

NAUTILA
BEACHFRONT FLATS

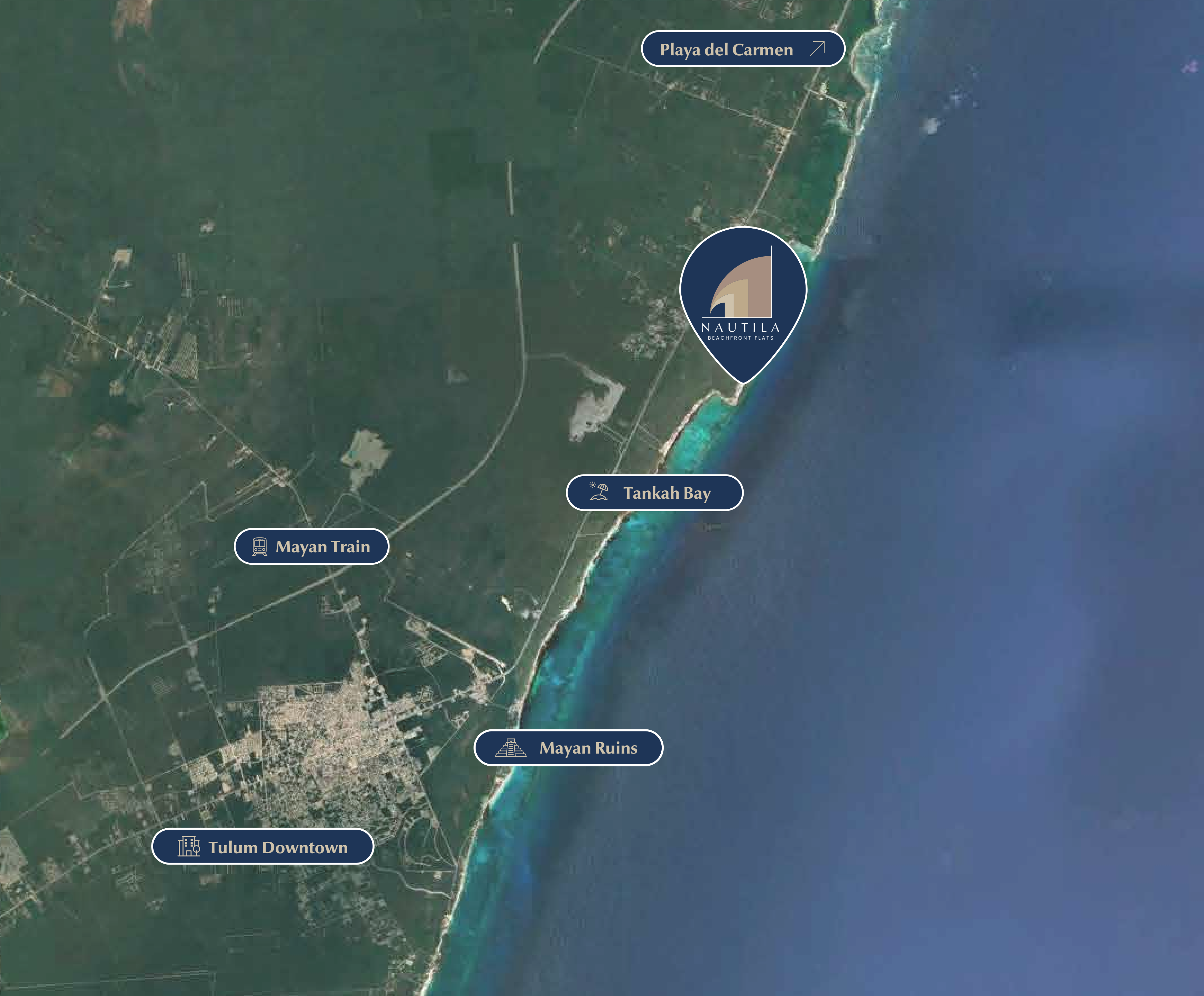
The logo features a stylized graphic of a wave or a building facade composed of three overlapping, curved shapes in shades of brown and tan. Below the graphic, the word "NAUTILA" is written in a large, white, serif font, and "BEACHFRONT FLATS" is written in a smaller, white, sans-serif font below it.



Nautila unfolds in an authentic environment where architecture, beauty, and essence harmoniously blend in the natural paradise of the Mexican Caribbean.

An aerial photograph of a tropical beach. The top portion shows a sandy shore with long, dark shadows of palm trees cast across it. A person is lying on the sand. The water is exceptionally clear, showing a gradient from light turquoise near the shore to a deeper, darker blue further out. The seabed is visible through the water, showing sandy patches and darker, rocky areas. The overall scene is serene and idyllic.

