



Frequently asked questions

1. How much money can I make a reservation with?

Reservations at Aflora are made with \$ 3,000 dollars, which are refundable. Contact your advisor for more information.

2. What is the project direction?

Avenida Aldea Zamá, Lote número 10, Tulum, Quintana Roo, Mexico.

3. Project delivery date?

The delivery date of towers A, B and C is July 2023; Tower D and E July 2024. Ask your advisor for dates for Villas por Torres that deliver in 24 months.

4. How many units does the development have in total?

The development has 211 Units in all its phases and are divided into 3 unique concepts.

- Wonder Loft Village
- Magic Apartment Towers
- Essence Luxury (Luxury Villas)

5. What are the typologies of development?

We have:

- 1, 2 and 3 bedroom residences with terraces.
- Garden Houses of 1 and 3 bedrooms, with garden and private pool.
- 1 and 3 bedroom penthouses with pool, sundeck and outdoor dining area.
- 1 bedroom loft.
- Three-level villas with 4 bedrooms with private garden and pool.

6. What amenities are there within the development?

In total we have 15 amenities in Aflora Tulum.

- Wellness Lagoon
- Panza Dining & Bar
- Sunset Tower (lobby with gazebo)
- Bath House – Spa & Temazcal
- Wellness Tower & Gym
- Coworking Lounge
- Semi-Olympic Pool
- Infinity Pool
- Climbing wall
- Outdoor fitness circuit
- Aerobic practice area
- Sculpture Garden
- Games and children's pool
- Raised net beds
- Hammock and swing area



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7. How long is the complex property?

Aflora has 29,264.06 m², which represents practically 3 hectares. One of the largest and greenest in the entire master plan of Aldea Zamá.

8. How is the department delivered?

All units are delivered equipped and furnished. Ask your advisor for the furniture and decoration packages included.

9. What is the cost of maintenance?

The preliminary cost estimate is \$3 per m² of your unit. That is, if your unit measures 100m², your approximate maintenance will be \$ 300 per month.

10. What is the percentage of green area and common areas?

- 46"% green areas and trails equivalent to 13,373.85 m²
- 9"% amenities and bodies of water equivalent to 2,600.33 m²
- 23"% residential areas equivalent to 6,742.36 m²
- 21"% urbanization equivalent to 6,321.11 m²
- % services equivalent to 226.40 m²

11. How many levels does it have?

4 levels in Magic Apartment Towers.

3 levels in Wonder Loft Village.

3 levels in Essence Luxury Villas.

12. What are the payment methods?

We have several payment options that fit all the needs of our customers, these options are preestablished and you can meet them with your sales advisor, you will surely find the ideal one for you.

13. Do you have assigned parking lots?

The complex has parking near the apartment towers and lofts, they are common use for owners and residents. The Villas have their private parking and there is also an exclusive parking area for visitors.

14. Is it pet friendly?

Of course, our pets are an essential part of this new community.

15. Do you have an elevator?

Of course, Aflora has 10 elevators, 9 of them are distributed in each residential tower and one in the Loft Village building. Each elevator has capacity for 13 people.



Frequently asked questions

Wastewater / septic tank

16. What's the plan? Is the facility eco-friendly or will it add to the existing infrastructure in Tulum?

We are located in the heart of Aldea Zamá which benefits the use of its own treatment plant, which is separate from the municipal water treatment plant. This means we don't have to treat wastewater on site, which reduces maintenance, costs and eliminates the possibility of unwanted odors or contamination.

17. Is there a solar option for tenants? Can I install my own solar cell?

Our common areas will have a photovoltaic system to reduce the energy used in common areas and amenities. The only units with their own solar energy are the Luxury Villas, since the apartments have a garden in the roof of the penthouse and occupy most of the roof space.

18. Is there built-in water filtration in the units?

Water filtration system

We will use several filtration systems in Aflora designed to remove calcium and minerals from the water; These systems shall not guarantee drinkability. However, there will be enough space under the sink to add an additional filter and potabewater (at the investor's discretion and budget). Based on our experience, the final "taste" of filtered water is inferior to that of bottled water.

19. We would like to use the bikes and scooters to move around in Tulum, is there anywhere within the property to protect them (especially thinking about the months we are not)?

Of course, Aflora has an assigned place for bicycles and scooters. This area is outdoors, is secure and located within the property.

20. Is there fiber optic internet, and what is the bandwidth; in the units the internet.

Will be compatible or will each department have its own? Each unit will have its own fiber optic internet line, the speed range in Tulum is 25 to 200 mbps depending on the internet plan the owner chooses.

21. Will there be a pool with hot water, and if so, will it be throughout the year?

Tulum has a very warm climate throughout the year. We do not plan to have pools with hot water; but if we can incorporate heating elements at the request of the owner (installation and equipment with cost additional).

22. Will the owners/tenants of Aflora be able to use the Restaurant and Spa (hydrotherapies) of Aflora freely and at no cost?

The restaurant and spa are separate businesses. The owners will enjoy privileges within these, which will be by appointment and with cost. In addition, the owners and community of Aflora will have special benefits.