

R E T O R N O
sanJose

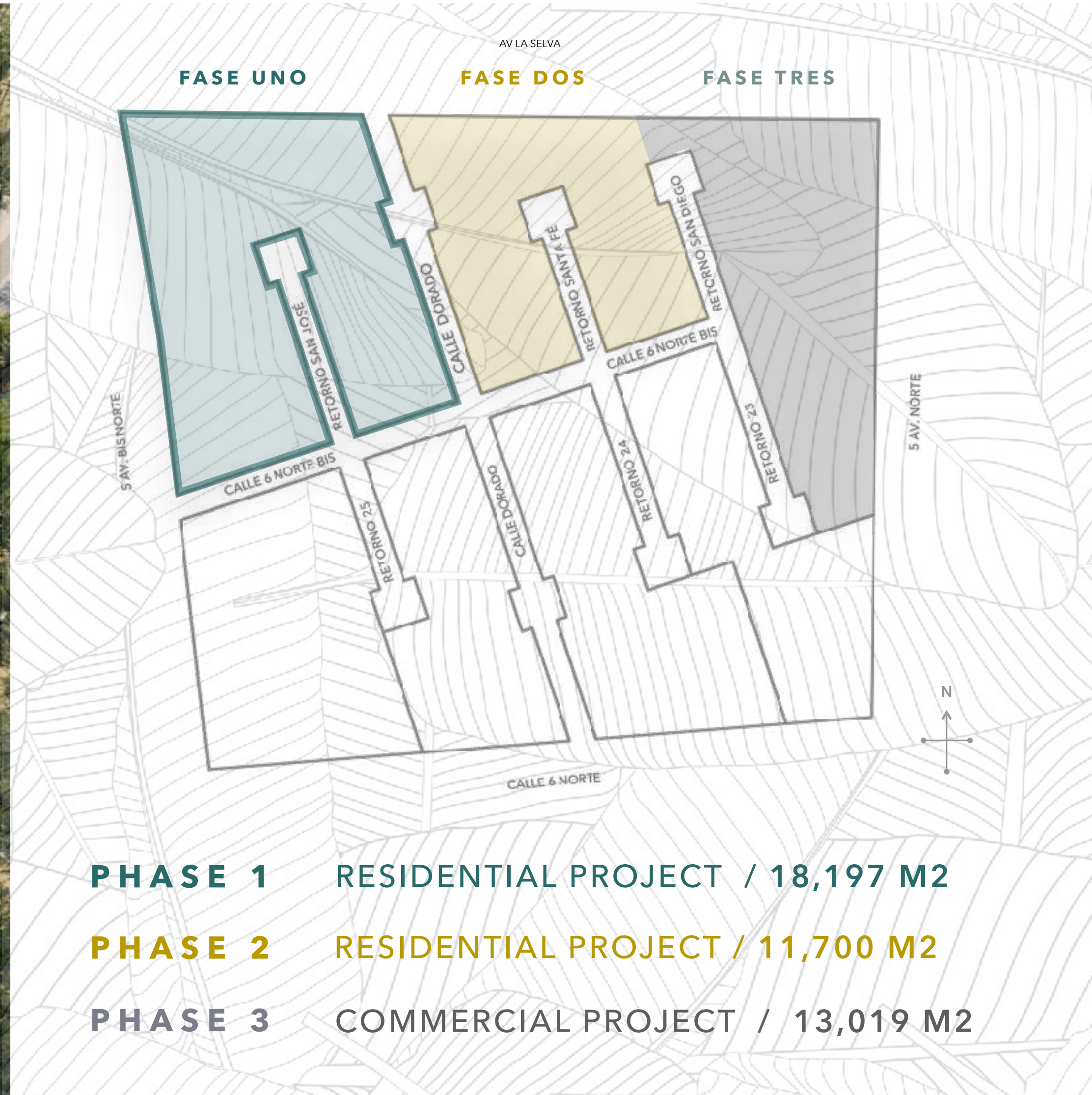


ABOUT US

Retorno San José is an innovative residential project in Tulum, Quintana Roo, designed for living in an environment with respect for a sustainable coexistence with nature. Located in the Mayan jungle within the downtown perimeter of Tulum, an area of great development, value, and easy access through the main streets and avenues.

Today Tulum is the number one emerging destination in the world with the future Mayan Train and local airport bringing an unprecedented economic impact in the region. Our project consists of three phases in three macro-lots totaling 44,000 m², the first two phases being residential projects and the third a commercial project. Retorno San José, the first residential phase, is built on 18,197 m² with 31 residential lots and an internal park with living areas of more than 5,700 m².

