

The Enclave

BY

• PURE TULUM •



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Tulum

Nestled along the beach between the Tulum Mayan ruins to the north, and Siaan Kaan national park with its half a million hectares to the south, Tulum offers all possible scenarios: beaches, coral reefs, tropical forest, dunes, cenotes and lagoons. Merging local elements with those from afar, full of passion in music, arts, culture, fashion and gastronomy, and all along staying true to its essence—a small and relaxed town along the seashore. Breathe the fresh air, brought in with the cool sea breeze and purified through the lush jungle touching its shores, and start to experience Tulum.

A vibe unique to its own, Tulum gives you a chance to self-reflect. Experience its spas and reconnect with your inner self in ancient Mayan techniques handed down through the generations. Daily yoga as the sun makes its way above the sea painting the sky in pastels, and temazcals as the sun goes down under the vivid night stars. The smell of copal in the air cleanses your senses, and reconnects you with nature. Meditate to the sound of the waves washing in to shore, and air blowing softly through the palms.

Or, self-indulge. Dotted with sunbeds and palm trees by day, experience the excellent service paramount to none other. Tulum alone is home to over 550 dining options and beach clubs. Fresh seafood and traditional Mayan cuisine highlight the culinary offerings, serving world renowned dishes by decorated chefs. Numerous boutiques invite you to shop its artisan boho chic designs. Or by night, dine and dance under the stars as the moon rises far above.



Pure Tulum

An exclusive collection of private residential estates

Nestled along the beach between the Tulum Mayan Surrounded by native jungle, white sand beaches and bountiful cenotes, Pure Tulum is an exclusive brand-new development for those who want to experience and connect. The Pure Living concept combines the amenities of a world-class resort, with the benefits of deeded ownership.

Pure Tulum consists of 77 condominium residences and 13 home residences, built over three phases of development. Our private collection of residences will share access to a number of amenities, with each phase unlocking a gamma of new experiential luxuries. Find your best fit in the Pure Tulum Collection and enjoy the best that Tulum has to offer.

PHASE 1 - Terra by Pure Tulum

15 condominium residences
8 home residences - **SOLD OUT**

PHASE 2

35 condominium and town house residences - AQUA by Pure Tulum
5 home residences - The Enclave by Pure Tulum

PHASE 3

27 condominium residences




Location, Aldea Zamá

The Enclave by Pure Tulum is located in the most exclusive residential area of Tulum, Aldea Zamá. Aldea Zamá is home to various high-end residential properties, and an up and coming commercial area with shops, restaurants and entertainment. At just two blocks away from the commercial area, it's close enough to walk, but far enough away to enjoy the privacy of being nestled away within The Enclave.

Explore the lively gastronomical, wellness and music venues of Tulum, with nearby archaeological zones, the beach, downtown Tulum, and some of the world's most beautiful cenotes and nature parks. Living in such a central location will allow you to explore the area by bicycle or even walk to your favorite spots.

The Enclave



- | | |
|---|--|
|  Lotes residenciales / Residential lots |  Mixto / Mixed use |
|  Mixto 2N y 3N /
Mixed use 2 and 3 level lots |  Lotes condominales /
Condominium lots |
|  Lotes comerciales / Commercial lots |  Áreas verdes / Green areas |



The Enclave

Home Residences

Five exclusive homes tucked away in its own private Enclave. With a design meant to blend in nature utilizing organic materials from the region, mixing modern lines and design to capture a distinctiveness all to its own.

The Enclave features three different home models, with options ranging from 3–5 bedrooms. All layouts offer the lock-off feature, giving the option to generate an income while still personally enjoying the use of your home in Tulum.



The Enclave

Home Residences

Five exclusive home residences, with optional lock-off.

A space to be shared and enjoyed in an open living concept. Integration of indoor and outdoor areas makes this a perfect space for entertaining guests, highlighting the organic materials specific to this region. Wide open living spaces combined with functionality, offer an ideal lifestyle to those who seek a premium residential experience in the most exclusive area of Tulum.

Property sizes range from **2,212 sqf** to **3,700 sqf.**, and offer convenient upgrades including:

- Optional lock-off feature
 - Master suite with kitchenette
 - Rooftop plunge pool
 - Bahareque pergola with steel beam frame
 - Wrap-around planter boxes
 - Direct access via the main home, or independent access via spiral staircase
- Solar panels



Ahau
Model A

Ahau

Model A

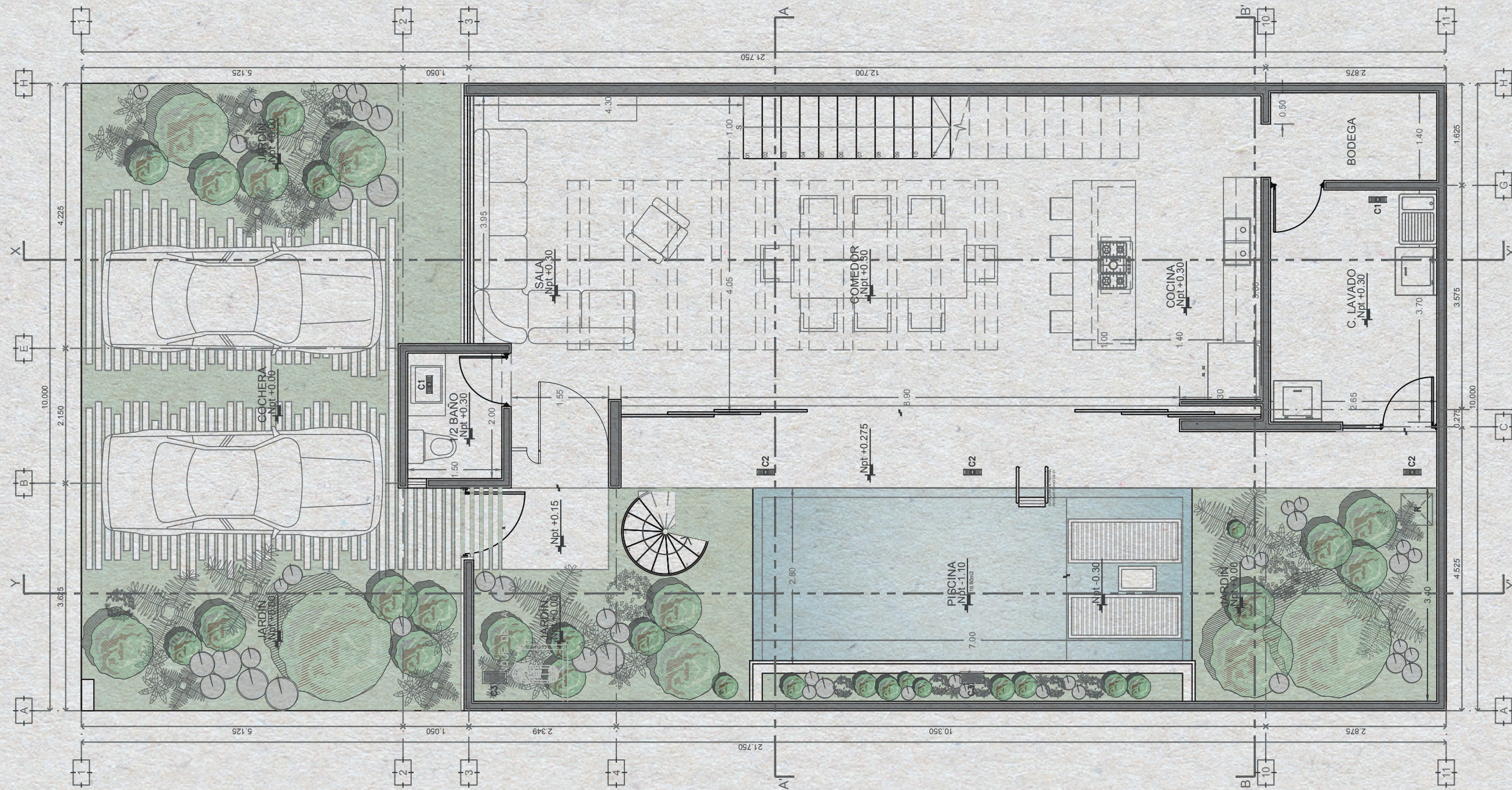
- 3 bed 3.5 bath home with 1 bed 1 bath rooftop lock-off
- Main House sqm 186.87 sqm / 2,010 sqf
- Terraces and balconies 18.69 sqm / 201 sqf
- Rooftop lock-off 107.71 sqm / 1,159 sqf
- Total 313.27 sqm / 3,371 sqf
- Lot size 217.5 sqm / 2,340 sqf

