



# Tulum 101

A NEW WAY OF LIVING—ONE FOOT IN THE NATURAL WORLD  
AND ONE FOOT IN THE MODERN WORLD.





# Tulum 101

Typographic Mark by

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## TULUM 101

The first master-planned community in the region. A next-level destination shaping a new vision of what life should look, be, and feel like. An intuitive balance of rich history, stunning ecology, haute couture, and exceptional taste.

Tulum 101 is a statement, a step forward, and a development for the new world: Inspired by the past yet modeled in the now to create the framework for a contemporary, connected experience shared by both individuals and brands. All while surrounded by a pristine nature preserve and the inherent soulful spirit of Tulum.





A soulful community rooted in earth's most fundamental elements, defined by an unmatched caliber of taste and curation.

AN EVOLVED



BLEND



OF RICH  
LANDSCAPE

AND RAW,

REFINED



SIMPLICITY.

A discreet, unforced elegance that comes to life effortlessly, immerses every sense, and adapts to your natural rhythm.

A place to discover, gather, or simply be.









RAW YET SOPHISTICATED.

FAMILIAR YET UNEXPECTED.

NATURAL YET MODERN.

A SUBTLE YET TANGIBLE SENSE OF  
CLASS AND UNDERSTATED ELEGANCE.





## REFINED

Tulum 101 is at a constant balance between simple elegance and carefree comfort, drawing its sense of sophistication and good taste from an atmosphere of clean modern design, careful curation, reverence to details, purity of materials, and visible craftsmanship and care.



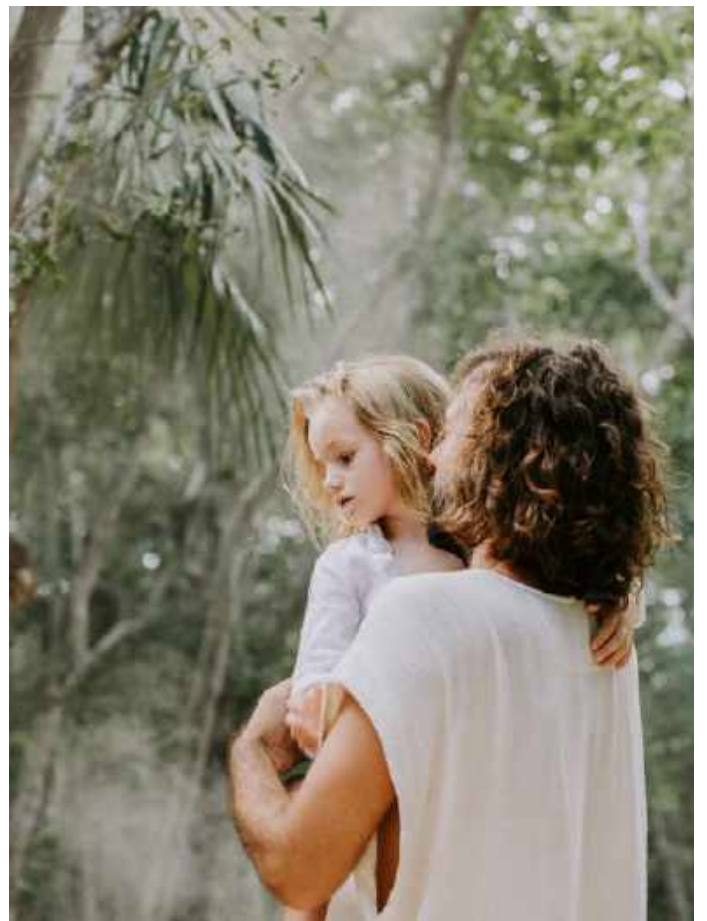


Tulum 101 offers a simple yet uncompromising experience, free of pretense and defined by the natural materiality of its spaces, their interiors, and their surroundings.

