



**XATUM<sup>®</sup>**

*Signature Life*



An aerial photograph of a tropical beach. The top half of the image shows clear, turquoise ocean water with a small white boat floating in the upper left. Below the water is a thin strip of white surf washing onto a wide, golden-sand beach. The bottom half of the image is dominated by a dense line of lush green palm trees and other tropical vegetation. The overall scene is bright and idyllic.

EXPERIENCE WHAT YOU'VE  
ALWAYS DESIRED





*Signature Life*





# XATUM<sup>®</sup>

*Signature Life*

Welcome to Xatum. Exclusive apartments and a unique collection of amenities will set a new standard for tropical living on the coast of the Riviera Maya.

A place to enrich the senses. An environment that combines diverse natural settings with the tropical activities that distinguish Tulum. A project designed to experience the life you've always dreamed of.



# TULUM IS CONNECTION





 **TULUM AIRPORT**  
40 MIN

**CANCUN AIRPORT**  
1HR 40 MIN 



 **ROUTES BY CAR**

40 MIN TULUM AIRPORT  
1HR 40 MIN CANCUN INT. AIRPORT

 **ROUTES BY BYCICLE**

7 MIN DOWNTOWN TULUM  
2 MIN ALDEA ZAMÁ  
3 MIN GREEN SCHOOL  
4 MIN ART PARK  
5 MIN HOTEL ZONE  
5 MIN TULUM BEACH  
10 MIN PARAISO BEACH  
15 MIN ARCHAEOLOGICAL ZONE

Av. Cobá Sur, Lote 12-13 Mondo Residencial  
Selvazama, Tulum, Quintana Roo.





# WE ARE PART OF SELVAZAMA

Where barefoot luxury meets the heart of Tulum's nature.

Immerse yourself in a universe where visionary architecture, exceptional projects, and innovative lifestyle intertwine. Explore our high-end residences, luxury hotels, vibrant shopping centers, elegant boutiques, gourmet restaurants, renowned museums, idyllic natural landscapes and captivating art exhibitions.

In Selvazama, the future stands tall, offering you an invaluable opportunity to be an active part of it.



# AMENITIES MADE TO ELEVATE YOUR SENSES



Sand & Beds





# EDGE CERTIFICATION

*Our main commitment is to the environment and to people's quality of life.*

Therefore, we present an innovative project designed to meet the highest standards of environmental quality and sustainability. As an EDGE-certified project, Xatum is not only emblematic and functional, but also efficient, friendly and sustainable.

## **ENERGY SAVING**

- Efficient inverter-type air conditioning system.
- LED lighting in apartments and common areas.
- Automatic lighting control in common areas.
- Bioclimatic design and passive strategies: natural ventilation and solar protection.
- Exterior walls and roof with insulating materials.
- High-performance window and door systems.

## **WATER CONSUMPTION SAVING**

- Sanitary appliances with maximum savings.
- Low-maintenance landscaping with native plants.
- Low consumption irrigation system.
- Condensate water recovery from the air conditioning system.





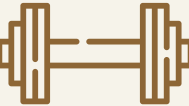
# AMENITIES



ZEN GARDEN



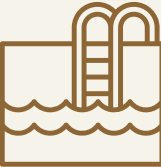
COWORK



GYM



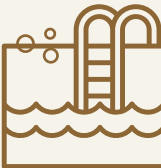
DRY SUNDECK



PANORAMIC POOL



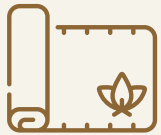
WET SUNDECK



HOT TUB



SAND & BEDS



YOGA



SAUNA



PET PARK



JUNGLE GYM



LOUNGE BAR



SOCIAL DINING



FIRE PIT



GRILL

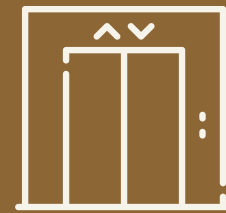


# SERVICES



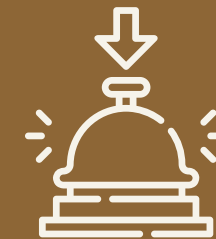
## **PARKING LOT**

24 PARKING SPACES  
IN FRONT OF THE BUILDING



## **ELEVATORS**

3 ELEVATORS



## **LOBBY**

LOBBY AND DROP OFF



## **24H SECURITY**

ELECTRONIC AND PHYSICAL  
SURVEILLANCE SYSTEMS



## **CCTV**

IMAGE AND VIDEO  
MONITORING SYSTEM





| Panoramic Pool & Wet Sundeck





Fire Pit





Lounge Bar





Social Dining





Yoga





Gym





Jungle Gym





Pet Park



# EXPERIENCE TROPICAL LIVING IN TULUM

Our apartments are delivered equipped and with luxury finishes in a variety of typologies ranging from **1, 2 and 3 bedrooms, plus a flex space**. As well as options with or without pool.

