



COCAVπ

— T U L U M —



JULY 2024

THE LEGEND OF COCAY

WISDOM, LIGHTING, CREATIVITY AND IMAGINATION



...and so, The Cocay began to shine more and more...

Shining throughout the peninsula, illuminating the night like star, decorating the beautiful Mayan jungle

According to the Mayan legend, the flashes visible in the night are produced by The Cocay, the fireflies in Mayan language.

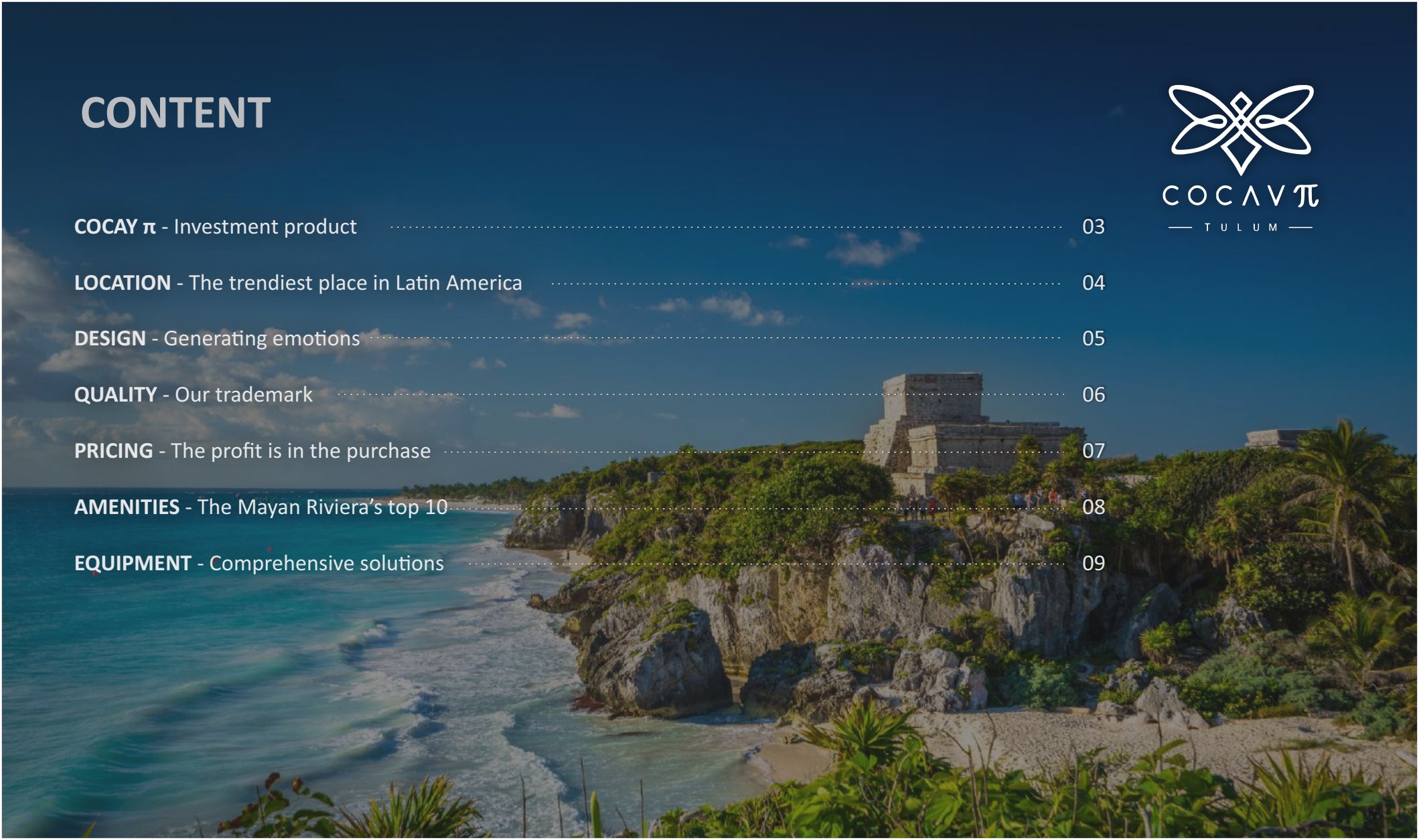
Like the Mayan legend, we want to illuminate your future, generating for you, investment developments unbeatable in all aspects.