#### CONNECTED

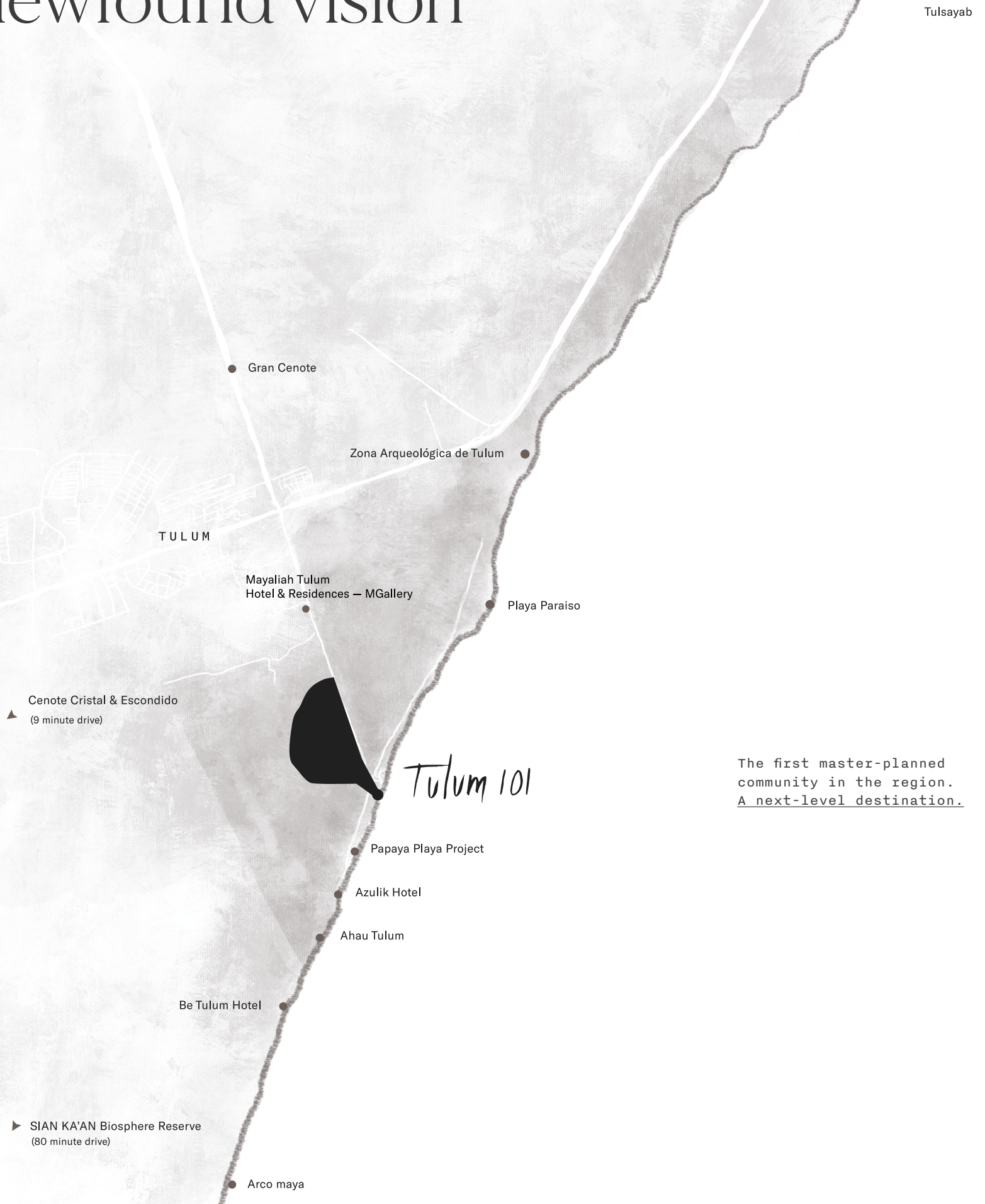
To the world, to nature, and to each other.

A holistic lifestyle philosophy that values modern living yet maintains complete reverence to the natural and spiritual world. An emphasis on balance, interpersonal connections, and quality of life.





# Tulum 101 is a place with an ancient soul and a newfound vision



The first master-planned community in the region. A next-level destination.

## TULUM

Tulum, located 45 minutes south of Playa del Carmen (90 minutes south of Cancun International Airport), is a laid-back, bohemian, and effortlessly chic beach town. Tulum 101, located at the south end of the Riviera Maya and nearby Tulum's coastal Mayan architectural site, national parks, coral reefs, famed cenotes, restaurants, beach clubs, and nightlife, brings to this magical destination a stunning, lush beachfront property that is both in the middle of everything and away from it all.



An ethereal expanse of lush tropical jungle and wide-open spaces, miles of protected shoreline, and the ocean in constant view.





We are co-creating a unique master plan and experiences in collaboration with brands that merge with our regenerative thinking principles.



A new kind of development for a new world.  
Natural and honest yet sophisticated.

FOR THOSE WHO LIVE A MODERN LIFE  
WITH AN EVOLVING LIFESTYLE .

It's located in a privileged area of 101 hectares, between Coba Ave. and Costera Ave. (principals access routes) in Tulum, Quintana Roo state. And it's 10 kms away from the new international airport of Tulum.

This project has the characteristic of being the first high-end mixed-use planned community of the region. It will provide hotel services, stores, single and multi-familiar residencies, offices and both medical and gastronomic services.

Tulum 101 offers multiple exclusive amenities, from guardhouse to check on the entries and exits from the project, up to 6 different zones, focused on particular interests, such as the Wellness amenity, where a spa, yoga, zen & meditation area and a wellness bar will be available for residents.

