

CØSMOS
BY AMARI



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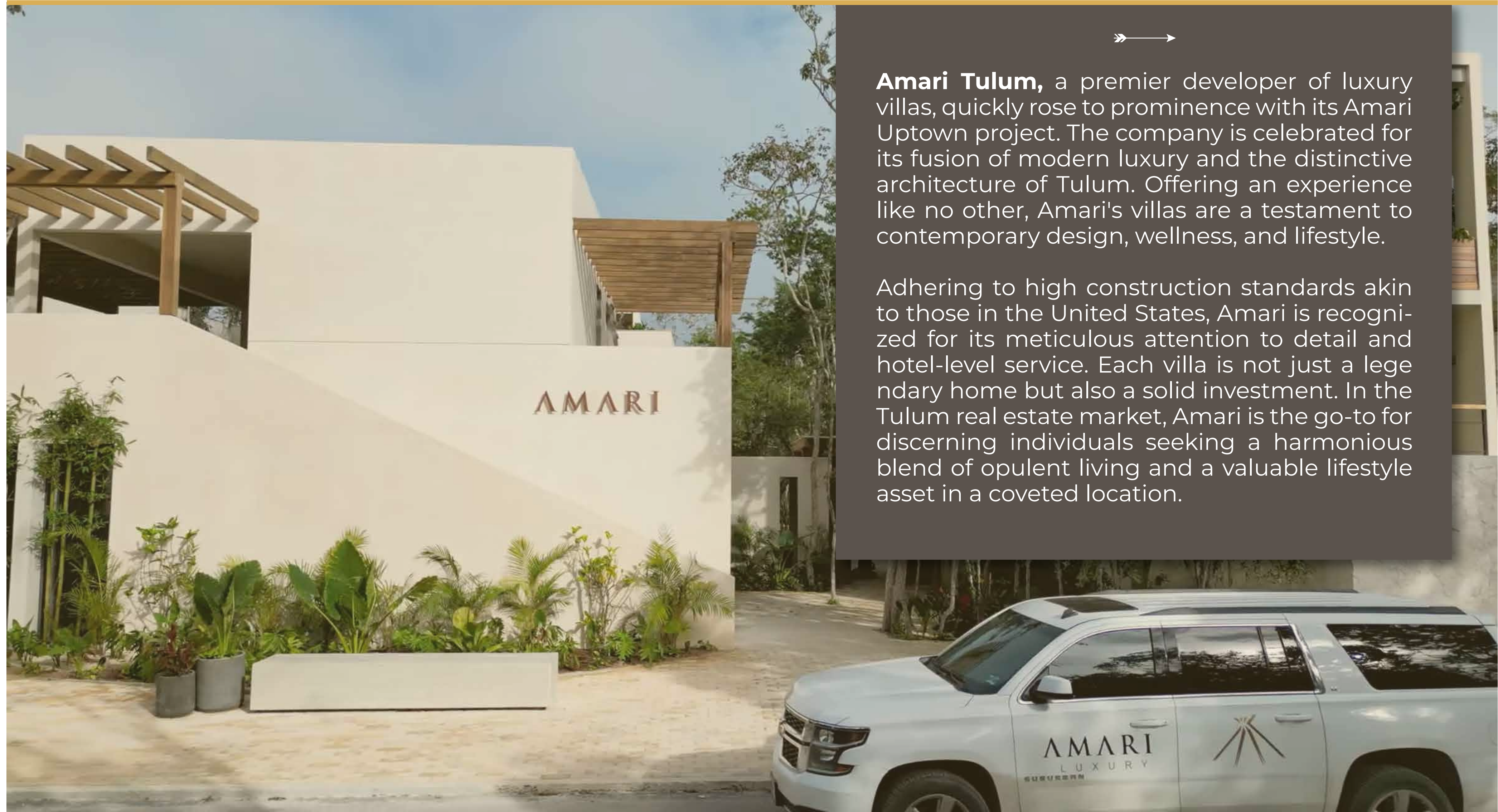
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Amari Tulum, a premier developer of luxury villas, quickly rose to prominence with its Amari Uptown project. The company is celebrated for its fusion of modern luxury and the distinctive architecture of Tulum. Offering an experience like no other, Amari's villas are a testament to contemporary design, wellness, and lifestyle.

Adhering to high construction standards akin to those in the United States, Amari is recognized for its meticulous attention to detail and hotel-level service. Each villa is not just a legendary home but also a solid investment. In the Tulum real estate market, Amari is the go-to for discerning individuals seeking a harmonious blend of opulent living and a valuable lifestyle asset in a coveted location.



High Returns:

Tulum's real estate market outperforms the stock market, boasting an average **return on investment (ROI)** ranging from **8-15%**.



Prime Location:

Recognized by Forbes as the **premier destination** in Mexico within the captivating Riviera Maya, Tulum offers an exceptional lifestyle and living experience.



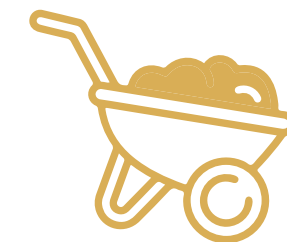
Thriving Tourism:

Enjoy a consistently **high 90% occupancy rate** during peak seasons, coupled with an impressive **annual tourism growth rate of 15.1%**.



Ecotourism Paradise:

Immerse yourself in Tulum's pristine **natural environments**, providing unparalleled experiences for all individuals seeking a connection with nature.



Local Infrastructure:

Benefit from ongoing government investments in major projects such as **Tren Maya and Tulum International Airport**, enhancing the value and appeal of the region.



TULUM INTERNATIONAL AIRPORT

Tulum International Airport addresses the escalating demand for tourism in the region, particularly due to Tulum's popularity as a tourist hotspot on the Yucatan Peninsula in Mexico.

The airport **facilitates enhanced connectivity to Tulum** and its environs, catering to both **domestic and international travelers**.

The inaugural flights commenced on **December 1st, 2023**, further streamlining accessibility to this sought-after destination.

MAYA TRAIN

The Maya Train constitutes a significant infrastructure initiative in Mexico, establishing a contemporary and eco-friendly railway network that **links key tourist destinations across the Yucatan Peninsula**. This includes cities, archaeological sites, and coastal areas. The train's objectives are to enhance tourism, improve regional connectivity, and **stimulate economic development while upholding the cultural and environmental heritage** of the area. Operational since December 2023, it initially offers a limited number of stops.

12

INFINITY
HOMES



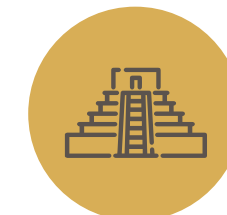
Amari Cosmos is a landmark gated development near **Holistika Tulum**. The community consists of **12 Luxury Wellness Villas** with twelve architecturally inspiring models ranging from 4 to 6 bedrooms. Amari Cosmos seamlessly melds **contemporary elegance with the tranquil natural setting of Tulum** to provide a lifestyle asset that transcends generations.

The name "Cosmos" embodies Tulum's rich connection to its cosmic and Mayan natural heritage.

LOCATION

Amari Cosmos is located 16 miles from Tulum International Airport, and just a **few steps away from Holistika Tulum**. Cosmos lies deep in the Mayan jungle but close to it all.

Nestled in La Veleta, Tulum's calmer more liveable area, but with **direct access** through Av. Kukulcan **to the Beach** and Nightlife you can have the best of both worlds.



ARCHEOLOGICAL ZONE
15 MINUTES



MAYA TRAIN
5 MINUTES



HOTEL ZONE
8 MINUTES



SHOPPING CENTER
1 MINUTES



HOLISTIKA
0 MINUTES



TULUM AIRPORT
25 MINUTES



DRINK FROM THE TAP

Amar's exclusive water filtration system set us apart as the sole community in Tulum to offer this service.

- Employing a meticulous dual-filtration process, which encompasses **reverse osmosis and UV water filtration technologies.**
- Cosmos water emerges as a superior drinking option, **surpassing the quality of 95% of bottled water** available in the market.

Our commitment is to **prioritize your well-being** and to enhance the **durability of your investment.**

LIGHTS STAY ON

Our intelligently designed villas employ:

- **Solar panels to energize crucial components during power outages**, such as centralized **water pumps**, community **access control**, and **communication hubs** encompassing phone reception and internet connectivity.
- Our **emergency system features power generators** that swiftly kick into action, **supplying the necessary electricity to every villa** within moments.

This strategic approach gives our residents the **assurance** of a **functional home** for an **uninterrupted lifestyle**.





HOTEL LEVEL SERVICES

Discover the ultimate getaway at our luxury jungle villas nestled in Tulum's lush greenery.

- Our **short-term rental service** offers the convenience of **hotel-like amenities and personalized care**, ensuring a seamless stay.
- **Partnering** with one of the **region's top concierge companies**, we provide anything our guests desire, from curated experiences to everyday needs.
- Immerse yourself in a **wellness-centered experience**, indulging in spa pampering and yoga sessions amidst nature's tranquility.

Welcome to your serene sanctuary in **Tulum's breathtaking jungle.**

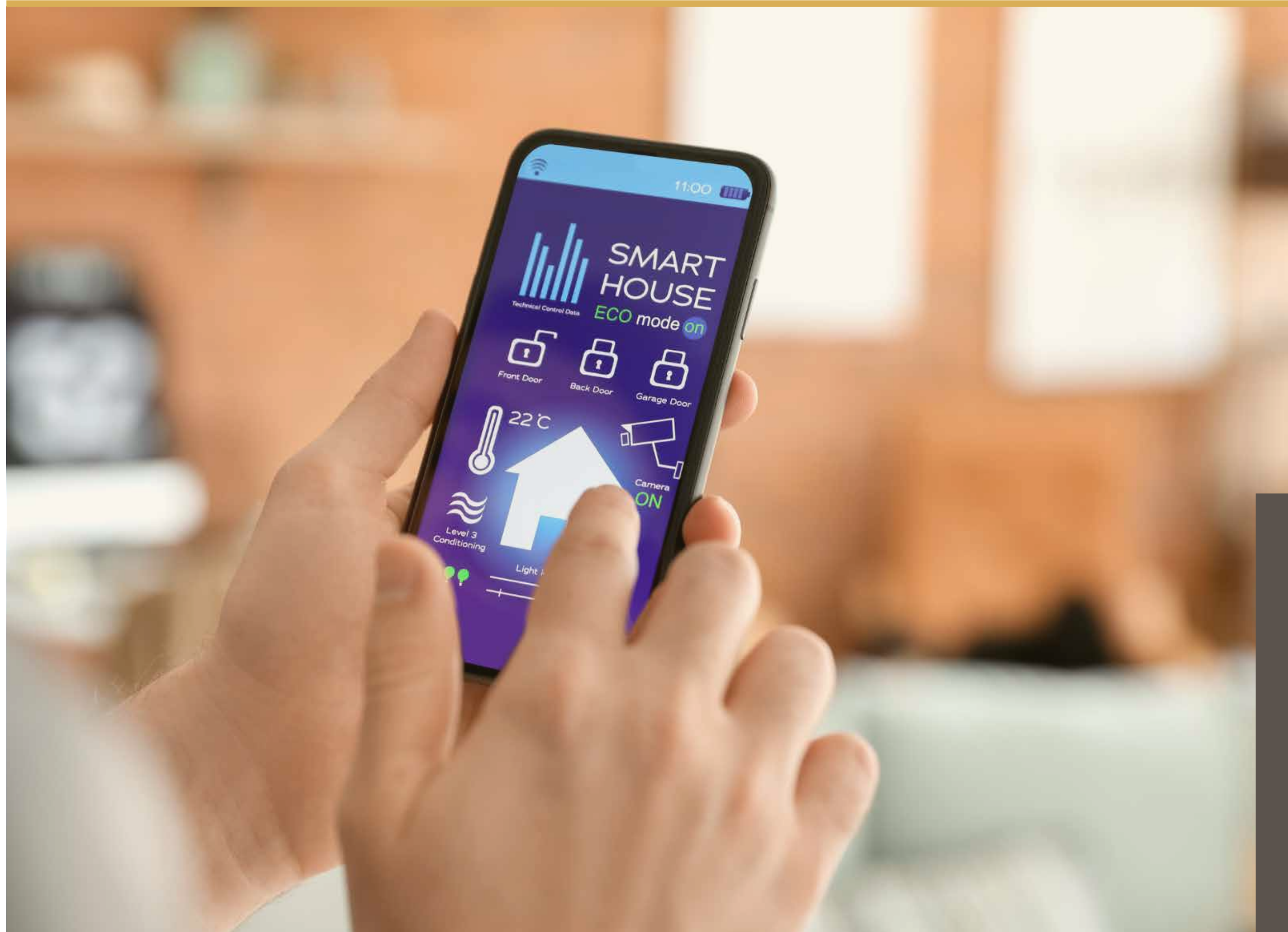
FREE TRANSPORTATION

Amari takes pride in offering residents and guests **complimentary luxury transportation** to various destinations within **Tulum and its vicinity**. This exclusive service is designed to:

- **Create a secure environment**, ensuring that you can embark on exciting adventures **without concerns about overcharging or compromising safety**.
- Travel confidently to your desired destination with our **premier black-tie service**.

Where safety, comfort, and reliability converge for an unparalleled transportation experience.

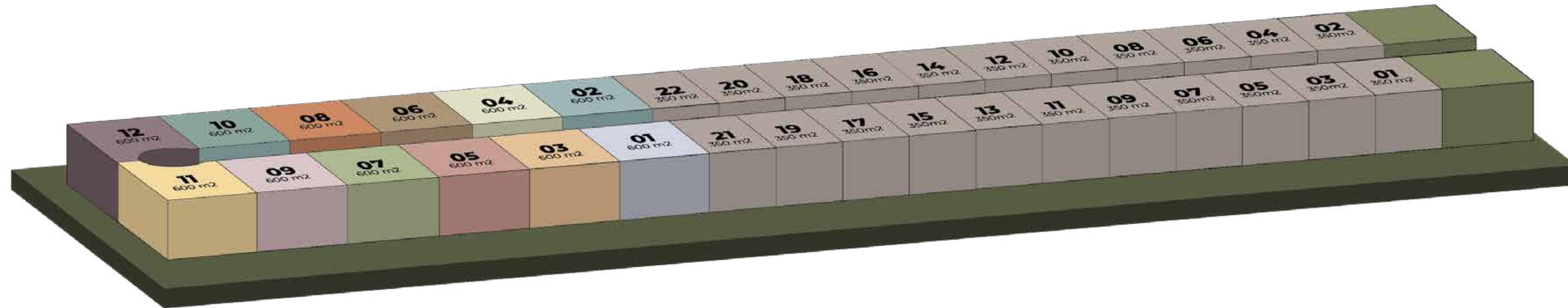












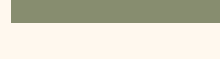



SMART HOMES & 500MBPS

Within our residences, you'll discover an **integrated smart home** package that syncs with **Google Home or Alexa**.

- You can **manage** lighting, curtains, air conditioning and entrance access **from your phone**.
- In the realm of connectivity, we've partnered with **Gignet**, recognized as the foremost Internet Service provider in Tulum. They furnish our homes with **direct fiber optic internet**, delivering impressive download **speeds of up to 500Mbps**.



REFERENCES					
	* KUATRO		* RAME		* ORION
	* KRYOS		* ASTRO		* EOS
	* 3 CIELOS		* ELEMENTS		* SIRIUS
	* KAI		* PALMERAL		* AVALON

Introducing a visionary real estate development harmonizing **luxury living** with a **profound wellness focus** and a **unique connection to Mayan astrology**. Our sanctuary comprises **12 Luxury Landmark Lots**, with 12 built Custom Homes, each representing one of the cosmic elements, offering a choice among **12 distinct villa types**.

Our development transcends the ordinary, **integrating Mayan astrology with sustainable living**. Beyond the villas, lush green spaces, walking trails, and eco-friendly practices create a living tapestry where **residents can reconnect with nature**. Immerse yourself in a **lifestyle** that seamlessly **blends luxury, wellness, and cosmic harmony** – a sanctuary where the stars align with your home.

A M E N I T I E S

Discover a harmonious blend of modern amenities and Mayan mystique at AMARI.

Our development seamlessly weaves together luxury, wellness, and cosmic harmony, inviting residents to experience life in alignment with the universe's profound energy.



Our **Art Gallery** is a visual testament to Mayan culture, featuring works by local and international artists, creating a space that resonates with the cosmic connections embraced by the Maya.



Elevate your well-being at our **Jungle Gym**, where cutting-edge facilities draw inspiration from the Mayan belief in the connection between physical and cosmic energies.



Indulge in culinary delights at our **Outdoor Restaurant**, nestled amid nature, and uncover the allure of our **Wine/Café Bar** a space inspired by the clandestine passages of Mayan lore, perfect for intimate gatherings.

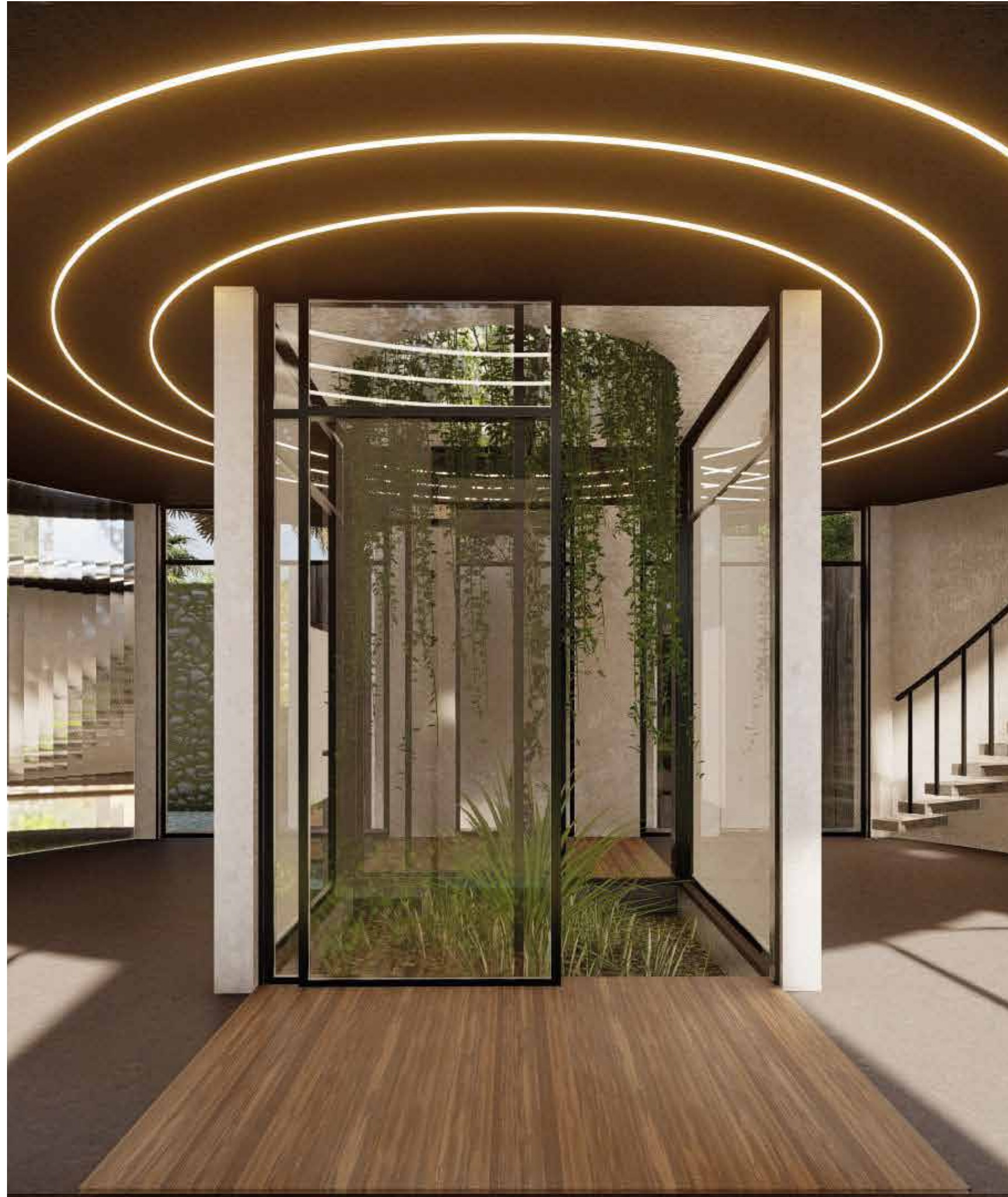


Engage in community and friendly competition at our **Pickleball** courts, reflecting the vibrant energy of the surroundings.