EXPERIENCE LUXURY BY THE SEA



Playa del Carmen ↗

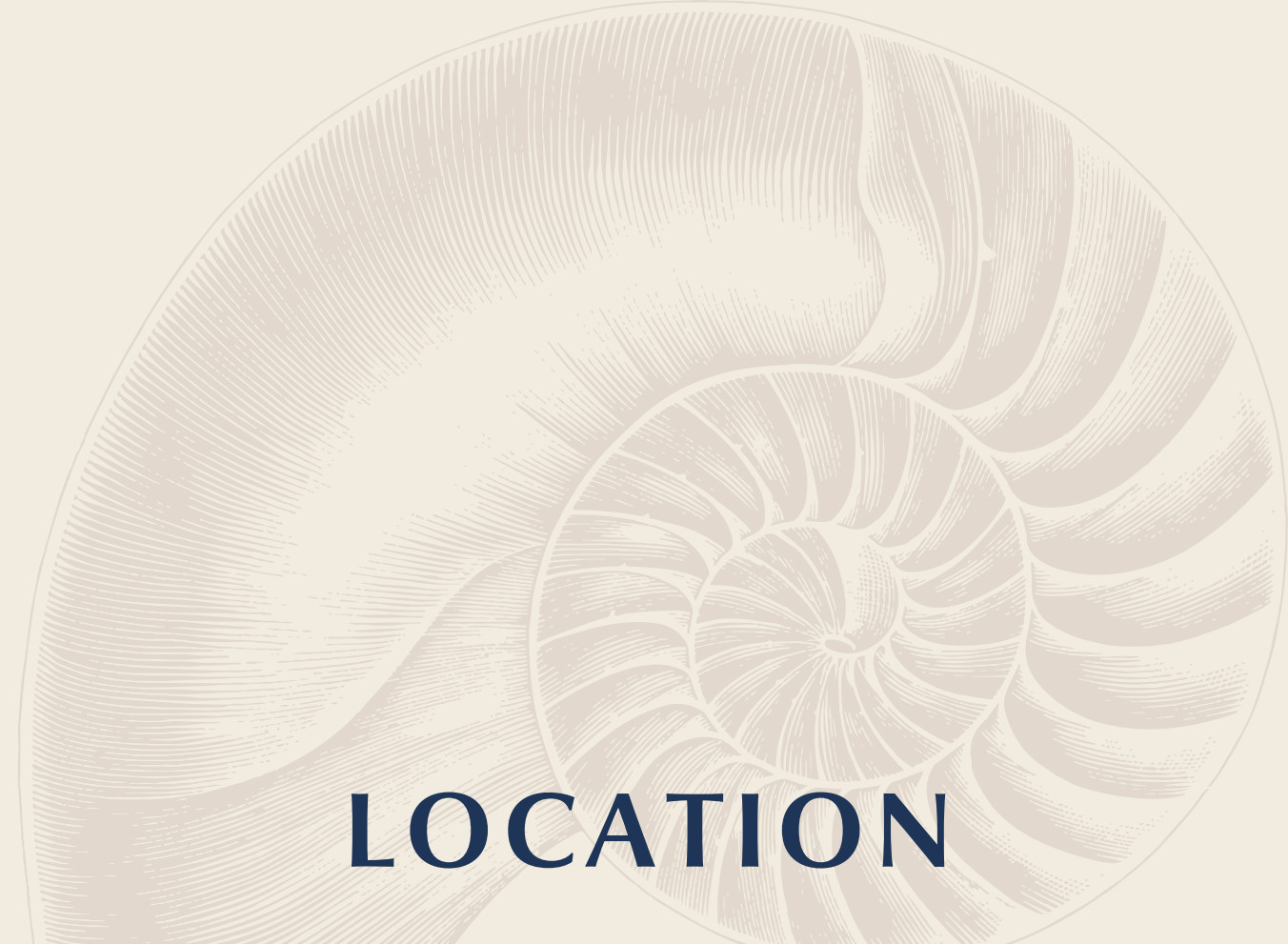


Tankah Bay

Mayan Train

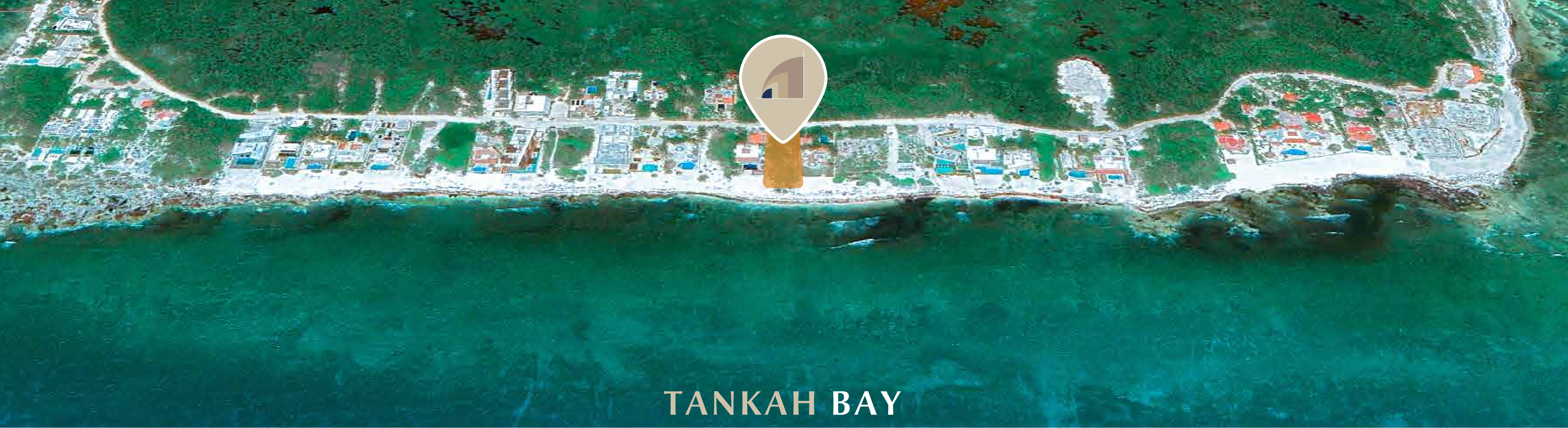
Mayan Ruins

Tulum Downtown



LOCATION

Nautila is located in Bahía Tankah, Tulum, Quintana Roo, a paradisiacal corner of the Mexican Caribbean. Surrounded by **crystal-clear waters, white sands, and lush vegetation**, this exclusive development offers a perfect retreat for those seeking luxury, tranquility, and a connection with nature.