The **flex** space is an outstanding feature of our apartments. It is a versatile area that adjusts according to the user's needs, whether as an additional bedroom, an entertainment room or a home office. Versatility is key, and this space adapts to your lifestyle.

Each model has different layouts in sizes from **64 m2 to 135 m2**.





**Level 5 - Rooftop**

- 4. Yoga
- 5. Sauna
- 6. Sand & Beds
- 7. Dry Sundeck
- 8. Panoramic Pool
- 9. Wet Sundeck
- 10. Hot Tub
- 11. Lounge Bar
- 12. Social Dining
- 13. Grill
- 14. Fire Pit
- 15. Jungle Gym
- 16. Pet Park



**Level 2 - Level 4**

- Typologies Level 2-4
- 3. Gym



**Ground Floor**

- Garden Apartments
- Parking Lot
- Lobby
- 1. Cowork
- 2. Zen Garden



# GARDEN APARTMENT



**TYPE B**  
**2 BEDROOMS + PRIVATE**  
**POOL APARTMENT**  
2.5 BATHROOMS  
GARDEN  
WALK-IN CLOSET  
LAUNDRY ROOM  
VIEW: NORTH & SOUTH  
TOTAL: 106.40 M2



# GARDEN APARTMENT



**TYPE B**  
**2 BEDROOMS + PRIVATE**  
**POOL APARTMENT**  
2.5 BATHROOMS  
GARDEN  
WALK-IN CLOSET  
LAUNDRY ROOM  
VIEW: NORTH & SOUTH  
TOTAL: 118.61 M2



# GARDEN APARTMENT



**TYPE C**  
**2 BEDROOMS + FLEX +**  
**PRIVATE POOL APARTMENT**  
2.5 BATHROOMS  
GARDEN  
WALK-IN CLOSET  
LAUNDRY ROOM  
VIEW: NORTH & SOUTH  
TOTAL: 124.66 M2



# GARDEN APARTMENT



**TYPE C**  
**2 BEDROOMS + FLEX +**  
**PRIVATE POOL APARTMENT**  
2.5 BATHROOMS  
GARDEN  
WALK-IN CLOSET  
LAUNDRY ROOM  
VIEW: NORTH & SOUTH  
TOTAL: 129.17 M2



















# APARTMENTS LEVEL 2-4



**TYPE A**  
FROM 64.77 M2  
TO 74.64 M2  
1 BEDROOM  
1 FLEX  
1.5 BATHROOM  
WALK-IN CLOSET  
1 BALCONY  
LAUNDRY ROOM



# APARTMENTS LEVEL 2-4



## **TYPE B**

FROM 86.54 M<sup>2</sup>

TO 96.47 M<sup>2</sup>

2 BEDROOMS

2.5 BATHROOMS

WALK-IN CLOSET

1 OR 2 BALCONIES

LAUNDRY ROOM



# APARTMENTS LEVEL 2-4



## **TYPE C**

FROM 94.35 M<sup>2</sup>

TO 109.44 M<sup>2</sup>

2 BEDROOMS

1 FLEX

2.5 BATHROOMS

WALK-IN CLOSET

1 OR 2 BALCONIES

LAUNDRY ROOM



# APARTMENTS LEVEL 2-4



## **TYPE D**

115.81 M<sup>2</sup>

3 BEDROOMS

3 BATHROOMS

WALK-IN CLOSET

1 BALCONY

LAUNDRY ROOM



# TIPOLOGÍAS NIVEL 2-4



## **TYPE E**

135.54M2

3 BEDROOMS

1 FLEX

3.5 BATHROOMS

WALK-IN CLOSET

LOCK OFF

2 BALCONIES

LAUNDRY ROOM



















# NATURAL EXCELLENCE X RDLP ARQUITECTOS

Rodrigo de la Peña graduated as an architect from the University of Monterrey. He pursued a master's degree in Architecture and Urbanism at the Architectural Association (AA) in London, England. Founder and director of the RDLP Arquitectos firm in Monterrey, Mexico.

His work has been recognized in State and National Architecture Biennials, CEMEX Works Awards, Interceramic Awards, among others. Currently, his firm has expanded to develop renowned projects of various types, including multifamily, commercial, and office spaces.



**rdlp**