



# VERNAL

Mirador · Tulum





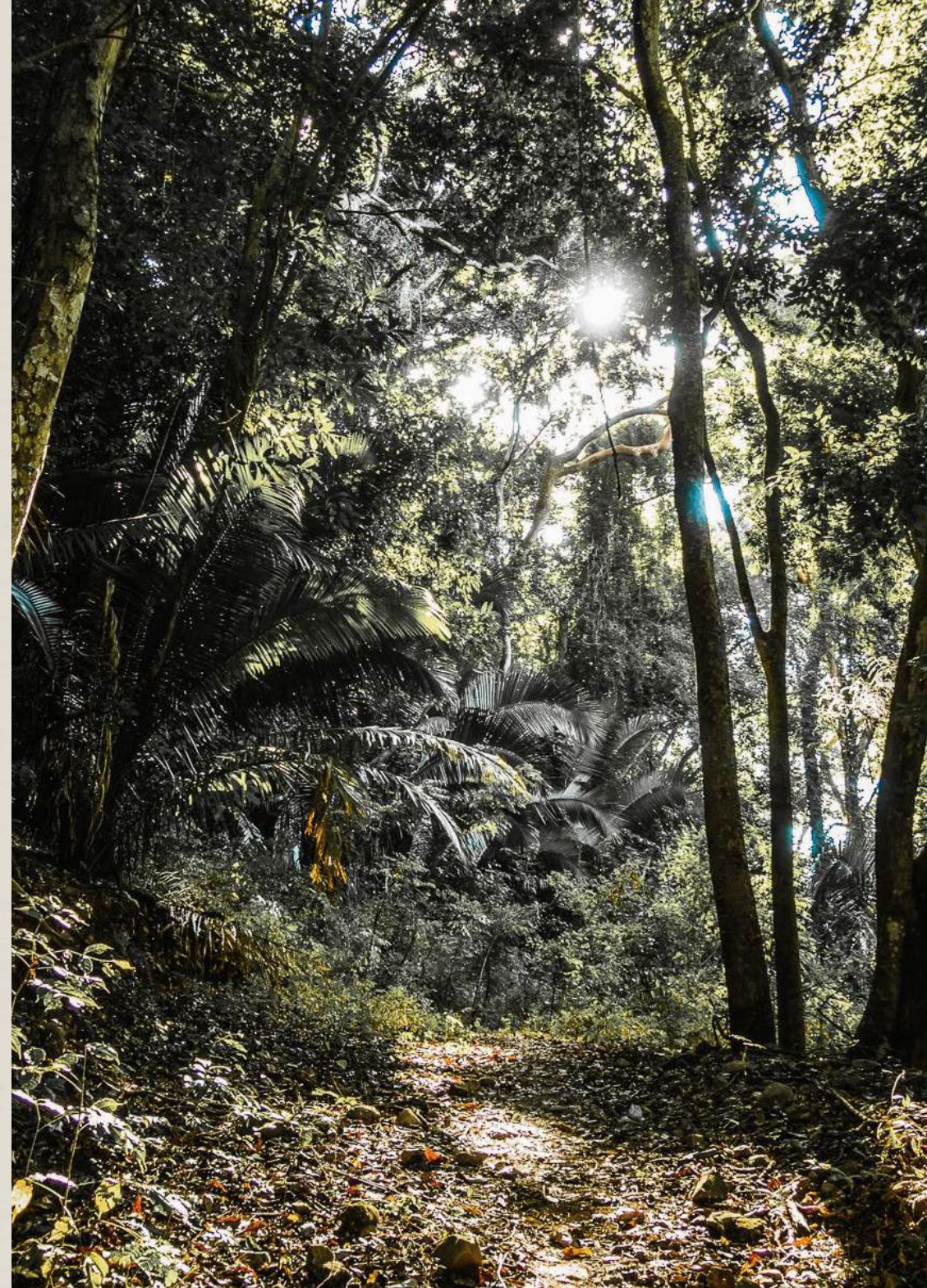
The project

# SEE THE LIGHT THROUGH VERNAL

**Located just 800 meters from Tulum's iconic Archaeological Zone.**

Vernal takes its name from the vernal point, which marks the beginning of the spring equinox. This astronomical event, essential to ancient cultures like the Maya, signifies the precise moment to begin planting, symbolizing a deep connection to the earth and renewal.