TANKAH BAY

Tankah Bay stands out for its pristine beaches and crystal-clear waters, attracting tourists and residents alike. Its proximity to Tulum, with its Mayan ruins and vibrant nightlife, adds value to the area. The region is being developed with a focus on sustainability and ecotourism, offering exclusivity

and tranquility. The growing tourist interest ensures a steady demand for vacation rental properties, increasing the value of real estate investments. Continuous infrastructure improvements and constant area appreciation make it a safe and profitable long-term investment.

CENOTE IN TANKAH

Cenote Manatí, in Bahía Tankah, Tulum, Quintana Roo, is a natural attraction near Nautila. Its fresh, sweet waters, surrounded by lush vegetation, offer a spectacular and relaxing setting. It is a natural sanctuary with diverse wildlife, including sea turtles from May to November. Ideal for nature and adventure lovers.



THINGS TO DO?

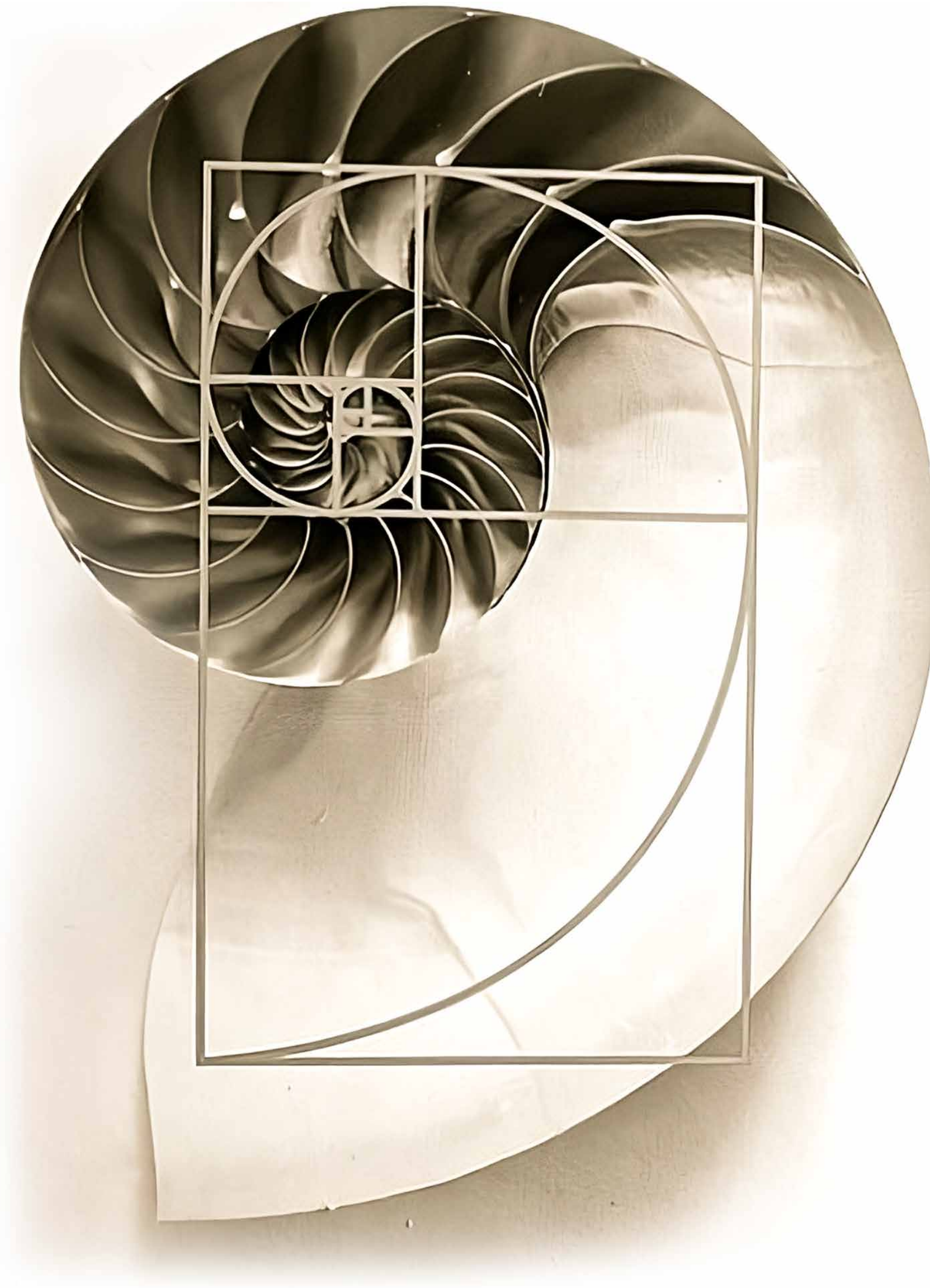
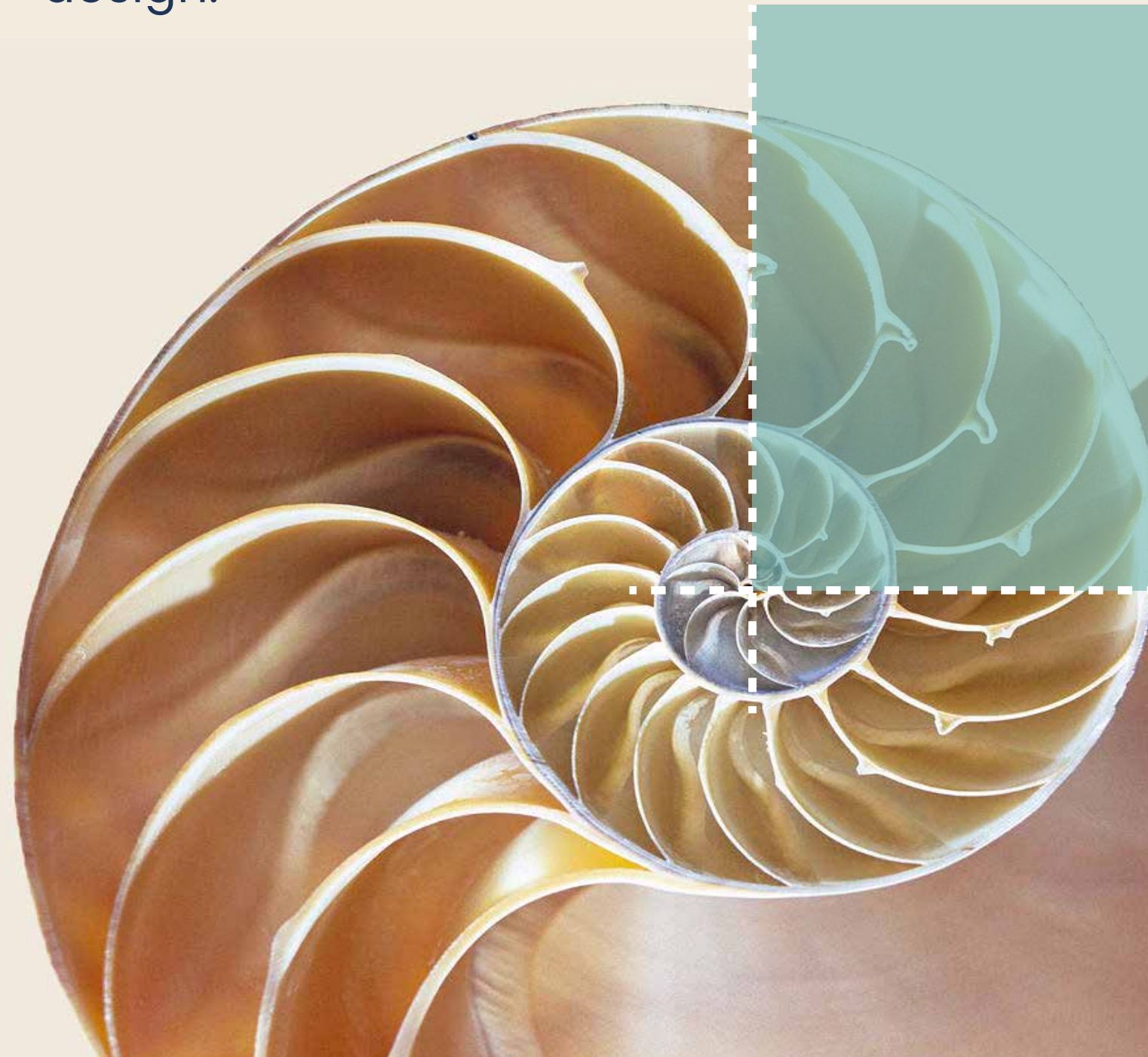
It is a beautiful cenote where you can do various activities, such as:

- **Swimming and snorkeling**
- **Kayaking**
- **Paddleboarding**
- **Take a diving class**
- **Enjoy the beach**

