iX TULUM
APARTMENTS

In the middle of everything!



iX TULUM
APARTMENTS

Welcome

"iX Tulum, a paradise of the Riviera Maya"

We are located just 3 miles away from the spectacular turquoise and white sand beaches, surrounded by attractive cenotes, lagoons, Mayan ruins and the mystical jungle.

iX Tulum is an eco chic concept with a timeless Japandi and Boho design, beautifully implementing materials from the region. We are the only real estate project located at the center of the city, in front of a Mayan ceremonial temple, which belongs to the culture we inspired on for our name in "iX" that signifies "Mother Earth" and has the transforming energies quality´s into positive ones.



Image for illustrative use only



Tulum







Most visited destination in the Mexican Caribbean according to national and foreign tourism. Named magical town in 2015, it has since become an area of sustainable tourism development.

Tulum has majestic settings such as: lagoons, cenotes and an archaeological zone by the sea used as a ceremonial center by the ancient Mayans.

Enjoy the cuisine of the peninsula with a wide variety of luxurious restaurants, exclusive clubs and nightclubs.

You can also take part in ecoturism activities such as: bicycle tours, photographic safari, sea turtle experieces, diving, snorkeling, hiking or just enjoy the region's ecosystem.

Distribution:

The layout is designed to optimize spaces, as amenities are located on the rooftop. The 34 apartments are located on floors 1 to 3 to give them privacy and intimacy.
The ground floor includes a Lobby, Coworking area and comercial area with 7 stores (available for sale). We are one of the few real estate developments with an elevator, in addition to having parking and storages in the basement.



1 tower with 4 floors + roof top + basement.

13 amenities and services.

34 residences.

1,714 ft² shopping area.

Layout:

RT AMENITIES
Temazcal
Pool bar & snack bar
Firepit
Lounge zone
Pool
Gym
Grill area

F3 FLOOR 3
1 Apartment A */lock off*
2 Apartment B / *lock off*
3 Penthouse / *lock off*

F2 FLOOR 2
10 Studio A
1 Studio B
1 Apartment A / *lock off*
1 Apartment B / *lock off*
1 Apartment C */lock off*

F1 FLOOR 1
6 Studio A
4 Studio A plus
1 Studio B
1 Apartment A /
1 Apartment B / *lock off*
1 Apartment C / *lock off*

LF LOW FLOOR
Lobby
Coworking
Shoping area *(7 units)*

B BASEMENT
16 parking spaces
34 storage units

ELEVATOR



A luxury stay

Your stay at IX Tulum will be unforgettable thanks to 13 amenities and services available to you; where you can take advantage of the time and enjoy unique moments without traveling to other places.

Have fun with your friends in the pool, enjoy a drink in the pool bar or do some work in the coworking area.

Tune in with Mother Nature inside a temazcal or if you prefer to stay fit, the gym has everything you need for your routines, enjoy this and more in IX Tulum.

Amenities and services

- TEMAZCAL
- FIREPIT
- GRILL AREA
- LOUNGE ZONE
- GYM
- POOL
- POOL BAR & SNACK BAR
- LOBBY
- ELEVATOR
- COWORKING
- STORAGE
- PARKING
- BIKE PARKING
- BEACH CLUB



iX zen

"Wellness area"

We know you care about your body and soul so we designed spaces for you and your health, where you can keep your balance under control with mother nature.

Enjoy the equipped amenities we got for you.

From a Temazcal with a geodesic dome design to an air conditioned gym with cardio equipment and free-weights.



















iX Social

"Amenities designed for interaction"

Enjoy the tropical climate at the outdoor amenities: 334 ft² pool with sundeck area, and a pool and snack service for your comfort.

If you prefer, you can have a barbecue in the grill area. At night, enjoy some smores or roasted marshmallows next to the firepit and have a drink in the lounge area.







iX services

We want your stay at iX Tulum to be unforgettable, that's why when you arrive you will find an spectacular lobby.

If during your trip you need to attend business or work matters, you can do it comfortably in the coworking area and continue enjoying the Tulum experience.

In the basement you will find the parking zone, cellars and bike area, so you can get around the beautiful town of Tulum in an eco-chic way.

We are one of the few developments that have an elevator to make the mobility more comfortable and accessible to everyone.















Studios

(22) 130ft² - 165ft²

The design of this space offers you an intimate environment in a boho atmosphere, it has everything you need to live the relaxed life experience in Tulum.