This concept imbues the project with profound meaning—rebirth, growth, and new beginnings—inviting you to see the light and find harmony and prosperity through Vernal.







Cobá Av.

Shopping Mall

Chedraui Supermarket

VERNAL

Cancún - Tulum Highway

Parque del Jaguar

Parque del Jaguar Access

Las Palmas Beach

Paraíso Beach

Santa Fé Beach

Archaeological Zone



# LOCATION

It is strategically located in one of the best areas of Tulum, just minutes from the most visited archaeological site in Quintana Roo and only 800 meters from the beach, within the exclusive residential complex El Mirador.

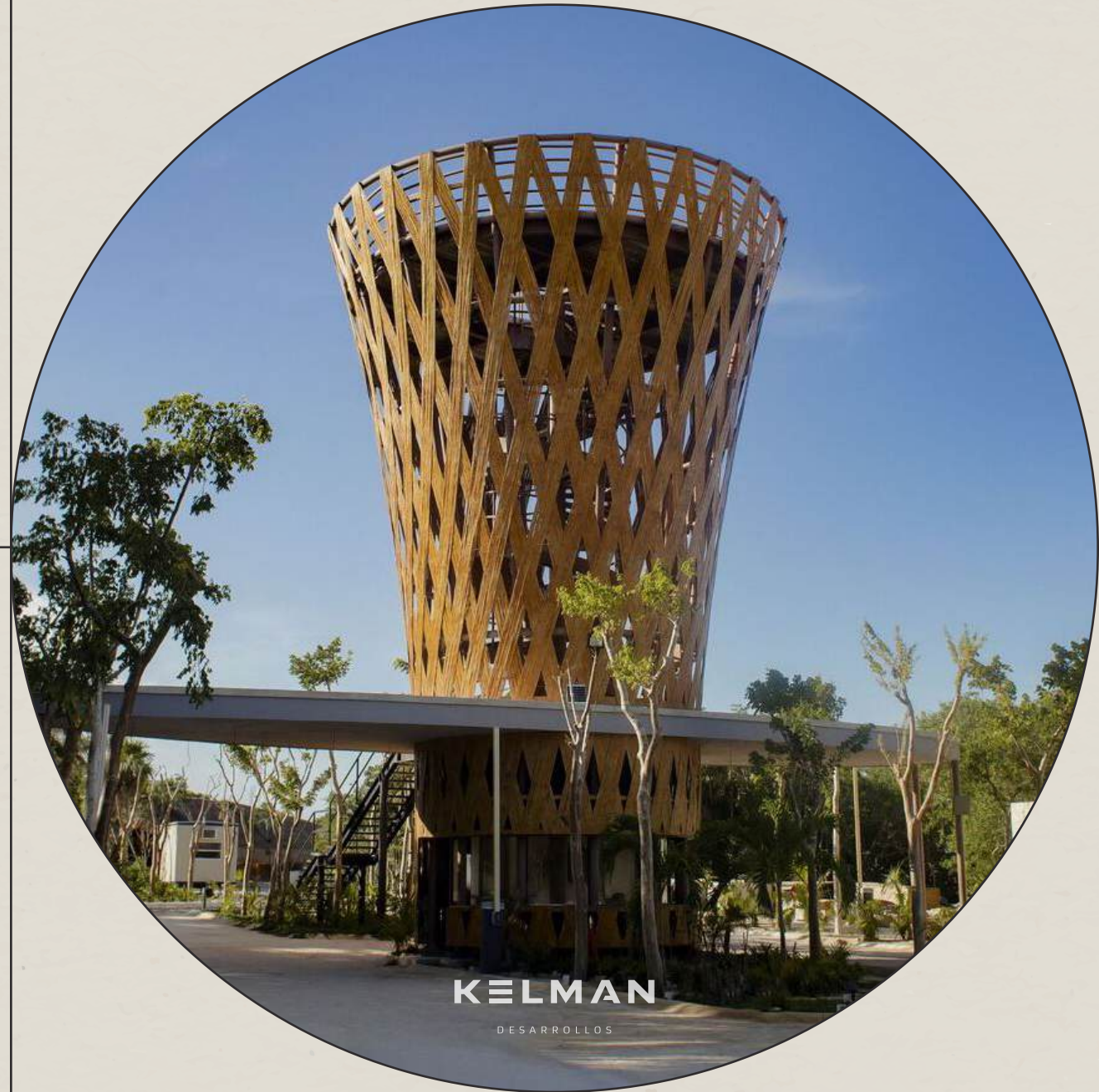


☀ Location



Located in the exclusive Mirador Tulum residential complex, next to Parque del Jaguar, which surrounds the Archaeological Zone and its beaches. **Mirador** offers 24/7 security, luxury amenities such as a paddle court, clubhouse, resort-style pool, top-tier infrastructure, and stunning views of the renowned archaeological site.

