

· T U L U M · M E X I C O ·





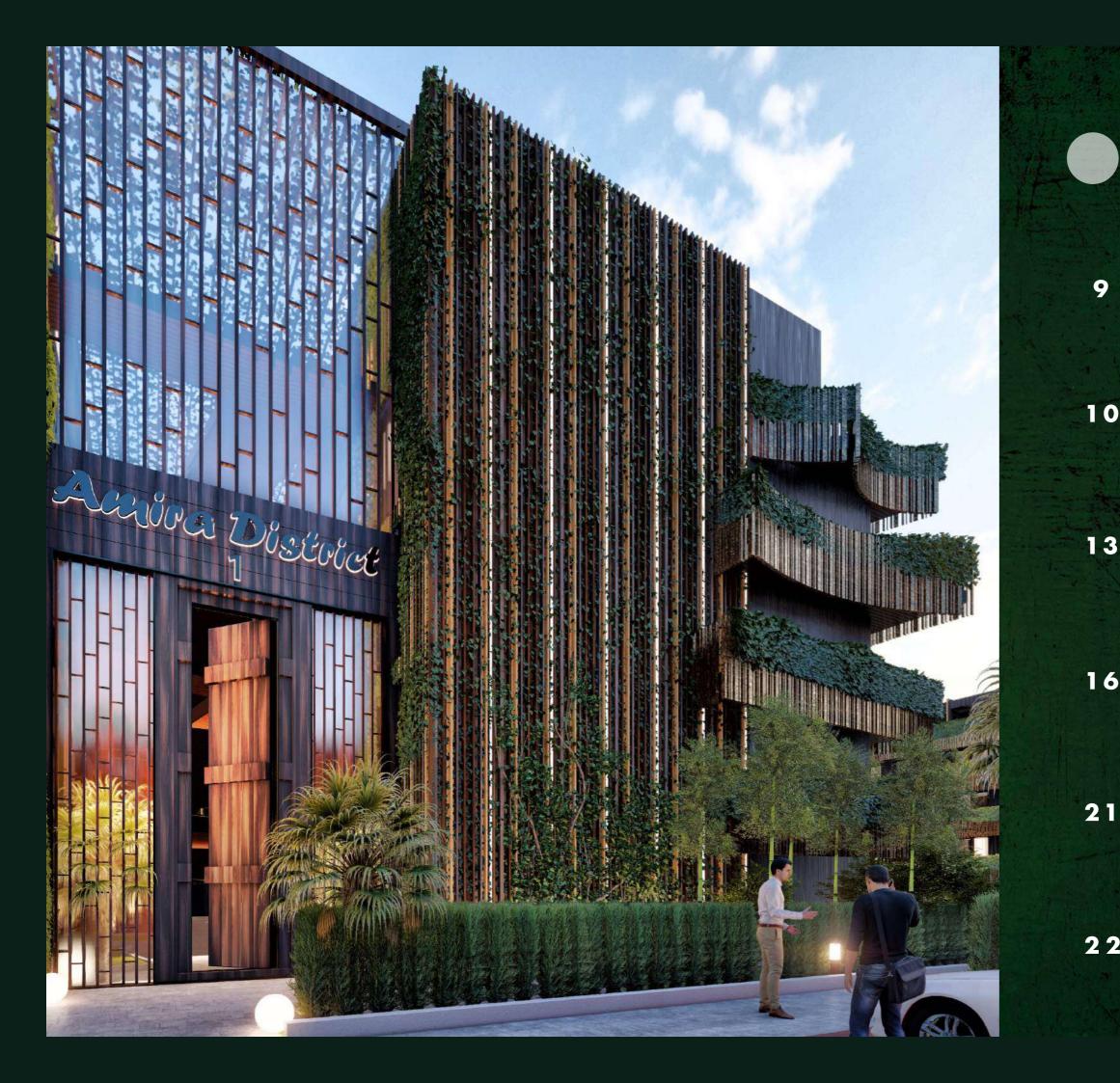


# DNA BARCELONA

- DNA BARCELONA is a studio of Architecture, Planning, Landscape, Interiors, and Design, that develops projects with a high calibre of innovation within a global strategy of internationalization, led by Architect Aryanour Djalali.
- DNA supervises the project from its conception through the programming, conceptualization and development of new designs, always incorporating a part of research as well as applying the latest technological advances, using solid academic knowledge and experience.
- DNA inspires by cultures and traditions,
  Nature and its forms, develops unique
  designs, always respecting the concept of
  sustainability, with the will to create a
  fusion between art and technology, which
  represents the Leitmotif and the starting
  point of all projects. DNA constantly investigates
  and evaluates how buildings reflect human behavior
  and the surrounding environment, thus striving to
  enhance the sense of community and its relationship
  to the space through dynamic designs.

