



# TANIK

TULUM RESIDENCES





  
BY **MAREK**  
HIGHLIVING TULUM



**Tulum**, the fastest community growth immersed in the Riviera Maya. It has beautiful white sandy beaches caressed by the quiet turquoise waters of the Caribbean Sea. It is considered a unique environment in the world.

Offering an atmosphere of relaxation for its profuse jungle areas, the white sand beaches and colored turquoise waters, the cenotes of crystal clear water and its archaeological areas, as well as the growing artistic culture, they all make of Tulum the ideal place for people who enjoy contact with nature and experiences never before lived in a mystical and natural environment.



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TULUM RESIDENCES



Cancún - Tulum 130.6 km

P. del Carmen - Tulum 64.7 km

# TULUM

5 MIN - PLAYA

0 1 2 km





Marek high living Tulum

180° aerial view of pool



# Amenities

OUTDOOR PRIVATE JACUZZIS

JUNGLE VIEW INFINITY POOL

TWO CENOTES

RUNNING TRAIL

OUTDOOR CINEMA

CENOTE VIEW GYM

SPA

SKY LOUNGE

CENOTE LOUNGE

LOBBY

PARKING SPACE

YOGA MEDITATION ZONE

WALL CLIMBING

BUILDING AUTOMATION



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# FEATURES

Rental Program Administration

Attractive % ROI

Flexible payment plans

Building automation

Solar system panels

Water treatment

Green areas

24 hrs Security

Bikes

Balcony in all stays



## TANIK

TULUM RESIDENCES





# MASTER PLAN

## Project Overview

Two Bedroom Cenote & Jungle View

Two Bedroom Cenote View

PH Studio Premium Cenote & Jungle View

PH One Bedroom Cenote & Jungle View

PH Two Bedroom Cenote & Jungle View

PH Two Bedroom Cenote View

Studio Cenote Dive-in

Studio Premium Cenote Dive-in

Studio Premium Jungle View

Studio Cenote & Jungle View

Studio Premium Cenote & Jungle View



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Studio Premium Cenote Dive in





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Studio Cenote Dive in







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Bedroom Penthouse







# STUDIO CENOTE DIVE-IN

LEVEL 1

43.50 M<sup>2</sup>

34.00 (INTERIOR) + 9.50 (EXTERIOR)





# STUDIO CENOTE & JUNGLE VIEW

LEVEL 2 - 3

43.50 M2

34.00 (INTERIOR) + 9.50 (EXTERIOR)



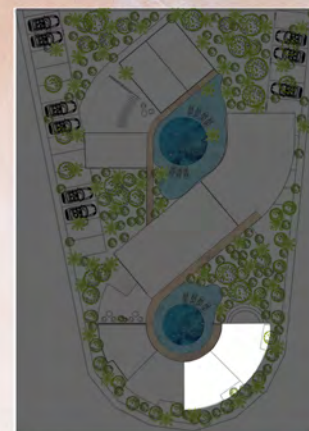


# TWO BEDROOM LOCK-OFF

LEVEL 1 - 2 - 3

94.30 M2

86.00 (INTERIOR) + 10.70 (EXTERIOR)



\*POSIBLE CONFIGURACIÓN EN LA COMPRA DE 2 ESTUDIOS JUNTOS



# STUDIO PREMIUM CENOTE DIVE IN

LEVEL 1

50.00 M2

44.00 (INTERIOR) + 6.00 (EXTERIOR)





# STUDIO PREMIUM CENOTE & JUNGLE VIEW

LEVEL 2

50.00 M2

44.00 (INTERIOR) + 6.00 (EXTERIOR)





# STUDIO PREMIUM JUNGLE VIEW

LEVEL 2

48.00 M2

42.00 (INTERIOR) + 6.00 (EXTERIOR)





# STUDIO CENOTE DIVE-IN

LEVEL 1

39.00 M2

33.00 (INTERIOR) + 6.00 (EXTERIOR)



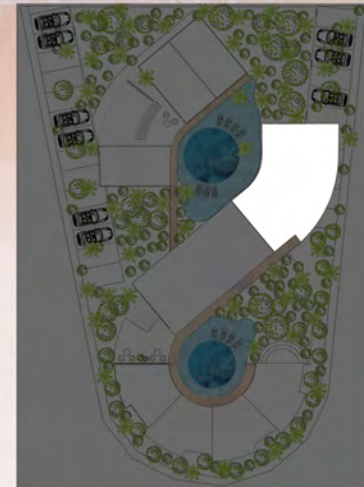


# TWO BEDROOM CENOTE & JUNGLE VIEW

LEVEL 2

144.00 M<sup>2</sup>

124.00 (INTERIOR) + 20.00 (EXTERIOR)





# PH TWO BEDROOM

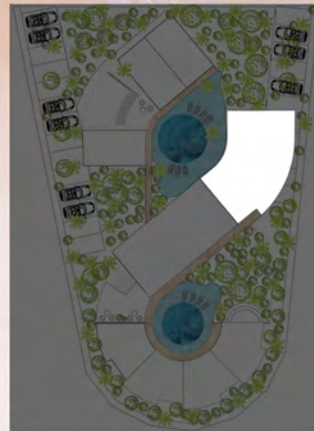
LEVEL 3

290.00 M<sup>2</sup>

125.00 (INTERIOR) + 165.00 (EXTERIOR)