Its strategic location provides direct access to Av. Cobá, Tulum's most exclusive commercial area, and the beach, making it an unparalleled space for living or investing.







## ☀ Parque del Jaguar

El Parque del Jaguar and its iconic Tulum Mayan Ruins form a unique space that blends nature, history, and conservation, ensuring a protected natural environment over time. This natural sanctuary not only preserves the region's cultural and ecological wealth but also offers a tranquil and exclusive setting.



## ☀ Main Attractions

Connected to the vibrant Av. Cobá, home to Tulum's most luxurious and dynamic commercial offerings. Here, exclusive boutiques, gourmet restaurants, and designer shops come together in a cosmopolitan atmosphere infused with Tulum's unmistakable bohemian charm. Additionally, its strategic connection to the federal highway provides easy access to beaches and airports.



☀ Amenities



Q.ROO. **MIRADOR  
TULUM** MEX.  
ECOLIVING COMMUNITY



Club House



Mirador  
Tower



Green  
Areas



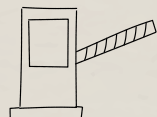
Padel  
Court



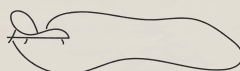
Calistenia  
Gym



24hs  
Security



Controlled  
Access



Swimming  
pool  
and solarium



VERNAL














☀ Swimming pool





☀ The Team

A GREAT TEAM  
BEHIND A GREAT PROJECT

Vernal is born from the innovative vision of the architecture firm AAEstudio, in partnership with the developer Kiin Project, alongside the renowned landscaping studio Perimetral and the interior design firm ICONICA.





Founded in Guadalajara in 2009, aaestudio de arquitectura combines function and aesthetics in ambitious projects known for their innovation and attention to detail. With the design team led by Architect Manuel Moreno Verdín as Director of Architecture, who has over six years of experience creating iconic projects in the Riviera Maya, we bring our expertise to Tulum to design modern spaces that respect the environment and exceed expectations.

## **KIIN PROJECT**

At Kiin Project, we develop proposals that combine elegance, functionality, and respect for the natural environment. We lead a team of experts with aaestudio, alongside Icónica, Perimetral, and Engineer Luis Bañuelos, to create a development in Tulum that meets the expectations of those looking to invest in the Riviera Maya.

## **ING. LUIS BAÑUELOS**

The Engineer has over 35 years of experience in the supervision and consulting of large-scale construction projects. He has provided advisory services in budgeting, control, costs, and project management to companies such as Edyprel, Empcon, Edifica FM, Cragosa, Xtreme Cinemas, Mayan Palace, Ceiba Construcciones, among others.

## **ICONICA**

Icónica is a Mexican studio that embraces unique designs, creating one-of-a-kind pieces with their own soul. Their goal is to revolutionize the real estate sector through personalized interior design and high-quality products. They focus on perfecting every detail, overseeing the entire process of design, manufacturing, and distribution to offer functional, durable, and character-driven pieces, always with a firm commitment to innovation and constant evolution.

## **PERIMETRAL**

Founded by Andrés Escobar, Cony, and Juan Pablo Lupercio, Perimetral has over 10 years of experience in the development of urban planning and landscaping projects. Their exquisite landscape design perfectly integrates with the natural surroundings of Tulum, creating harmonious spaces that transform the landscape in an honest and impactful way, offering an exclusive experience in contact with nature.





