

LUXURY VILLAS



Tulum

Live Work Play Invest

47 ECO-LUXE VILLAS IN 3 PHASES.

Villas from 178 m² to 198 m², with 2 and 3 bedrooms. Mixed-use commercial and residential spaces, focused on sustainable luxury living in the Tulum jungle. “Choose the model you like the most”

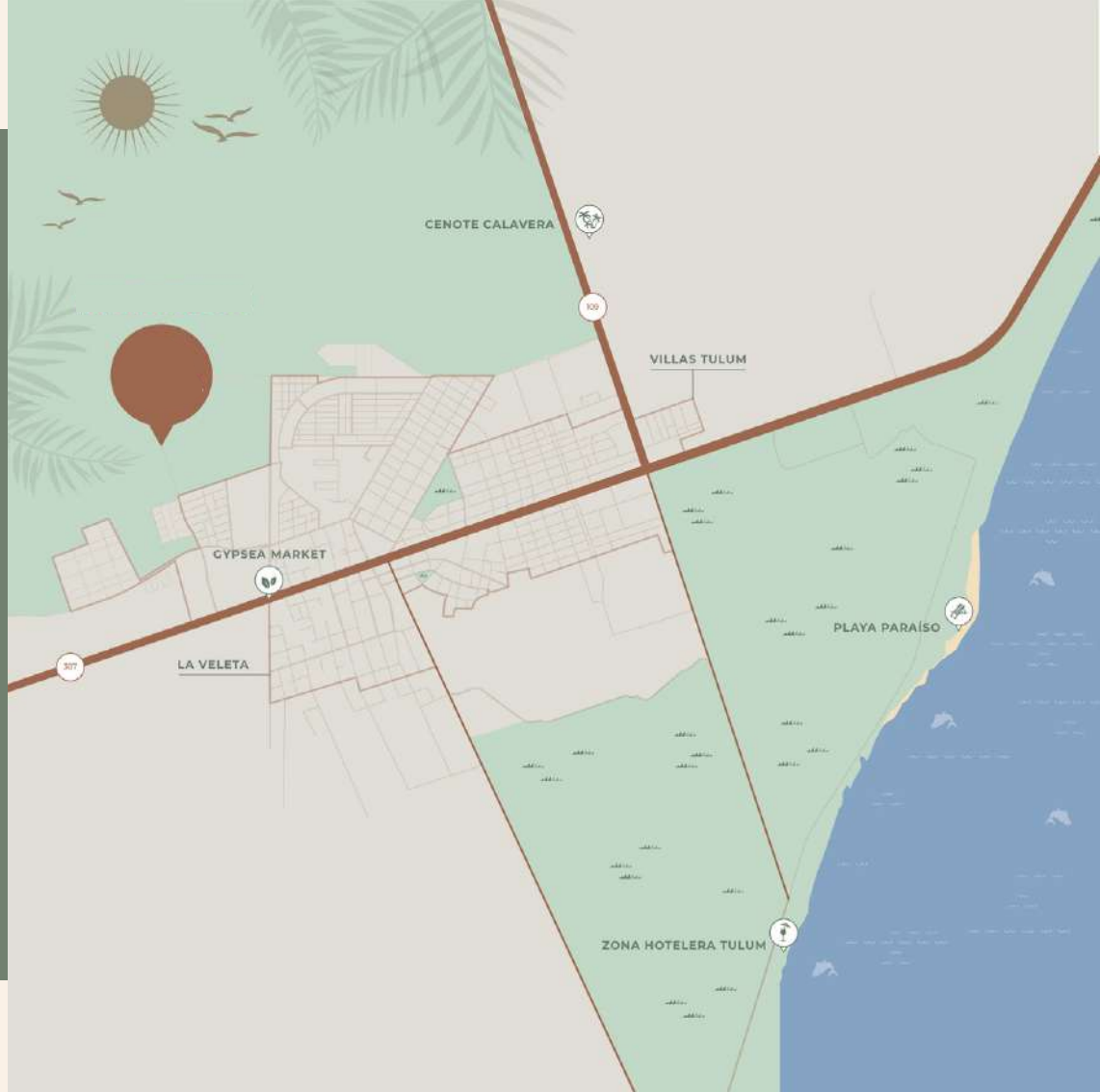


Unique concept for Tulum

A GAME CHANGER ON HOW WE DEVELOP AND LIVE IN RELATIONSHIP WITH NATURE, by prioritizing spaces where people can interact, create stories and form a safe environment where children can play, adults can relax and plants can grow.