# DEVELOPER GIADA REAL ESTATE

- · Giada Real Estate, the developer of the Amira District project, Tulum, Mexico, represents a company with international talent and great knowledge of the local market and its trends, one of the leading real estate developers in Tulum.
- · With a philosophy of sustainability, Giada Real Estate emphasizes the concept of Ecosystem respecting the environment and biodiversity, contributing to the usage of natural materials that minimize the impact of the building and the generation of waste.
- The efficient usage of energy and natural resources, biodiversity and the need to protect people's health in order to obtain a safe, sustainable and healthy building are respected.



INDEX

9

PHILOSOPHY

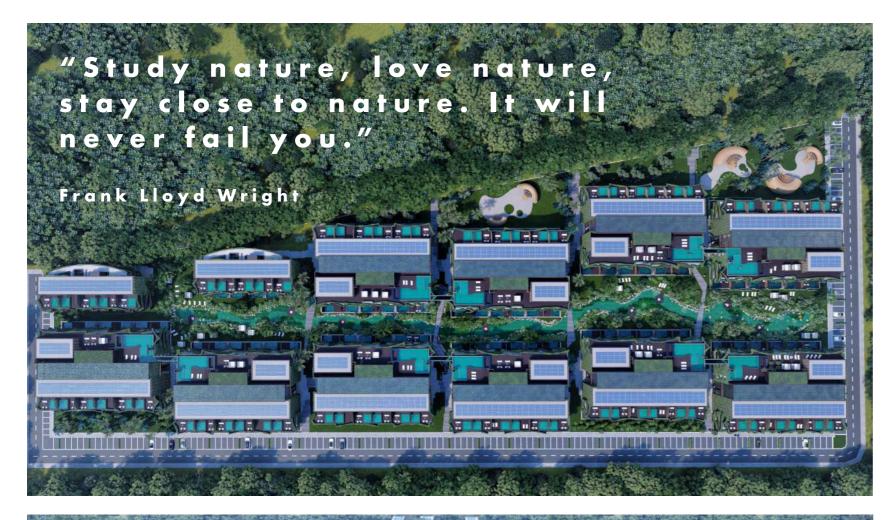
LOCATION 10

**PROJECT** 13

ECOLOGY 16

AMENITIES

TYPOLOGIES 22





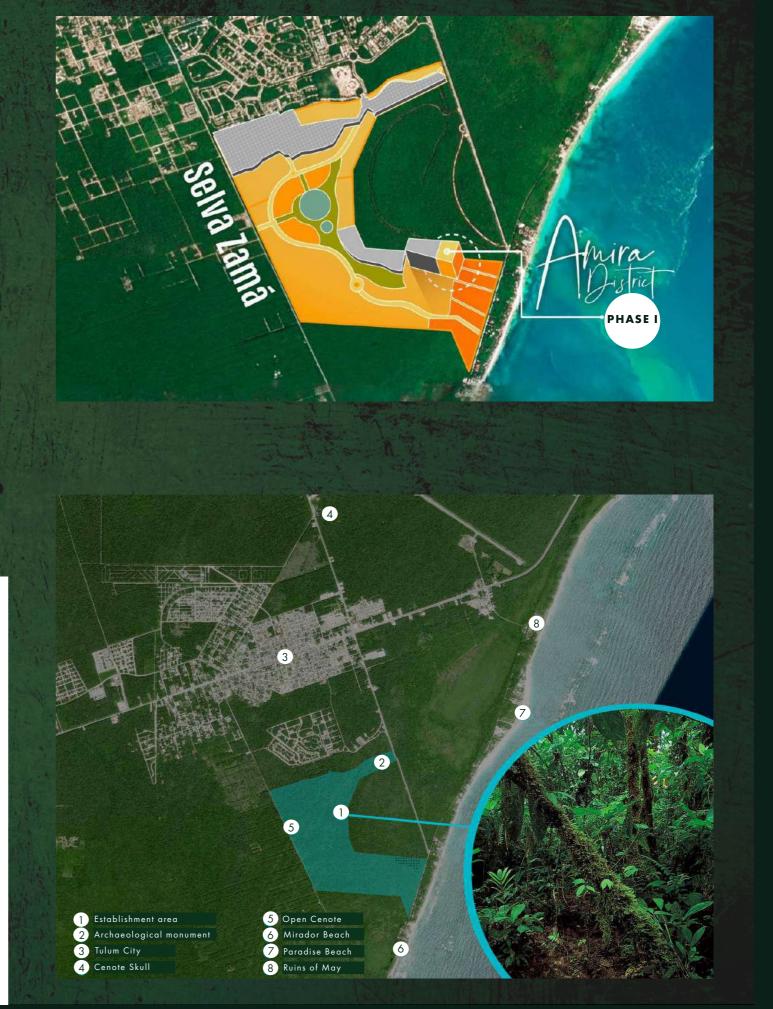
#### PHILOSOPHY

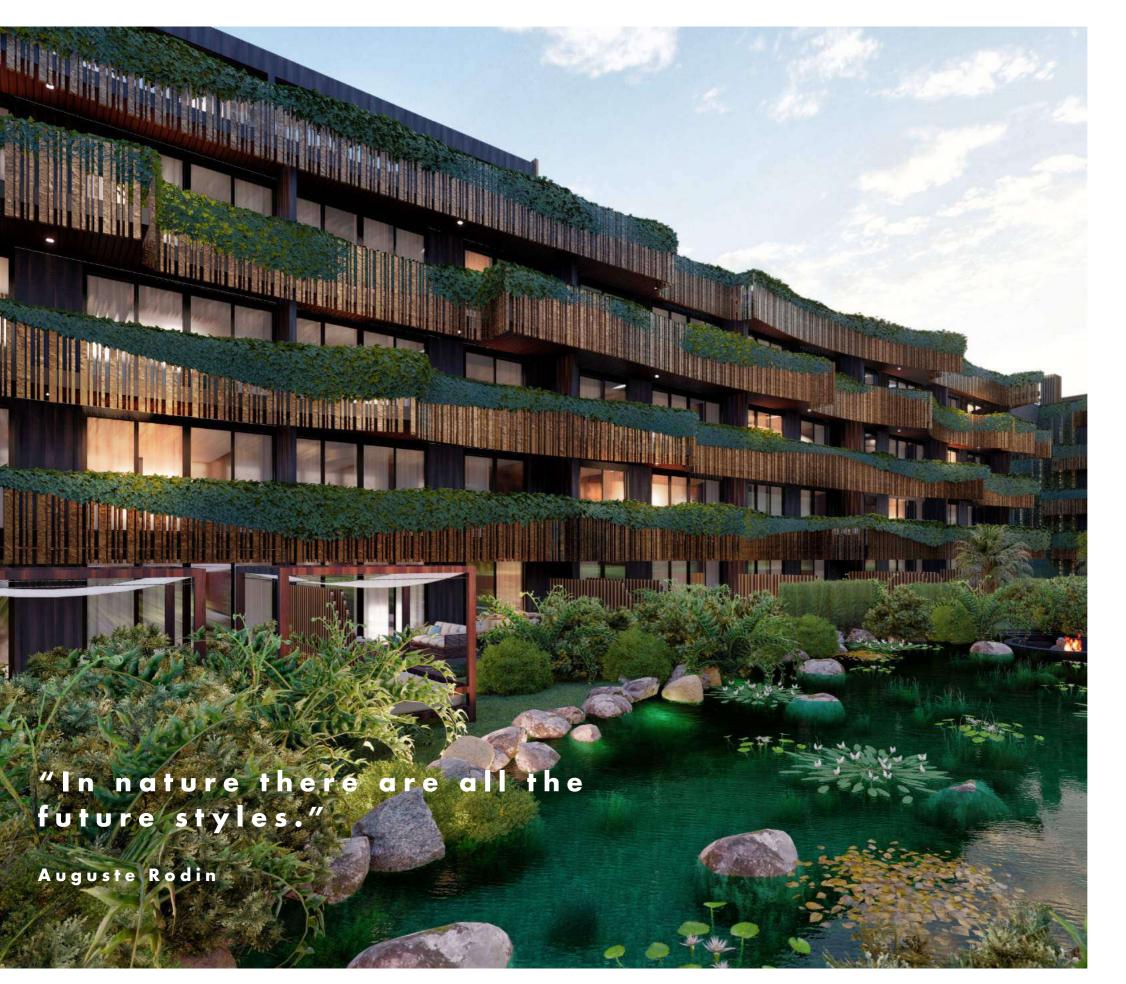
- · Amira District represents a residential complex mostly surrounded by vegetation and nature with unique sensations through its different experiences.
- The luxury community spaces are integrated into nature so the complex offers jungle gardens, community pools with connected channels, magical outdoor spaces, hammock areas integrated into the river, multipurpose pavilions and sports equipment, as well as interconnected rooftop pools, gym / yoga, deck areas, and outdoor parking.
- "Amira District" bases its design on the communion between the natural environment and a contrasting geometry with it. The facade emulates the movement of the waves creating dynamism and the material of the facade is indigenous bamboo. The architecture merges with the Nature entering inside the building and going up to the roof top where the social life of each community is flourishes with its unique experiences such as spa, gym, and "bridge pools".
- All to achieve a wide vocabulary of visual elements that mutate into a design language, materials and forms, for a bio-mimicry architecture. The goal was to achieve a balance between mind-body-soul, providing a true escape from everyday life, allowing maximum disconnection and relaxation.