NAUTILA

CONCEPT

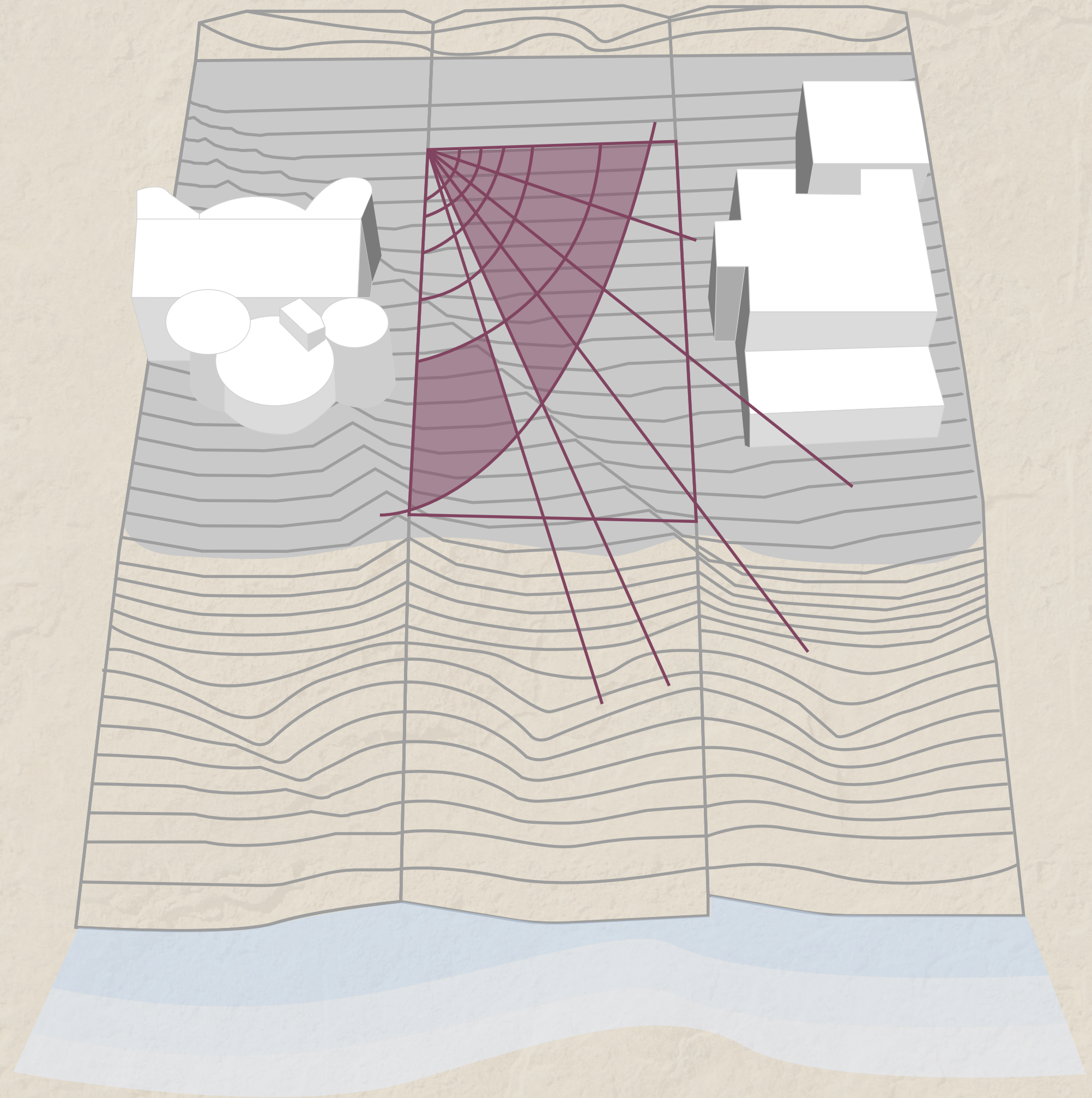
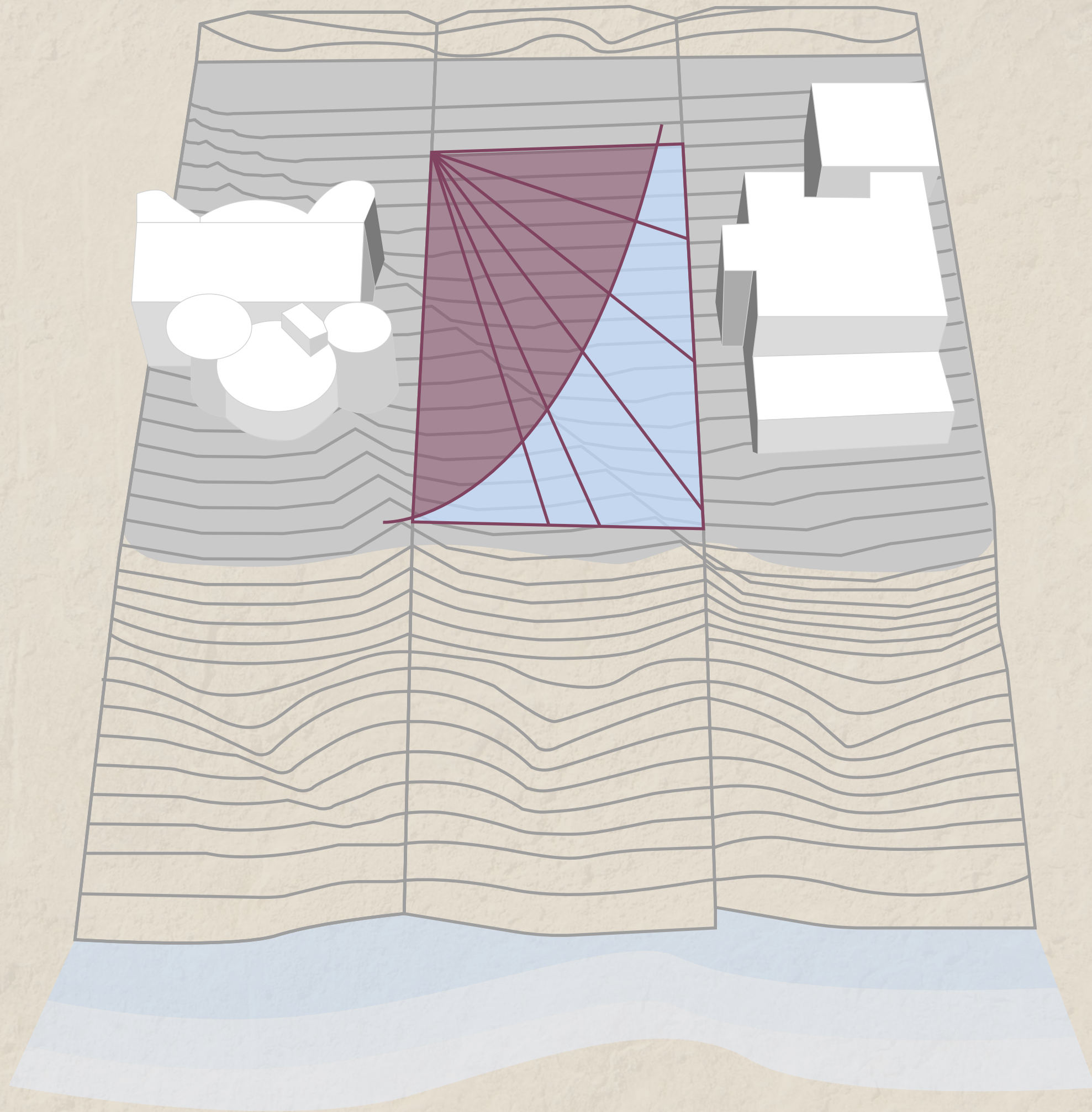
The project concept is inspired by the **Nautilus**, whose shell is an example of perfection due to its **golden ratio**. This ratio, known for its presence in art, architecture, and nature, embodies a magic and harmony that we have integrated into every aspect of our design.