As the sun sets, venture to our **Observatory**, a sanctuary where the cosmos reveals its wonders. Gaze at the stars above, connecting with the Mayan belief in a celestial "road to the sky."

AMENITIES

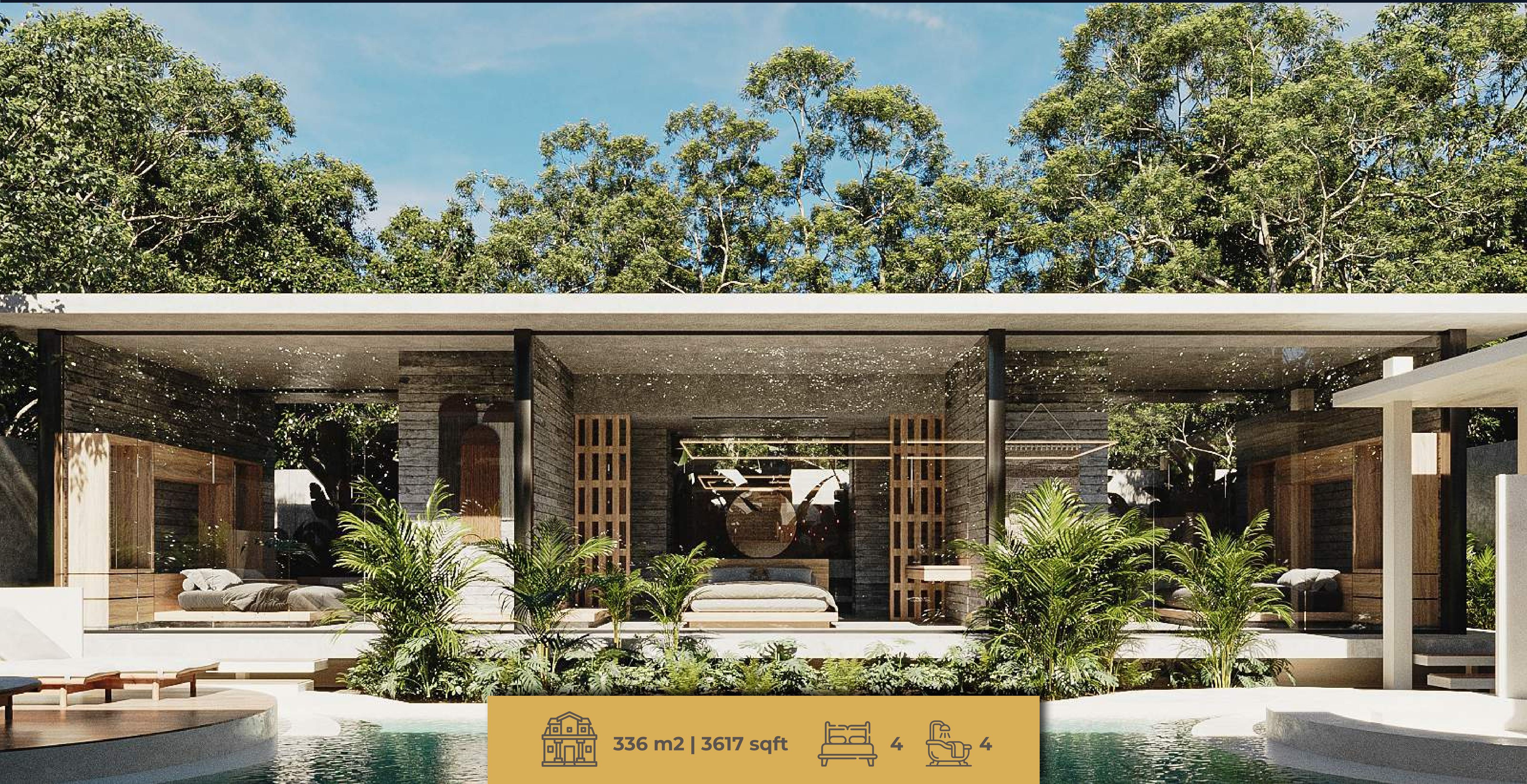


COSMOS



**12 INFINITY
HOMES**

KUATRO



336 m2 | 3617 sqft

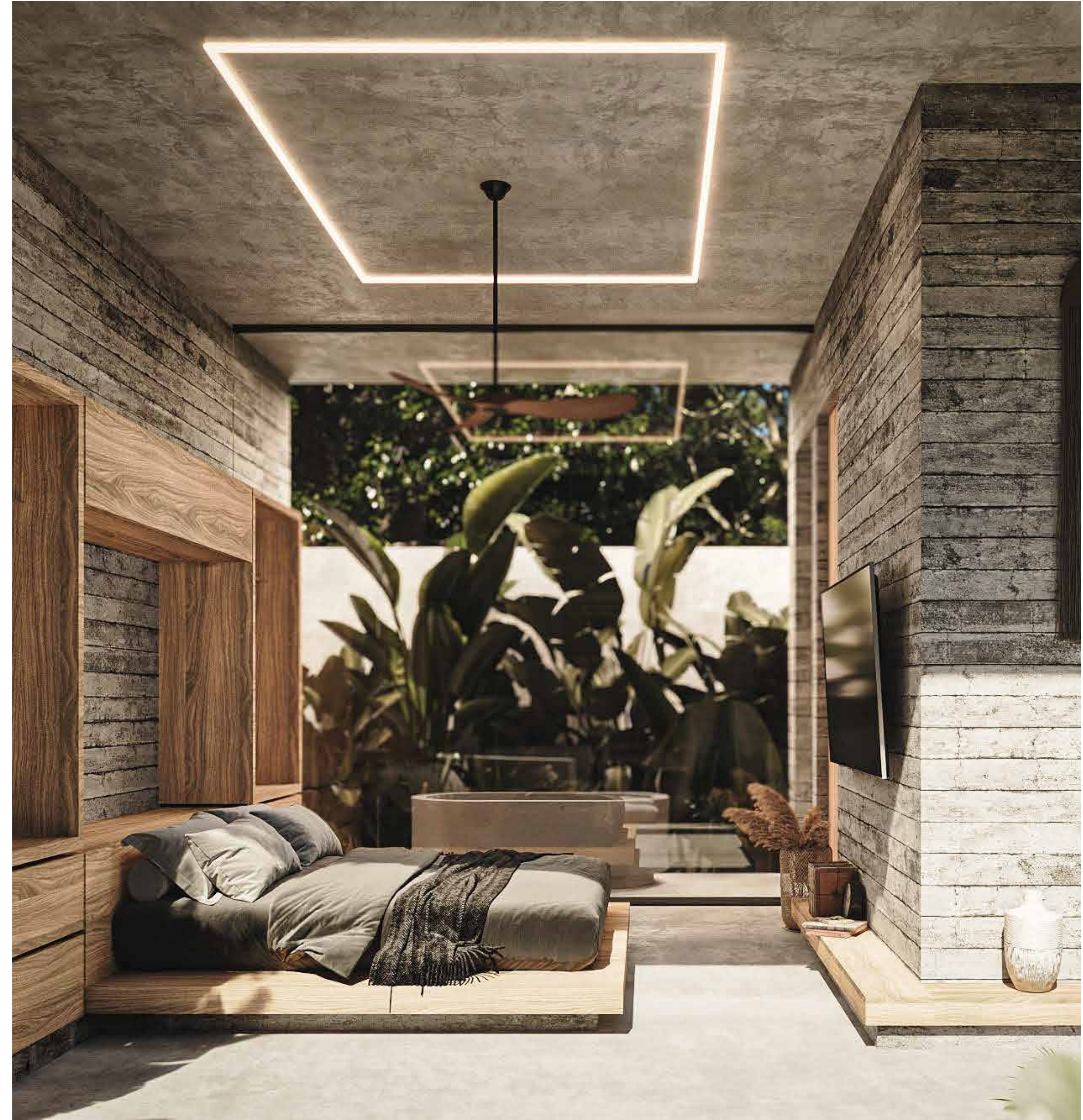
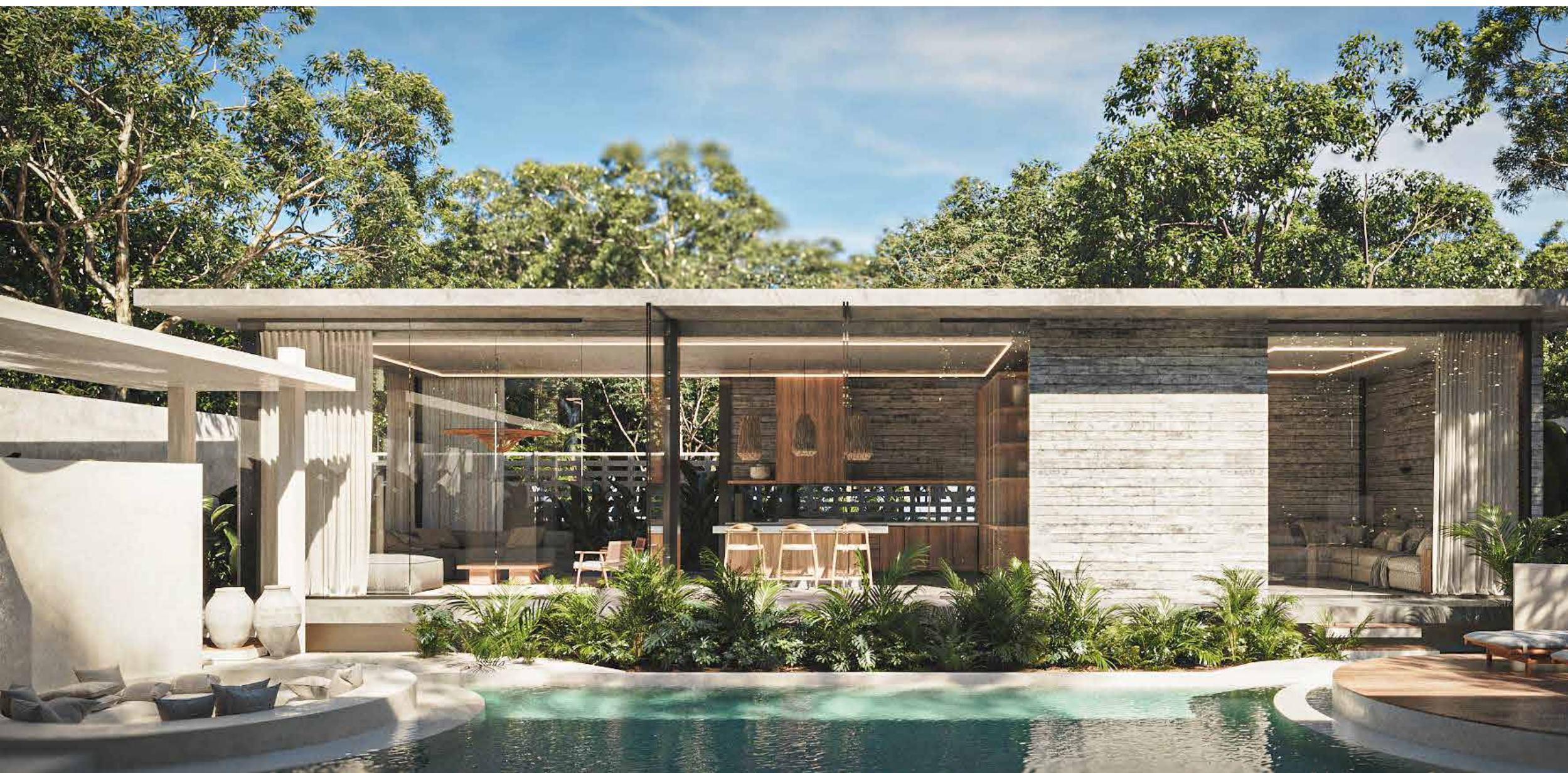


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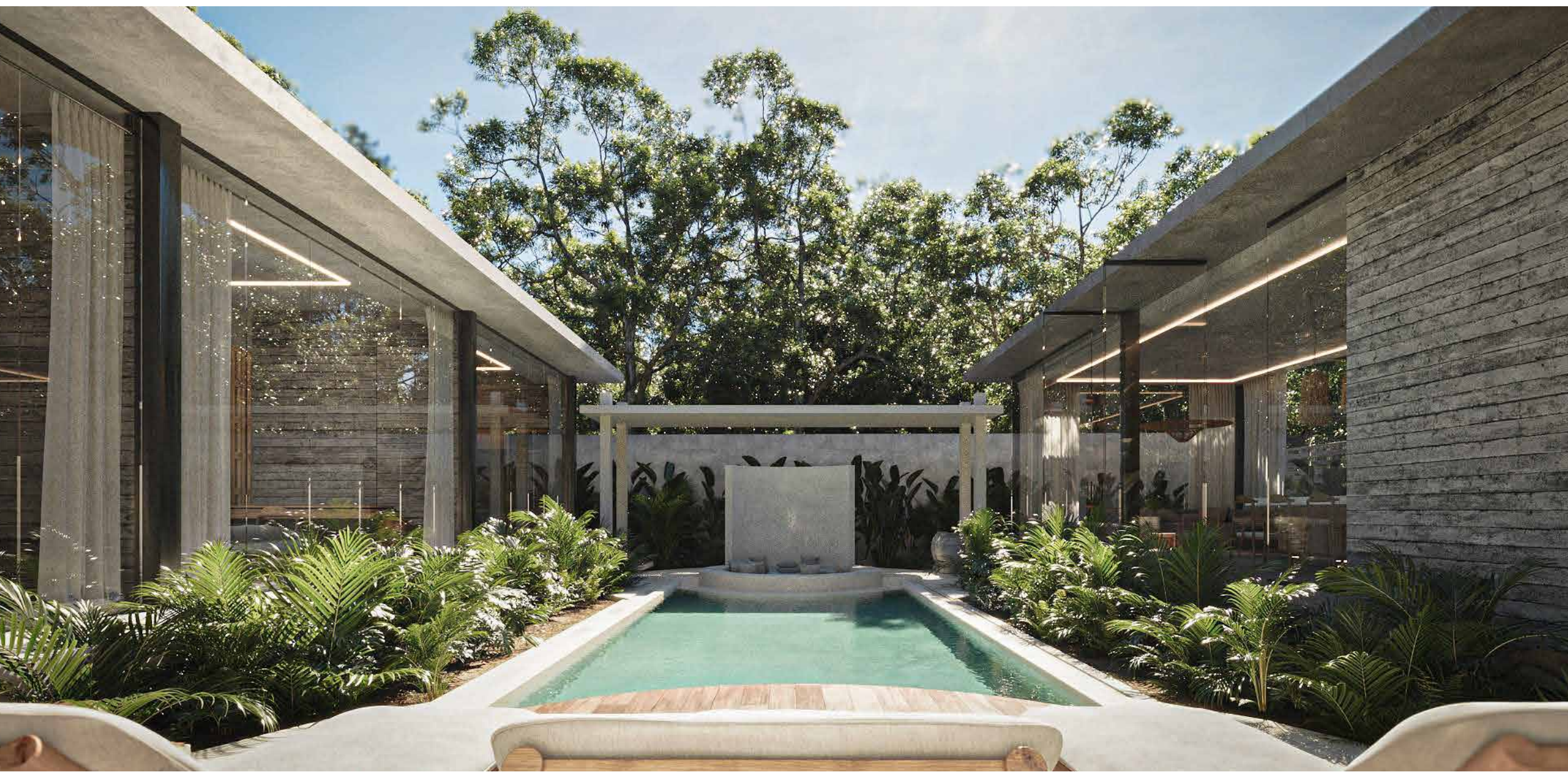
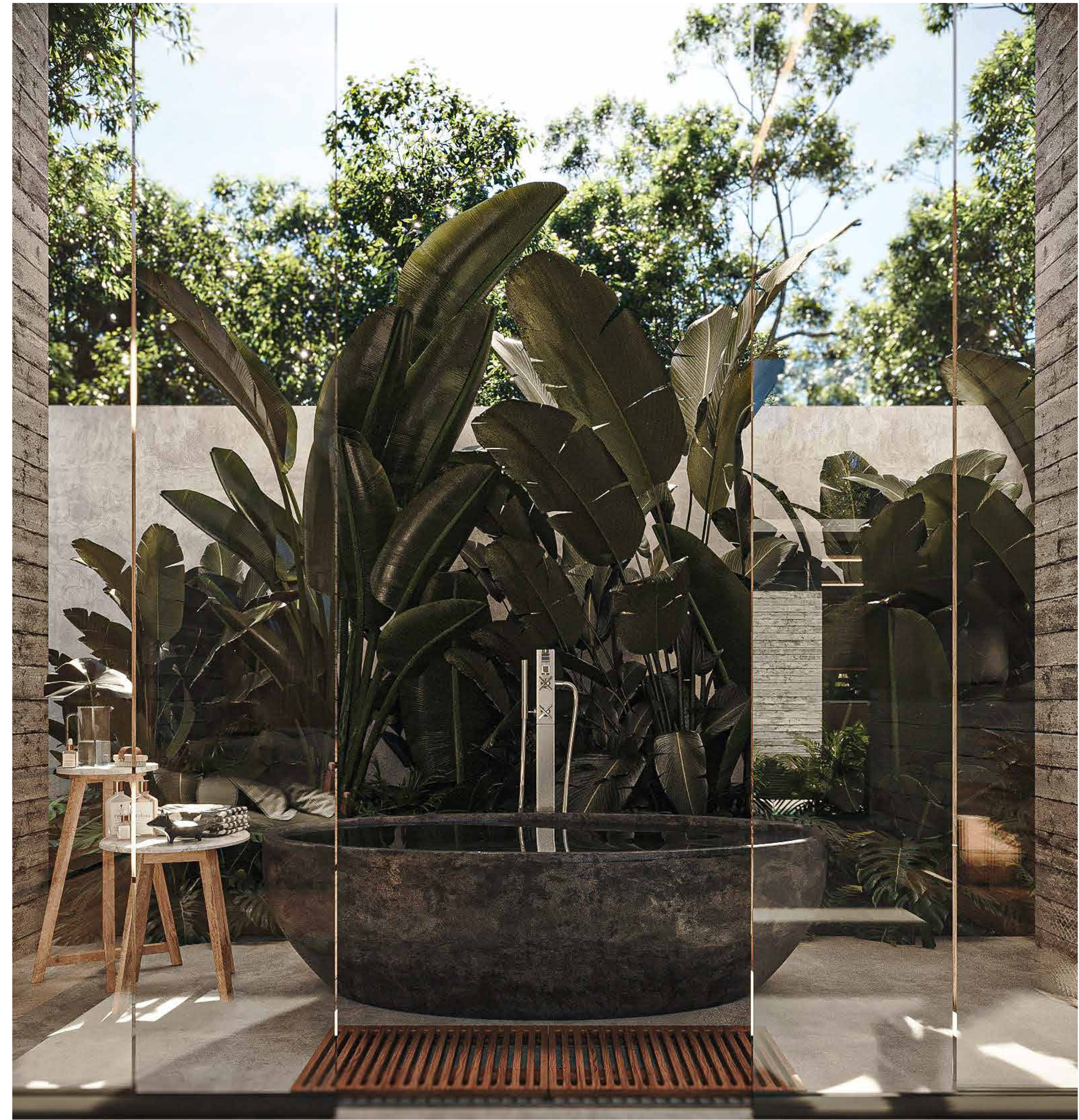
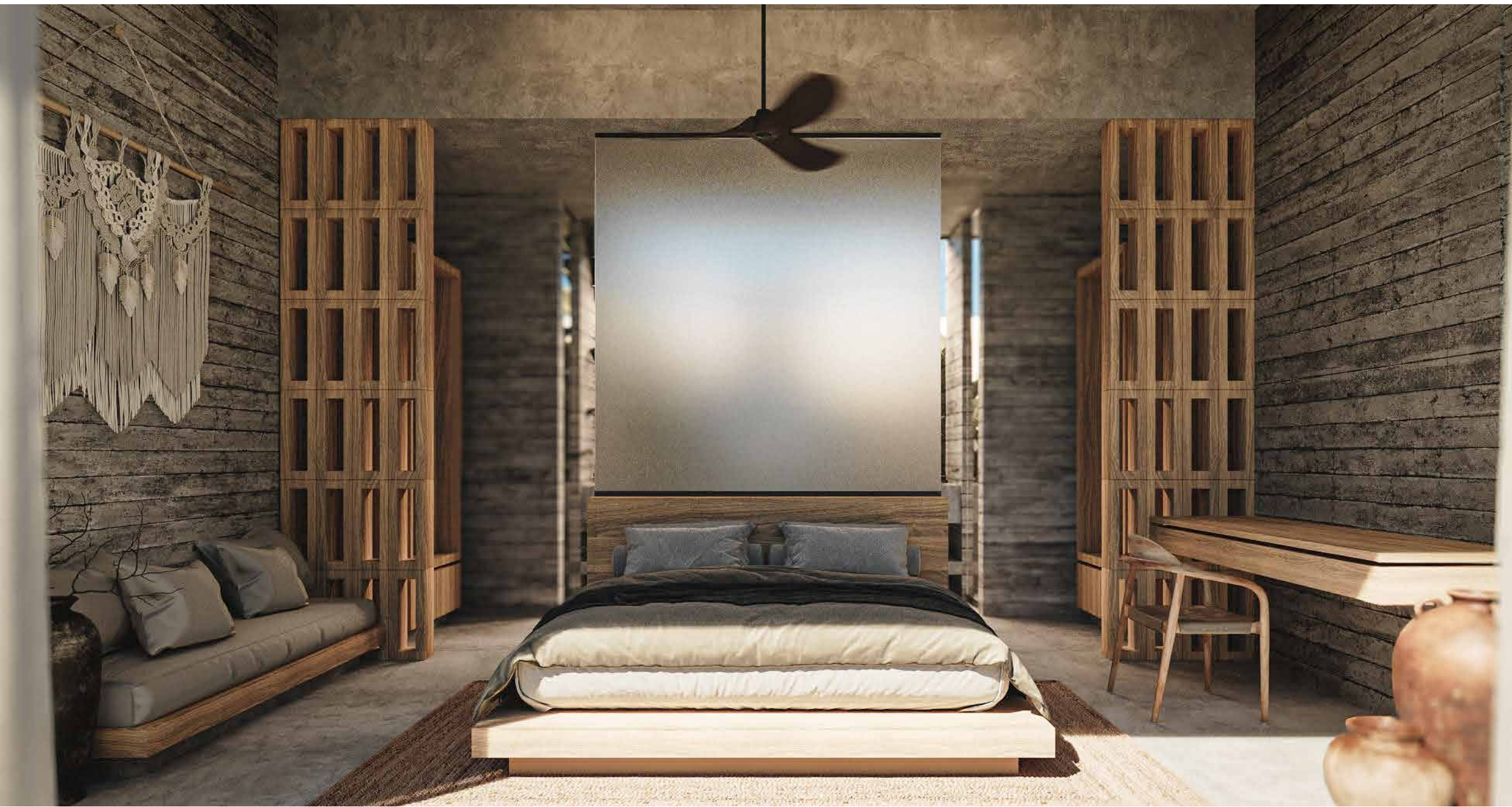
KUATRO

