

KAOBA

ECOLUXURY BEACH FRONT CONDOS

T U L U M





LOCATION

Cancun-Tulum HWY

Access road to  
Bahía Tankah

KAOBA

Downtown Tulum

Archeological  
sites

Tulum hotel  
zone

Start of the  
Sian Ka'an  
biosphere  
reserve

Centered in the heart of the **Mayan Riviera** in the Mexican Caribbean, Tulum is now a **world-renowned** and sought after travel destination.





***Bahía Tankah.*** Strategically located between downtown Tulum and archeological sites.

Bahía Tankah located near:

1. Archeological site: 08 km
2. Hotel zone: 11 km
3. Downtown Tulum: 11 km
4. Playa del Carmen: 58 km
5. Cancun Airport: 110 km





## Kayaking

Paddle through Bahía Tankah



## Scuba Diving

Explore the depths of the stunning Cenote Manatí



## Biking

Cruise through the beautiful coast of Bahía Tankah



## Snorkeling

Experience the unique underwater life the bay has to offer



## Paddleboard

Enjoy a variety of board sports



Tucked away in peaceful *Bahia Tankah*, Kaoba is a new concept combining simplicity, luxury, *sustainability* and nature. Surrounded by lush vegetation and jungle, a cenote and the blue Caribbean Sea.

Composed of **11 oceanfront eco-friendly units** (one, two and three bedrooms). One of few projects offering *beachfront condos in Tulum*. Kaoba is our latest exclusive sustainable development.

Kaoba's unique location and sustainable design make this project a great investment opportunity in one of the most beautiful areas in the Yucatan Peninsula.





