NAUTILUS
POMPILIUS

NAUTILA

PERSPECTIVE





A LUXURY RETREAT IN TULUM

Nautila is an exclusive residential project located in the **vibrant tourist and residential area**. This development consists of **15 apartments spread across 4 levels**, each designed to offer maximum comfort and luxury.

*Perfect balance between
nature and luxury*





FREE MANAGEMENT

Free management in a beachfront development allows owners to manage their properties without restrictions from a single operator. Owners can:

- Choose between personal use or rental.
- Adjust rates according to demand.
- Hire services at their preference.
- Implement improvements.
- List their property on other platforms like Airbnb, Booking, and VrBo.



TULUM IN NUMBERS

15% ANNUAL
APPRECIATION IN TULUM

21 MILLION
TOURISTS IN 2023
IN QUINTANA ROO

76% AVERAGE
OCCUPANCY RATE IN TULUM

10 BILLION PESOS
IN ECONOMIC IMPACT
IN THE RIVIERA MAYA

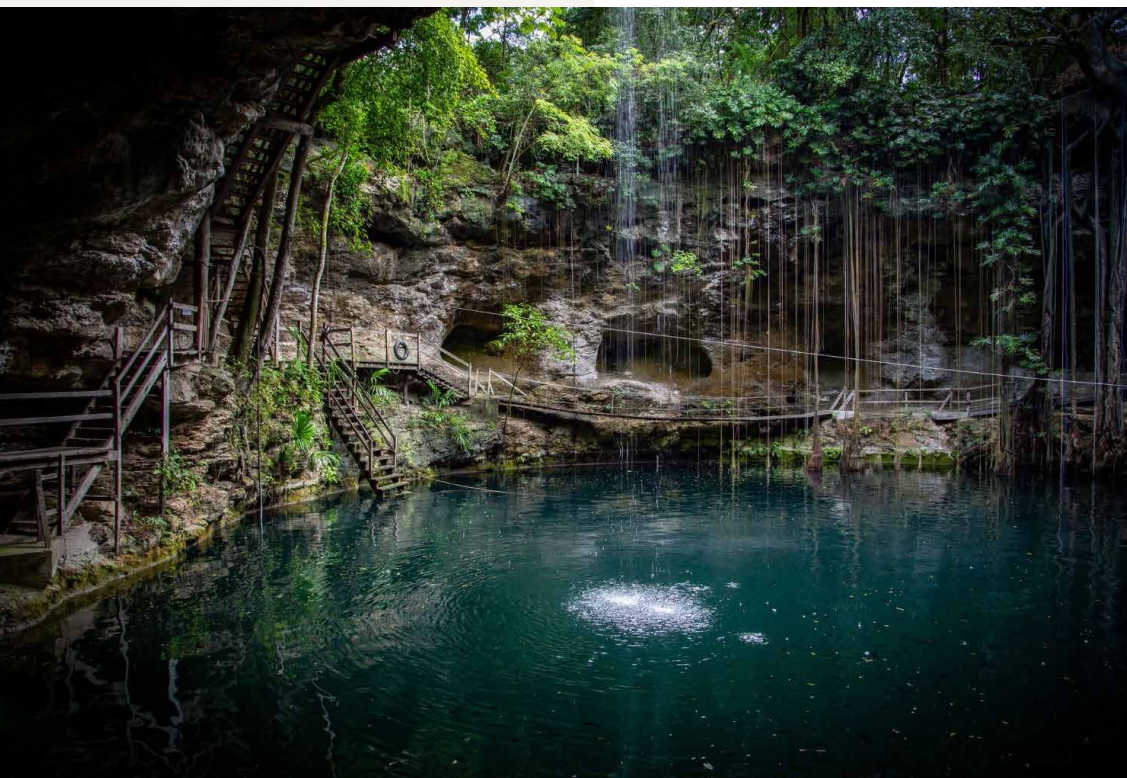
82.9 MILLION DOLLARS
IN FOREIGN DIRECT
INVESTMENT IN TULUM
(JAN-APR 2024)