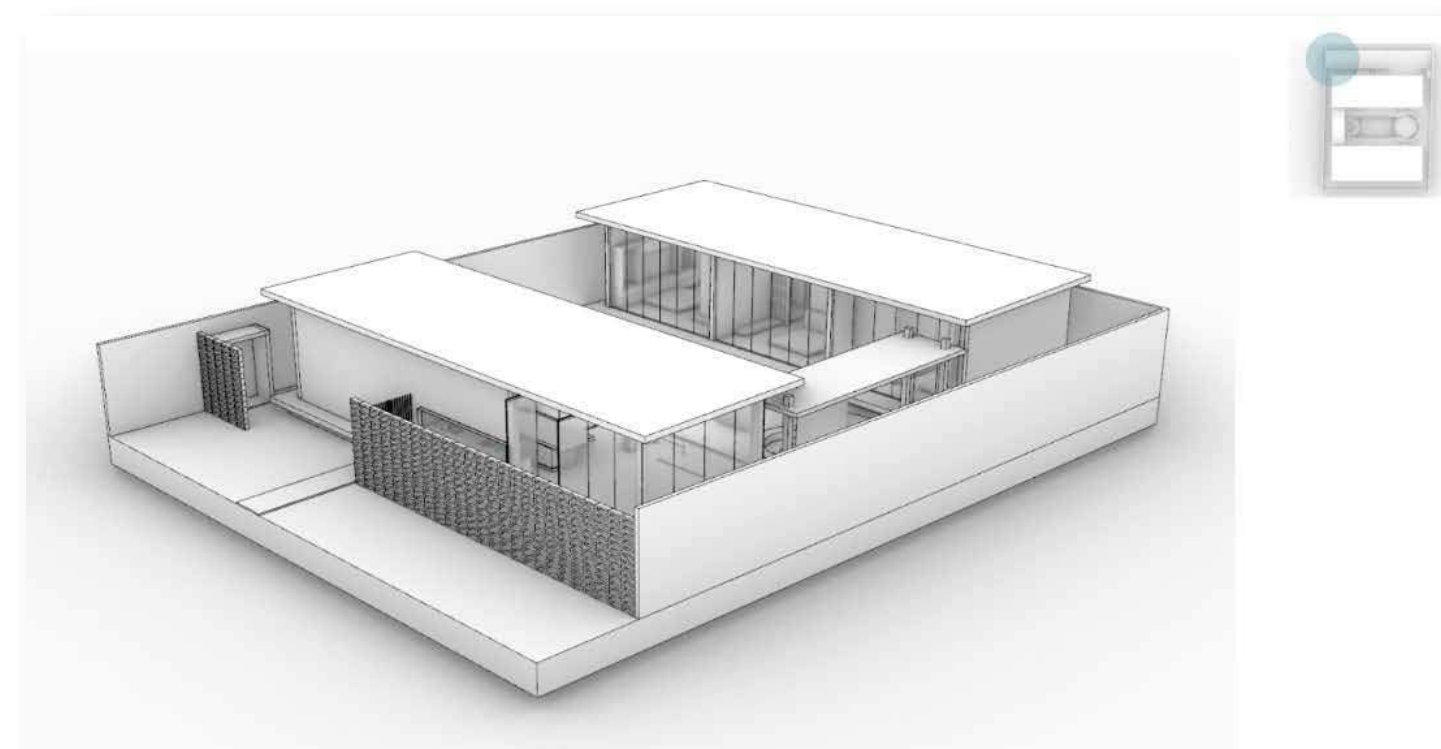
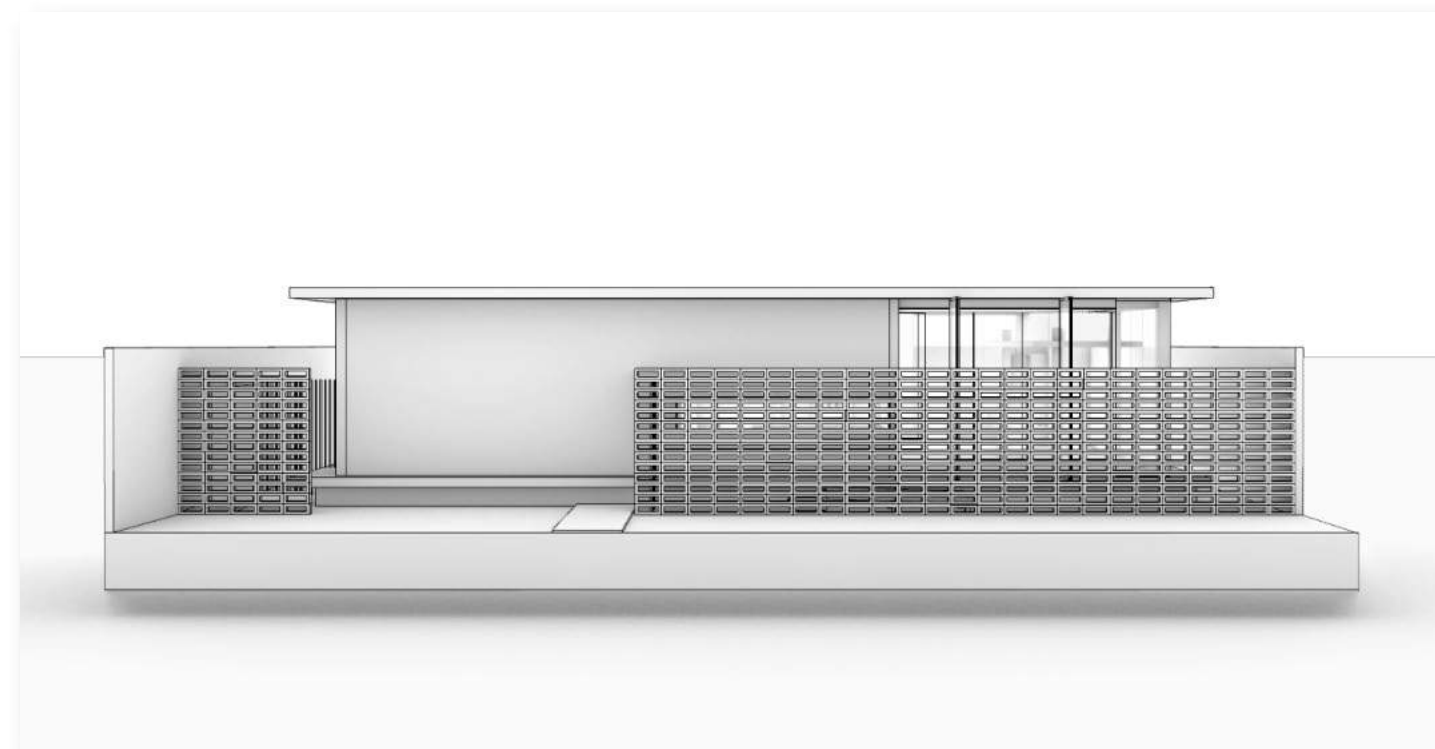
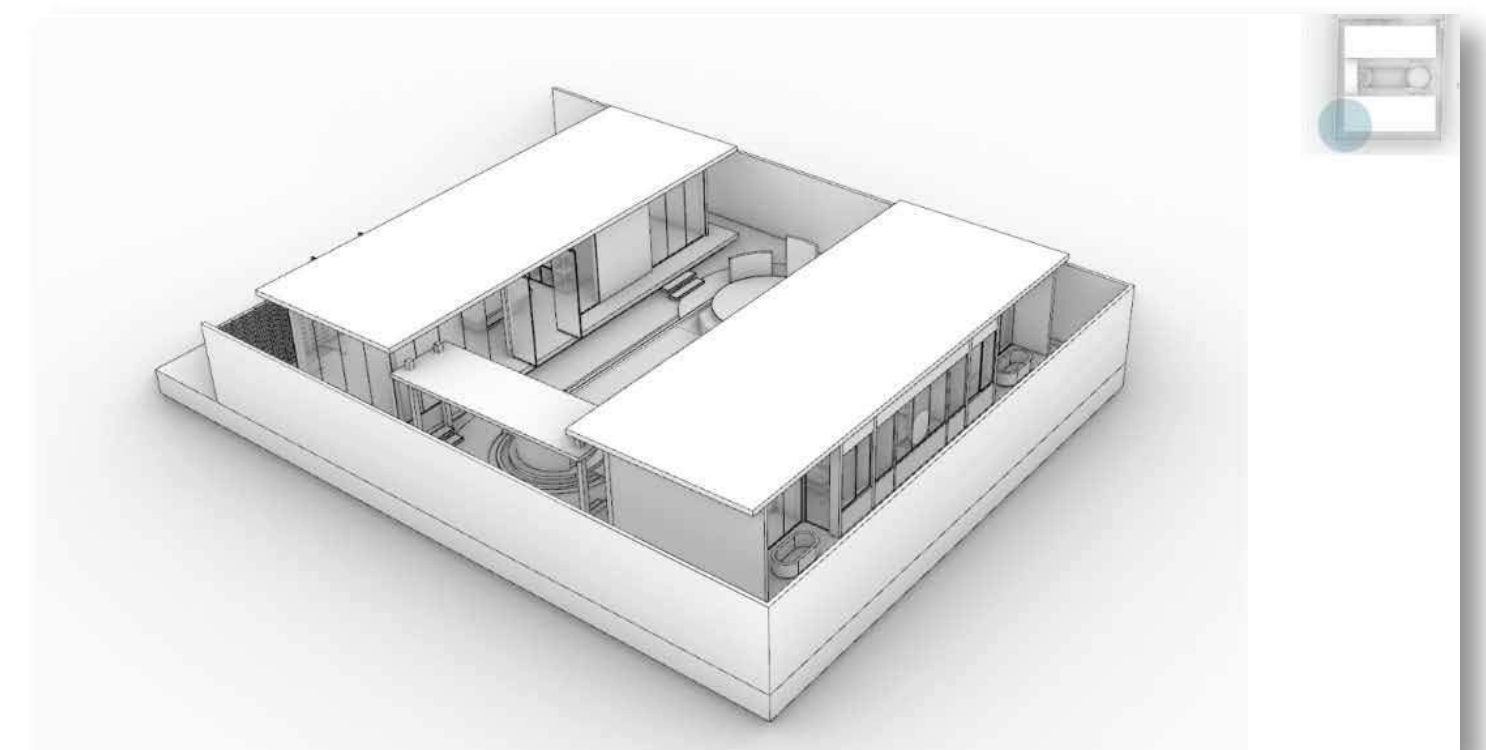
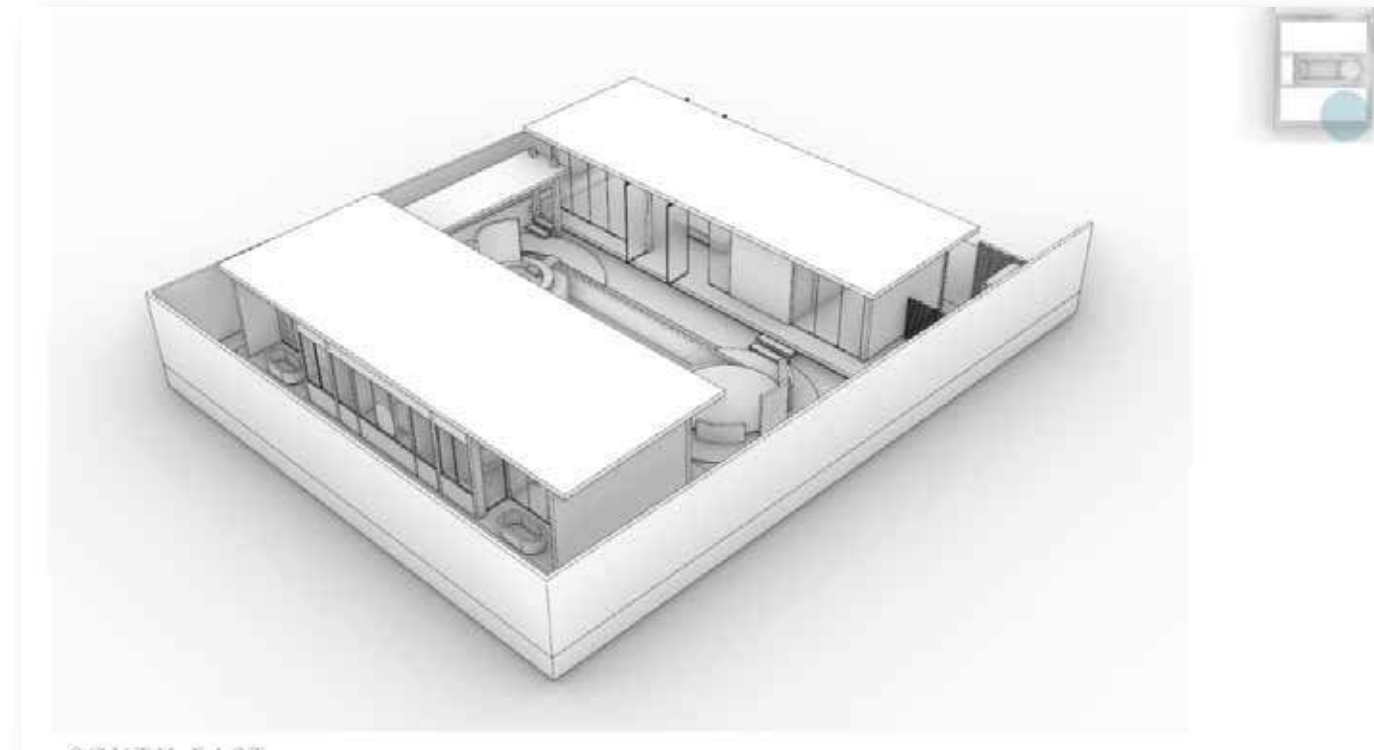
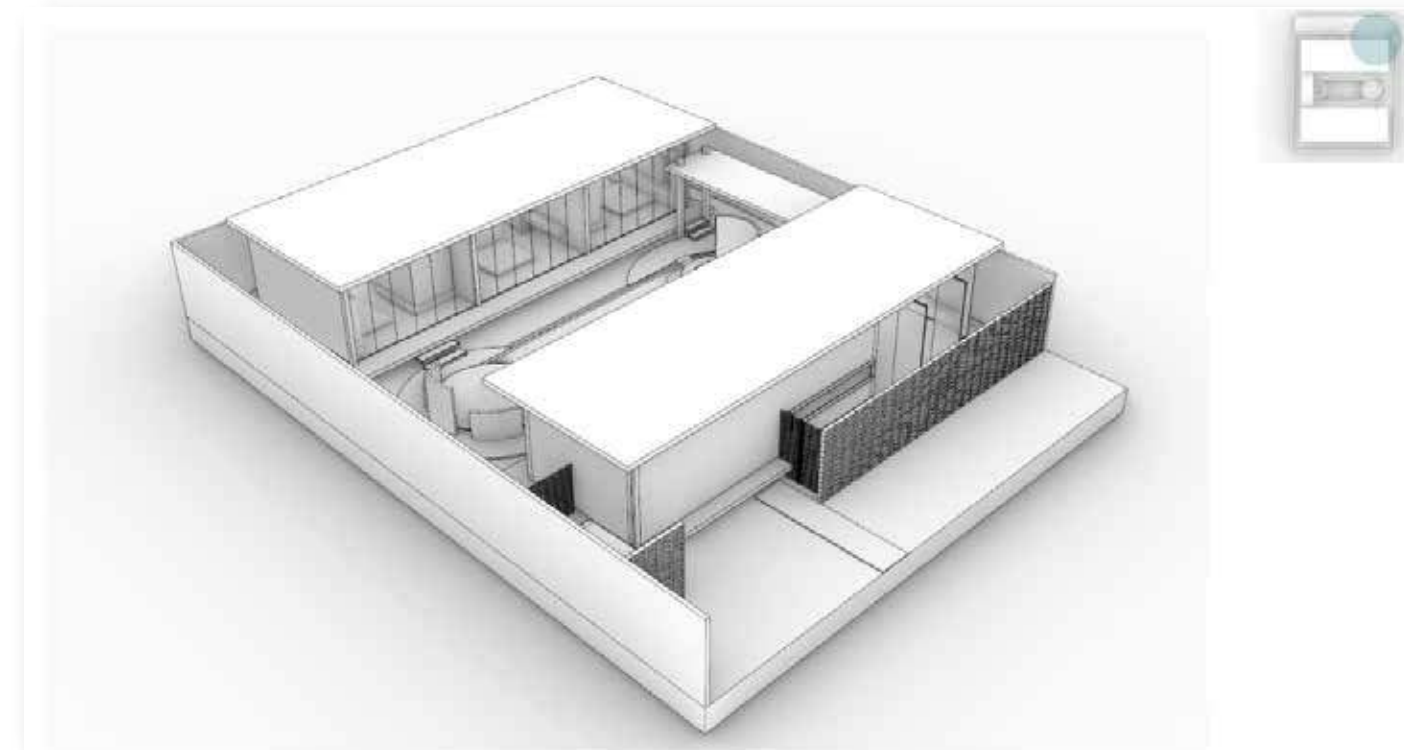