LEVEL ONE

LEVEL TWO



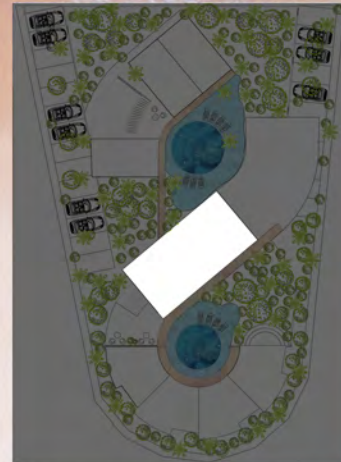


# TWO BEDROOM CENOTE VIEW

LEVEL 2

130.00 SQ. METERS

105.00 + 25.00





# PH TWO BEDROOM

CENOTE VIEW LEVEL 3

248.00 M2

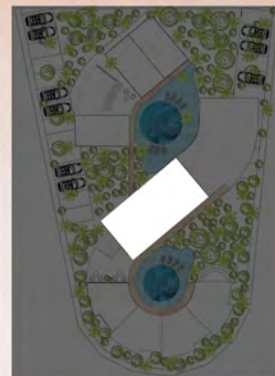
50.00 (INTERIOR) + 50.00 (EXTERIOR)



LEVEL ONE



LEVEL TWO





# PH ONE BEDROOM

## CENOTE & JUNGLE VIEW LEVEL 3

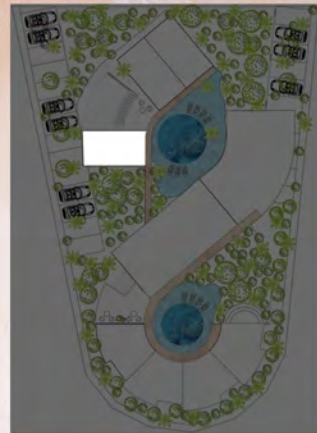
102.00 M2  
64.00 (INTERIOR) + 38.00 (EXTERIOR)



LEVEL ONE



LEVEL TWO





# PH STUDIO PREMIUM

LEVEL 3

100.00 M<sup>2</sup>

50.00 (INTERIOR) + 50.00 (EXTERIOR)



LEVEL ONE



LEVEL TWO







Marek high living Tulum

View





Marek high living Tulum



Cenote





Marek high living Tulum

Cenote





Marek high living Tulum

Pool zen





Marek high living Tulum

180° aerial view of pool



# MAREK HIGH LIVING TULUM

## ESTUDIO

\$ 2,500,000.00

	JAN	FEB	MAR	ABR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DIC
Average Rate (mxn)	\$ 2,400.00	\$ 2,015.00	\$ 2,015.00	\$ 2,015.00	\$ 1,615.00	\$ 1,615.00	\$ 2,015.00	\$ 2,015.00	\$ 1,615.00	\$ 1,615.00	\$ 2,015.00	\$ 2,400.00
Average Nights	24	22	22	22	18	18	22	22	20	20	20	24
Earnings (mxn)	\$ 57,600.00	\$ 44,330.00	\$ 44,330.00	\$ 44,330.00	\$ 29,070.00	\$ 29,070.00	\$ 44,330.00	\$ 44,330.00	\$ 32,300.00	\$ 32,300.00	\$ 40,300.00	\$ 57,600.00
Total	\$ 499,890.00											
Property Management Fee, Property Taxes, Maintenance Fee, Ota Fee (35% of rental inc.)	\$ 174,961.50											
Total Annual Earning	\$ 324,928.50											
											ROI	0.13

## ESTUDIO PREMIUM

\$ 2,700,000.00

	JAN	FEB	MAR	ABR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DIC
Average Rate (mxn)	\$ 2,600.00	\$ 2,600.00	\$ 2,115.00	\$ 2,115.00	\$ 1,715.00	\$ 1,715.00	\$ 2,115.00	\$ 2,115.00	\$ 1,715.00	\$ 1,715.00	\$ 2,115.00	\$ 2,600.00
Average Nights	24	22	22	22	18	18	22	22	20	20	20	24
Earnings (mxn)	\$ 62,400.00	\$ 46,530.00	\$ 46,530.00	\$ 46,530.00	\$ 30,870.00	\$ 30,870.00	\$ 46,530.00	\$ 46,530.00	\$ 34,300.00	\$ 34,300.00	\$ 42,300.00	\$ 62,400.00
Total	\$ 530,090.00											
Property Management Fee, Property Taxes, Maintenance Fee, Ota Fee (35% of rental inc.)	\$ 185,531.50											
Total Annual Earning	\$ 344,558.50											
											ROI	0.13



# MAREK HIGH LIVING TULUM

2 RECAMARAS

\$ 4,600,000.00

	JAN	FEB	MAR	ABR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DIC
Average Rate (mxn)	\$ 5,700.00	\$ 4,275.00	\$ 2,875.00	\$ 4,275.00	\$ 3,550.00	\$ 4,275.00	\$ 4,275.00	\$ 2,875.00	\$ 2,875.00	\$ 3,550.00	\$ 4,275.00	\$ 5,700.00
Average Nights	24	22	22	22	18	18	22	22	20	20	20	24
Earnings (mxn)	\$ 136,800.00	\$ 44,330.00	\$ 63,250.00	\$ 94,050.00	\$ 63,900.00	\$ 76,950.00	\$ 94,050.00	\$ 63,250.00	\$ 57,500.00	\$ 71,000.00	\$ 85,500.00	\$ 136,800.00
Total	\$ 1,037,100.00											
Property Management Fee, Property Taxes, Maintenance Fee, Ota Fee (35% of rental inc.)	\$ 362,985.00											
Total Annual Earning	\$ 674,115.00											
											ROI	0.15



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