Ahau, tribute to the Mayan god of the sun, and ruler of the days. Step into Casa Ahau, and step into grandeur. Ahau offers an open layout, integrating living, dining and kitchen areas, perfect for gathering and entertaining with family and loved ones. Along to the length of the home is floor to ceiling glass sliding windows with a pocket door, even further connecting the home to the outdoors, with its pool, baja shelf and an outdoor dining or lounge area.

The second story is home to the three bedrooms. Master bedroom has its own walk-out terrace, and bathroom featuring double sinks, soaking tub, shower, and a cube of natural light keeping the space open and lofty. The second bedroom has its own built-in desk space, and views overlooking the pool, making this an ideal flex room for working or for guests, while the third bedroom also has a walk-out terrace overlooking the pool.

As an optional upgrade, Ahau offers a third-story lock-off. Stairs are added to continue to the rooftop level, housing a pergola-covered entertainment space with infinity-edge plunge pool, and an additional master-suite with on-suite bath and kitchenette with built-in seating bar. If you wish to completely separate this space to rent it out meanwhile you use the main home, you can close the main home staircase access, and guests can use the spiral staircase that goes from inside the lower level patio, direct to the top floor.

A perfect place to enjoy Pure Living and reward your senses.



PLANTA BAJA
MODELO A

ARQ. JOSÉ LUIS GALIMEDUE
ARQ. FELIPE GUTIÉRREZ FARRÁN

UBICACIÓN

PLANTA BAJA:		PLANTA ALTA:		AZOTEA:	
ESPACIO	M2	ESPACIO	M2	ESPACIO	M2
JARDIN/COCHERA	83.32m2	REC. PRINCIPAL	22.41m2	ESCALERA	11.15m2
1/2 BAÑO	3.67m2	BAÑO PRINCIPAL	10.73m2	RECAMARA 03	17.47m2
SALA	29.29m2	TIESTIBO	24.13m2	COCHERA	7.84m2
COMEDOR	22.45m2	RECAMARA 02	18.52m2	AZOTEA	42.56m2
COCINA	21.87m2	BAÑO 02	6.58m2	TOTAL	111.72m2
BODEGA	4.87m2	RECAMARA 01	22.41m2		
ELAVADO	13.82m2	BAÑO 01	6.58m2		
PISCINA	19.32m2	TOTAL	111.72m2		
JARDIN INTERIOR	87.32m2				
REC. HUESPED	15.49m2				
BAÑO DE HUESPED	7.29m2				
TERRAZA	32.35m2				
TOTAL	314.18m2				