25 - 29 YEARS
AVERAGE AGE



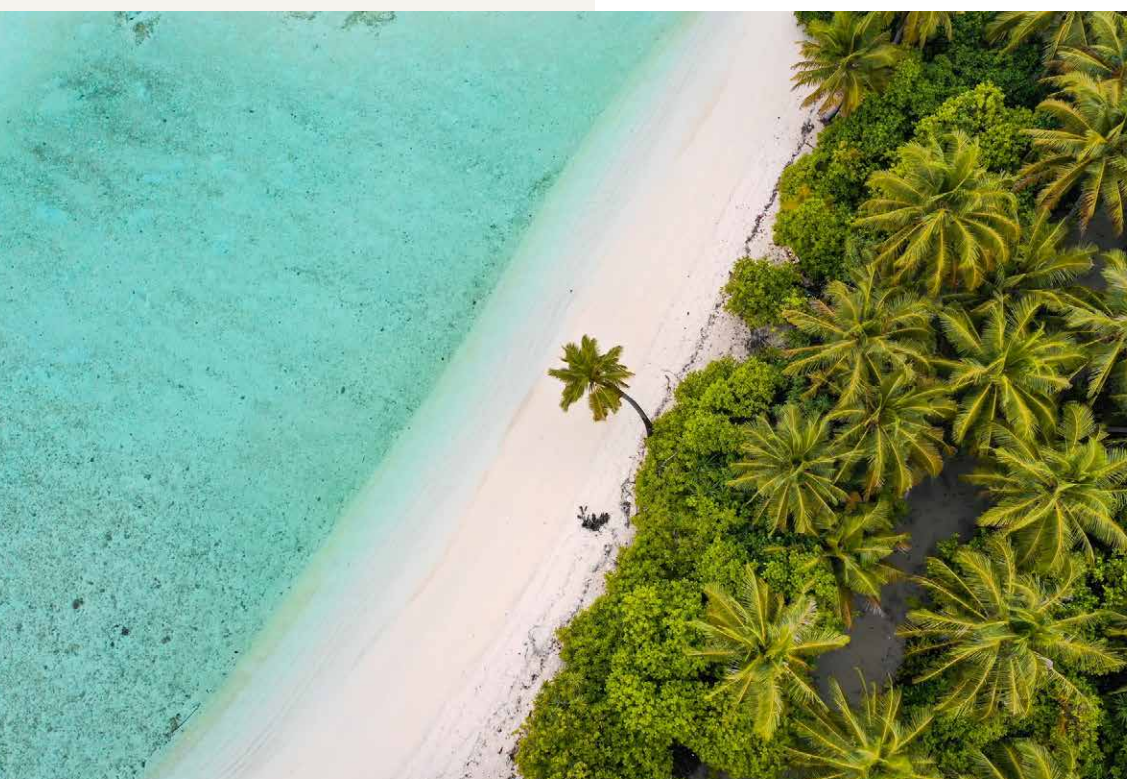
TULUM RUINS

The iconic Tulum ruins were built on the edge of a cliff—its views of the Caribbean are unique! Tulum, a walled city dedicated to the Descending God, was an important Mayan trade center between the 6th and 15th centuries. Located in front of the Caribbean Sea, they are within **Parque Jaguar**, the only protected area between Cancun and Tulum.



