TULUM Q. ROO

XATUM®

Xignature **Life**

EXCELLENCE BY NATURE BY RDLP ARCHITECTS:

Rodrigo de la Peña holds a degree in Architecture from the Universidad de Monterrey and a Master's in Architecture and Urbanism from the Architectural Association (AA) in London, England.

He is the founder and director of RDLP Arquitectos in Monterrey, Mexico. His work has been recognized in State and National Architecture Biennials, CEMEX Building Awards, Interceramic Awards, among others.

Today, his firm has expanded to develop renowned projects of various types, including multifamily, commercial, and office spaces.





Where luxury and nature come together in perfect harmony.

In this exclusive enclave of Tulum, visionary architecture blends with high-end residences, luxury hotels, boutiques, and gourmet restaurants. Surrounded by art, culture, and unique natural landscapes, Selvazama invites you to be part of an innovative lifestyle in an environment that enhances the value of every investment.


TULUM AIRPORT
40 MIN
CHETUMAL - CANCÚN
CANCUN AIRPORT
1HR 40 MIN
ARCHAEOLOGICAL ZONE
10 MIN
CHEDRAUI SELECTO
7 MIN
DOWTOWN TULUM
NATIONAL PARK TULUM
CHETUMAL - CANCÚN
PARAISO BEACH
10 MIN
GYPSEA MARKET
11 MIN
ALDEA ZAMÁ
AV. COBÁ
FRESH MARKET
5 MIN
LA VELETA
AV. KUKULKAN
LA COSTERA
5A. AVE. SUR
XATUM
GREEN SCHOOL
3 MIN
SELVAZAMA
HOTEL ZONE
5 min
ART PARK
4 MIN
TULUM BEACH
5 min
CARIBBEAN SEA
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

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We welcome Xatum, a development that redefines luxury and the living experience in Tulum. With unique architecture and apartments designed to maximize comfort and flexibility, Xatum offers 2- to 3-bedroom options with Flex spaces adaptable to your needs. This project stands out not only for its design but also for an exclusive rooftop with amenities that make the most of the views and tropical breeze.

Xatum is more than just a property; it's an investment opportunity inviting you to enjoy life in the Riviera Maya as you've always dreamed.



SERVICES



PARKING LOT
24 PARKING SPACES
IN FRONT OF THE BUILDING



ELEVATORS
3 ELEVATORS



LOBBY
LOBBY AND DROP OFF



BEACH CLUB
PARTNERSHIP WITH
BEACH CLUB



24H SECURITY
ELECTRONIC AND PHYSICAL
SURVEILLANCE SYSTEMS



CCTV
IMAGE AND VIDEO
MONITORING SYSTEM



TRANSPORTATION TO THE BEACH



BIKE RACK
BIKE RENTAL

AMENITIES

RECREATIONAL

- ALBERCA PANORÁMICA
- LOUNGE BAR
- WET SUNDECK
- PET PARK
- SOCIAL DINING
- FIRE PIT
- COWORK
- GRILL

RELAXATION

- SAUNA
- HOT TUB
- SAND & BEDS
- DRY SUNDECK

HOLISTIC

- ZEN GARDEN
- YOGA

FITNESS

- GYM
- JUNGLE GYM


Sand & Beds



Fire Pit



Social Dining



Yoga



Panoramic Pool & Wet Sundeck



Lounge Bar



Jungle Gym


Pet Park



Gym

Excellence In Design
For Greater Efficiencies

Edge

EDGE CERTIFICATION

Our primary commitment is to the environment and to enhancing people's quality of life.

That's why 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 iconic and functional but also efficient, eco-friendly, and sustainable.

FROM 20% TO 25% IN SAVINGS *REFLECTED ON YOUR BILLS*

WATER CONSUMPTION SAVINGS

- High-efficiency sanitary fixtures.
- Low-maintenance landscaping with native plants.
- Condensate water recovery.
- Recovery of condensate water from the air conditioning system.

ENERGY SAVINGS

- High-efficiency inverter-type air conditioning system.
- LED lighting in apartments and common areas.
- Automated 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 system.



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



DISCOVER OUR UNIT TYPES

2 and 3
Bedrooms

Garden models
with private pool

Lock-Off

Fully equipped
apartments

Flex Spaces

FLEX SPACES

The Flex Space is a standout feature of our apartments. It's a versatile area that adapts to the user's needs, whether as an additional bedroom, an entertainment room, or a home office.

Versatility is key, and this space adjusts to your lifestyle.





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








Scandinavian
CASE STUDY HOUSES

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 M2
TO 96.47 M2
2 BEDROOMS
2.5 BATHROOMA
WALK-IN CLOSET
1 OR 2 BALCONIES
LAUNDRY ROOM

APARTMENTS LEVEL 2-4



TYPE C
FROM 94.35 M2
TO 109.44 M2
2 BEDROOMS
1 FLEX
2.5 BATHROOMS
WALK-IN CLOSET
1 OR 2 BALCONIES
LAUNDRY ROOM

APARTMENTS LEVEL 2-4



TYPE D
115.81 M2
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