- BEDROOM
- STUDIO
- LIVING ROOM
- TERRACE
- OUTDOOR BATHTUB
- LAUNDRY
- KITCHEN
- KITCHEN BAR
- BATHROOM
- STORAGE





Apartments

lock off / (9) de 250 ft²-276 ft²

Investing in this model gives you the possibility of convert it into a "lock off" space.

You will have the benefit of renting one room or 2 rooms at the same time, each one will be independent.

- 2 BEDROOMS
- STUDIO
- LIVING ROOM
- TERRACE
- OUTDOOR BATHTUB
- LAUNDRY
- KITCHEN
- KITCHEN BAR
- 2 BATHROOMS
- STORAGE





Penthouse

lock off / (3) 367ft² - 570ft²

Find exclusivity and luxury in the 3 penthouses of the project, located at floor 3 with wide spaces, lock off system, and large terraces with swimming pool and spectacular view of Cancha Maya.

- 2 BEDROOMS
- STUDIO
- LIVING ROOM
- TERRACE
- POOL
- LAUNDRY
- KITCHEN
- KITCHEN BAR
- 2 BATHROOMS
- STORAGE





Equipment

Each apartment is beautifully equipped, with first class finishes.

Materials

"we merge luxury and regions resources"

The "iX" interior design is a fusion of styles.
We utilize the Japandi style, which is caracterized by the order and japanese sofistication, and the "Boho style" highlighting the natural and organic textures from the region.

Every space is carefully designed, we compliment finishes with accessories made by local artists and artisans from Tulum, México.



MARBLE FLOOR
"CREMA MAYA"



MARBLE BAR
"NEGRO QUERÉTARO"



COUNTERTOP
"CUARZO CALACATTA"



EXTERNAL WALL
"CHUKUM MAYA"



WOODWORK
"HUMO"



TEMPERED GLASS
GATES



WOODWORK
" PAROTA"



LED
LIGHTING



PRESTIGIOUS BRANDS
ACCESORIES



Eco chic

"We are an eco friendly project"

IX Tulum is an eco chic project, that's why we utilize sustainable tecnologies.

We harness energy with solar panels, we have "inverter type" air conditioning equipment and low water consumption systems in bathrooms.

The materials and construction systems were carefully designed to reduce the environmental impact.

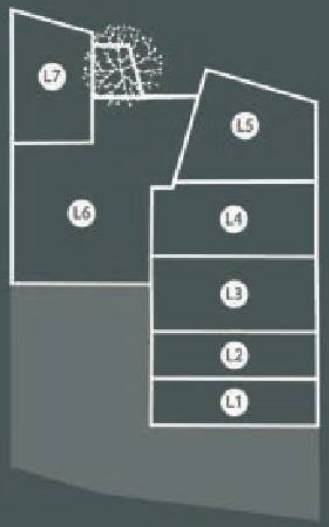
Shopping area:

"Modular premises"

Tulum is the the World Travel Awards 2020 winner, the award for "Leading Beach Destination in Mexico and Central America". Make it a guarantee to invest in the commercial area of iX Tulum. Visitors associate this city with a peaceful life, respect for nature, avant-garde design and architecture.

The dimension of the commercial area is 1,714 ft², divided into 7 modular premises that go up to 496.9 ft².

We guarantee single line business.



(1,714 FT²) SHOPPING AREA

7 LOCAL UP 496.9 FT²











Location:

In the middle of everything!



Destinations:

1	Beach Club Mia	22 min. (8.4 km)	25 min. (8.4 km)
2	Cenote Dos Ojos	30 min. (22.2 km)	60 min. (22.2 km)
3	Gran Cenote	10 min. (5.4 km)	17 min. (5.4 km)
4	Laguna de Kaan Luum	12 min. (10.6 km)	30 min. (10.6 km)
5	Zona Arqueológica de Tulum	16 min. (4.8 km)	16 min. (5.1 km)
6	Cenote Tankah	18 min. (9.1km)	26 min. (8.8km)
7	Zona Arqueológica de Muyil	18 min. (22.8 km)	1 hr 7 min. (22.8 km)
8	Parque Xel-Há	21 min. (10.6 km)	50 min. (19.2 km)
9	Akumal (Sea turtle sanctuary)	26 min. (28.7km)	-
10	Zona Arqueológica Cobá	43 min. (47.3 km)	-
11	Playa del Carmen	54 min. (65.1km)	-
12	Cancún International Airport	1 hr 38 min. (118km)	-
13	Chichén Itzá (1 of the 7 wonders of the modern world)	2 hours	-