THE LAYOUT OF THE MASTERPLAN SAVES OVER 50% OF EXISTING TREES, preserving the identity of Tulum and providing interior spaces with views towards jungle gardens, patios, green corridors and water elements.

the location



Located 1km North of Gypsea Market.
Easily accessible from downtown Tulum via
modern paved roads, while maintaining the
essence of Tulum in a true jungle setting.



9 Minutes to
the beach



Fiber Optic Cable
& Internet



Underground
utilities



Paved Roads



4 minutes to
Gypsea Market



24-Hour
gated security



Double
access code



These images are for illustrative purposes only. The final product and the material used are subject to significant changes in accordance with the sole discretion of the developer.

**Wellness is what this project
is all about**





Open your windows to the sounds of the Tulum jungle and visit Red Rain Yoga or Village Market as part of your morning routine.

Built on a guiding principle of sustainable happiness through health and wellness.

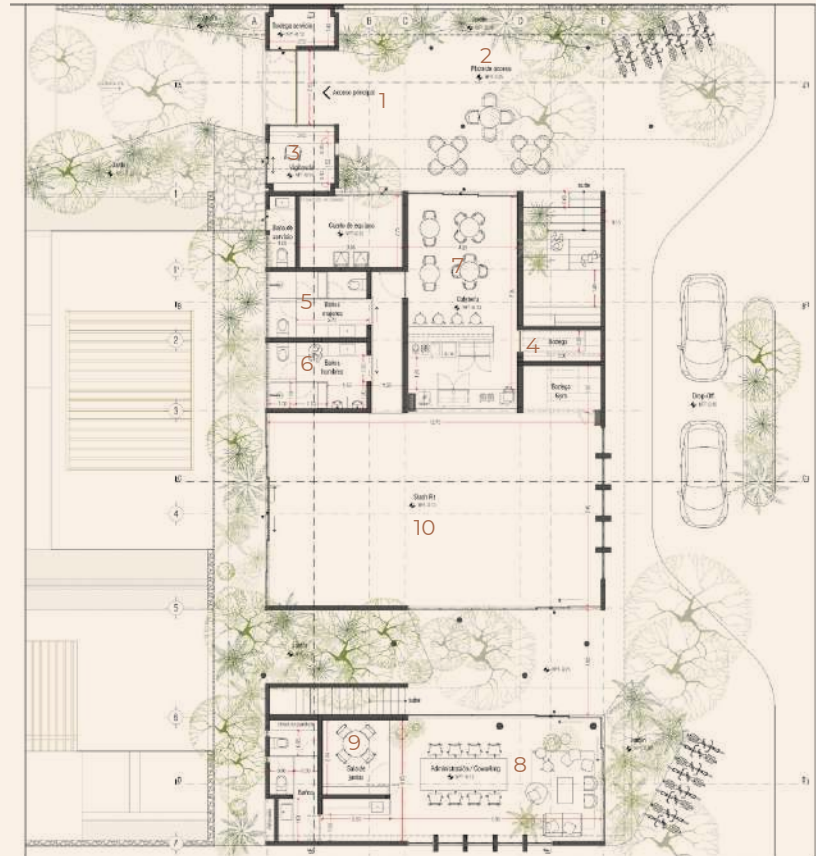
All amenities are designed for both
fulltime residents and airbnb guests