Having more than a decade of experience in the area, Diego Flores Parra of Diposare and Michel Ahmed Moises of MM Capital planned and built Retorno San José in collaboration with the international award-winning Architects of AIDIA Studio, allocating 30% of the project to green conservation areas. To further lessen the impact on the environment and exert less pressure on the aquifers, we also decided to reduce the number of permitted homes by 20%





ABOUT AIDIA STUDIO

Aida Studio is an architecture, urban planning, and design firm founded by Rolando Rodriguez-Leal (Mexico) and Natalia Wrzask (Poland) in 2011 in London, England, having expanded to Mexico City in 2018. We are distinguished by excellence in the practice of design and attention to detail. During our trajectory of more than 10 years, we have forged a reputation based on two inalienable premises; sustainability as a transversal axis within the practice of architectural design and the implementation of cutting-edge solutions where the constant is spatial quality

Our services range from feasibility studies, conceptual design and preliminary projects to executive projects for construction, license management, as well as supervision and administration of work.

Our office is a member of the U.S. **Green Building Council of Architects Registration Board in the U.K.** and of the Royal Institute of British Architects.





Some of our recent recognitions:

In 2020 Aida Studio won the bid for designing the Tulum train station as part of the railway project Tren Maya en México; and in June 2022 the station design won the **Architizer A+ Award** for best transportation project.

In 2019 we received the prestigious **Rifat Chadirji Prize for Architectural Excellence**

in the international design contest , by The Museum for Modern Arab Art in Sharjah, United Arab Emirates.

In 2018, we were nominated by the renowned New York publication **Interior Design Magazine** for Best Interior Design in the wellness category for our project, BeTime Meditation Studio.

- 1 RETORNO SAN JOSÉ
- 2 RIVIERA TULUM
- 3 LA VELETA
- 4 HOLISTIKA
- 5 CENTRO TULUM
- 6 ALDEA SAVIA
- 7 SELVA NORTE
- 8 SURENA
- 9 CALIZA
- 10 ALDEA ZAMA
- 11 PLAYA



CHETUMAL

11



4,672 M2 OF GREEN SPACE

Park with walking paths and open-air common areas



993 M2 SHARED RECREATION SPACE

Pool, swimming lanes, wading pool, sun decks, bathrooms, dressing rooms, multipurpose court and clubhouse.



31 RESIDENTIAL LOTS

Immediate delivery with deed.
Exclusive financing plans.



BEST ZONING IN TULUM - H4

Protected by a "Régimen de Condominio." HOA- Home Owners Association



ELECTRICAL UNDERGROUND INFRASTRUCTURE

Ready to contract service and place light meter.



SANITARY SYSTEM (ADDITIONAL COST)

Individual water treatment system for each lot.



LOW MAINTENANCE COSTS

Designed to keep monthly maintenance costs low.
*2 Full Rooms with Bathroom for Administrative Staff as part of their salary.





TULUM, QUINTANA ROO

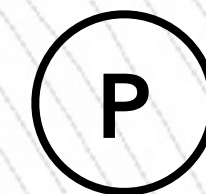
RETORNO SAN JOSÉ

FASE UNO



TWO SECURITY OFFICES

Controlled entrances and exits with registration stations.



PARKINGS

130 PARKINGS for 91 Units. At least one parking per unit built.



TULUM, QUINTANA ROO

RETORNO SAN JOSÉ

FASE UNO



ACCESS GATES (ADDITIONAL COST)

High-quality external gates made of wood and iron included in all the main entrances of the lots to maintain a uniform exterior design and preserve the architectural design of the condominium



PERIMETER WALLS (ADDITIONAL COST)

Lots can be supplied with external perimeter walls of 3.4 meters in height and internal walls of 2.2 meters in height, constructed from characteristic stone of the region.





A PROJECT BY

AICIASTUDIO

EMERGING ARCHITECTURE AND DESIGN

LAND OCCUPATION COEFFICIENT

BASE METERS THAT CAN BE USES / **COS 60%**

EXAMPLE. On a lot of 1,000 m², it is permitted to build on 600 m² as the foundation.

LAND USE COEFFICIENT

Total square meters of construction above the ground
CUS 170%

Example: on a lot of 1,000 m², it is permitted to build on a 600 m² foundation a total of 1,700 m² at a maximum height of 12 meters (3 levels). 600 m² first/ground floor, 600 m² second floor, 500 m² third floor.