PROYECTO
TOWNHOUSES ENCLAVE

PLANO
PLANTA ARQUITECTÓNICA

DIRECCIÓN
PRIVADA ALDEA ZAMÁ
TULUM, QUINTANA ROO, MÉXICO

ESCALA
1 : 75

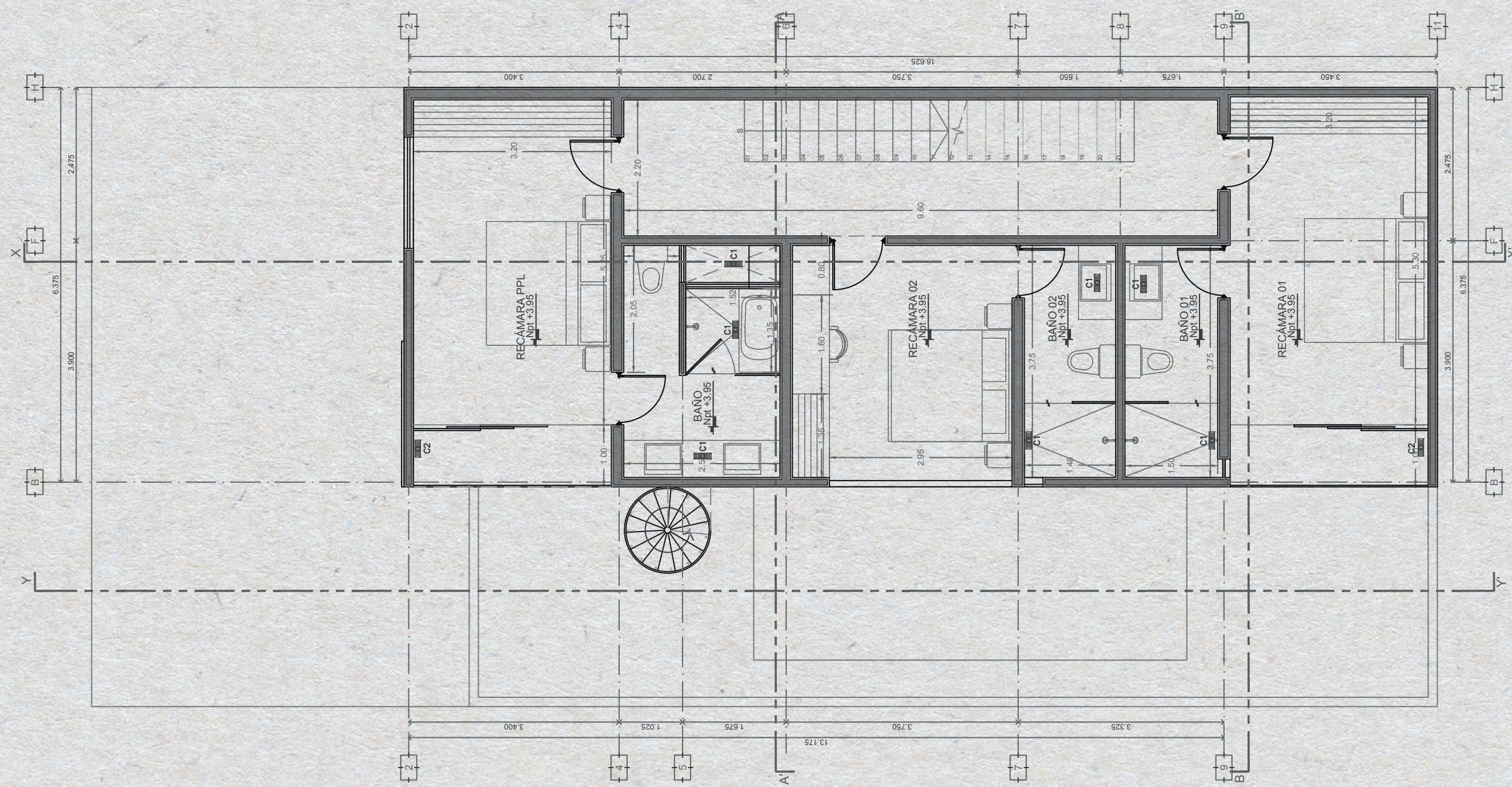
FECHA
AGOSTO 2021

NOMENCLATURA

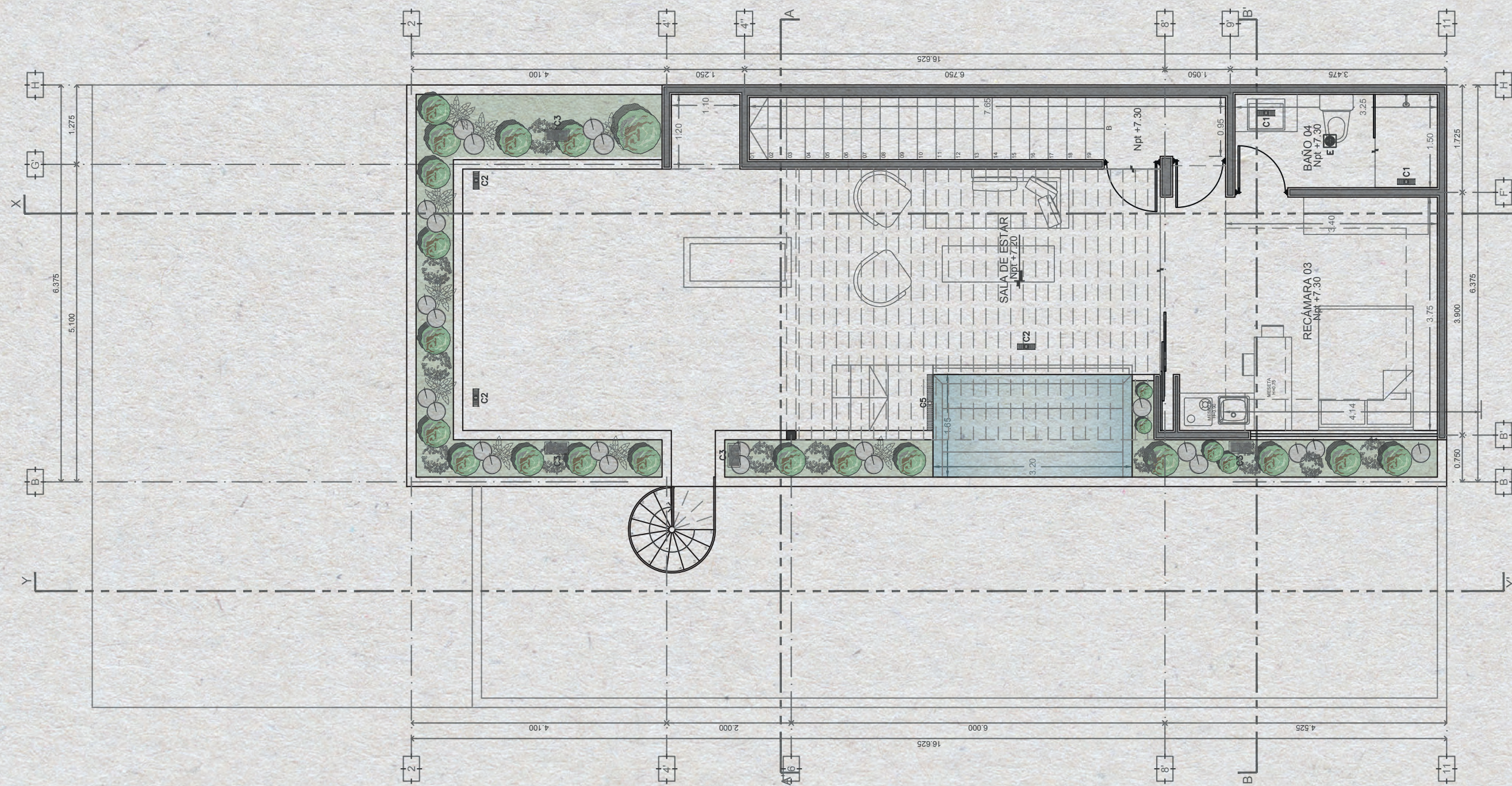
AR
A1

C.O.S. : 107.72m2 (49.53%)
C.O.S. : 1.15

PLANTA ALTA
MODELO A



 ANO. JOSÉ ALVARO PALMISTEQUE ARQ. FELIPE GUTIÉRREZ FERRAS Top: 2020mm	UBICACIÓN 	ESPACIOS			PROYECTO TOWNHOUSES ENCLAVE	NOMENCLATURA AR A2																																																																																								
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PLANTA AZOTEA
MODELO A

anomaly
 ARQ. JOSÉ R. LABO PALMEDI
 ARQ. FELIPE GIMÉNEZ FERRAZ



PLANTA BAJA		PLANTA ALTA		AZOTEA	
ESPACIO	M2	ESPACIO	M2	ESPACIO	M2
JARDIN/COCHERA	83.32m ²	REC. PRINCIPAL	22.41m ²	ESCALERA	11.16m ²
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COMEDOR	21.49m ²	RECAMARA 02	18.92m ²	AZOTEA	42.96m ²
COCINA	21.67m ²	BAÑO 02	8.96m ²	TOTAL	111.72m ²
ROBBER	4.67m ²	RECAMARA 01	22.41m ²		
CLAVADO	10.80m ²	BAÑO 01	6.96m ²		
PISCINA	19.32m ²	TOTAL	111.72m ²		
JARDIN INTERIOR	67.72m ²				
REC. HUESPED	16.89m ²				
BAÑO DE HUESPED	7.97m ²				
TERRAZA	53.35m ²				
TOTAL	314.18m ²				