Amenities

Architectural Program

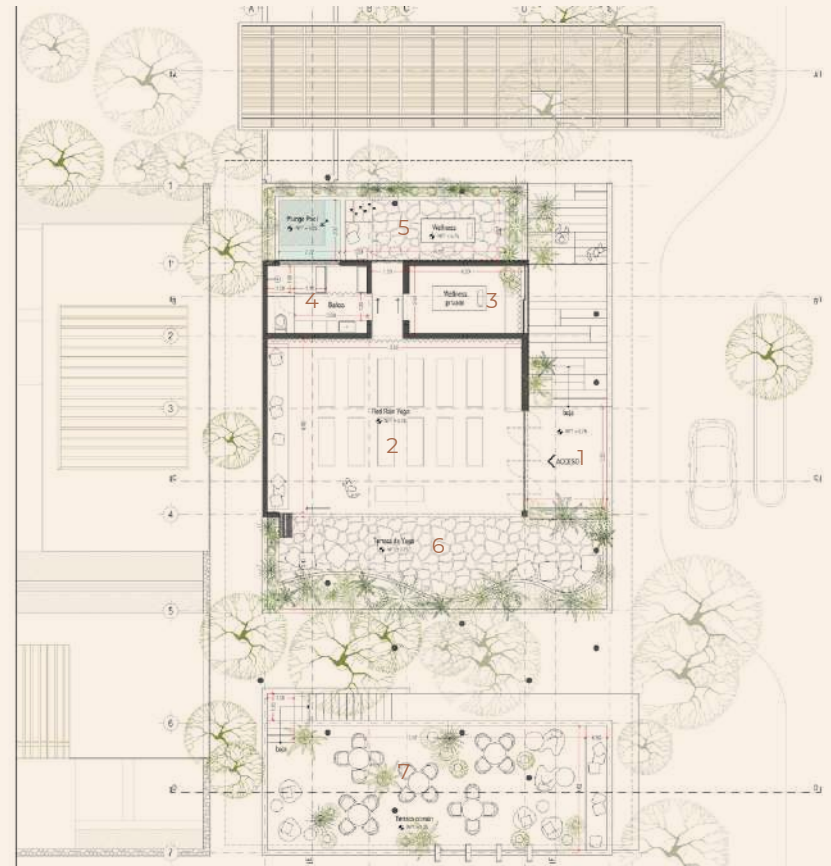
1. Main access
2. Access plaza
3. Surveillance / Concierge
4. Storage
5. Women's bathroom
6. Men's bathroom
7. Coffee
8. Co-working
9. Meeting space
10. Slash Fit



Amenities

Architectural Program

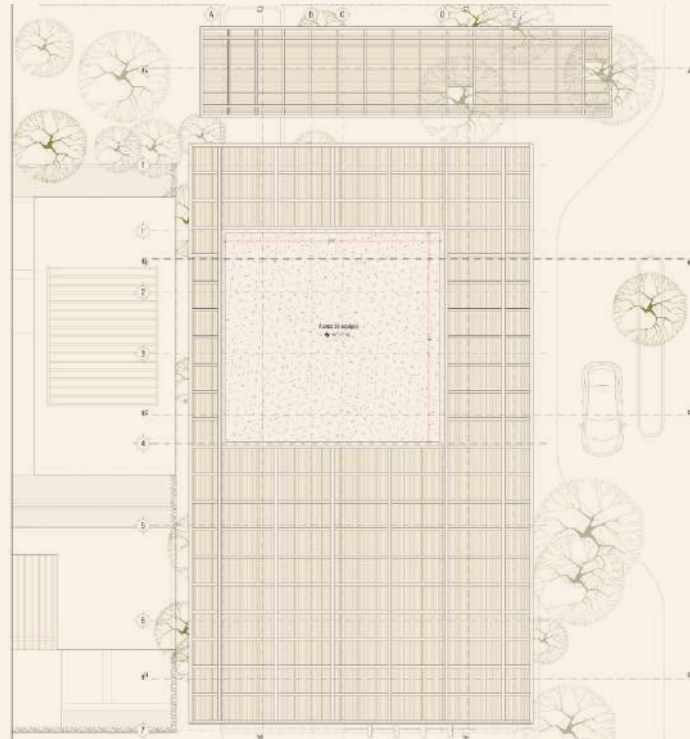
1. Access
2. Red Rain Yoga
3. Private wellness
4. Bathrooms
5. Wellness
6. Yoga Terrace
7. Common terrace



Amenities

Architectural Program

1. Roof





Red rain Yoga

Red Rain Yoga is a yoga and wellness facility which features group classes, wellness and holistic specialty events from renowned Tulum yogis and special guest yogi influencers from around the world.

Fit Choices

Fit Choices is a health food restaurant and store complete with a juice and café bar. Fit Choices features gourmet quality fit cuisine, a custom organic juice bar hosting everything you would expect such as wheatgrass shots and anti oxidant juice blends. Find your organic day-to-day items without leaving the community.