## LOCATION

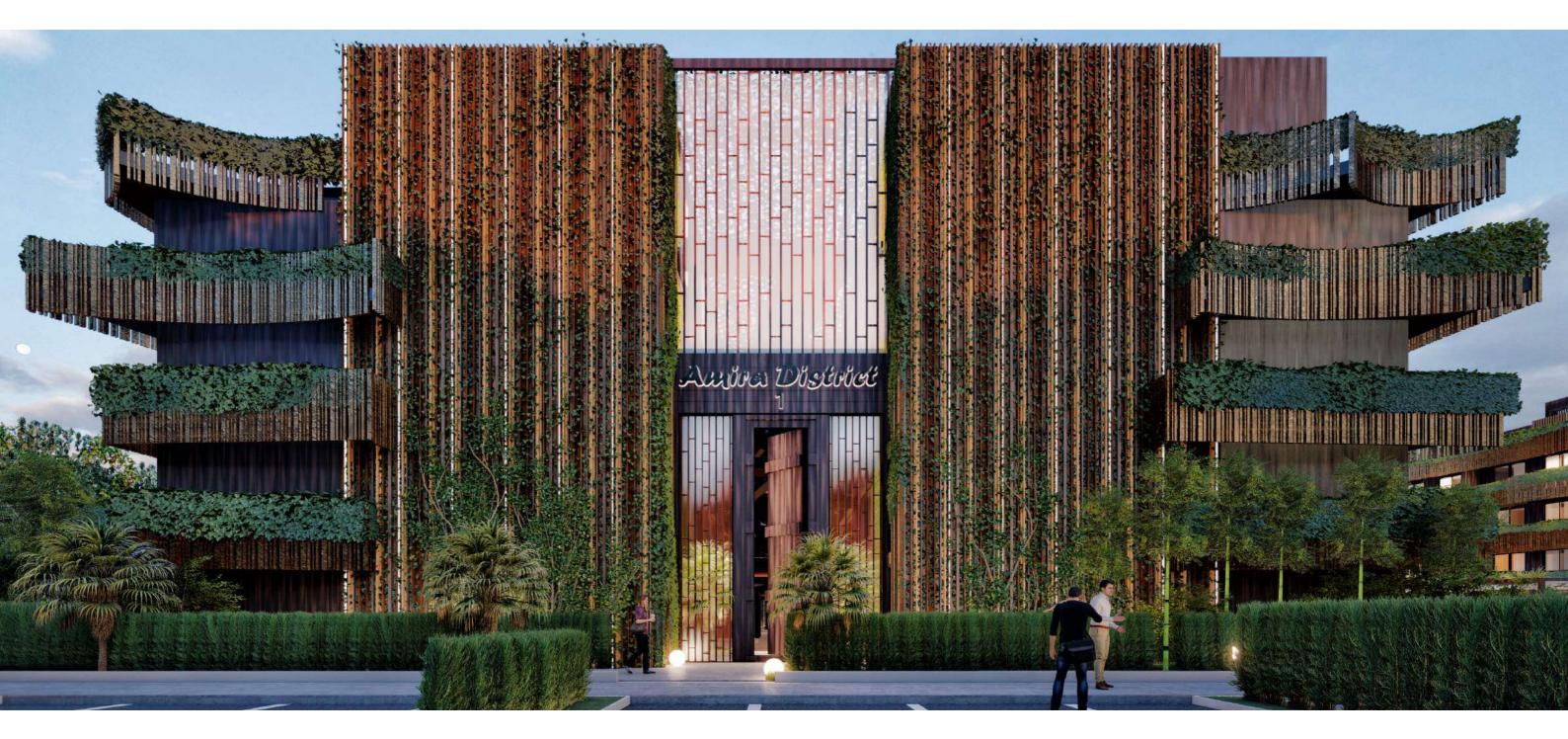
- · Amira District, Tulum, is designed for an environment of great tourist and scenic value in a natural place in the Yucatan Peninsula next to the Mexican Caribbean.
- The area is constantly growing and stands out for its access to beautiful beaches with unique natural landscapes. The site combines the tranquility of the jungle and the dynamism of the Caribbean Sea.