# ☀ THE PROJECT

2 Towers	9 Amenities	20 2 bedrooms
	3 3 bedrooms	14 1 bedroom
37 Apartments		



LIVE IN HARMONY ✨





# ☀ AMENITIES



LOBBY/CONCIERGE



GYM



COWORKING



ROOFTOP



YOGA DECK



CYCLEPORT



PLAYROOM



CHILDREN'S AREA



MULTIPURPOSE AREA



STORAGE



SWIMMING POOLS



MIRADOR



HAMMOCK AREA



DELI MARKET













VERNAL



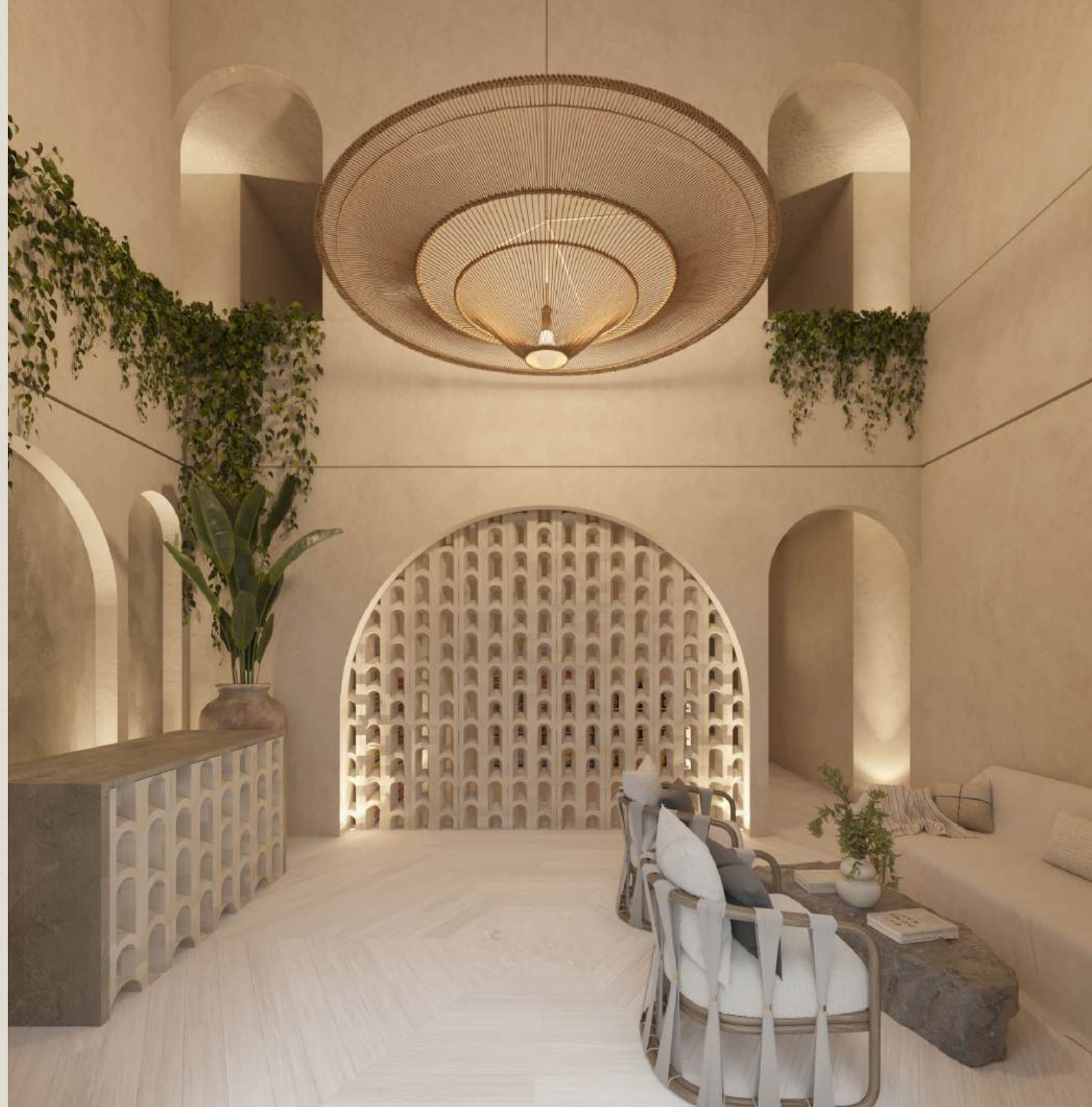














## ✧ CHARACTERISTICS

The project design integrates arches in various shapes and sizes, creating unique volumes through textures and openings. The green areas and gardens use the arches as transitions between spaces, generating fluidity and a play of light and shadow. The proposal fuses tradition and modernity, celebrating the country's architectural identity.

