Tribe Fitness

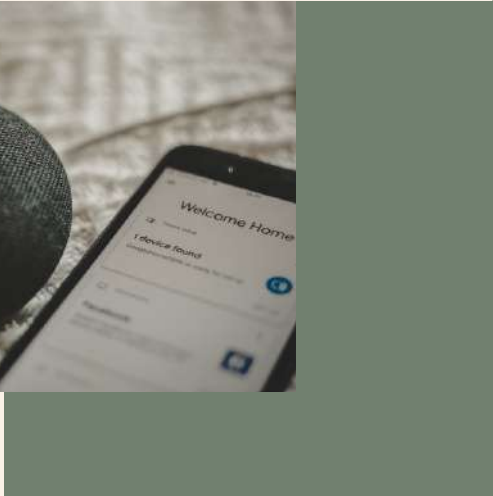
Tribe Fitness is a functional training facility featuring intense group sessions that combine HIIT training with functional routines suitable for all ages.

Think Co-Working

THiNK is a Co-Working center featuring private offices, meeting rooms, and open working areas where you can work either indoors or in a comfortable shaded outdoor setting.

Pet friendly

Sit on a bench and chat it up with your neighbor. The neighborhood is completely pet friendly with walking paths, benches, watering stations and pet waste stations throughout the community.



24-Hour gated security

Security is important in any community.

A safe, quiet community complete with 24 hour gated security and monitoring.

- On-site security guards and gates control access to the community.
- Security cameras are situated around the perimeters.

Virtual assistant

Need your clothes dry cleaned or a spa appointment scheduled?

Our concierge service provides

- Package Drop-off & Delivery
- Scheduling Service for restaurants, spas, salons, etc.
- Tulum Activities and Event scheduling
- Services recommendations such as legal services, child care, dog sitting, etc.



Managed On-site Airbnb Service

Our managed Airbnb service provides:

- Turn-key greeted check-in/check-out services.
- Cleaning, Maintenance and Management of your unit.
- Price recommendations and management of the Airbnb listing.

Furniture and Appliance Packages

Simplemente elija un paquete que nuestros diseñadores de interiores hayan seleccionado y hágalo entregar y ensamblar a través de nuestro servicio de conserjería.

About the Villas

**47 DETACHED LUXURY VILLAS IN A
JUNGLE SETTING** with walking paths to each
home and centralized parking.

A sustainable jungle community that preserves the
essence of Tulum in its architecture and materials.



178-198

Private Infinity Pool per Villa.

2 and 3 bedroom home designs.

Choose from 3 Unique Villa designs.

Single Family Home construction quality.

All Concrete Design. Premium Quality

Windows, doors and Fixtures.

M2 CONSTRUCTION

47 units and their interaction

- Each phase is designed to have all three types of units coliving together.
- As there are only two types of lots, the distribution of units is open and can be reorganized due to market response.
- Different heights of houses create less monotonous environment
- Each unit is oriented towards its garden always avoiding a window to window situation
- The Masterplan is a perfect response to a grid-based design green spaces and circulation

MASTER PLAN



Villa Sol

3-level unit with pitched roof

- Unit adaptable to Type A, Type B & Type C
- Two main facades overlooking large garden
- Total of 15 units





Villa Sol

184 m²







Villa Sol

Architectural Program

1. Kitchen
2. Room
3. Guest bathroom
4. Laundry
5. Pool
6. Terrace
7. Studio
8. Bedroom
9. Terrace
10. Bathroom
11. Master bedroom
12. Bathroom
13. Terrace

Indoor area: 147 m²

Roof Terrace: 18 m²

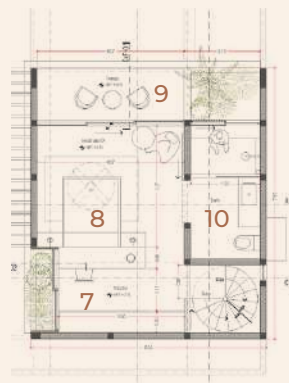
Pool: 21 m²

Garden: 64 m²

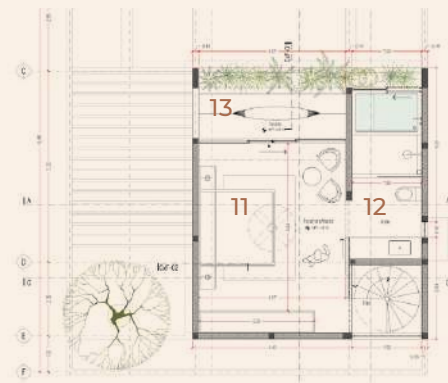
Private parking space



ground floor



first floor



second floor

Villa Sol





Villa Selva

198 m²

Villa Selva

2-level house with large shaded
roofgarden

- Unit corresponding to Type A lot
- Large windows overlooking private garden
- Total of 16 units