The Earth Amenity will offer themed gyms for residents to keep up an active lifestyle, from a gym, indoor gym, jungle playground, and a fire pit. An area that will allow you to blend your daily activities with a natural environment.

The Art Amenity, on the other hand, will offer the most creative minds a place to let their imagination and skills run wild, with an art gallery, arts & crafts workshops, a library, an observatory, and a music lounge.

An area dedicated to those who love trying new things and enjoy the little moments: The Gastronomic Amenity. Will offer a market, an open kitchen, a cafe Grab&Go, a bar, a restaurant, and an orchard.

Ultimately, a Water Amenity, dedicated to enjoy nature's gifts and habitats, such as a cenote, plunge pools, a fit pool, sundeck, and a hammock area.

Plus, Tulum 101 will also offer a co-work amenities for all the digital nomad residents, providing them with a community center, an amphitheater, an adventure station, a solum, and an access to office-like areas.

As a way of both merging the natural environment and overseeing the safety of the residents, this project will be a closed community, with a strict traffic control of in and outs, for householders, visitors and suppliers.

There will be private security monitoring the accesses through internal closed circuit television. Important developers of South Mexico are involved in the project, such as SIMCA, KELMAN and Los Amigos Tulum.

Currently the project has subdevelopments inside, such as Gran Tulum, Nido, 101 Park, Humana and Kune.



This project is meant to be unwrapped and live as a car-less or a low traffic community, since it's based on a "Low-Carbon Footprint" urban mobility planification, promoting and facilitating the use of cars, bikes and scooters.

Communication systems will rely on interconnections of optical fibers with condominium infraestructura, facilitating the access to at least two carriers (Telmex and Gignnet).

Power lines, provided by the Comision Federal de Electricidad (CFE), will be underground and with a triple electrical circuit in a medium voltage ring. And will have a 20 MVAs power bank for condominiums use only.

Integrating the architecture and the landscape, the project will have a "Dark Sky" illumination, in order to harmonize the night environment, being able to appreciate the star's brightness.

Recollection systems and garbage management will be founded by international standards of separating, recollection, disposal and recycling of organic and inorganic wastes, allowing higher and better levels of sustainability and maintenance of the environment.

Based on the participants and the strategic alliances that derive from the project, benefit programs will be implemented for residents to have exclusive services inside and outside of the development, such as Puerto Cancún Golf, Yucatán Country Club Golf, Mayakoba Golf, Caye Chapel Golf, 101 Cenotes.

And, they can also become a member of the Mexican Beaches Rescue Association.