## ✧ EQUIPMENT

### Common area:

- ✧ Accessibility
- ✧ Emergency power plant
- ✧ Internet
- ✧ Water filters and softeners
- ✧ Solar panels

### All units have:

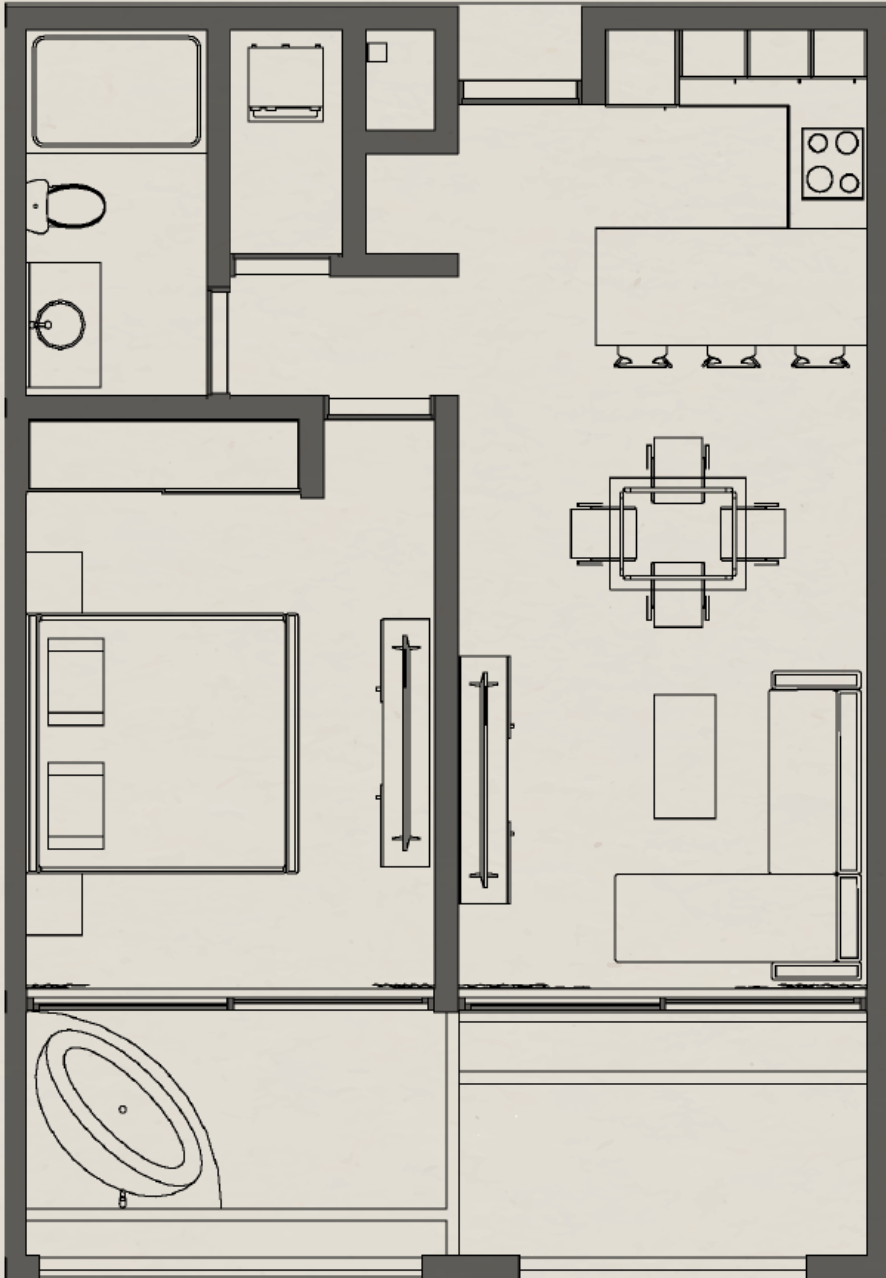
- ✧ Electric grill
- ✧ Refrigerator
- ✧ Electric oven
- ✧ Microwave oven
- ✧ Full kitchen
- ✧ Reverse osmosis filter  
on faucet in sink
- ✧ Air conditioning
- ✧ Curtains (filter in common area, black-  
out in bedrooms)
- ✧ Intercom



✧ TYPOLOGIES







☀ Model

# 1 BED

714.94ft<sup>2</sup>

Total

609.45ft<sup>2</sup>

Interior

105.49ft<sup>2</sup>

Terrace

- Available PH option

\*The units that do not have a jacuzzi in the original plan are prepared to have one installed on the terrace.