C.O.S.: 107.72m² (49.53%)
 C.U.S.: 1.19

PROYECTO	TOWNHOUSES ENCLAVE
PLANO	PLANTA ARQUITECTÓNICA
DIRECCIÓN	PRIVADA ALDEA ZAMÁ TULUM, QUINTANA ROO, MÉXICO
ESCALA	1 : 75
FECHA	AGOSTO 2021

NOMENCLATURA
**AR
 A3**



Rachel
Model B

Ixchel

Model B

- 3 bed 3.5 bath home with 1 bed 1 bath guest house with rooftop lock-off
- Main House sqm 189 sqm / 2,023 sqf
- Terraces and balconies 20 sqm / 216 sqf
- Rooftop 28 sqm / 300 sqf
- Guest house 22 sqm / 237 sqf
- Guest house rooftop 22 sqm / 237 sqf
- Total 280 sqm / 3,014 sqf
- Lot size 375 sqm / 4,035 sqf

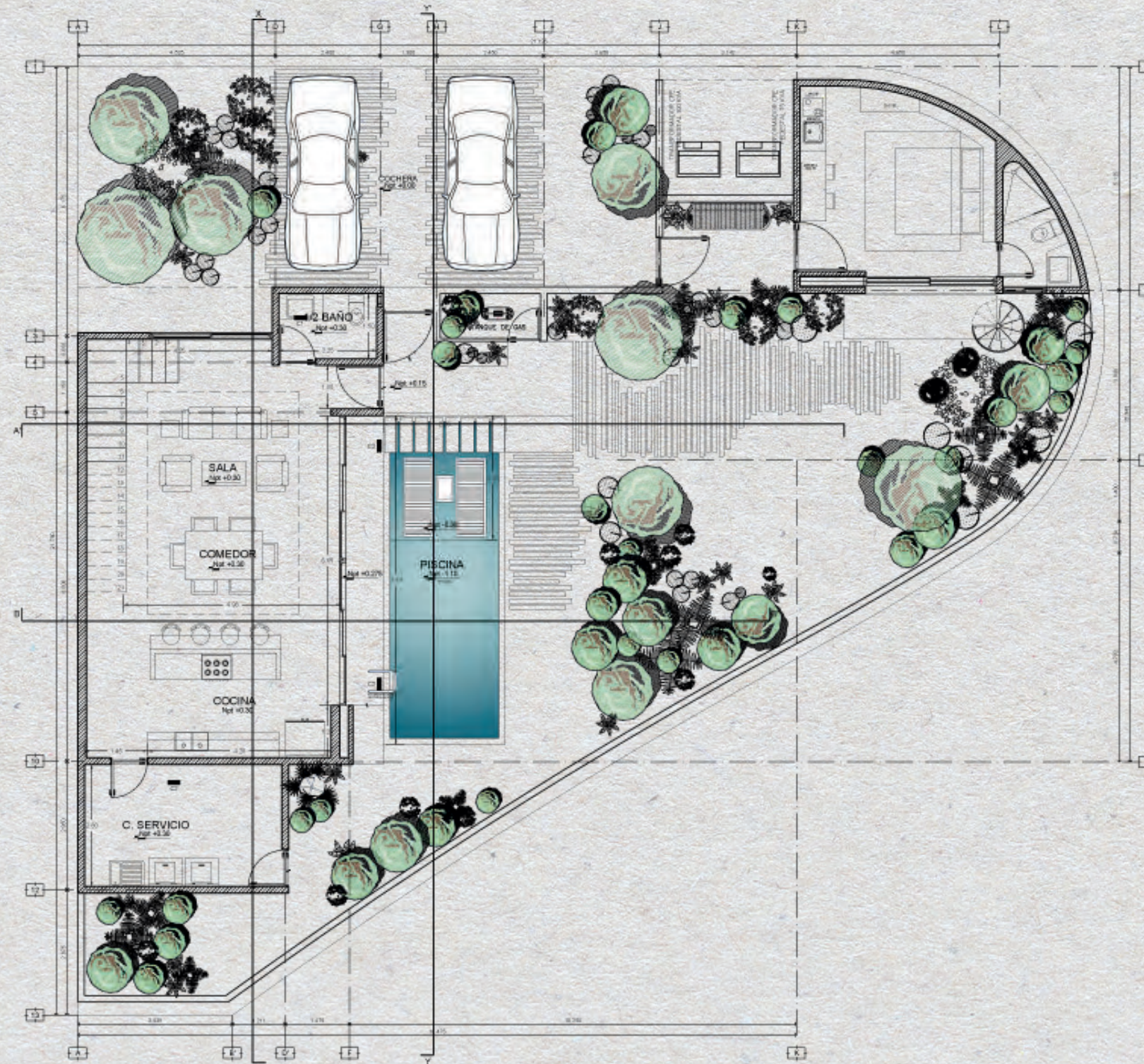
Ixchel, tribute to the Mayan goddess of the moon, and with the power of creating and destroying all things on Earth. Casa Ixchel, located at the outermost point of The Enclave, offers spectacular views to the protected green areas surrounding its location. The home has four bedrooms and two rooftop entertainment areas.

Similar to the Ahau, the main level of the home is dedicated to gathering, with living, dining and kitchen all integrated in one. You also have the pocket slider feature, opening this space to the pool and one-level guest house accessed via a floating pathway, with its own kitchenette, and access to its pergola-covered rooftop via spiral staircase.