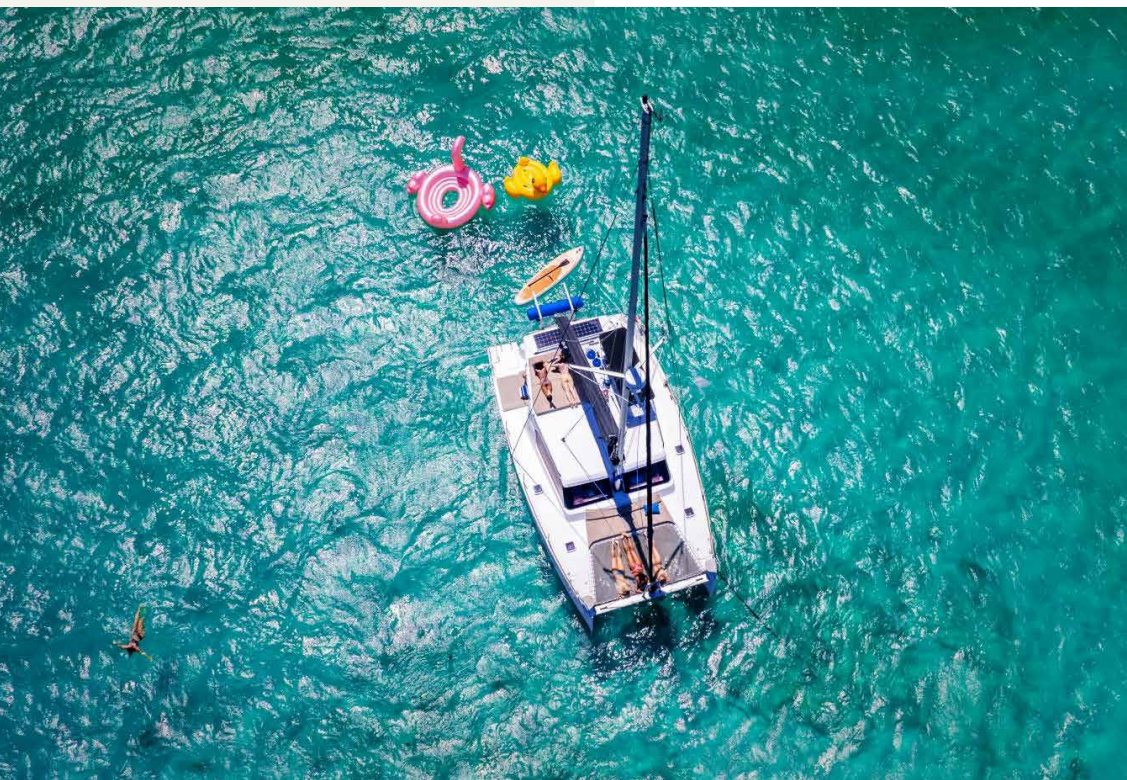
DIVE INTO A MAYAN CENOTE

Cenotes, **natural freshwater wells sacred** to the Mayans, are one of the best activities in Tulum. Highlights include the **Gran Cenote and Cenote Dos Ojos**, ideal for tourists, and quieter ones like **Nicte-Ha and Calavera**, perfect for enjoying nature. They offer unique experiences for novice swimmers and expert divers alike.



WHITE SAND BEACHES

Tulum is home to some of the **most beautiful beaches in the Yucatán Peninsula**. **With fine sand and crystal-clear waters**, these beaches are a paradise. From popular spots to lesser-known ones, every corner of the coast offers a perfect refuge for relaxation.



SNORKELING AND SAILING EXPERIENCE

Enjoy a sailing tour with snorkeling in Tulum. The crew will provide everything you need and explain details about the ruins. Seeing Tulum from the sea is a unique experience. Plus, you'll explore the reef, swimming among fish and corals for 45 minutes.



NIGHTLIFE

Tulum is famous for its unique nightlife, unlike that of Playa del Carmen and Cancun. We recommend the Batey – Mojito & Guarapo Bar, known for its passion fruit mojito and daily live music. For an unforgettable party experience, check out the Papaya Playa Project, a boutique hotel on the beach.

MAYAN TRAIN

The Maya Train will bring multiple benefits, putting Tulum in the world's spotlight as a **HOTSPOT**; it was inaugurated on **December 15, 2023**.

- The project aims to economically develop southeastern Mexico, connecting **5 states with over 1,525 km of railway**.
- It is designed to boost tourism, connecting archaeological sites, nature reserves, and tourist destinations.



OPERATES AT
SPEEDS OF UP TO
160 KM/H
FOR PASSENGERS AND
100 KM/H
FOR CARGO

**21 MAIN
STATIONS**
**14 INTERMEDIATE
STOPS**

**EACH TRAIN
CAN CARRY UP TO
500
PASSENGERS**

TULUM INTERNATIONAL AIRPORT

The Tulum International Airport is a significant project for the region of Quintana Roo.

- **Capacity:** 5.5 million passengers per year.
- **Operations:** 32,000 operations per year.
- SEDENA estimates that **75% of passengers will be foreigners.**
- The **3,700-meter runway** is longer than Cancun Airport's.



Tulum International Airport has direct connections to

22 KEY DESTINATIONS

(4 national and 8 international)

THROUGH 12 AIRLINES

(4 national and 8 international)

CONNECTED DESTINATIONS

North America



South America



Europe



Central America



JAGUAR PARK

The Jaguar National Park offers multiple benefits, being considered one of the most ambitious and prominent in the region:

- Covers over 1,000 hectares, including 300 hectares of a former airfield.
- The park focuses on **cultural and environmental preservation**.
- Received over **600,000 visitors in 2023**, with a projection of **2.4 million by 2053**.



TOTAL PEDESTRIAN AREA:

SOUTH ENTRANCE

2,200M²

NORTH ENTRANCE

3,760M²



CURRENT RECEPTION:

5,200

PEOPLE DAILY

PROJECTION 2037:

7,000

PEOPLE DAILY

GIRA®

CAPITAL INMOBILIARIO

DEVELOPERS

GRUPO GIRA is a leading firm in real estate development projects in Mexico, **with offices in Mérida, Villahermosa, and Cancun**, rapidly growing markets. With solid experience and a focus on meeting the needs of its investors, GIRA stands out for its use of market intelligence to create innovative real estate solutions.

The firm has successfully advised and developed a variety of projects, including shopping centers, mixed-use developments, corporate offices, healthcare sectors, and master plans of up to 250 hectares. **With extensive experience in the industry, GRUPO GIRA proudly supports the development of Nautila.**





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