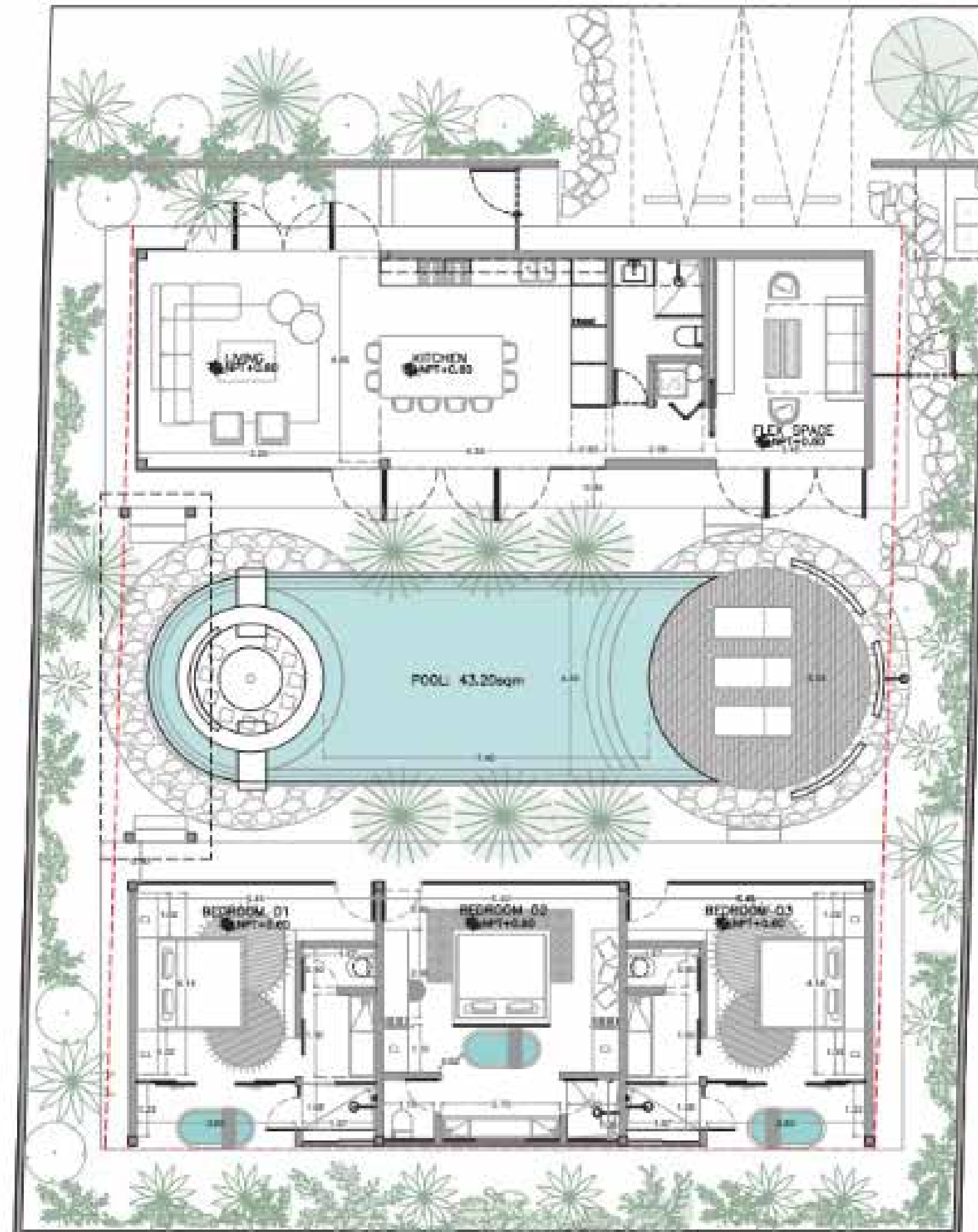
KUATRO



KUATRO







KRYOS



325 m2 | 3493 sqft



5



5

KRYOS



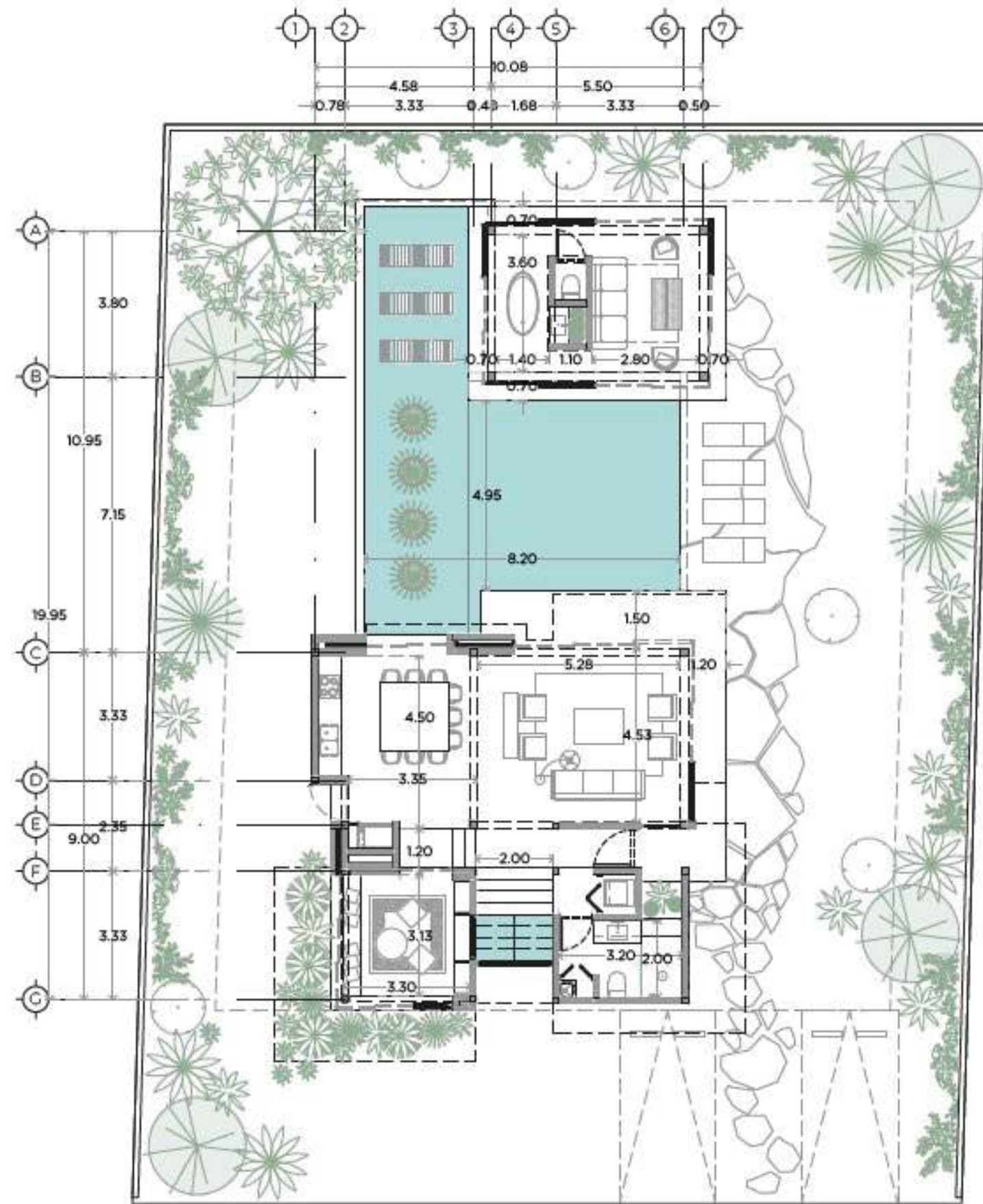
KRYOS



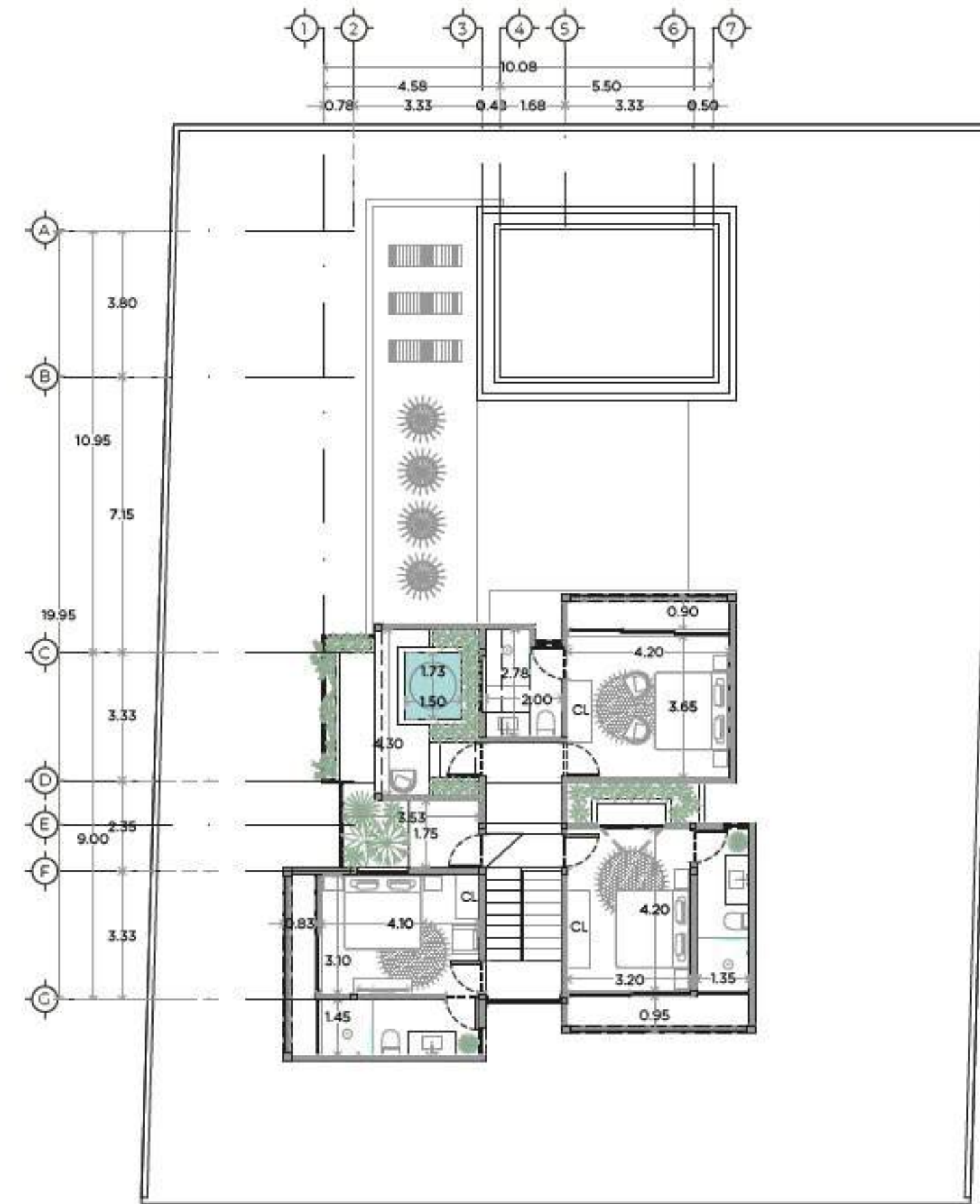
KRYOS







GROUND FLOOR



FIRST FLOOR

3 CIELOS



354 m2 | 3813 sqft



4



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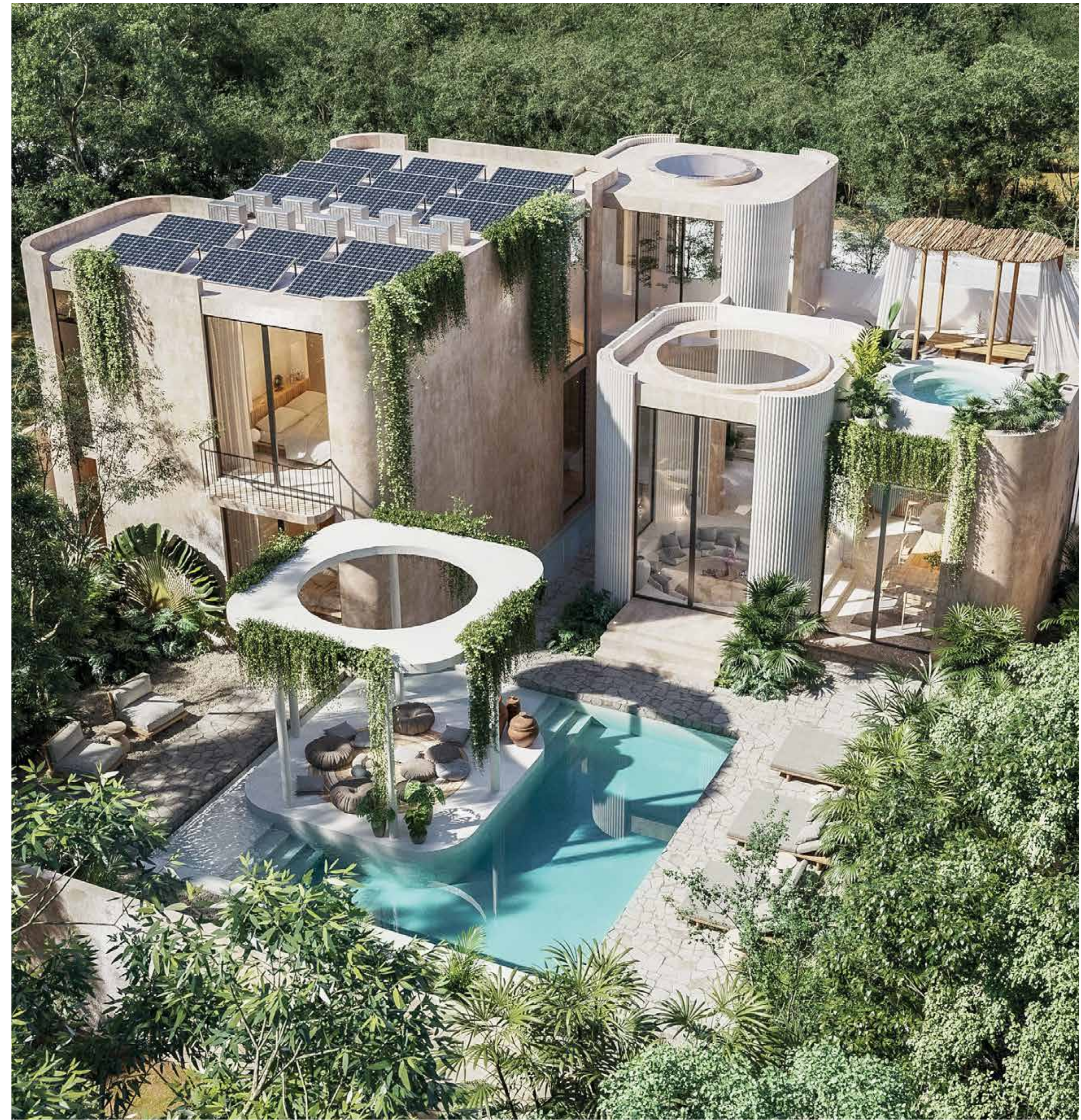
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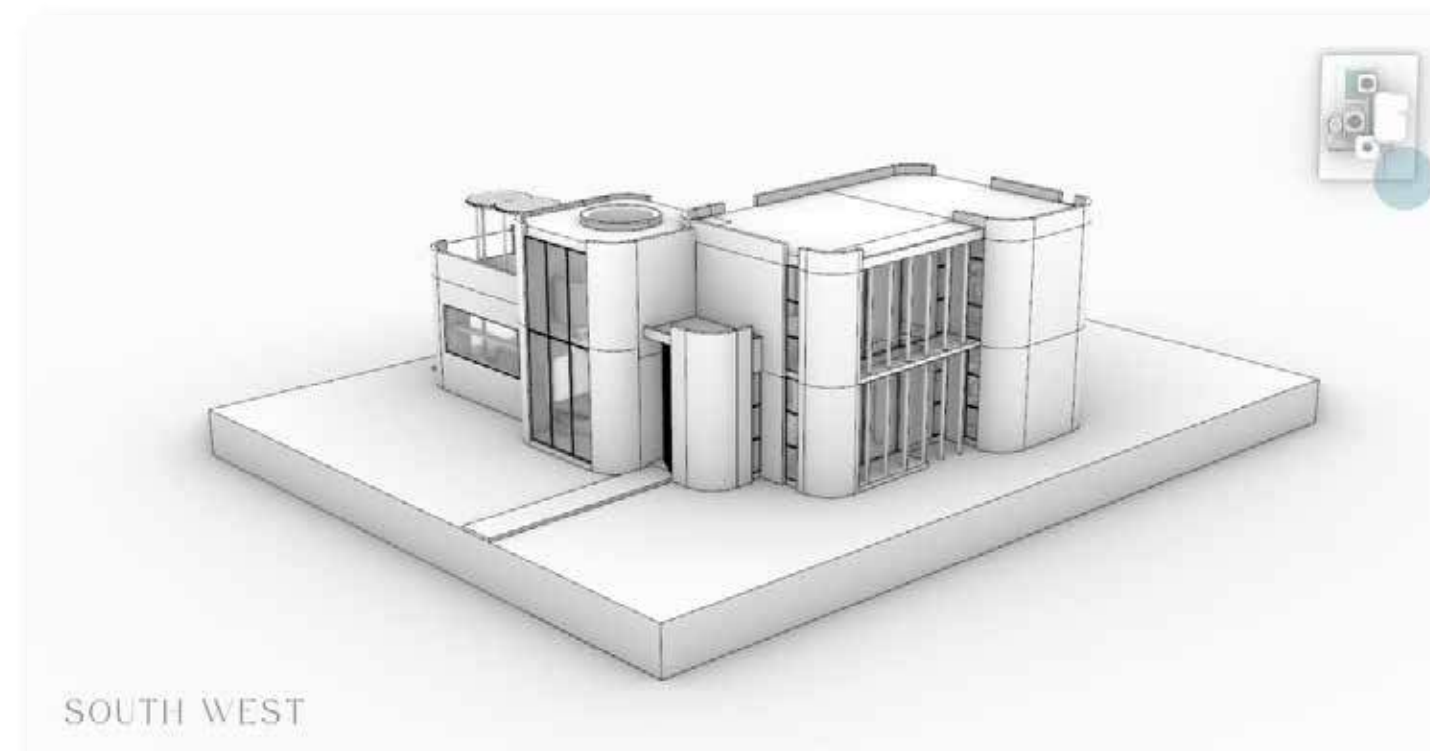
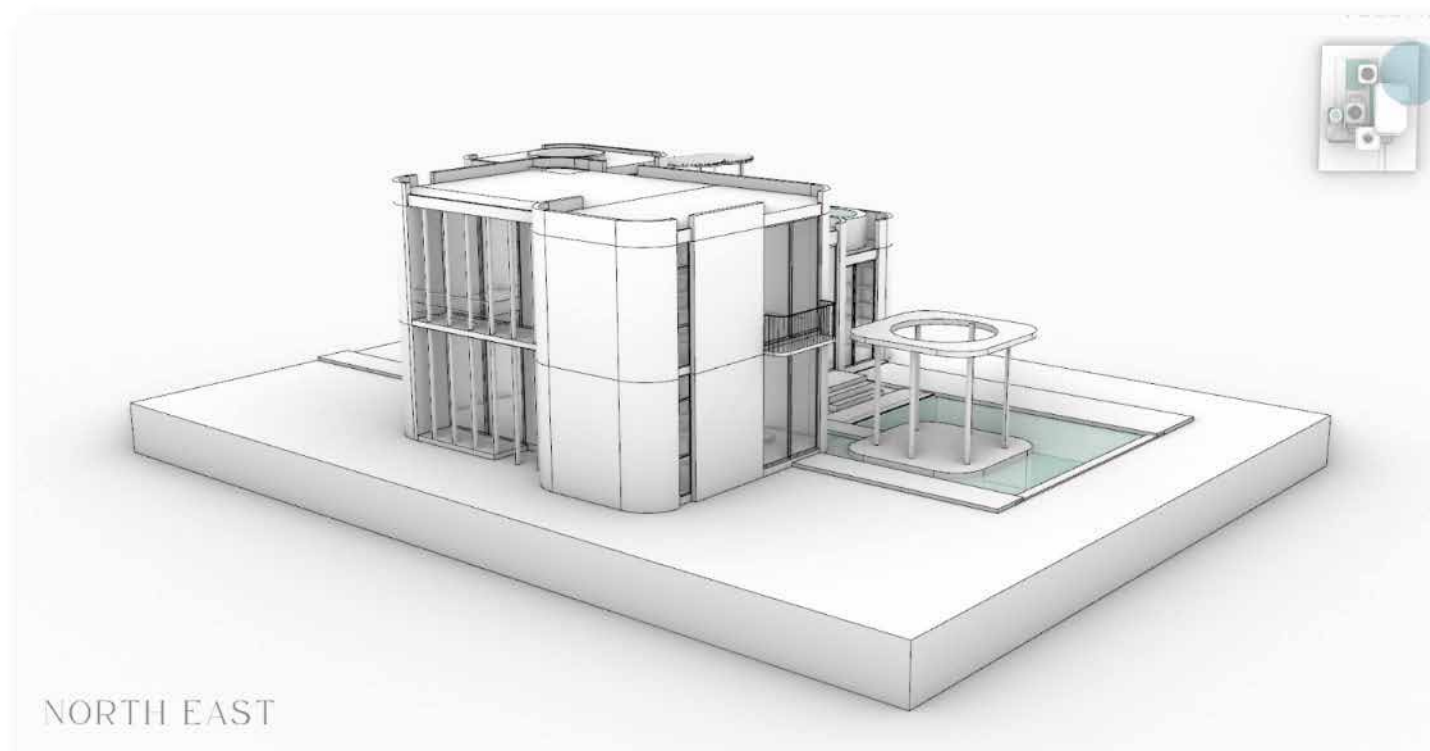
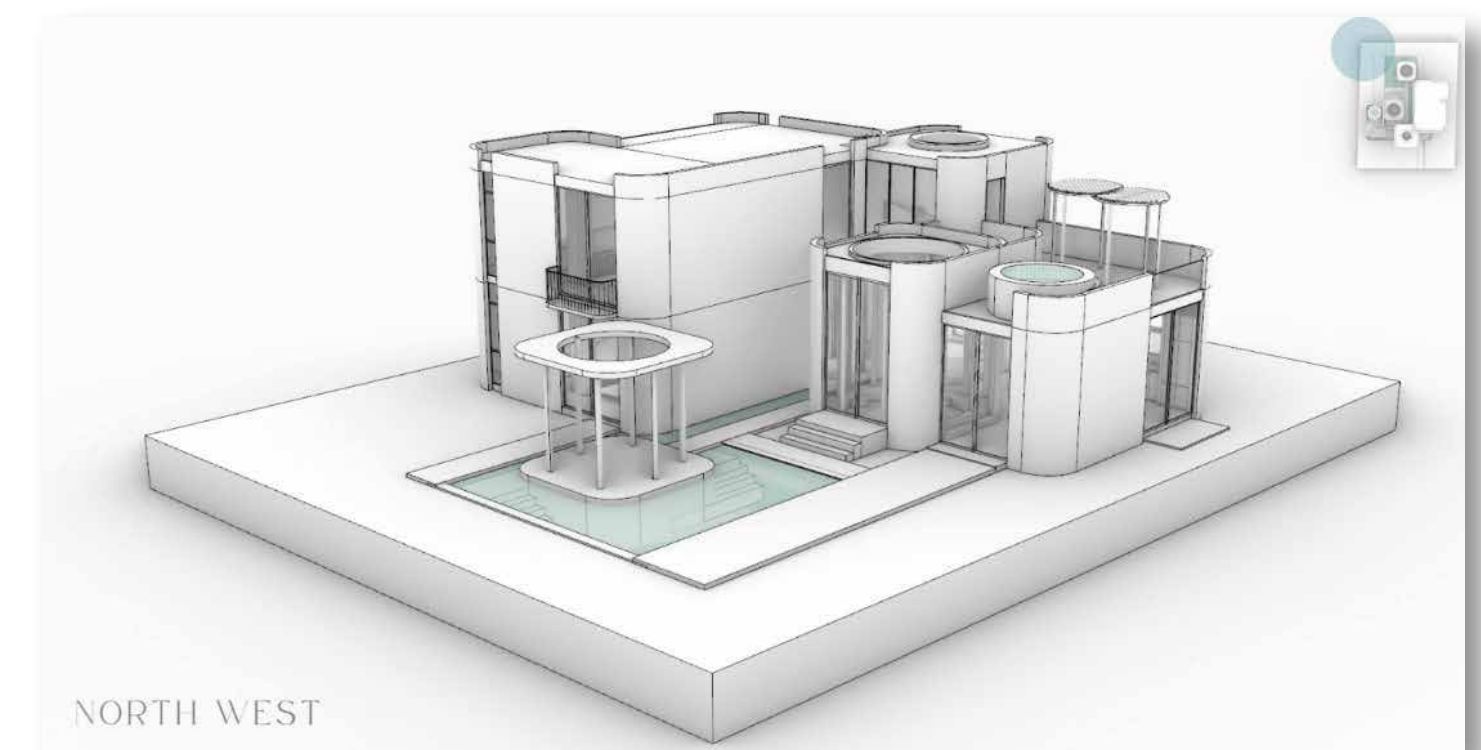
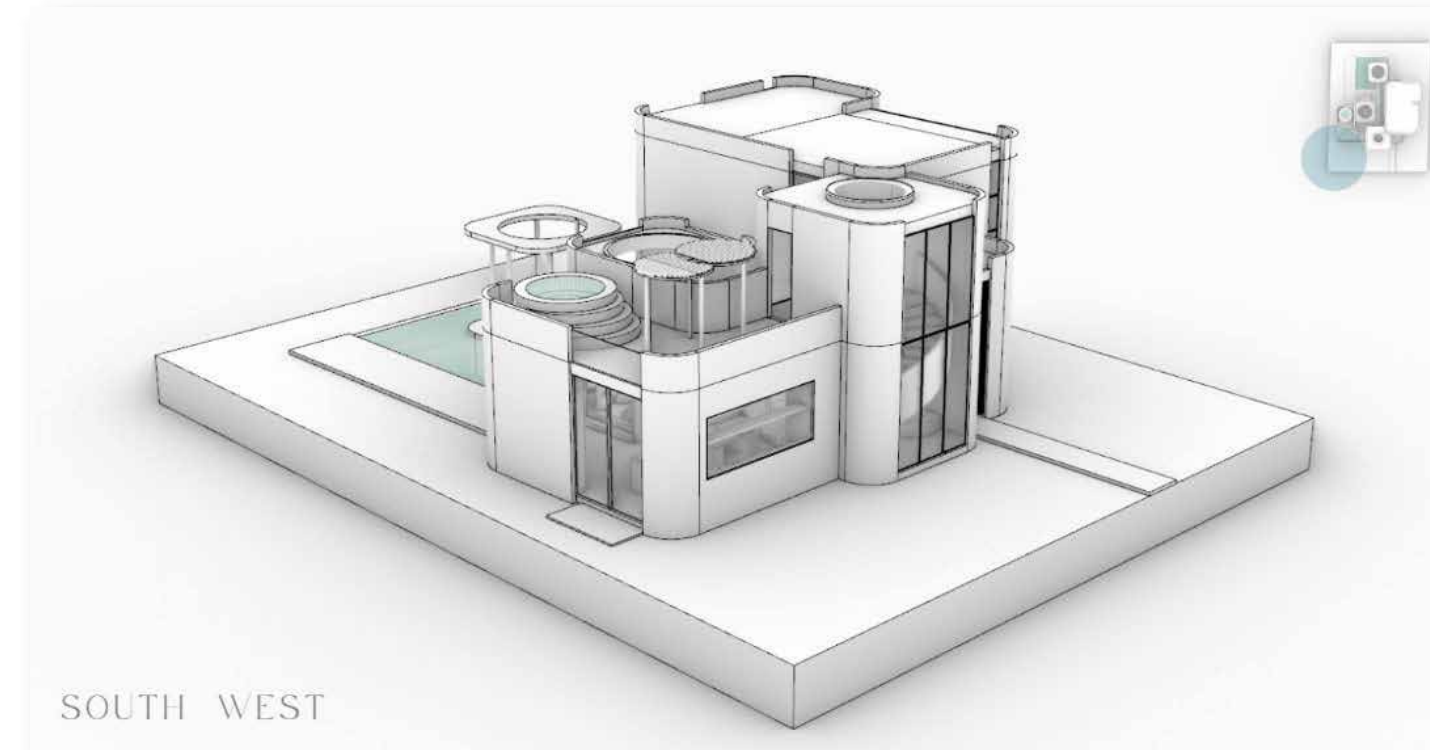