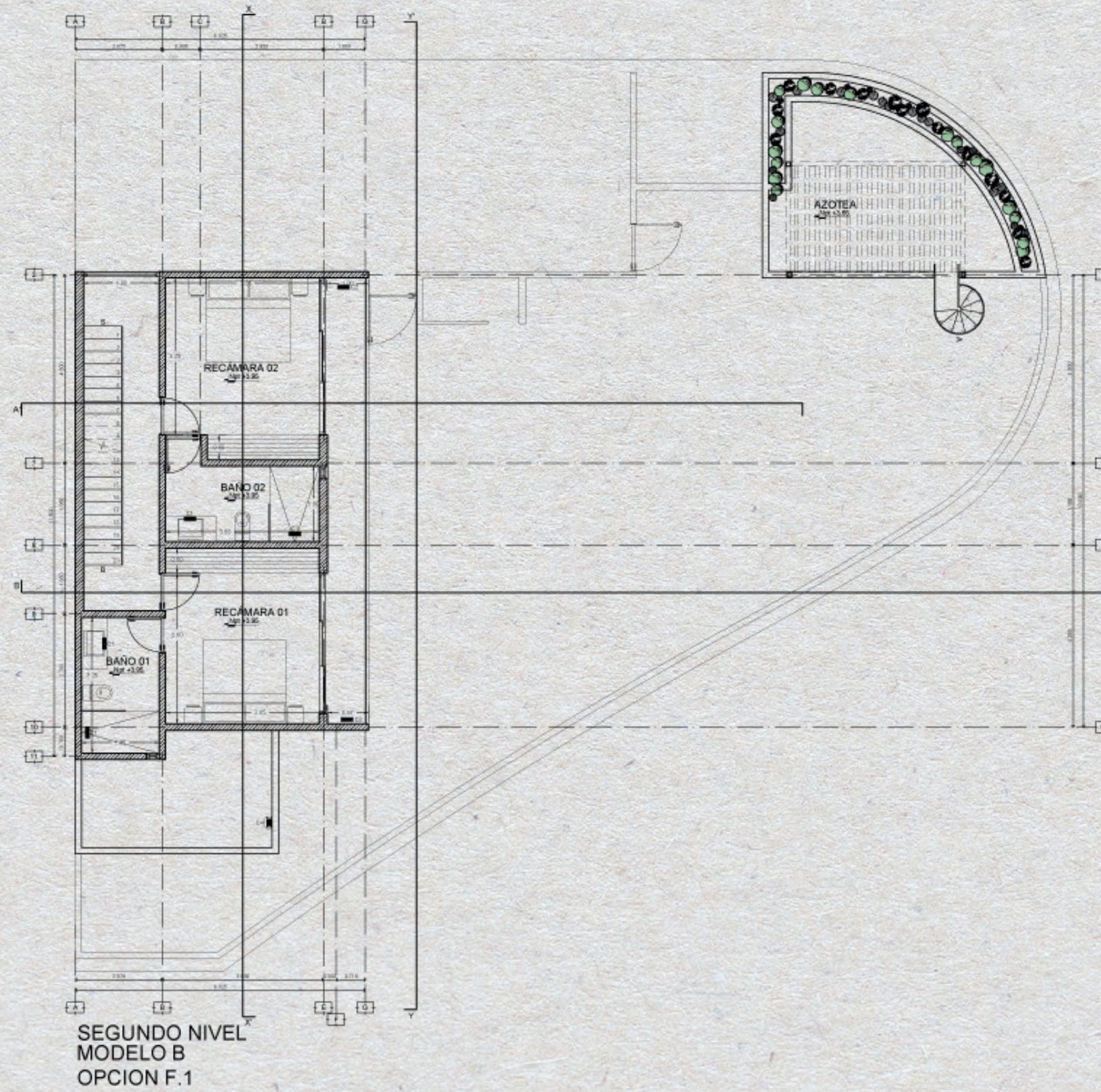
On the second story of the main home, are the second and third bedrooms each with on-suite bath. And, a terrace that goes the whole length of the home.

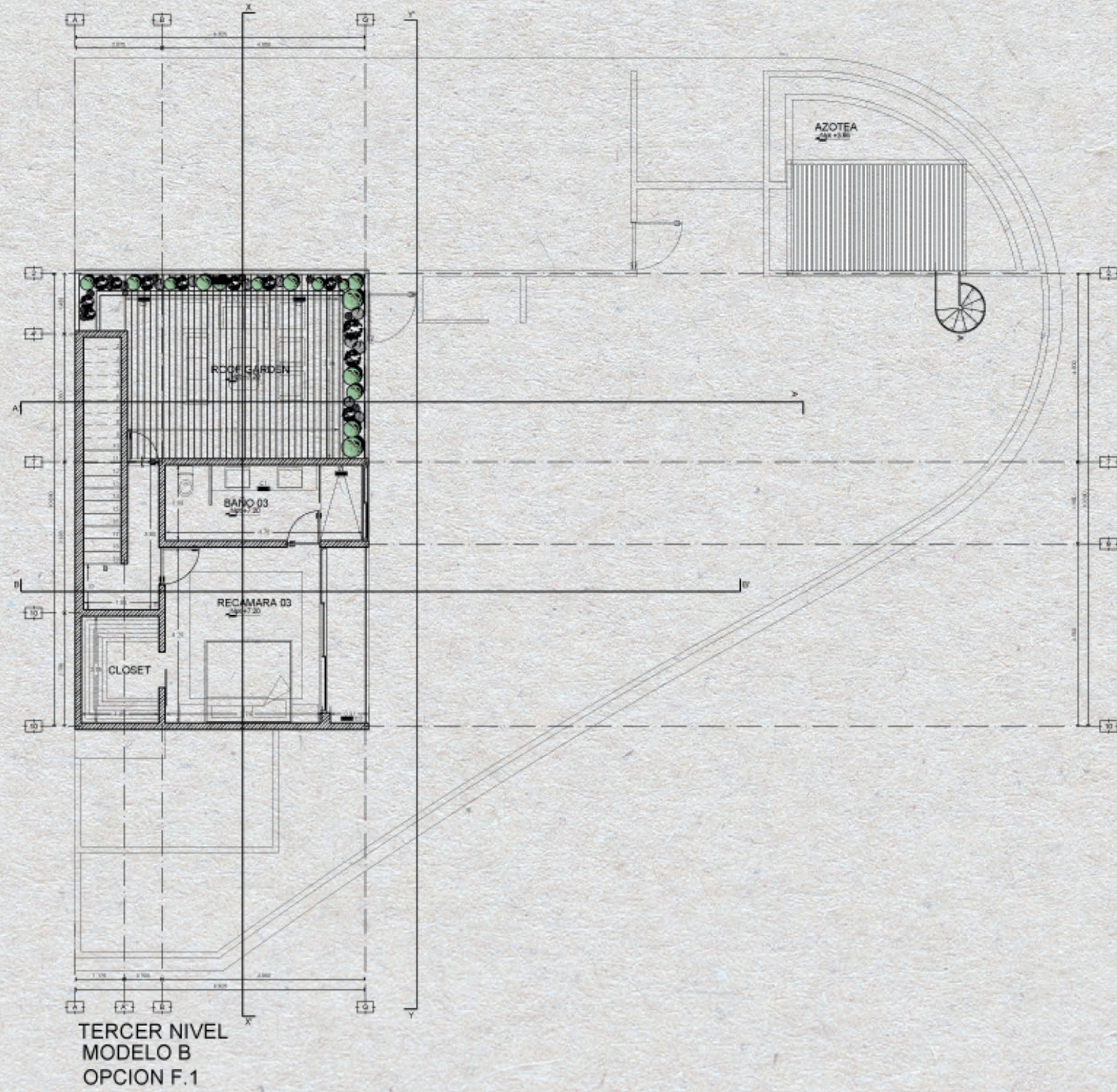
The top floor houses the master bedroom with private terrace, walk-in closet, and double sink in the bathrooms. And the pergola-covered roof garden with wrap-around green wall for entertaining.