#### PROJECT

- · Amira District in its first stage represents 232 apartments, to reach 520 apartments in its total project.
- The ground floor, destined to the location of natural elements and common spaces, provides a private swim-up and a garden that connects with the central area.
- The complex represents a private development that offers membership to the Giada Group Beach Club with free transportation, a kindergarten, an artificial river with a central garden, a cafeteria and restaurant, a viewing terrace with suspended pool, gym and spa.
- The set of buildings is arranged in a way that promotes the inclusion of the access spaces in the set of the exterior space, allowing architecture to be understood as something that could coexist with nature since ancient times. A mimetism with the forms of nature is searched from the exterior, so that everything comes as a whole, offering to the complex its own dynamism of the movement of the trees with the wind.

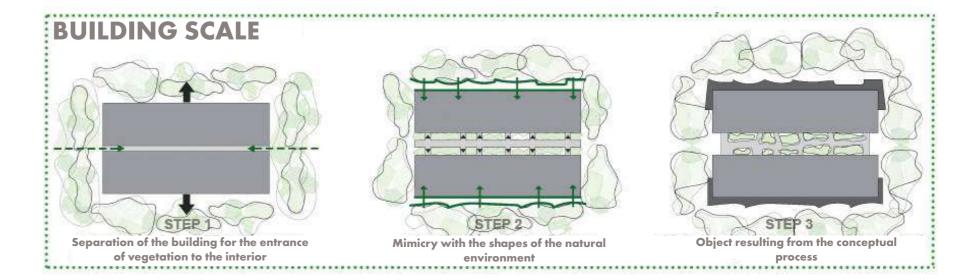


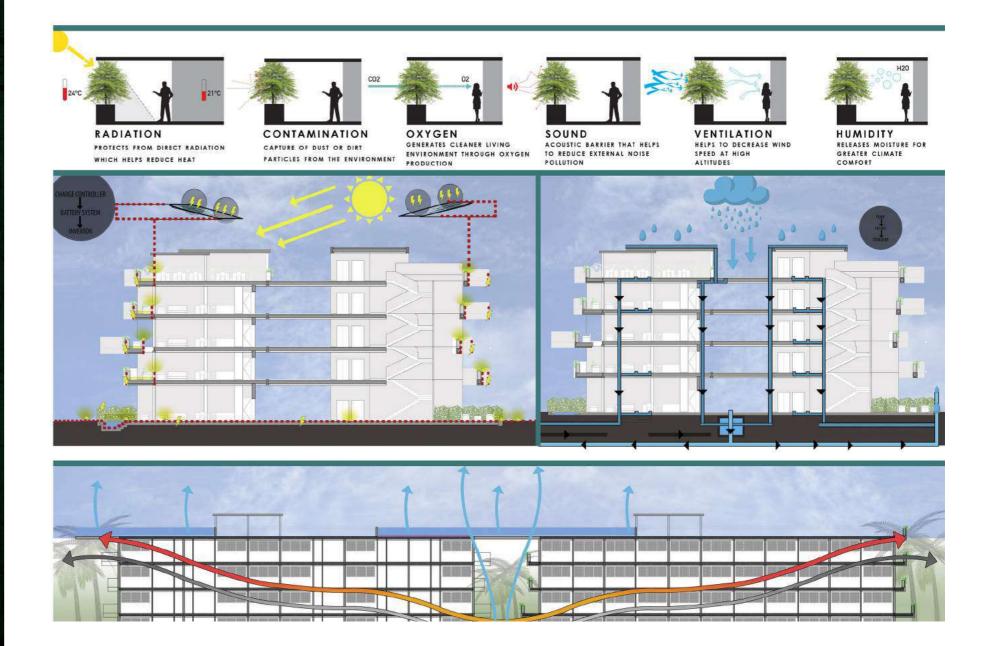




### ECOLOGY

- · Emphasis is placed on the concept of sustainability respecting the ecosystem and biodiversity, contributing to the usage of natural materials that minimize the impact of construction and generation of waste.