## Kaoba offers you a *complete* experience



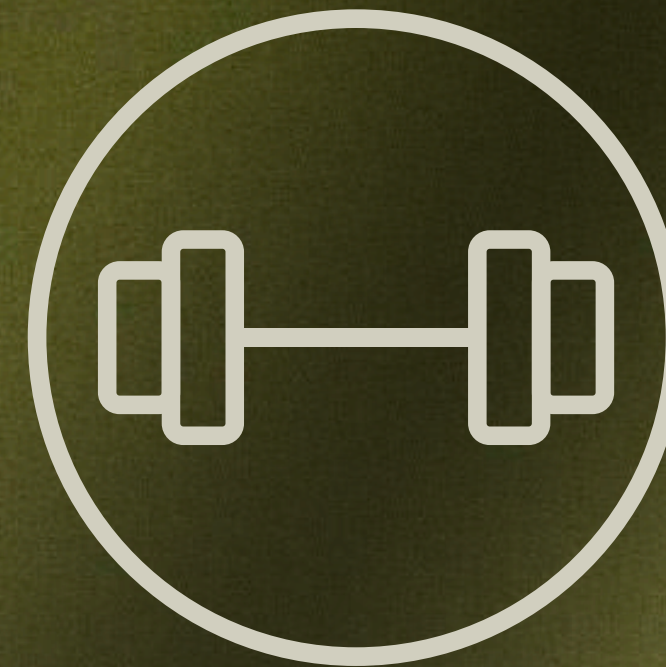
**Private Beach**



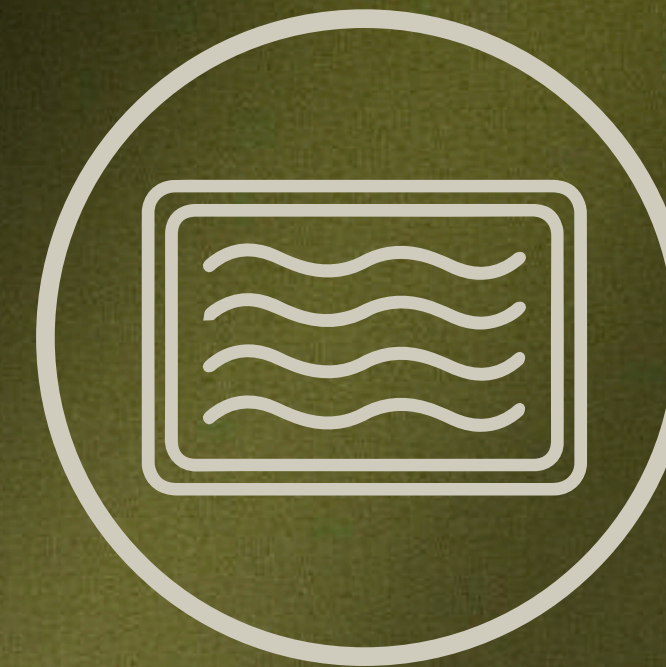
**Roof Garden +  
Sunset Pool**



**BBQ Zone**



**Gym and Wellnes  
Center**



**Beach Pool**



**Bar + Lobby**



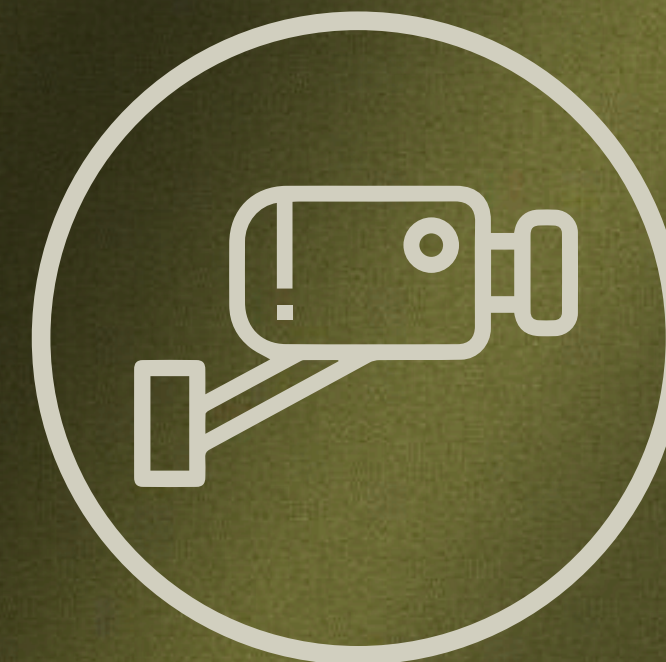
**Private Pools**



**Tropical Zen  
Garden**



**Chill Zone**



**24 Hour  
Security**



**Pet Friendly**



**Cenote in walking  
distance**





good vibes only















# CONSCIOUS AND GREEN DEVELOPMENT

Preserving the unique flora, fauna, natural resources and beauty of the area is at the forefront of our priorities.

Kaoba's *sustainable design* is committed to high water and energy efficiency, biodiversity conservation and the use of materials with a *reduced carbon footprint*.

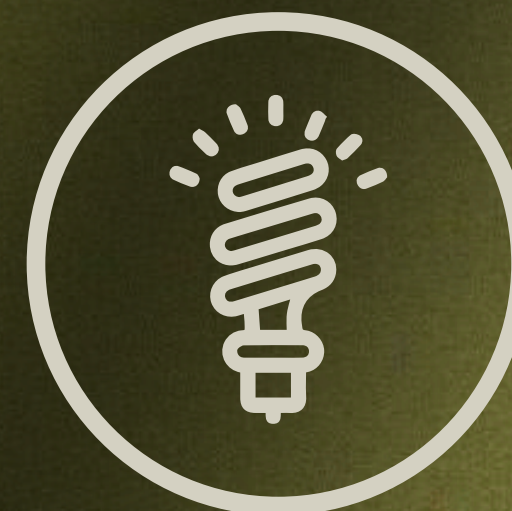
Our building is certified under **EDGE** (Excellence in Design for Greater Efficiencies), a certification with the goal of reducing the environmental impact of buildings endorsed by the International Finance Corporation (IFC) and the World Bank Group.



**Wastewater  
Treatment**



**Partially Powered by  
Renewable Energy**



**Energy  
Efficient**



**Responsible Waste  
Management**





An architectural rendering of a modern, multi-story residential building at night. The building features a central entrance with a glass door, flanked by two wings with balconies. The balconies have glass railings and are illuminated from within. The building is surrounded by lush tropical landscaping, including palm trees and other greenery. In the foreground, there is a parking area with several cars, including a white sedan and a white SUV. A person is walking towards the entrance. The sky is dark with stars visible. The overall atmosphere is serene and luxurious.

# KAOBA

ECOLUXURY BEACH FRONT CONDOS

Spaces meticulously designed to transport you to a state of peace, harmony and comfort.