A space to live, relax and connect with nature.



PLANTA BAJA
 MODELO B
 OPCION F.1







Alux
Model C

Alux

Model C

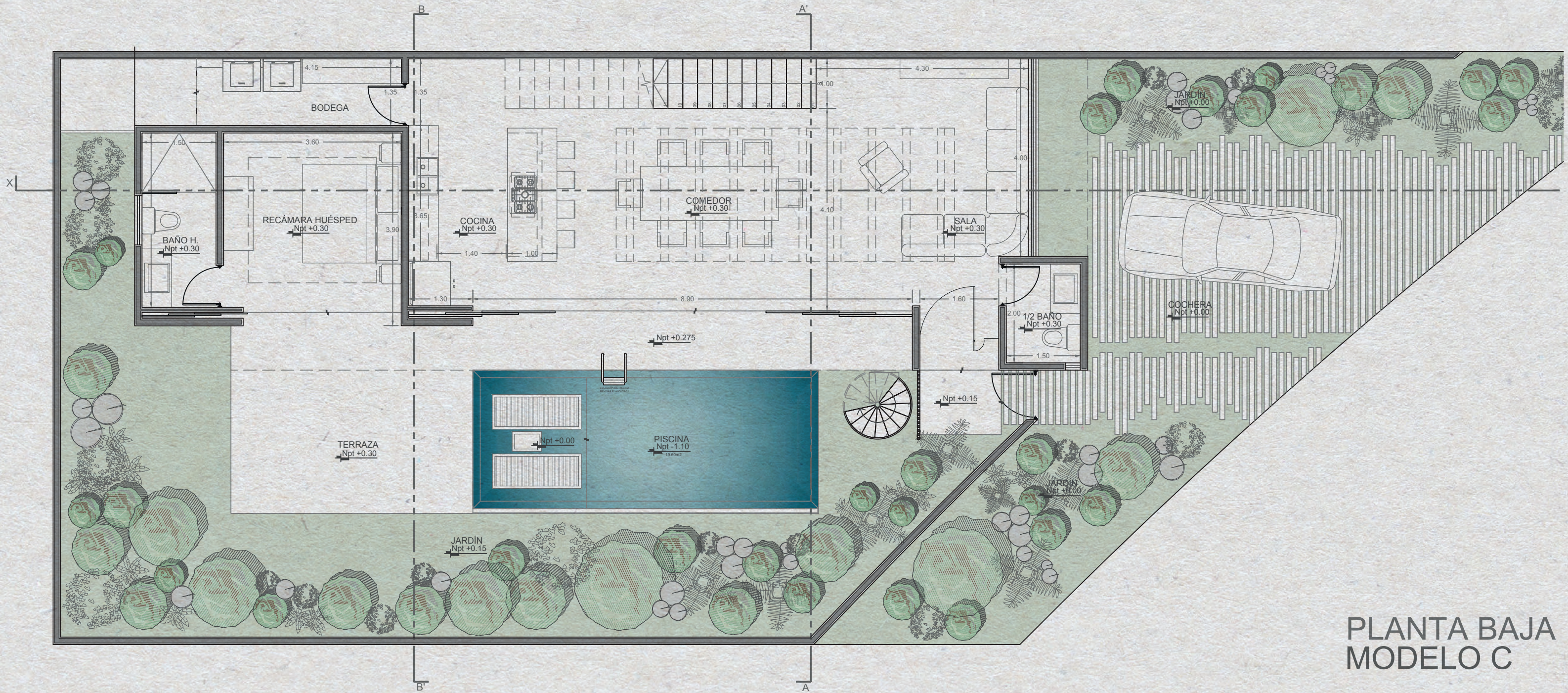
- 4 bed 4.5 bath home with 1 bed 1 bath rooftop lock-off
- Main House sqm 202.24 sqm / 2,176 sqf
- Terraces and balconies 33.05 sqm / 356 sqf
- Rooftop lock-off 111.26 sqm / 1,197 sqf
- Total 346.55 sqm / 3,729 sqf
- Lot size 314.18 sqm / 3,381 sqf

Alux, tribute to the Mayan spirits of the land, and whose home brings good luck to those where it lives. Casa Alux is the grandest of all our homes, with a total of five bedrooms. This layout is a near repetition of Ahau on the main floor with its open layout for entertainment. But an added bonus of a master suite with full bath on the main level.

On the second story are three more bedrooms. The master bedroom has a spacious wrap-around terrace, and bathroom with double sinks, tub and shower. Second bedroom has its built-in desk area and on-suite bath, while the final bedroom also as on-suite bath and walk-out terrace overlooking the pool below.

You can add a fifth bedroom to Alux, same as in Ahau, by adding the staircase to the third level, with pergola-covered entertainment area and infinity-edge plunge pool, and an additional master suite with kitchenette and built-in seating area. This level can be rented as a lock-off, closing the internal staircase access, and guests accessing via the spiral staircase that goes from the lower level garden, to the third floor.

