSTS	134,205 USD

INCOME PER YEAR

RENTAL REVENUE	19,512 USD
MANAGEMENT 2.5 %	- 4,878 USD
HOA FEE 5 %	- 976 USD
NET INCOME P.A.	13,658 USD

CAP RATE	10.20 %
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Nāmas community members receive by sharing. Professional property managers ensure that your apartment provides your financial well-being with full-service management of rentals via platforms like AirBnB, Booking.com etc.

High occupancy rates and best-in-class property care maintain the quality of your investment. Everything is taken care of including listings, cleanings, support for guests, key hand-offs, and even responding to online reviews.

Tulum is one of the hottest and most sought-after tourist destinations on the planet. Your apartment pays for itself, amortizing after only a few years of rentals and increasing in value as the Riviera Maya's reputation continues to grow.

100% ownership. You decide when you want to rent or stay in yourself.

OCCUPANCY

AVERAGE DAILY RATE

MONTHLY REVENUE

January 84%	122 USD	3,177 USD
February 79%	93 USD	2,131 USD
March 75%	80 USD	1,860 USD
April 72%	70 USD	1,512 USD
May 77%	56 USD	1,337 USD
June 73%	49 USD	1,073 USD
July 77%	55 USD	1,313 USD
August 65%	60 USD	1,209 USD
September 66%	49 USD	970 USD
October 76%	69 USD	1,626 USD
November 70%	56 USD	1,176 USD
December 68%	101 USD	2,129 USD

Example calculation, based on current market data.





architecture

Dramatic architecture and detailed interiors provide a home for art and events as well as residents for whom living is its own art form.

DIAGRAMA ARQUITECTOS

Diagrama Arquitectos doesn't just create designs that go viral; they create spaces that give residents a sense of belonging, using local materials and techniques in harmony with local conditions.





1)



2)



3)

MATERIALS

- 1) Chukum
- 2) Polished Concrete
- 3) Piedra caliza
- 4) Tzalam
- 5) Jungle vegetation
- 6) Pools and water basins



4)



5)



6)

buying process

Block unit for 15 days:

\$5,000 USD refundable deposit

To proceed:

30% DOWNPAYMENT MINUS DEPOSIT

60% PAYABLE IN INSTALLMENTS, DURING CONSTRUCTION

10% ON DELIVERY

100% OWNERSHIP • SECURE OWNERSHIP. • RENT, SELL, LIVE - AT ANY TIME • SUITABLE FOR FOREIGNERS