- The concept of water harvesting is also respected and represents a recovery of rainwater for wastewater treatment.
- · Solar panels will be implemented to achieve sustainable electricity.
- The wall insulation system and the double-pane PVC windows will be integrated.
- · Finally, the "dry" construction system is used, so as there are no wet binders, the execution time is shorter, safer and more sustainable.



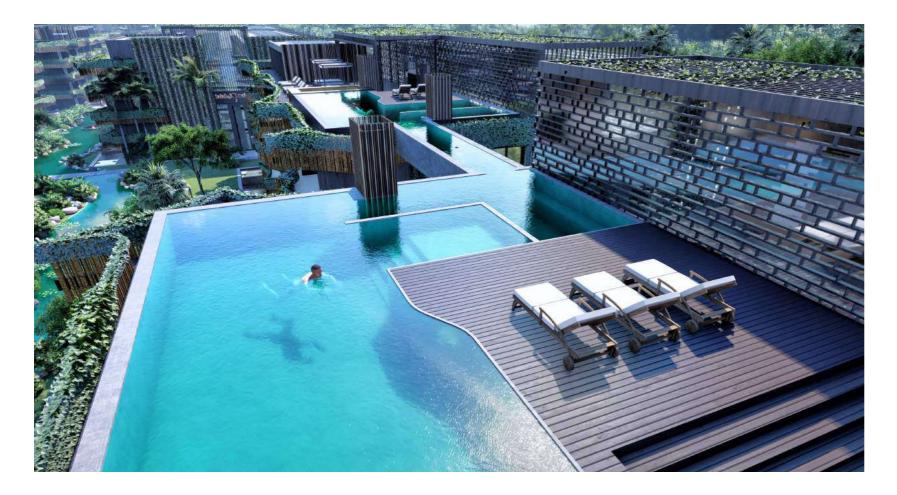












### AMENITIES

• The common areas and services add value to staying in a complex of this level.

The site, the design and the service are the elements that can make you enjoy a dream place to spend your days.

Common areas and services:

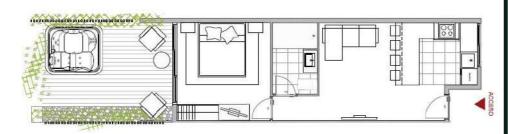
- Access areas integrated into nature
- Indoor gym area
- Pools on deck with connecting corridors
- Ground-level pools integrated into nature
- Multipurpose pavilions
- Outdoor areas for being in an environment endowed with native vegetation and spectacular views
- Provision of numerous parking spaces



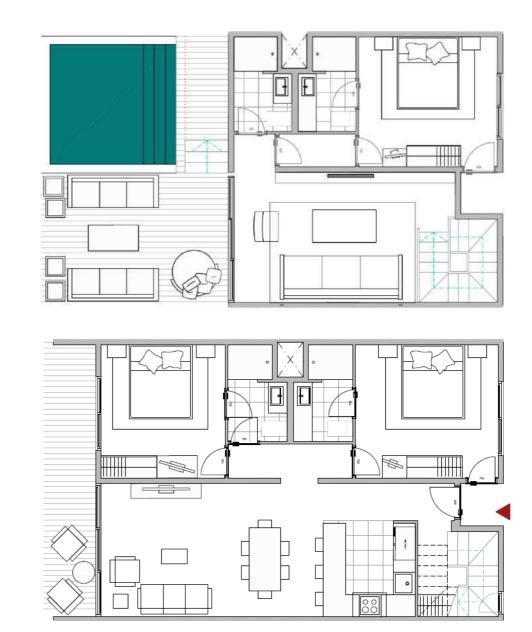
1 Bedroom



2 Bedrooms



1 Bedroom with Garden



Penthouse 3 Bedrooms



2 Bedrooms Swim Up