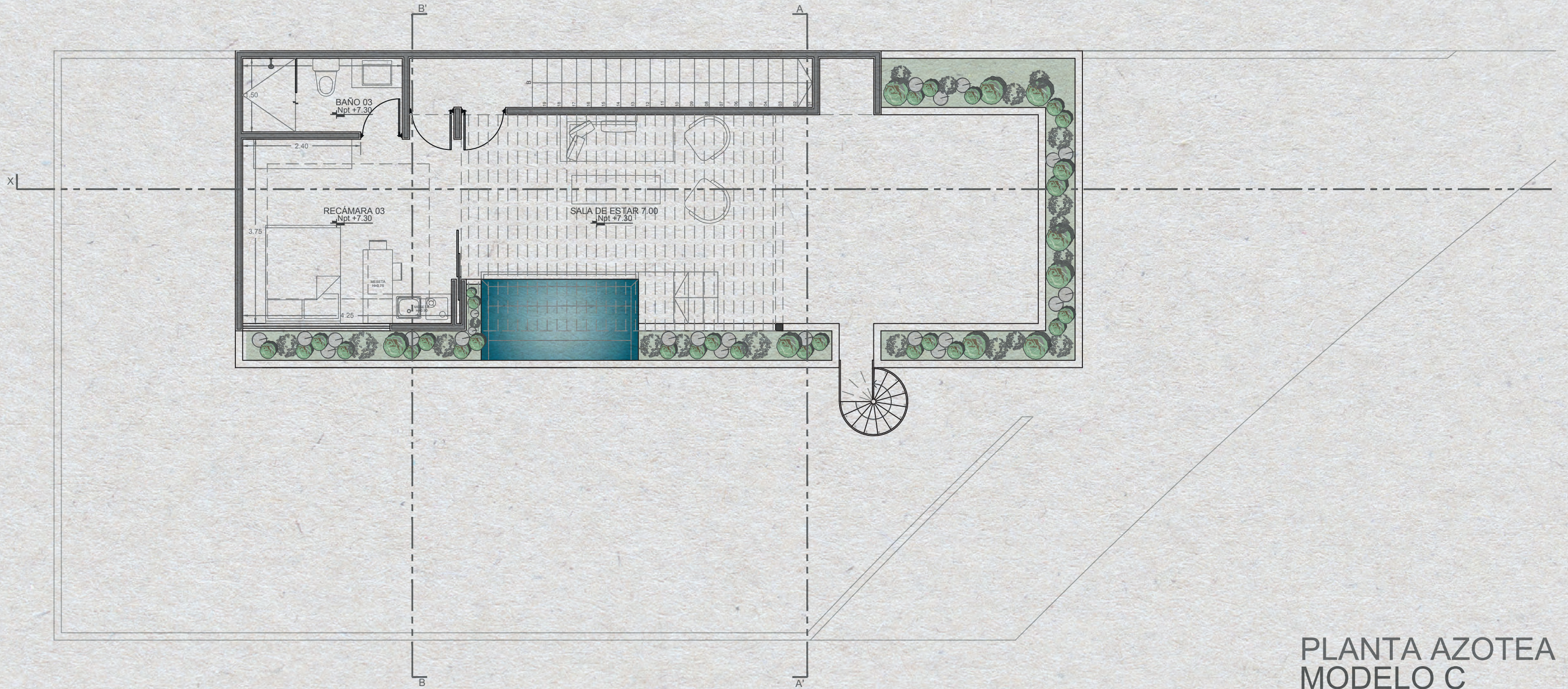
Call Casa Alux home—designed to impress, entertain and inspire.



PLANTA BAJA
MODELO C

<p>ARQ. JOSÉ R. LAGO PALMIGUÉ ARQ. FELIPE GUTIÉRREZ FARÁN</p>	<p>UBICACIÓN</p>	<p>ESPACIOS</p>	<table border="1"> <thead> <tr> <th colspan="2">PLANTA BAJA</th> <th colspan="2">PLANTA ALTA</th> <th colspan="2">AZOTEA</th> </tr> <tr> <th>ESPACIO</th> <th>M2</th> <th>ESPACIO</th> <th>M2</th> <th>ESPACIO</th> <th>M2</th> </tr> </thead> <tbody> <tr> <td>JARDÍN/COCHERA</td> <td>63.33m²</td> <td>BEC. PRINCIPAL</td> <td>22.41m²</td> <td>ESCALERA</td> <td>11.16m²</td> </tr> <tr> <td>1/2 BAÑO</td> <td>1.82m²</td> <td>BAÑO PRINCIPAL</td> <td>13.13m²</td> <td>RECÁMARA 03</td> <td>17.41m²</td> </tr> <tr> <td>SALA</td> <td>25.20m²</td> <td>VESTIBULO</td> <td>24.13m²</td> <td>JACUZZI</td> <td>7.54m²</td> </tr> <tr> <td>COMEDOR</td> <td>23.49m²</td> <td>RECÁMARA 02</td> <td>18.92m²</td> <td>AZOTEA</td> <td>42.86m²</td> </tr> <tr> <td>COCINA</td> <td>21.67m²</td> <td>BAÑO 02</td> <td>6.89m²</td> <td>TOTAL</td> <td>111.72m²</td> </tr> <tr> <td>BODEGA</td> <td>4.45m²</td> <td>RECÁMARA 01</td> <td>22.41m²</td> <td></td> <td></td> </tr> <tr> <td>CLAVADO</td> <td>16.80m²</td> <td>BAÑO 01</td> <td>4.96m²</td> <td></td> <td></td> </tr> <tr> <td>PISCINA</td> <td>18.92m²</td> <td>TOTAL</td> <td>111.72m²</td> <td></td> <td></td> </tr> <tr> <td>JARDÍN INTERIOR</td> <td>27.72m²</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>REC. HUÉSPED</td> <td>15.49m²</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BAÑO DE HUÉSPED</td> <td>7.01m²</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TERRAZA</td> <td>33.35m²</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTAL</td> <td>214.18m²</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	PLANTA BAJA		PLANTA ALTA		AZOTEA		ESPACIO	M2	ESPACIO	M2	ESPACIO	M2	JARDÍN/COCHERA	63.33m ²	BEC. PRINCIPAL	22.41m ²	ESCALERA	11.16m ²	1/2 BAÑO	1.82m ²	BAÑO PRINCIPAL	13.13m ²	RECÁMARA 03	17.41m ²	SALA	25.20m ²	VESTIBULO	24.13m ²	JACUZZI	7.54m ²	COMEDOR	23.49m ²	RECÁMARA 02	18.92m ²	AZOTEA	42.86m ²	COCINA	21.67m ²	BAÑO 02	6.89m ²	TOTAL	111.72m ²	BODEGA	4.45m ²	RECÁMARA 01	22.41m ²			CLAVADO	16.80m ²	BAÑO 01	4.96m ²			PISCINA	18.92m ²	TOTAL	111.72m ²			JARDÍN INTERIOR	27.72m ²					REC. HUÉSPED	15.49m ²					BAÑO DE HUÉSPED	7.01m ²					TERRAZA	33.35m ²					TOTAL	214.18m ²					<p>PROYECTO TOWNHOUSES ENCLAVE</p> <p>PLANO PLANTA ARQUITECTÓNICA</p> <p>DIRECCIÓN PRIVADA ALDEA ZAMÁ TULUM, QUINTANA ROO, MÉXICO</p> <p>ESCALA 1 : 75</p> <p>FECHA AGOSTO 2021</p> <p>NOMENCLATURA AR C1</p>
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C.O.S.: 136.92m² (43.58%)
C.U.S.: 0.90