Villa Selva

Architectural Program

1. Kitchen
2. Dining room
3. Room
4. Guest bathroom
5. Laundry
6. Pool
7. Terrace
8. Bedroom
9. Bathroom
10. Master bedroom
11. Bathroom
12. Rooftop
13. Bedroom
14. Bathroom

Indoor Area: 182 m²

Roof terrace: 12 m²

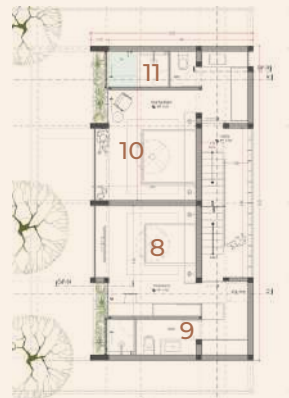
Pool: 17 m²

Garden: 60 m²

Private parking space



ground floor



first floor



Roofgarden

Villa Selva





Villa Luna

178 m²

Villa Luna

2-level house oriented around its patios

- Unit corresponding to Type A lot
- Wide public areas overlooking private garden
- Semi exterior patio connecting large bedrooms
- Total of 16 units











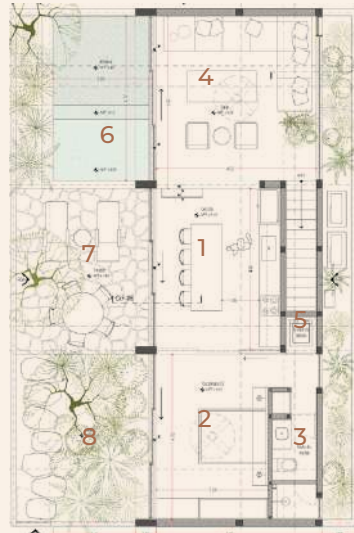
Villa Luna

Architectural Program

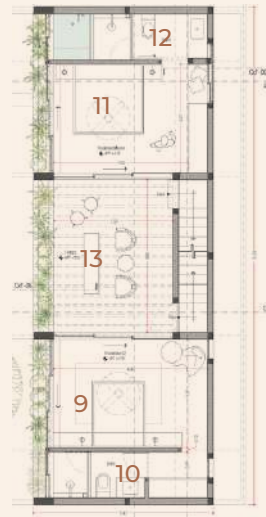
1. Kitchen
2. Bedroom
3. Bathroom
4. Room
5. Laundry
6. Pool
7. Terrace
8. Garden
9. Bedroom
10. Bathroom
11. Master bedroom
12. Bathroom
13. Terrace
14. Rooftop
15. Fire Pit

Indoor Area: 162 m²
Roof terrace: 28 m²
Fire Pit

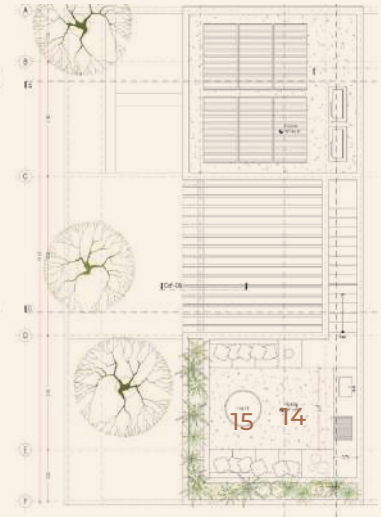
Pool: 16 m²
Garden: 57 m²
Private parking space



ground floor



first floor



Roofgarden

Villa Luna





5 reasons to invest in Tulum



TOURISM FLOW

90% OCCUPANCY IN
HIGH SEASON
15.1% ANNUAL GROWTH



ECOTOURISM

OFFERS DIFFERENT
EXPERIENCES THAT CAN
ATTRACT ALL KINDS OF
PEOPLE



PRIVILEGED LOCATION

PART OF THE FAMOUS
RIVIERA MAYA



RETURN ON INVESTMENT

BETWEEN 8% AND 14%
ROI



INFRASTRUCTURE AND FUTURE INVESTMENT

THE GOVERNMENT IS IN-
CREASINGLY CONCERNED
ABOUT MAKING QUALITY
SERVICES