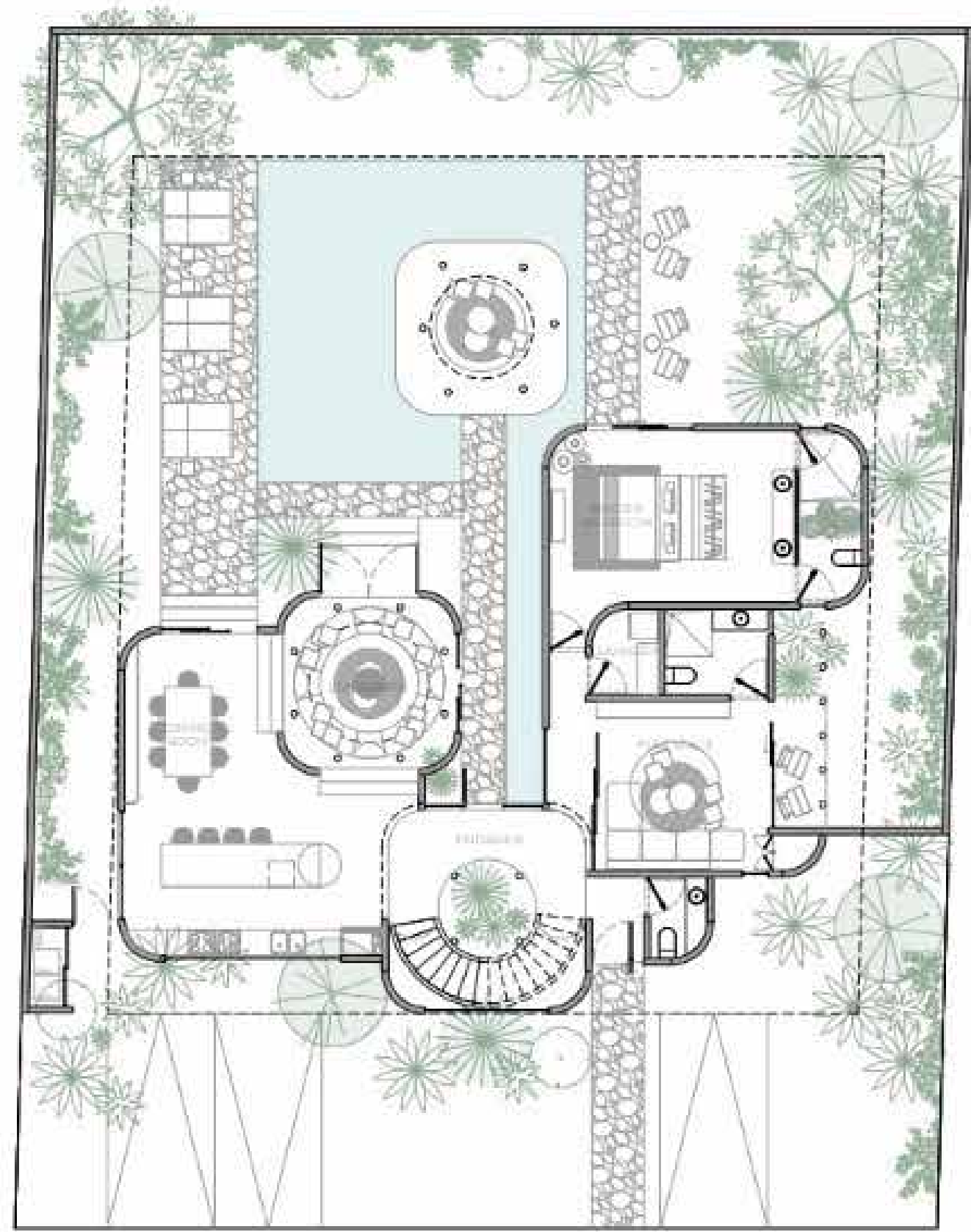
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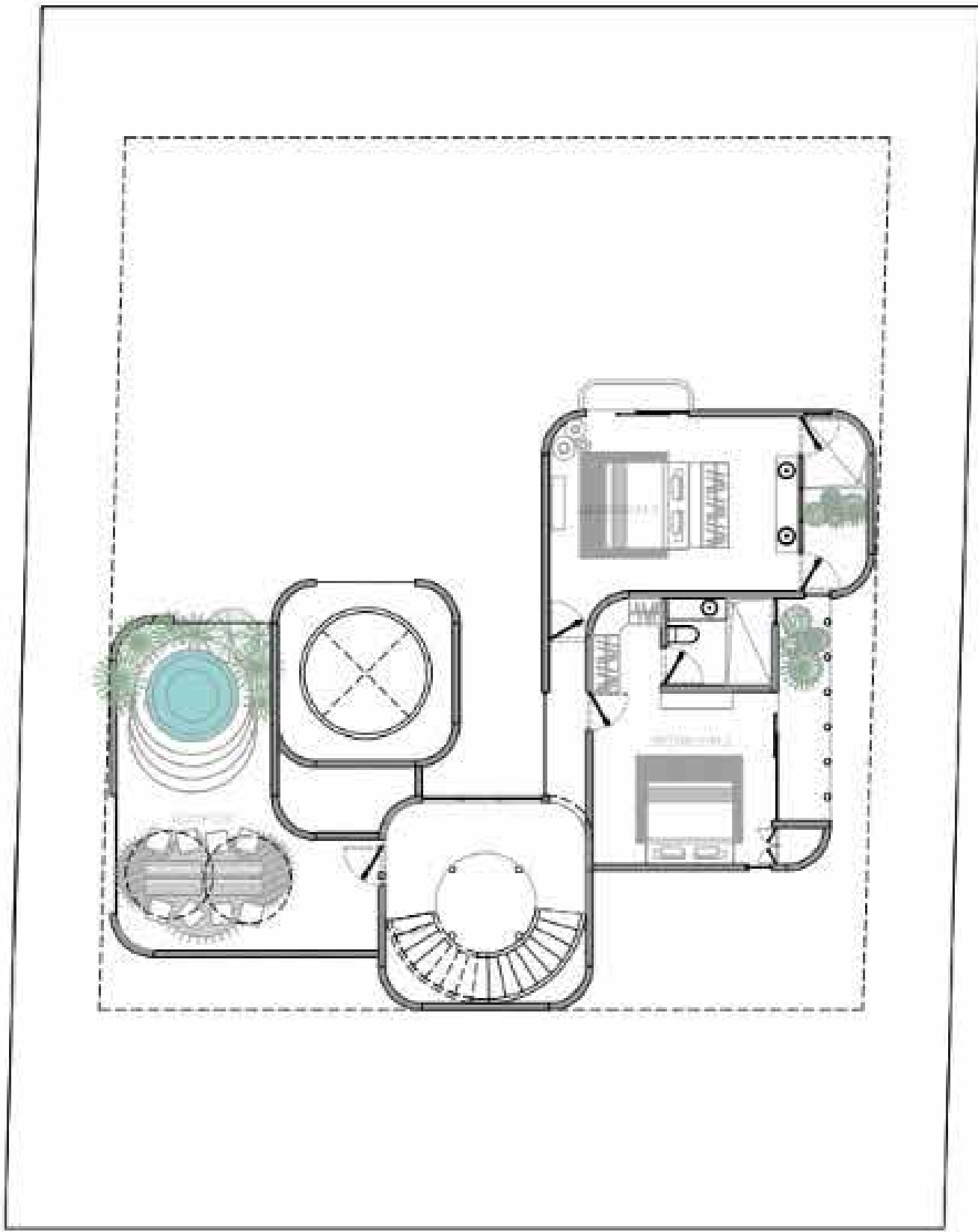
3 CIELOS







GROUND FLOOR



FIRST FLOOR

K A I



444 m2 | 4780 sqft



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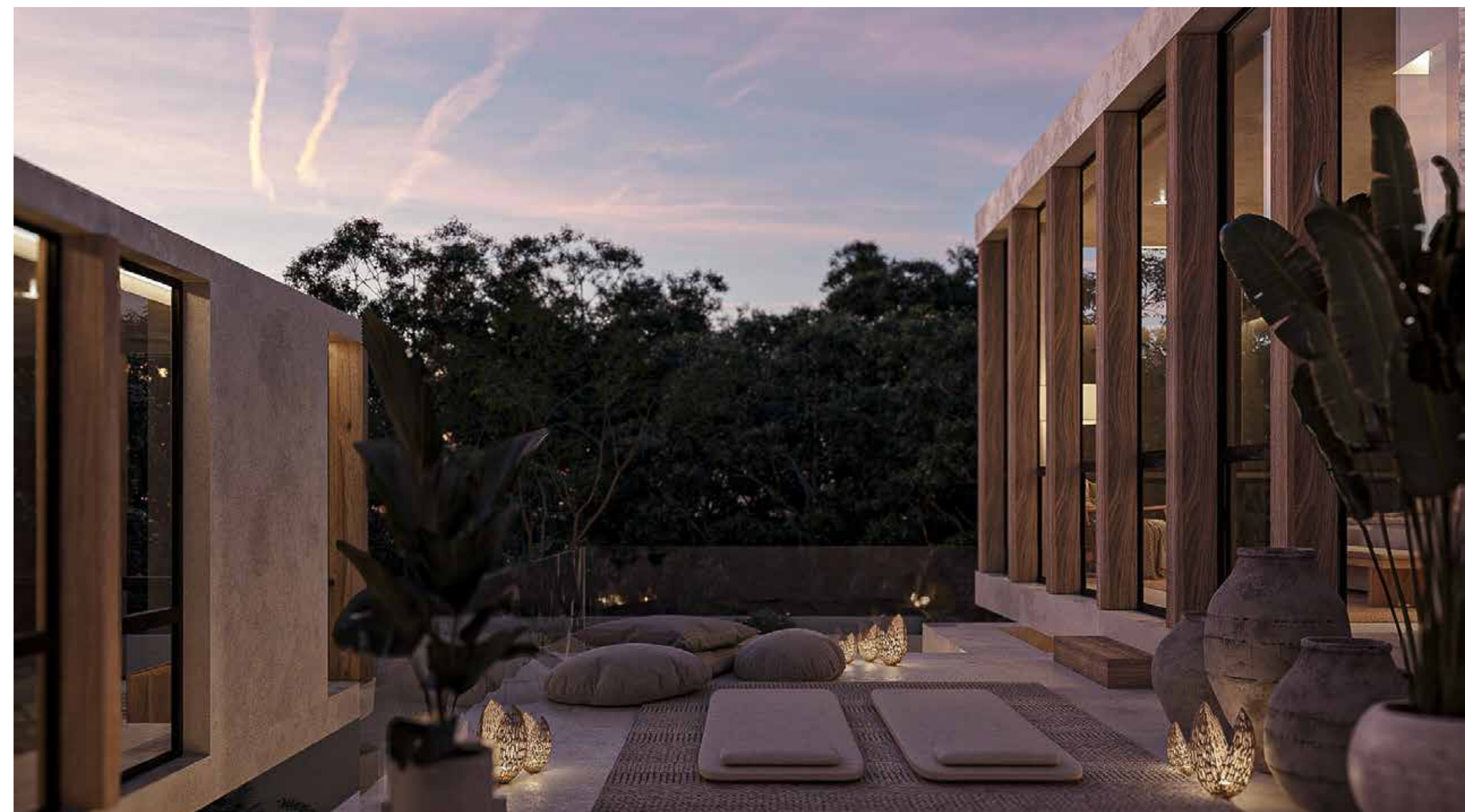