PLANTA AZOTEA
MODELO C

<p>ARQ. JOSÉ R. LAGO PALMIEQUE ARQ. FELIPE GUTIERREZ FARAH</p>	<p>UBICACIÓN</p>	<p>ESPACIOS</p>	<p>PLANTA BAJA:</p> <table border="1"> <tr><th>ESPACIO</th><th>M2</th></tr> <tr><td>JARDIN/COCHERA</td><td>63.33m2</td></tr> <tr><td>12 BAÑO</td><td>1.82m2</td></tr> <tr><td>SALA</td><td>25.20m2</td></tr> <tr><td>COMEDOR</td><td>23.49m2</td></tr> <tr><td>COCINA</td><td>21.67m2</td></tr> <tr><td>BODEGA</td><td>4.45m2</td></tr> <tr><td>CLAVADO</td><td>16.93m2</td></tr> <tr><td>PISCINA</td><td>18.32m2</td></tr> <tr><td>JARDIN INTERIOR</td><td>27.72m2</td></tr> <tr><td>REC. HUESPED</td><td>15.49m2</td></tr> <tr><td>BAÑO DE HUESPED</td><td>7.81m2</td></tr> <tr><td>TERRAZA</td><td>33.35m2</td></tr> <tr><td>TOTAL</td><td>214.18m2</td></tr> </table>	ESPACIO	M2	JARDIN/COCHERA	63.33m2	12 BAÑO	1.82m2	SALA	25.20m2	COMEDOR	23.49m2	COCINA	21.67m2	BODEGA	4.45m2	CLAVADO	16.93m2	PISCINA	18.32m2	JARDIN INTERIOR	27.72m2	REC. HUESPED	15.49m2	BAÑO DE HUESPED	7.81m2	TERRAZA	33.35m2	TOTAL	214.18m2	<p>PLANTA ALTA:</p> <table border="1"> <tr><th>ESPACIO</th><th>M2</th></tr> <tr><td>REC. PRINCIPAL</td><td>22.41m2</td></tr> <tr><td>BAÑO PRINCIPAL</td><td>13.73m2</td></tr> <tr><td>VESTIBULO</td><td>24.13m2</td></tr> <tr><td>RECÁMARA 02</td><td>18.92m2</td></tr> <tr><td>BAÑO 02</td><td>6.89m2</td></tr> <tr><td>RECÁMARA 01</td><td>22.41m2</td></tr> <tr><td>BAÑO 01</td><td>6.96m2</td></tr> <tr><td>TOTAL</td><td>111.72m2</td></tr> </table>	ESPACIO	M2	REC. PRINCIPAL	22.41m2	BAÑO PRINCIPAL	13.73m2	VESTIBULO	24.13m2	RECÁMARA 02	18.92m2	BAÑO 02	6.89m2	RECÁMARA 01	22.41m2	BAÑO 01	6.96m2	TOTAL	111.72m2	<p>AZOTEA:</p> <table border="1"> <tr><th>ESPACIO</th><th>M2</th></tr> <tr><td>ESCALERA</td><td>11.16m2</td></tr> <tr><td>RECÁMARA 03</td><td>17.41m2</td></tr> <tr><td>JACUZZI</td><td>7.54m2</td></tr> <tr><td>AZOTEA</td><td>42.56m2</td></tr> <tr><td>TOTAL</td><td>111.72m2</td></tr> </table>	ESPACIO	M2	ESCALERA	11.16m2	RECÁMARA 03	17.41m2	JACUZZI	7.54m2	AZOTEA	42.56m2	TOTAL	111.72m2	<p>PROYECTO TOWNHOUSES ENCLAVE</p> <p>PLANO PLANTA ARQUITECTÓNICA</p> <p>DIRECCION PRIVADA ALDEA ZAMÁ TULUM, QUINTANA ROO, MEXICO</p> <p>ESCALA 1 : 75</p> <p>FECHA AGOSTO 2021</p>	<p>NOMENCLATURA AR C3</p>
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Highlights & Amenities

A new development that combines the comforts of a world-class resort, with all the benefits of a residential property.

HIGHLIGHTS

- Marble flooring
- Quartz kitchen countertops
- Kitchen and doors in rosa morada wood
- Bathroom countertop and closets in parotta wood
- Black matte bathroom fixtures
- Black river stone shower flooring
- Hacienda beam inlay with LED back-lighting in dining and living rooms
- Mosquito screens
- White kitchen sink
- Black matte kitchen faucet
- Selection of optional pasta tile kitchen backsplash
- Grey chukum plaster exterior and interior feature walls
- Minisplit Air conditioners in all rooms
- Tempered glass railings on bedroom terraces
- Swimming pool with grey chukum finish
- Bajareque wood detailing along parts of the façade
- Perimeter wall in white stone in irregular format
- Grey chukum plaster exterior

AMENITIES

- Off-street parking
- Laundry room
- Pantry room
- On-suite bathroom for each bedroom
- Jacuzzi tub in Models A & C
- Swimming pool with baja shelf
- Green areas
- Intelligent Key Card System
- Access to Terra by Pure Tulum amenities – swimming pool, fitness center, juice and coffee bar, bicycle rentals*
- VIP membership card
- Beach club

*This is available for an extra fee.



Payment

30% down payment and 70% upon delivery

Delivery October 2023



Developer & Architect

Architect - José Ramon Lago Palomeque

Architect graduated from the Anahuac Mayab University.

Master in Business Administration and Management from the Francisco de Vittoria University of Madrid.

Collaborations with architects including Augusto Quijano, Alvaro Ponce, Gaspar Perez Axle and Andres Amat in several luxury residences projects in the peninsula, including in 2010 design of San Angelo 08, and in 2014 the clubhouse of the private residential community, Allegra.

Palomeque has continued to design luxury residences for private clients as well as condos in Merida and along the Yucatan coastline, including phase 1 homes of Pure Tulum.

Mirabelli Corporation Building Communities

Mirabelli Corporation was founded in 1952, in a small town in northern Canada called Thunder Bay. Our family business was born with the understanding of giving customers what they want, and doing what we say we are going to do.

During the last 50 years, we have spent our winters in Mexico meeting people, customs and culture. Now we are investing in this great land to build strong communities for families and friends.

It is an honor to extend our welcome to you, in the Riviera Maya and throughout Mexico.

-Adrian Mirabelli



The Enclave

BY

• PURE TULUM •