☼ Model

# 2 BED

1115.8ft<sup>2</sup>

Total

927.31ft<sup>2</sup>

Interior

188.48ft<sup>2</sup>

Terrace

- Includes Lockoff
- Available PH or Garden option

\*The units that do not have a jacuzzi in the original plan are prepared to have one installed on the terrace.

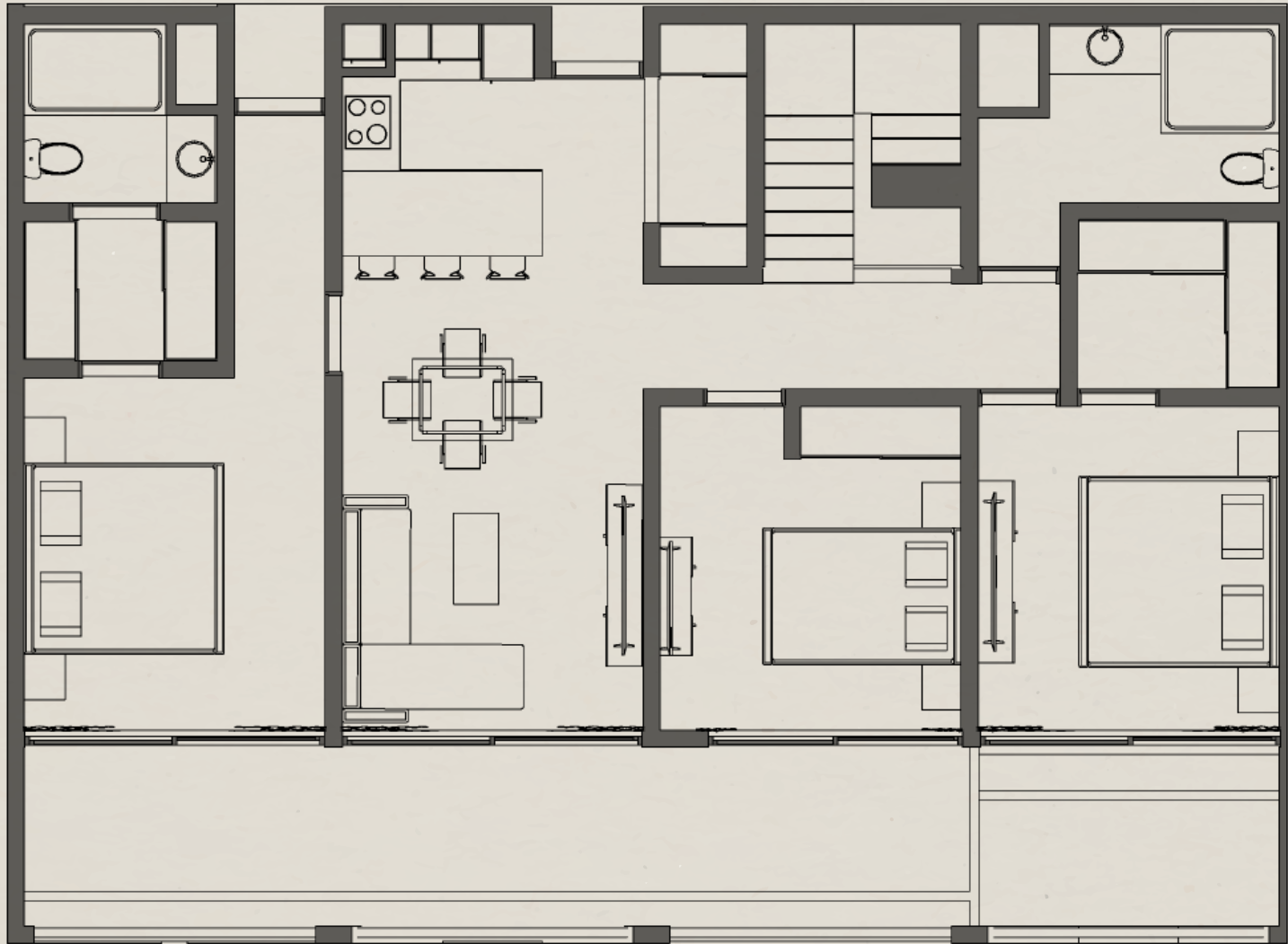






☼ Model

# 3 BED PH



2874.2ft<sup>2</sup>