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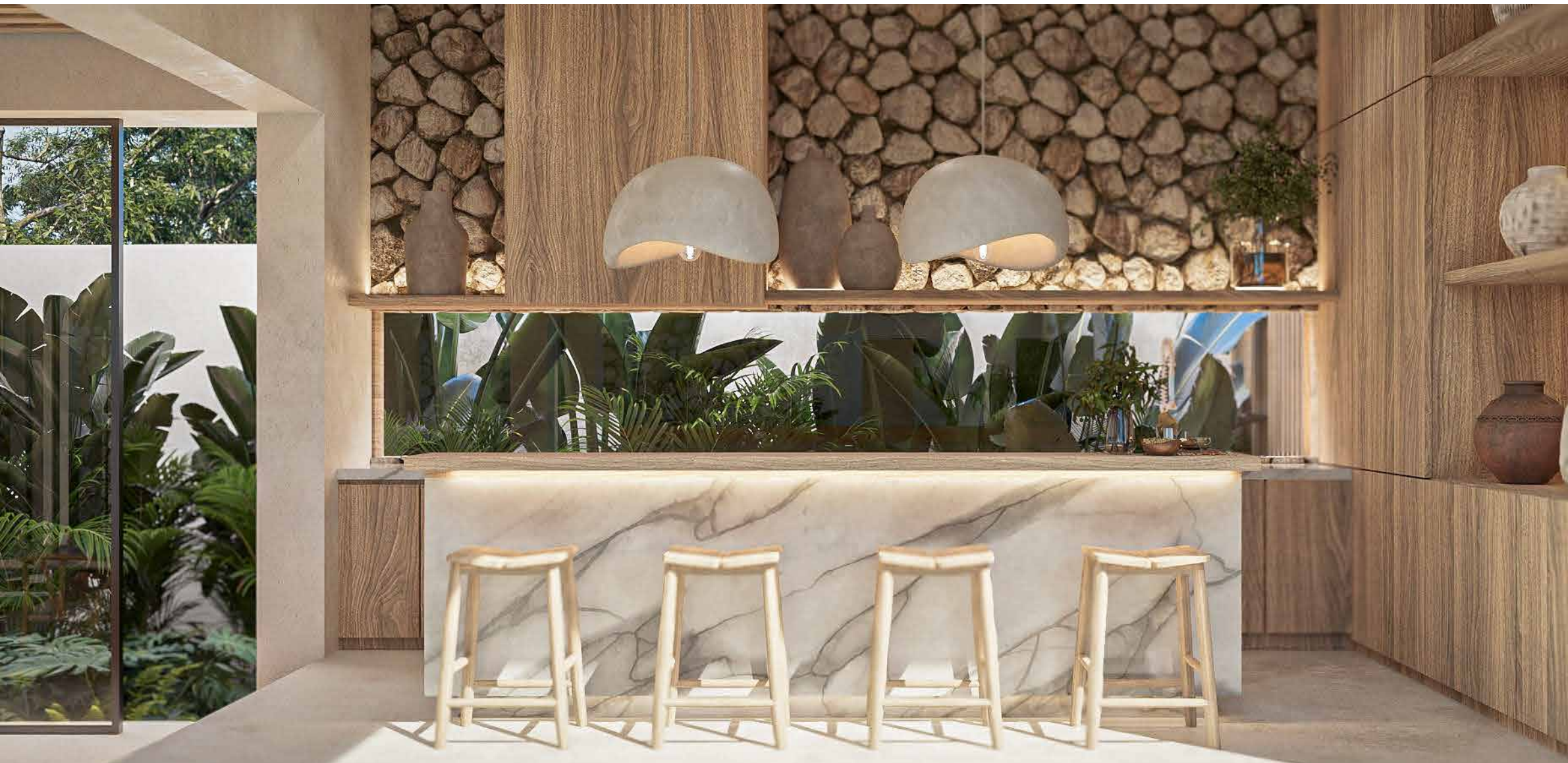
K A I

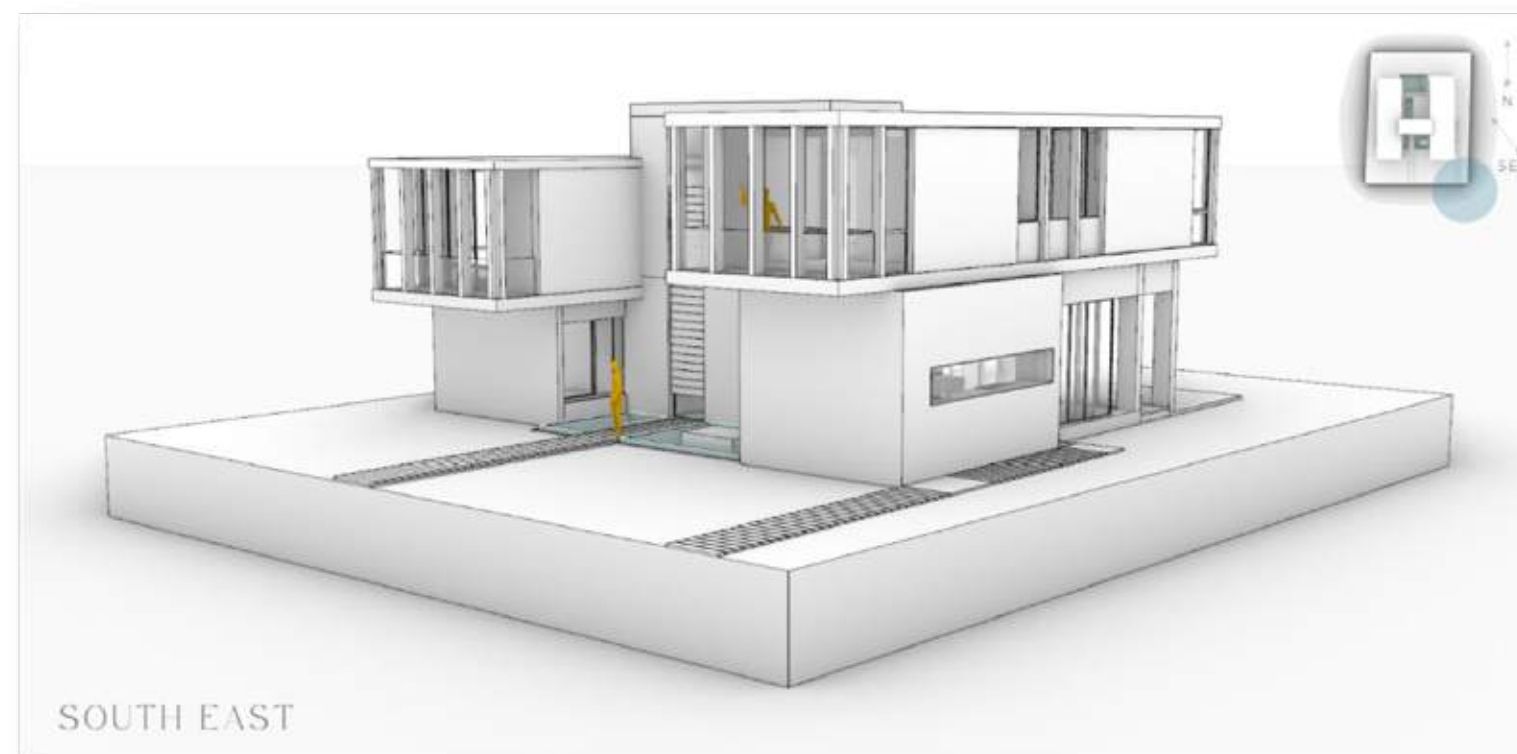


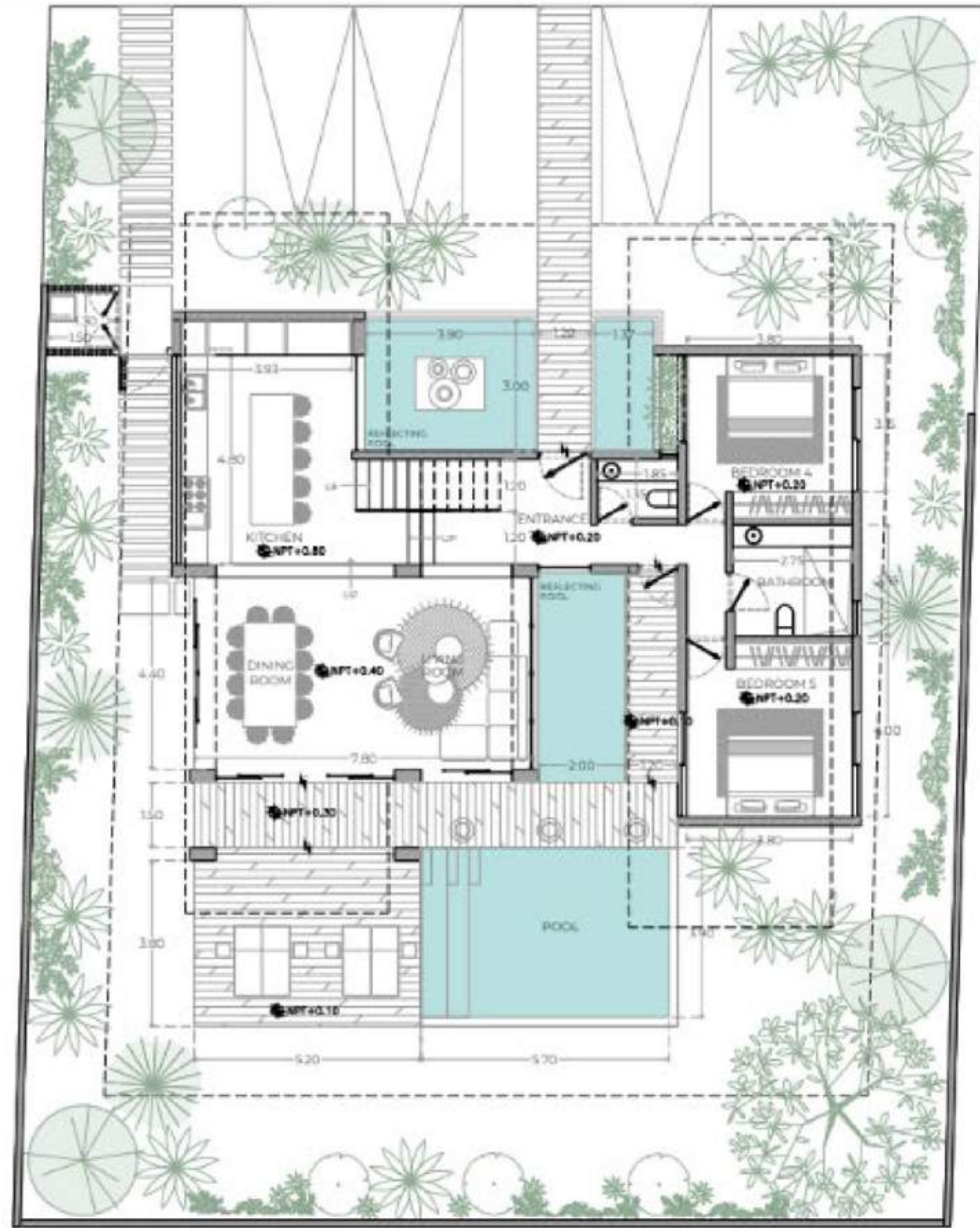
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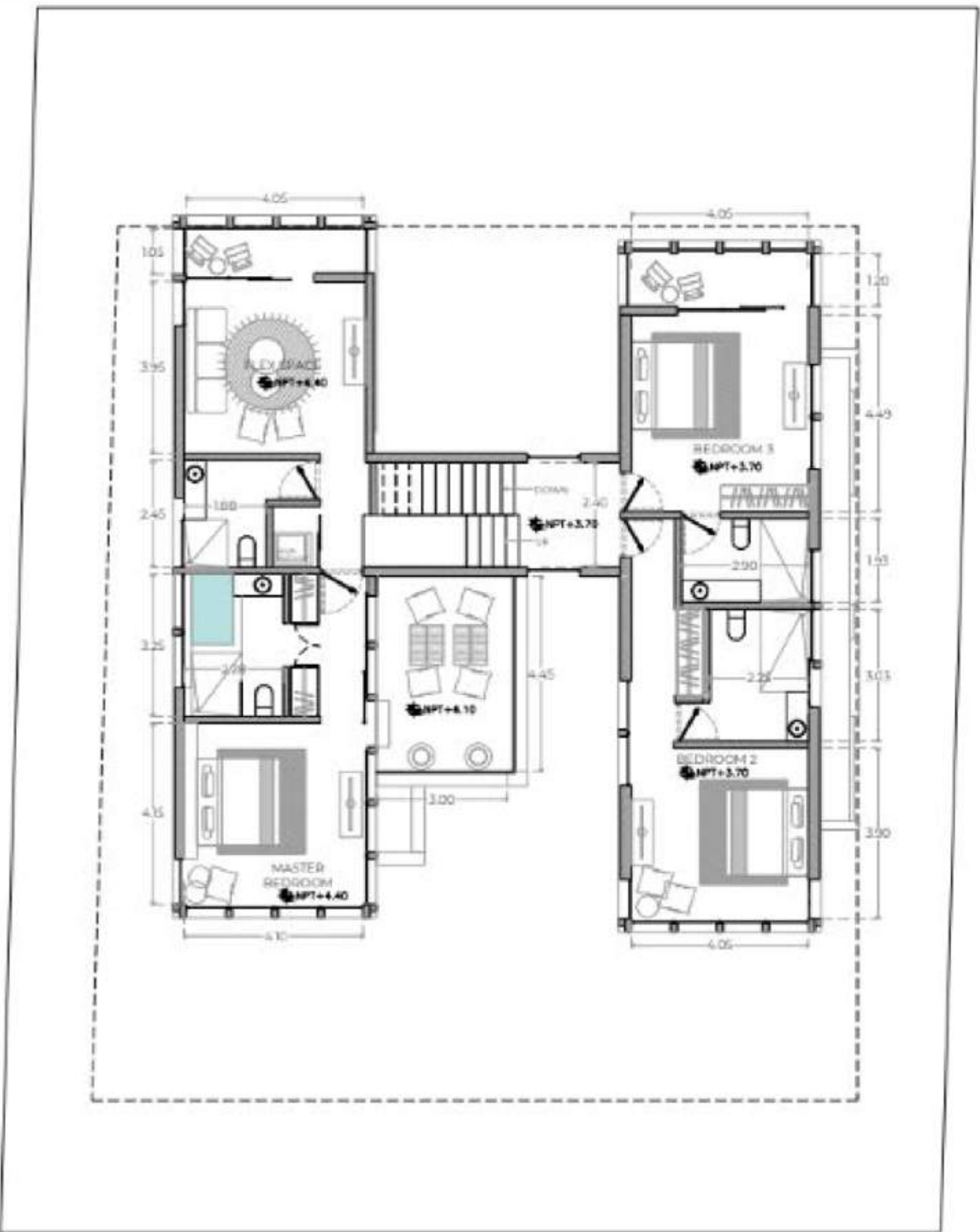
K A I







GROUND FLOOR



FIRST FLOOR

ASTRO



643 m2 | 6921 sqft

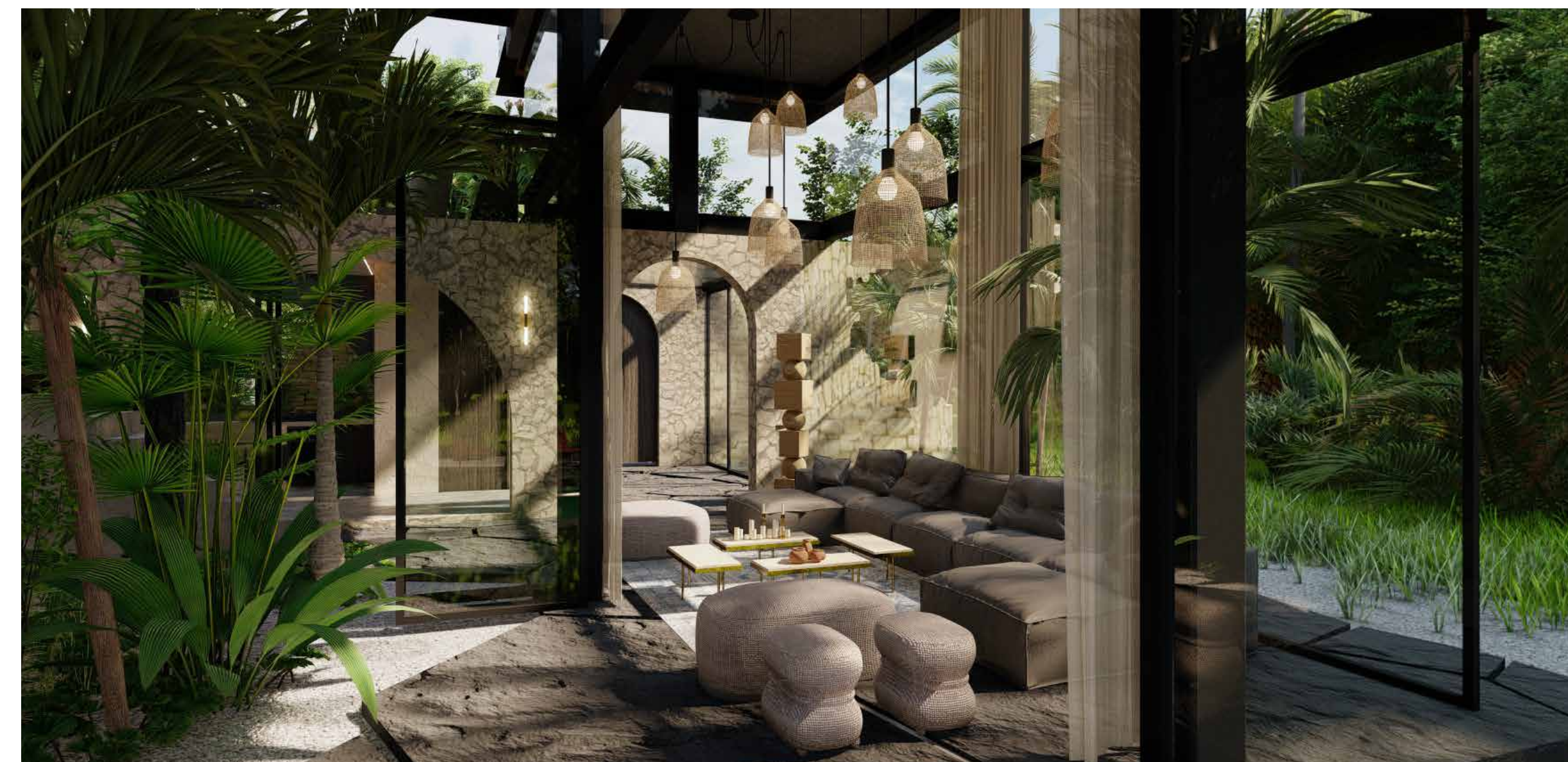
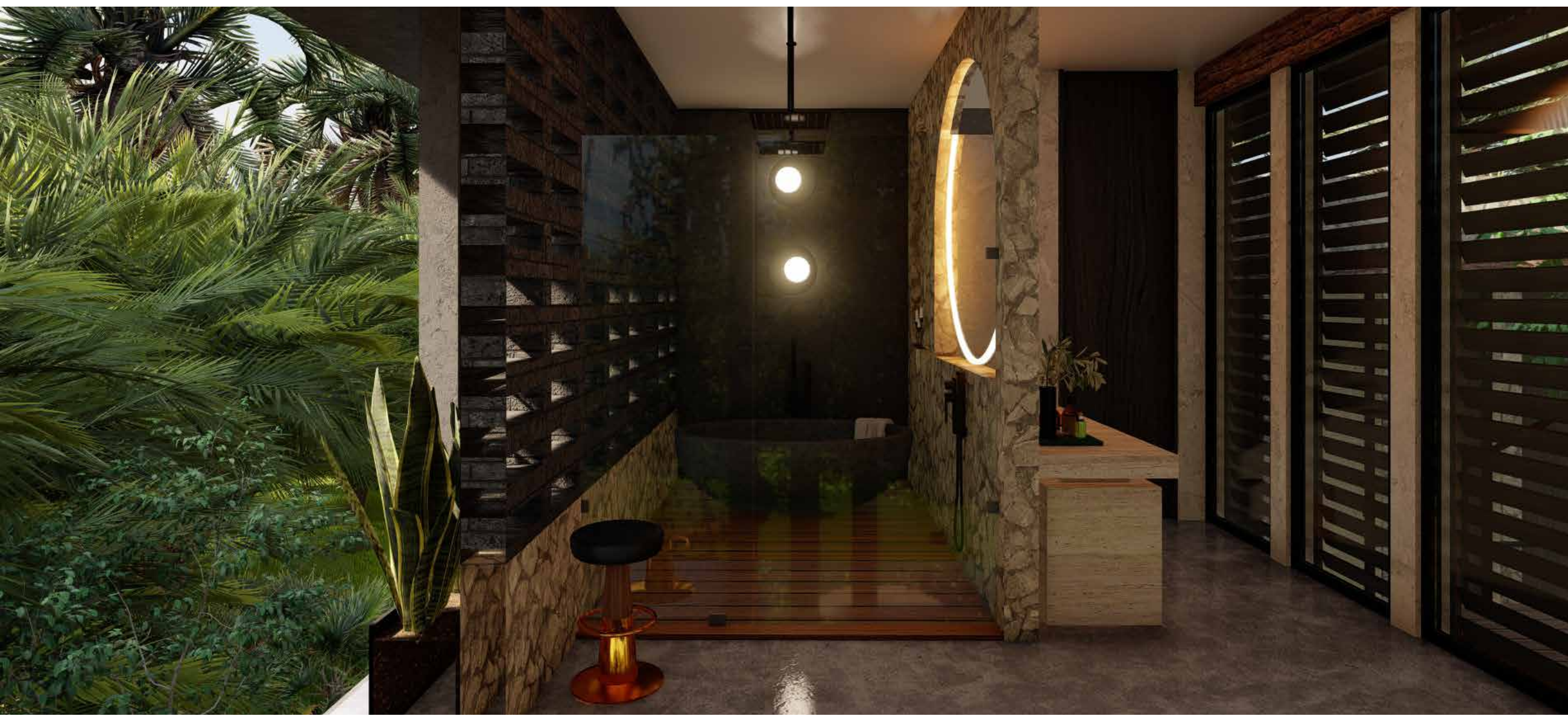