# Tulum 101

## AMENITIES

### 01 The Plaza

Access & Control

### Wellness

02 Spa  
03 Yoga  
04 Zen & Meditation  
05 Wellness Bar

### 06 Earth

07 Gym  
08 Indoor Gym  
09 Playground  
10 Free Pit

### Art

11 Arts & Crafts Workshops  
12 Art Gallery  
13 Observatory  
14 Library  
15 Music lounge

### Gastronomic

16 Market  
17 Orchard  
18 Open Kitchen  
19 Cafe Grab & Go  
20 Restaurant  
21 Bar

### Water

22 Cenote  
23 Plunge Pools  
24 Fit Pool  
25 Sundeck  
26 Hamaquero

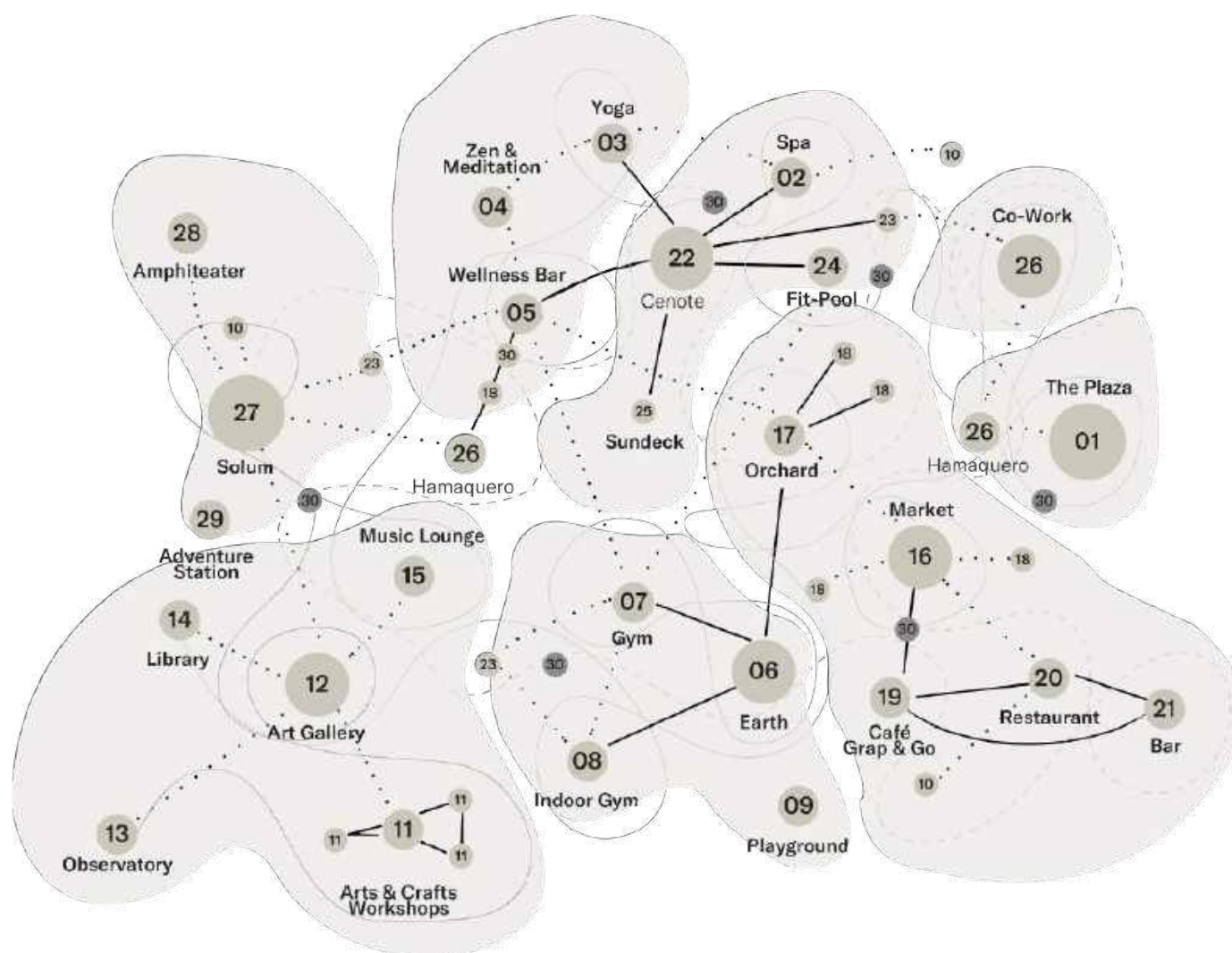
### 26 Co-work

### 27 Solum

Access  
Community Center  
28 Amphitheater  
29 Adventure Station

### 30 Bike Stations

— Biking route  
- - - Pedestria route  
— Art route



\* The map shown is for illustrative purposes only and is subject to changes





# JOINING THE NEW PARADIGM

Rediscover Tulum with a new gaze, living in harmony with its natural beauty and magic, inside Tulum 101 and each one of its co-developments.



RESIDENCE PARADISE  
**GRAN TULUM**

Gran Tulum is born from a unique design and idea of awakening your senses through natural textures, fresh air and the ocean's beauty. This is a shelter built to boost your happiness.

Here, your days start with an amazing realization: you are in Tulum, a magical town whose natural scenery recreates a piece of paradise.

GRANTULUM.MX





# HUMANA

T U L U M

We take the essence of Tulum and place it in your hands. Don't miss the opportunity of living in a paradise and seize our exclusive, time limited, presale.

Reconnect with your inner self, inside luxurious apartments, finely designed by the best talent and experience brought by Inmobilia Desarrollos and Kelman.

HUMANATULUM.MX

Live inside an exclusive community, with direct access to the beach, cenotes, pool and garden areas. All our apartments are fully equipped and have lock off, we offer a variety of sizes, from penthouses, garden units or with a private pool.

EKASA.MX/KUNE

# KUNE







# 101 PARK

Tulum's doors are open.  
The Riviera Maya, the place where the sea and jungle meet, is where 101 Park Tulum is born, inside the exclusive Tulum 101 neighborhood.

A place created for those who wish to escape the routine, build a vacation patrimony and investments who want to sow their capital in a far-reaching real estate project.

101 PARK . MX





# NIDO

Meet NIDO, unfamiliar lots under the concept of Jungle Nesting. The best lifestyle and sophistication, immerse in the beauty of the mythical landscape of the mayan jungle. NIDO emerges between the green of the forest as a primal home.

101-TULUM.COM

RAMIA is a unique home concept designed to raise the vitality of the mind and spirit, experiencing the power of NATURE, FREEDOM AND CONSCIOUSNESS in one place.

101-TULUM.COM

# RAMIA





INMOBILIA - DEVELOPER

Premium real estate developer, whose experience focuses on creating communities with a luxurious and innovative lifestyle; proposals that are integrated into the environment and offer sophisticated options, high quality and sustainability.

INMOBILIA . MX









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TULUM 101 IMAGES

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