Total

1495.9ft<sup>2</sup>

Interior

269.64ft<sup>2</sup>

Terrace

1108.7ft<sup>2</sup>

Rooftop

\*Includes Lockoff

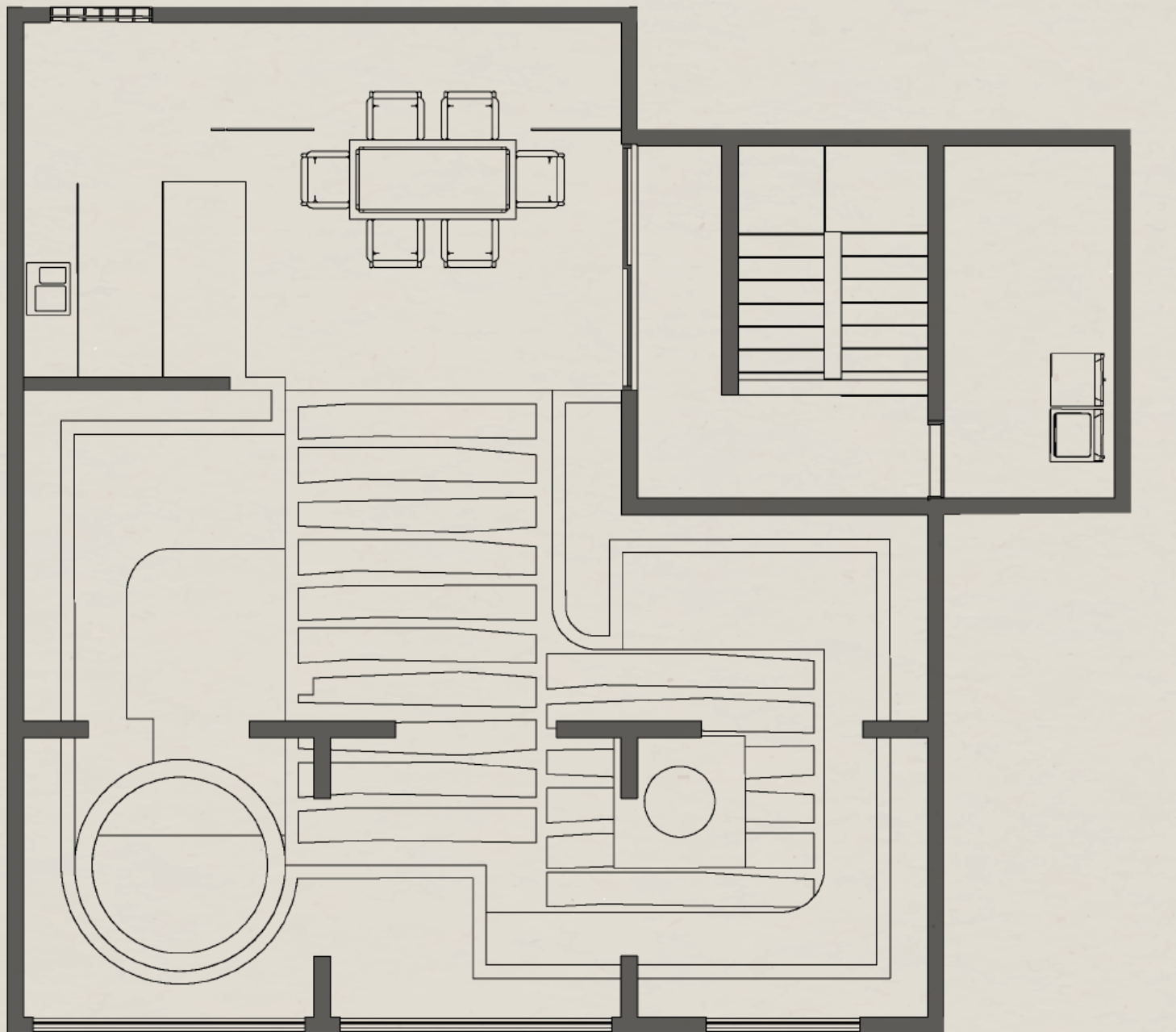
\*Available Garden option



☼ Modelo

# 3 BED PH

\*The units have a pool on the Rooftop.











# VERNAL

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Contact