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7

A S T R O

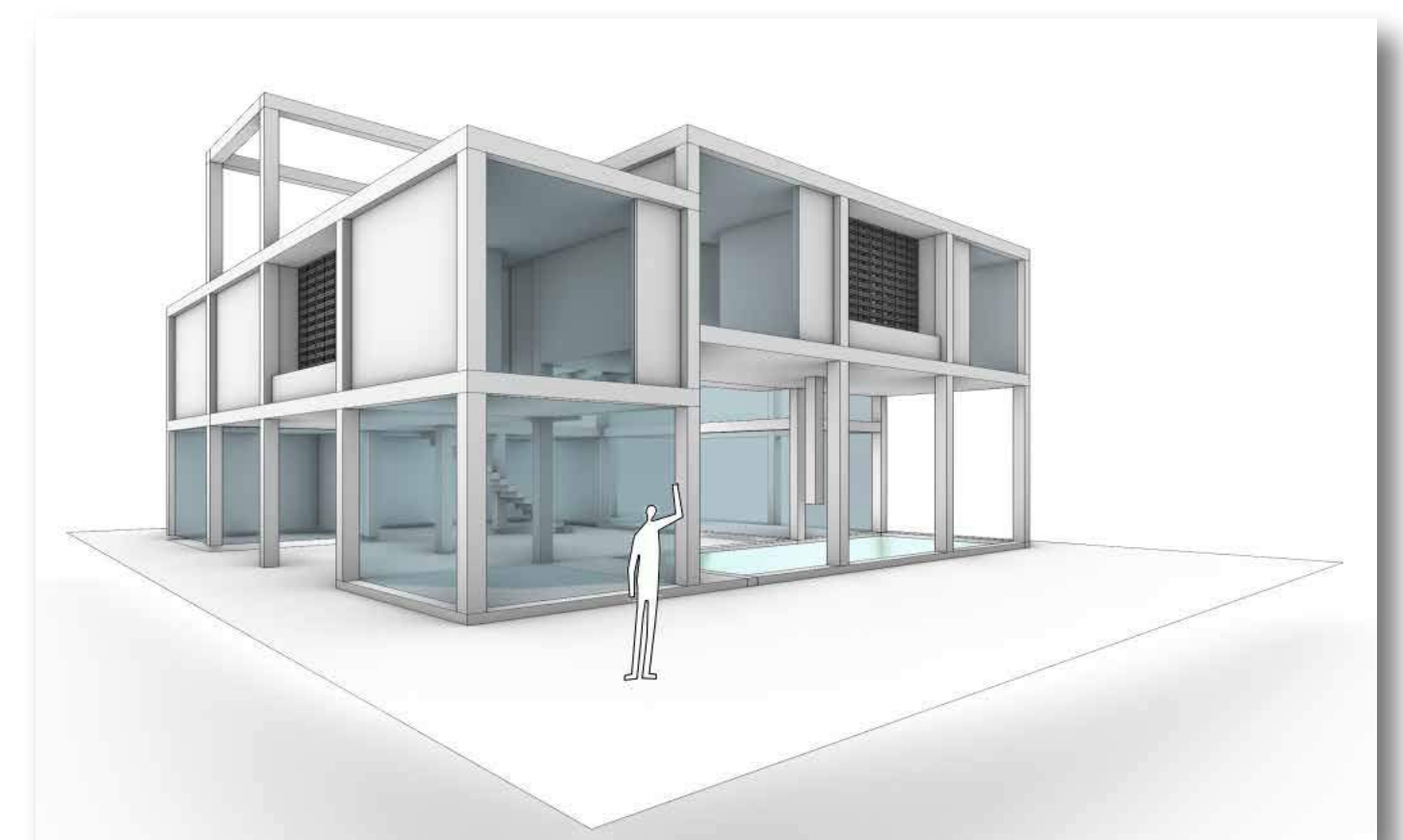
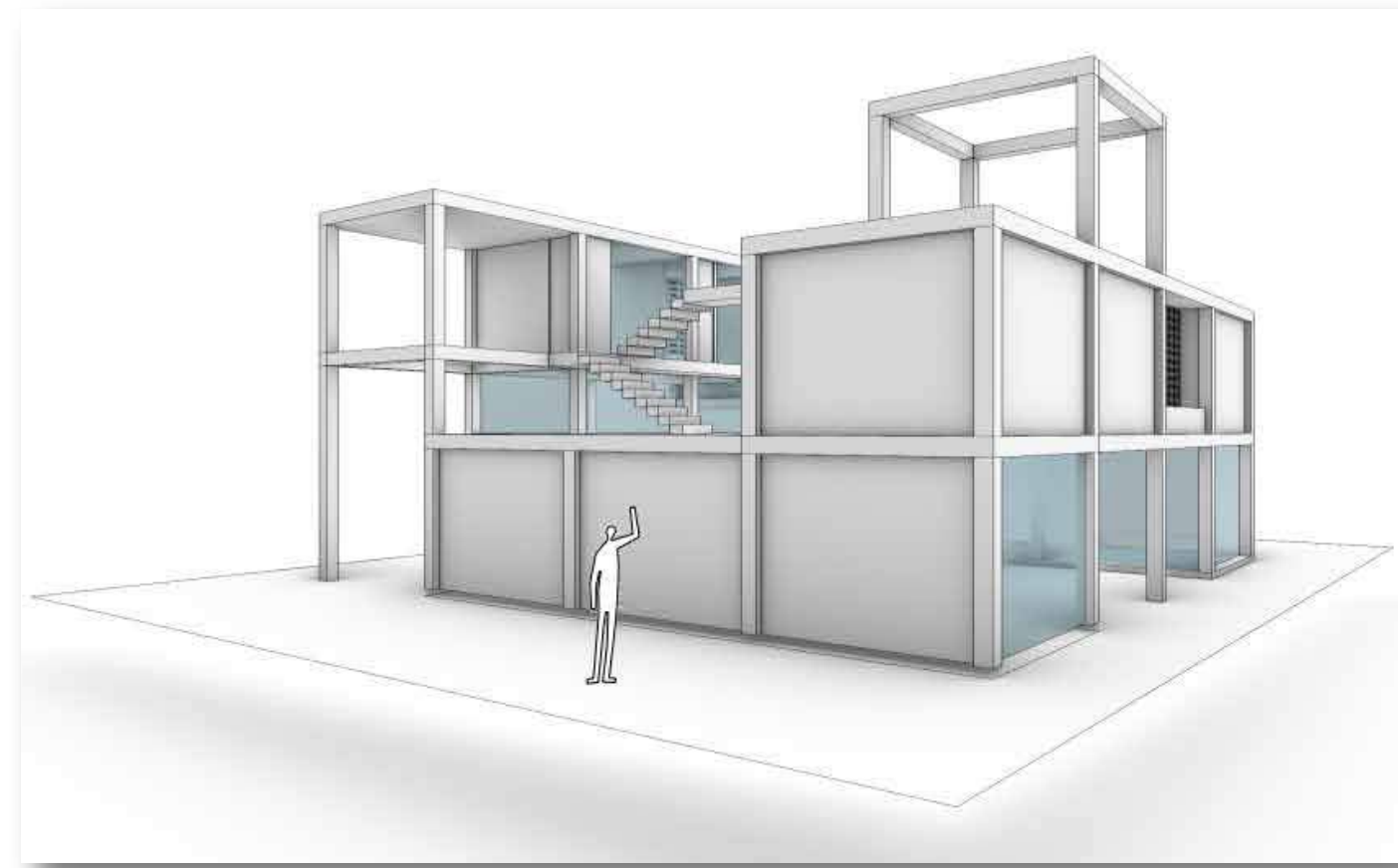
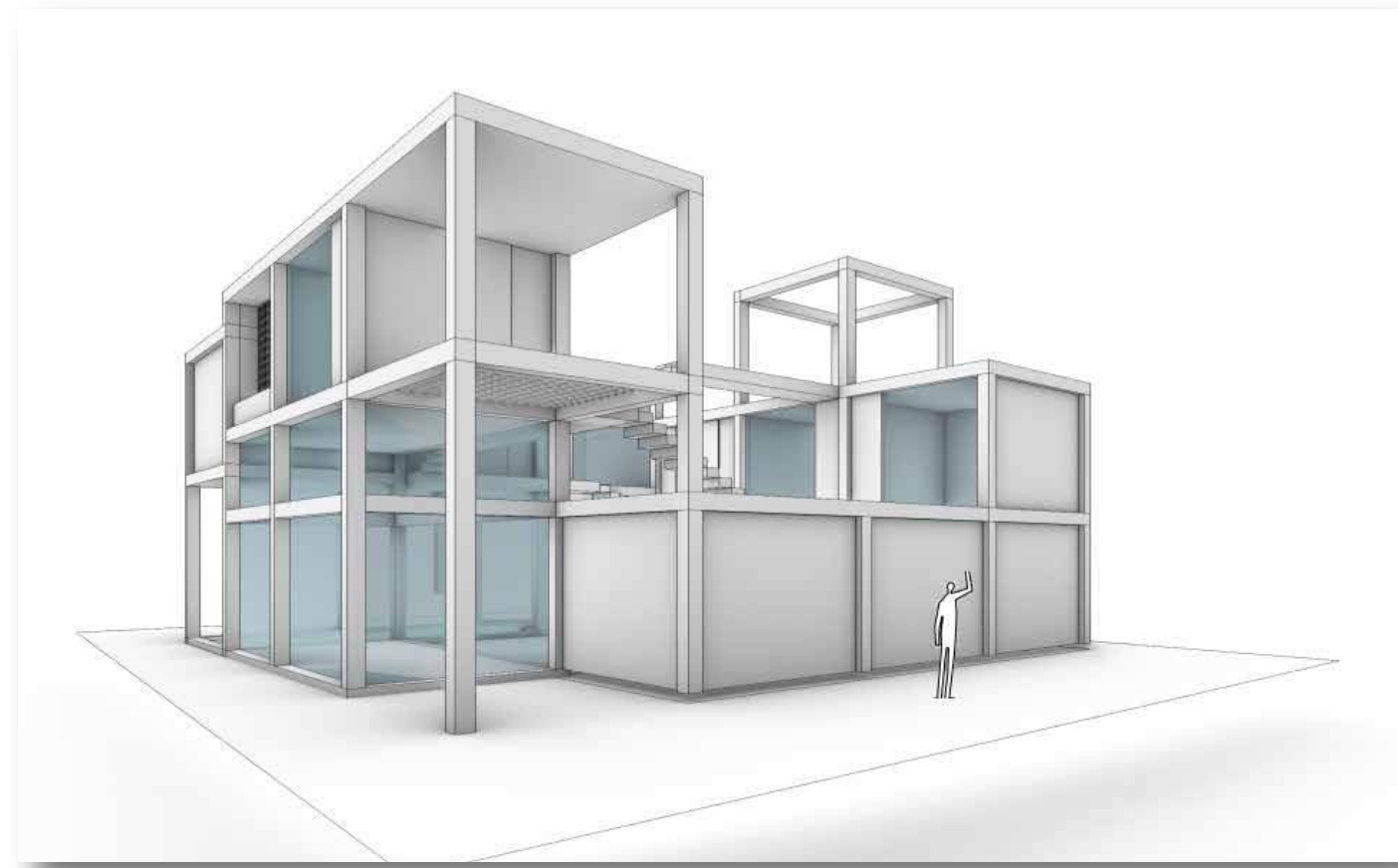