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COCAY PI

INVESTMENT PRODUCT



COCAY Π

— TULUM —

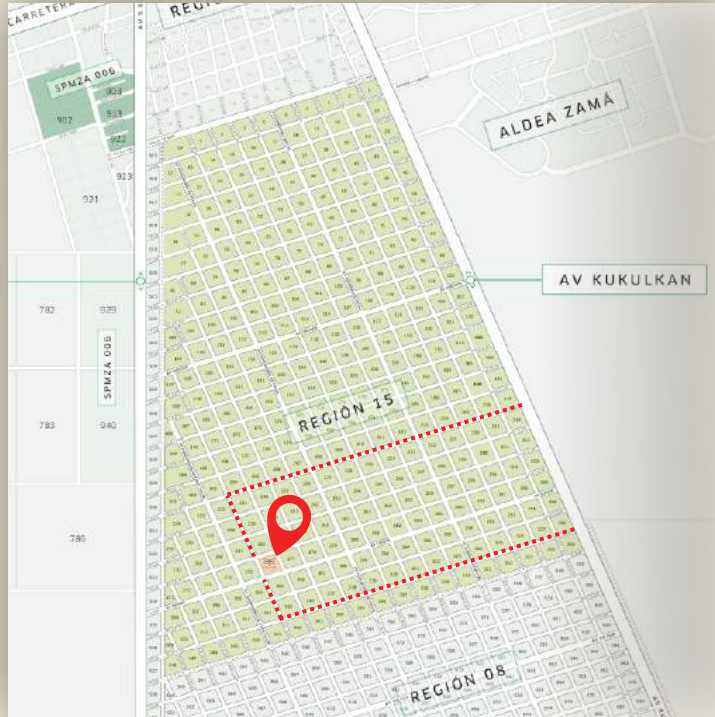
Due to its focus on profit, increased income, a well-planned & balanced investment, that considerate all the factors that maximize vacation rentals in Quintana Roo. For all of this and much more **Cocay π** is considered the best investment estate.





LOCATION

THE TRENDIEST PLACE IN LATIN AMERICA



In the fastest growing area and added value of Tulum, surrounded by nature with large areas of conservation and only 2.2 km from the beach, located in an area of premium developments and considering the urban development plan, **Cocav π** will have two main accesses that take you to the beach, hotel zone and the best beach clubs of the Riviera Maya.



ADDRESS

22 sur St, lots 04 & 05, block 276, between 35 poniente St & Zapote Ave in 15th Region, Tulum, Quintana Roo, 77765



DESIGN

GENERATING EMOTIONS

Cocav π integrates two unit towers, facing each other, with a 400 m² beach entrance swimming pool with a 7 m tall waterfall between them. Each tower has 8 units per floor, and its own roof garden with different amenities connected to each other through a suspension bridge.



There are two types; Terrace condo and Balcony condo, both are one-bedroom units since couples represent the majority of visitors to the region



QUALITY

OUR TRADEMARK

In Cocay π, as is tradition,
only the highest quality
and most durable materials
and finishes are used

The kitchen and all the carpentry are manufactured
with 100% tropical export-quality solid pink poui wood

All of our walls are built with 6 layers;
concrete blocks,
cement plaster,
waterproofing coating,
waterproof membrane,
micro-concrete
and Chukum style finishing.



COCAY π
— TULUM —



TECHNICAL SHEET



SHOWROOM

PRICING

THE PROFIT IS IN THE PURCHASE

Cocay π is a **best-seller**, we hold two records:



BEST PRICE

By square meter in
the area



FASTEST

Construction-wise in
all Quintana Roo



In this special presale we start with

MX\$40,617 per m²

As well as various payment schemes



PRICES



PAYMENT PLANS



AMENITIES

Mayan Riviera's Top 10



BUILDING 1



YOGA AND MEDITATION AREA

Solid wooden deck with decorations



CALISTHENICS CIRCUIT

Outdoor calisthenics area made with endemic recycled materials with a rustic and/or primitive touch



JUNGLE GYM

Outdoor gym area made with recycled materials, endemic to the region with rustic and/or primitive finish



PET ZONE

Pet relief area with feeders, drinking fountains, social area and accessories



JOGGING TRACK

A 109-yard jogging track covered with Tartan, an exercising impact-absorbing porous composite of synthetic recycled materials like polymers, asbestos and rubber



GROUND LEVEL



BEACH ENTRANCE SWIMMING POOL AND WATERFALL



BLUEPRINTS



BEACH CLUB



BUILDING 2



LOUNGE AREA

Concrete fixed furniture with Chukum style finishing



BBQ GRILL

With custom steel grills



CO-WORKING

Area with high-speed Internet



FIREPIT

Concrete fixed furniture with Chukum style finishing and fire rhinestones



BAR

Concrete fixed serving bar with Chukum style finishing, integrated cooler, and faucets with single lever mixer



SOLARIUM

Loungers, sunbeds and furniture for sunbathe and pergola



FACILITIES



ACCESS TO A BEACH CLUB FOR YOU AND ALL YOUR GUESTS



PARKING



SECURITY

EQUIPMENT

COMPREHENSIVE SOLUTIONS

All our units are turn-key equipped, that is, all-inclusive, we provided a solution to all our investors by including solid-wood furniture, appliances, accessories, linens, decoration, and others while still holding the best price per sqft and the high-quality that represents us.



Price is what you pay, value is what you get...