A S T R O



A S T R O

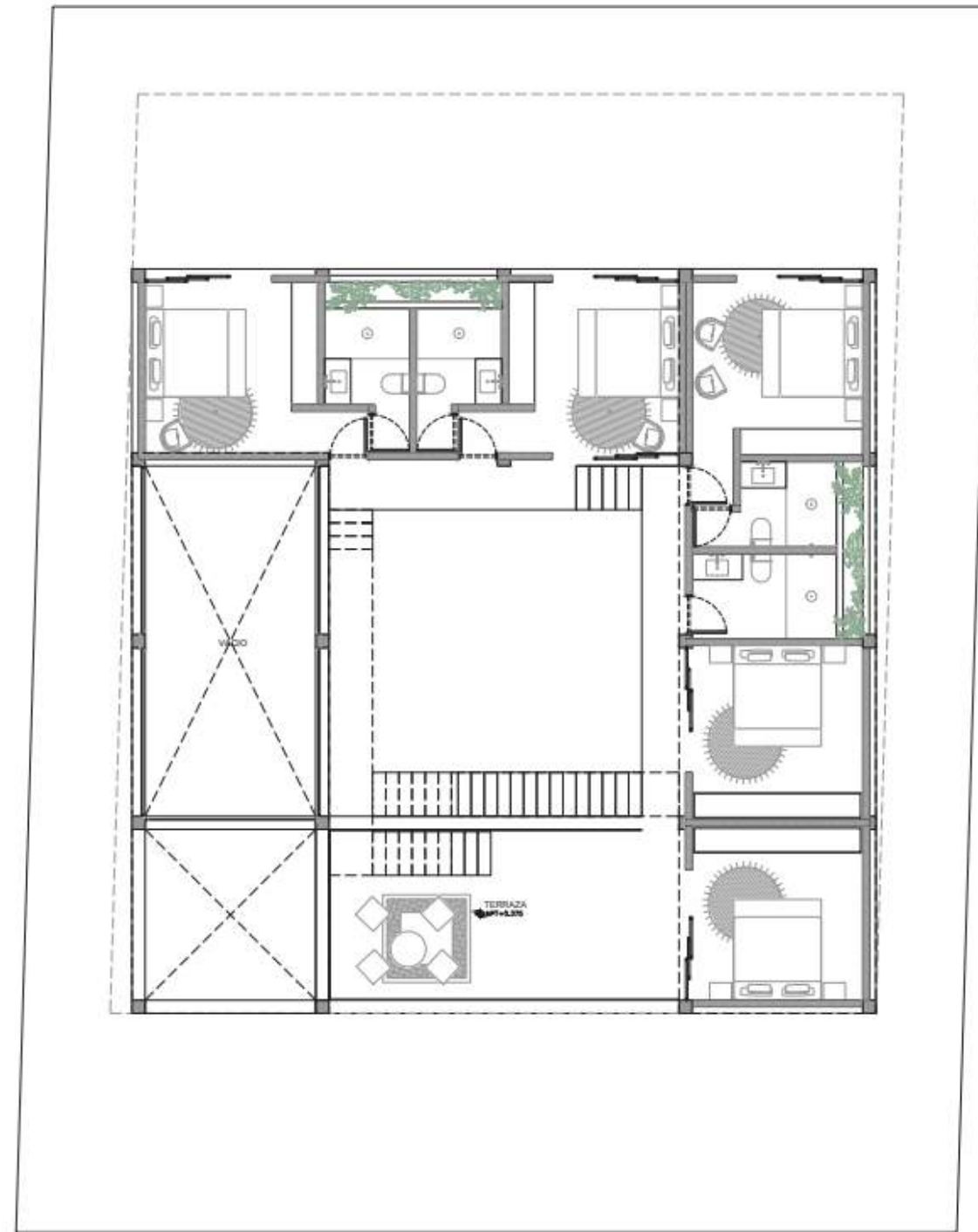






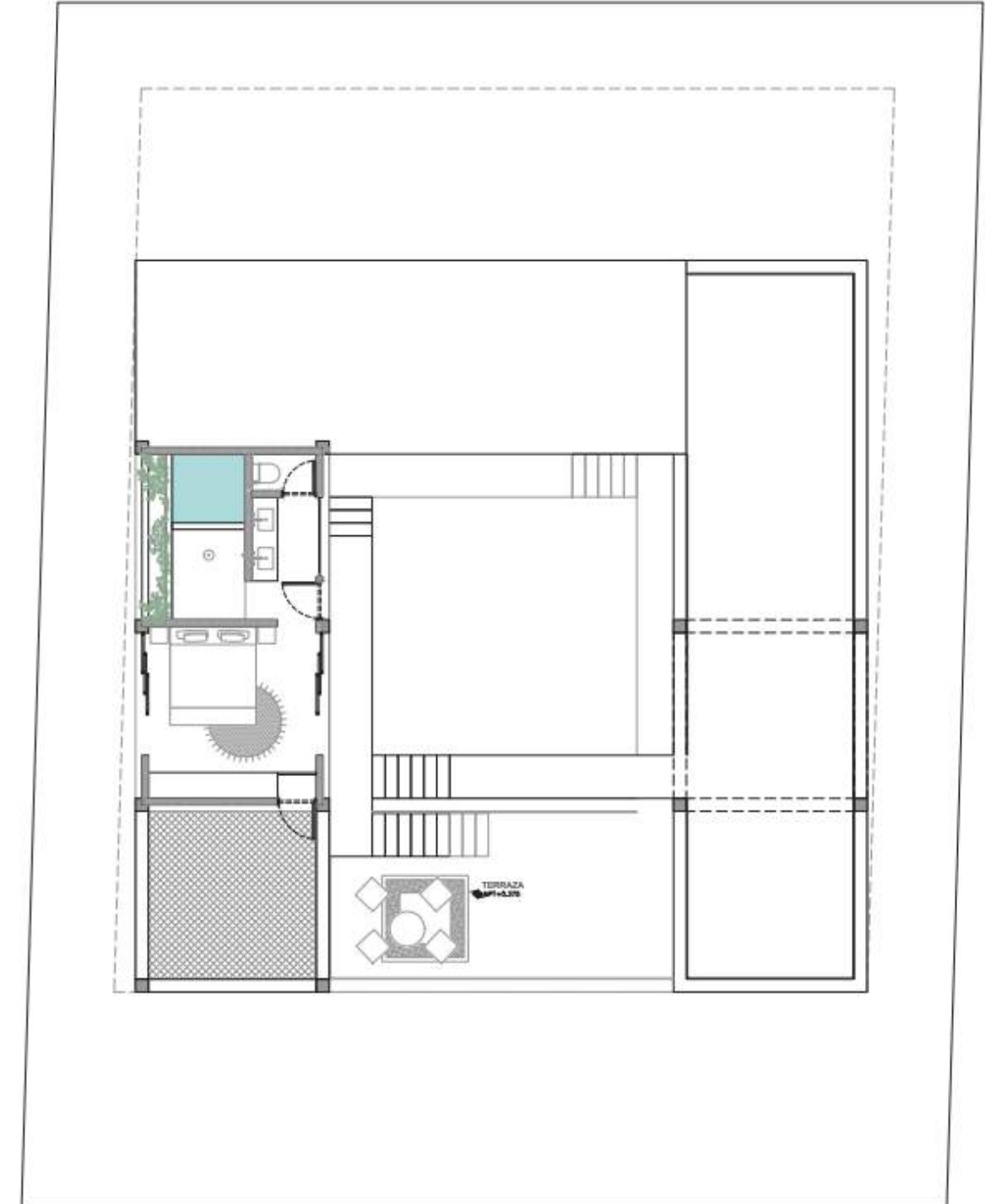
GROUND FLOOR

INTERIOR AREA: 125.60 M2
EXTERIOR AREA: 24 M2
POOL: 60 M2



FIRST FLOOR

INTERIOR AREA: 68.90 M2
EXTERIOR AREA: 40 M2
POOL: 6 M2



SECOND FLOOR

INTERIOR AREA: 125.60 M2
EXTERIOR AREA: 24 M2
POOL: 60 M2

R A M E



417 m2 | 4489 sqft



6



6

R A M E

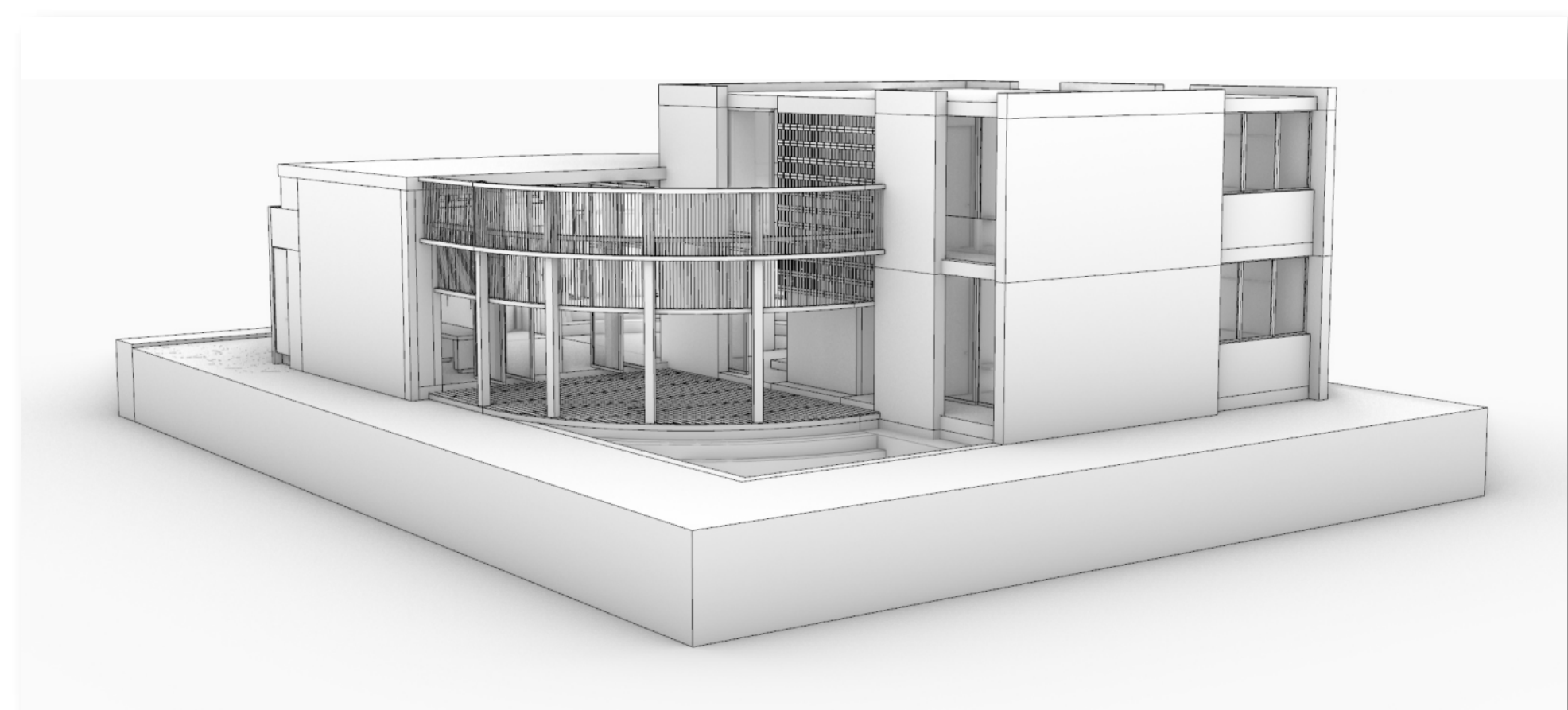
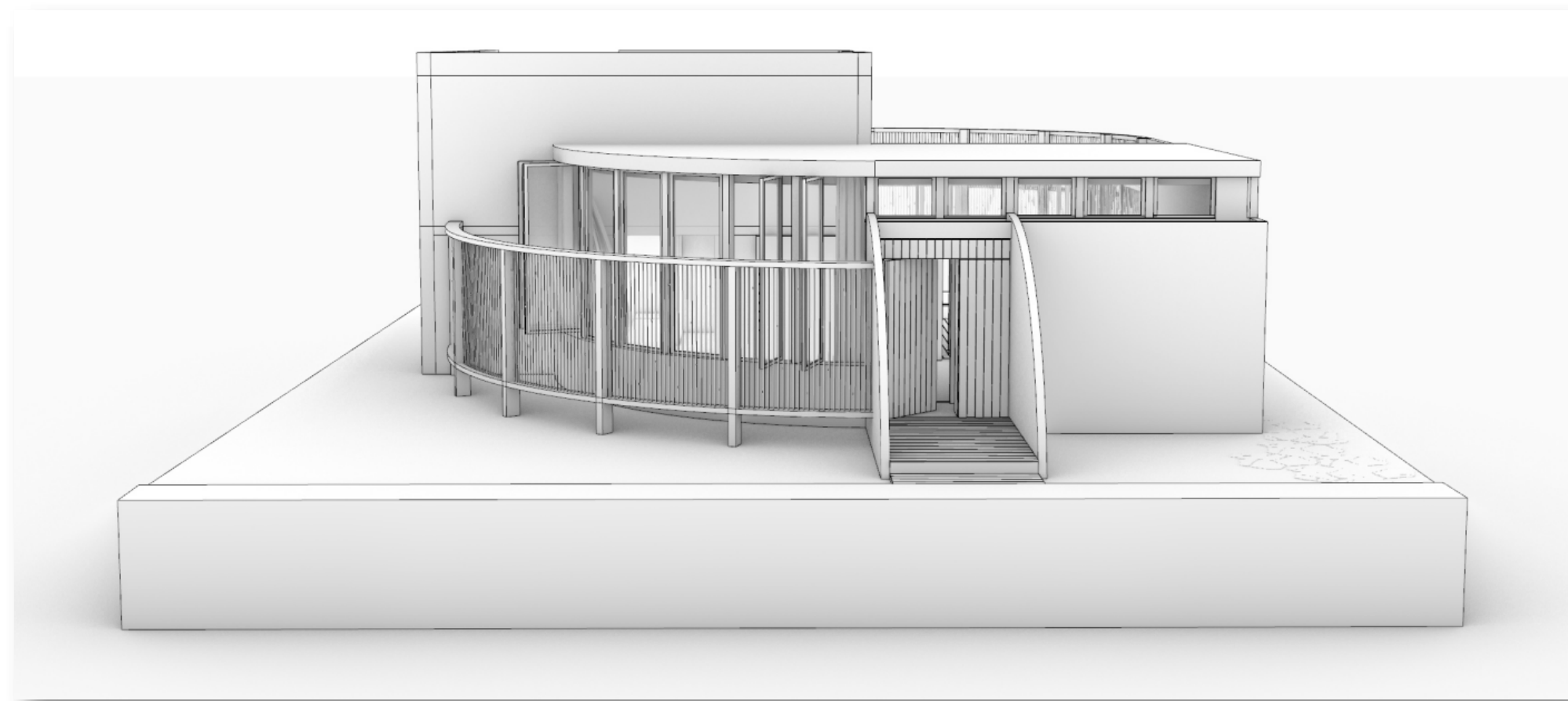
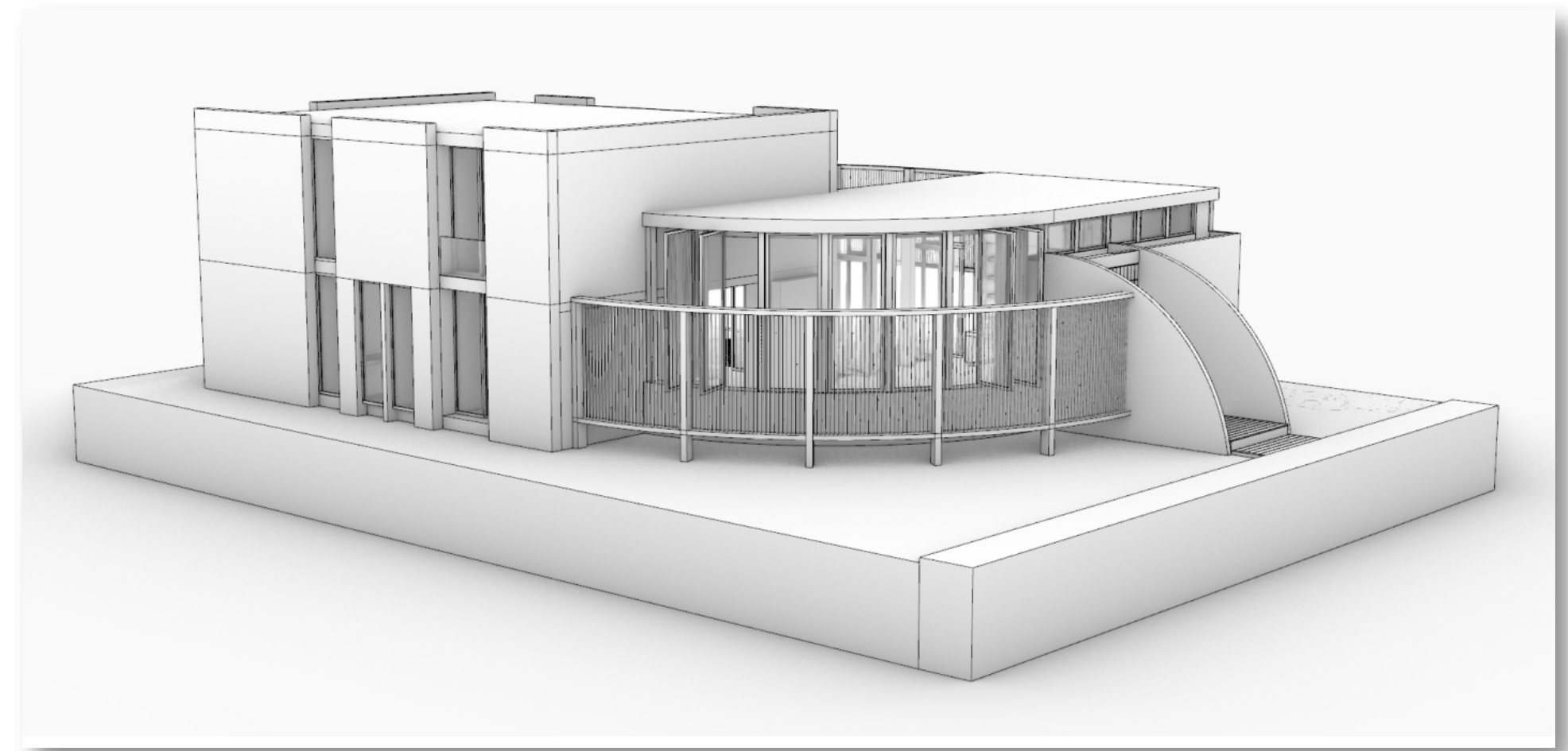
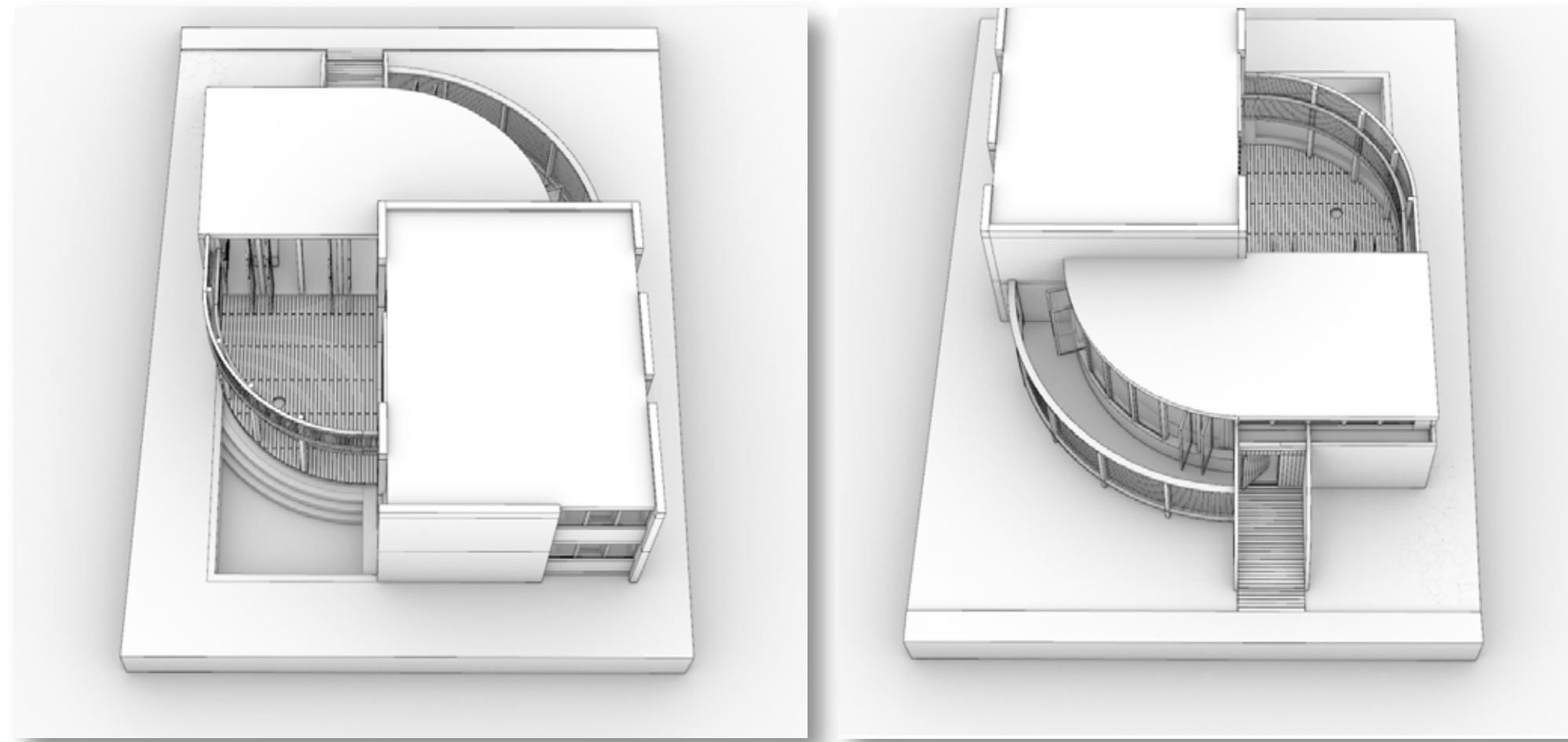


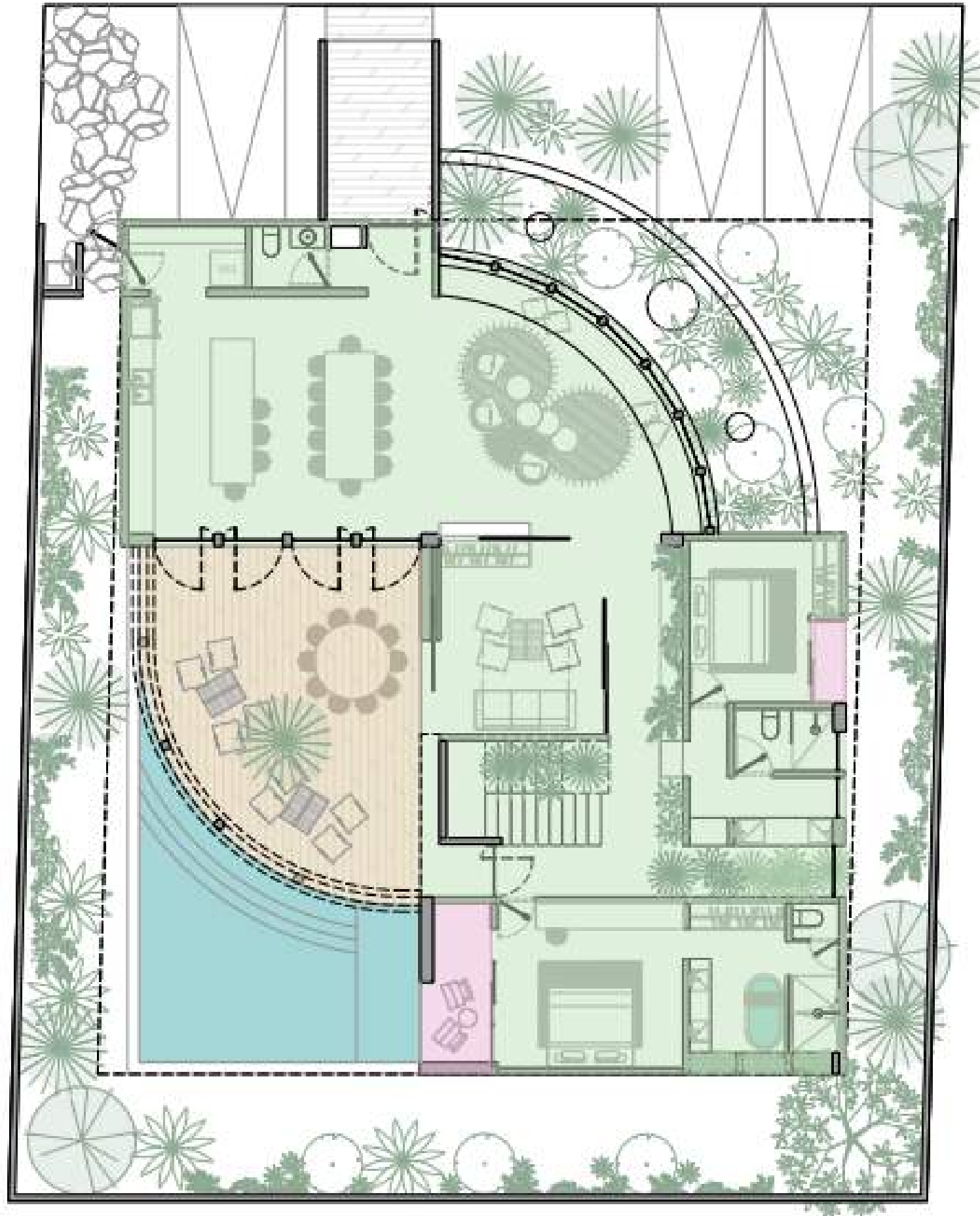
R A M E



R A M E







GROUND FLOOR



FIRST FLOOR

MATERIALS

EXTERIOR

- Tzalam Wood
- Chukum Stucco
- Polished Concrete
- Aluminum Framed Windows
- Limestone Wall
- Tropical Vegetation
- Mayan Garden Flooring
- Solar Exterior Lighting



MATERIALS

INTERIOR

- Board Formed Concrete
- Tzalam Wood
- Polished Concrete
- Chukum Stucco
- Quartz Countertops
- Devastated Concrete Floors
- Crema Maya Flooring
- Basin in Bathrooms



EQUIPMENT

- Moen black matte fixtures and sink
- SMEG range oven & stove
- Garbage disposal
- Mini split A/C
- Ceiling fans
- Pool filter & pump
- Recessed ceiling lighting
- Kitchen pendant lights
- Dishwasher connection
- Water heater
- Solar panels & 2 batteries



HOME AUTOMATION

- Smart home wired
- 3 grandstream wireless
- Access points
- Nspanel controller
- Wall lighting dimmer controls
- Intelligent electronic
- Digital lock

CØSMOS
BY AMARI