

L A
R E S E R V A
T U L U M

* Content of this brochure can be changed without prior consent













*A healthy and inspiring lifestyle
within a sustainable environment*



Architect & Portfolio

COLAB

We're honored to have **Co-Lab Design Office** on board of La Reserva. The Tulum based firm never fails to amaze with their warm, minimalist designs. Merging the modern with the artisanal and the minimalistic with the rustic.

Joana Gomes, (Masters Oporto FAUP), has over 18 years of experience in the fields of architecture and urbanism, including 4 years with Winy Maas at MVRDV in Rotterdam, as well as 4 years as Design Director for FR-EE Fernando Romero.

Joshua Beck, (Masters Architecture UC Berkeley, Bachelors Environmental Design, CU Boulder), has over 26 years of international experience in the combined fields of architecture, construction and wooden boat building; including 5 years of collaboration with Rem Koolhaas at OMA in Rotterdam and with Michael Kovac in Los Angeles.

VOGUE

de
zeen

Traveller

ELLE
MAGAZINE

est¹⁰
es-
teemed

ARCHIMARATHON

AD¹⁰⁰
ARCHITECTURAL DIGEST

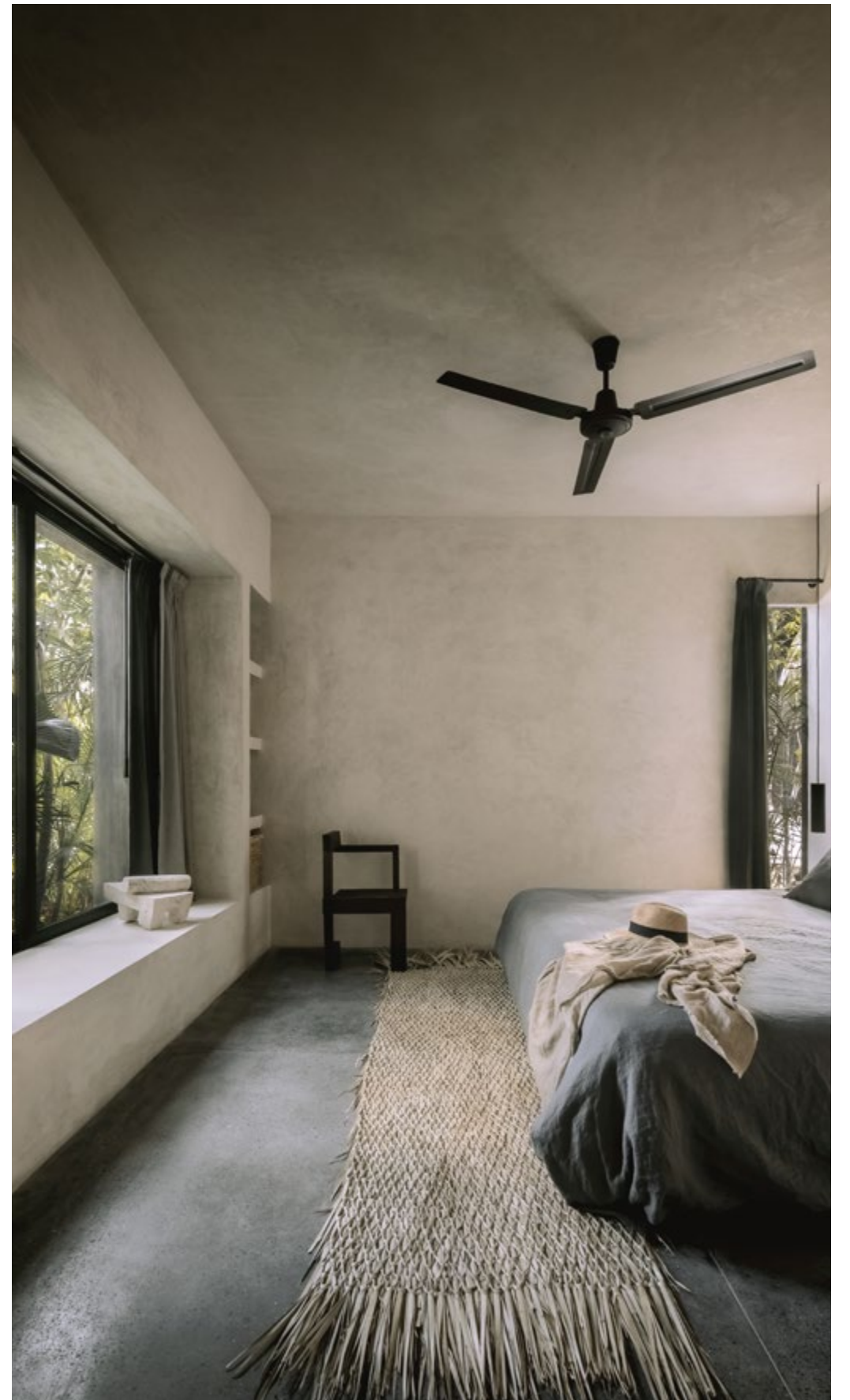
DESIGN HOTELS

PHAIIDON





CASA ARECA by COLAB



CASA AVIV by COLAB



VILLA PETRICOR by COLAB



VILLA PETRICOR by COLAB



VILLA PETRICOR by COLAB



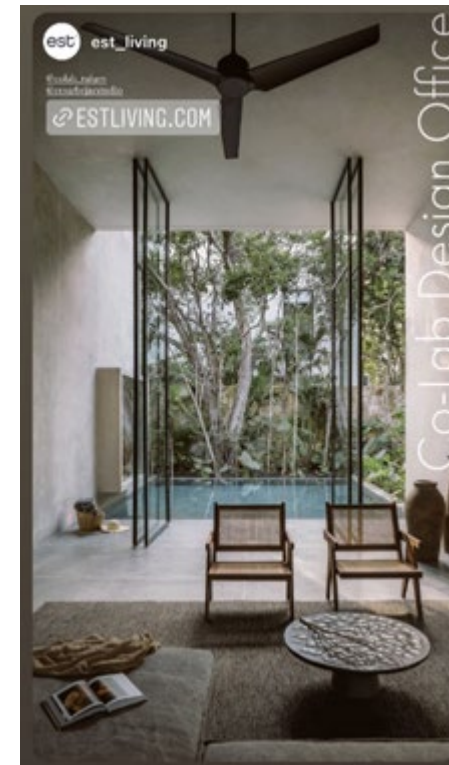
EST Living



Architectural Digest MX



AD100 Mexico



EST LIVING



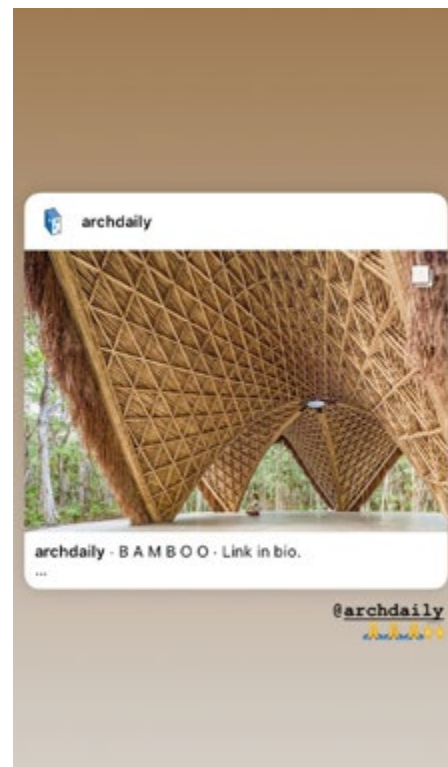
Designboom



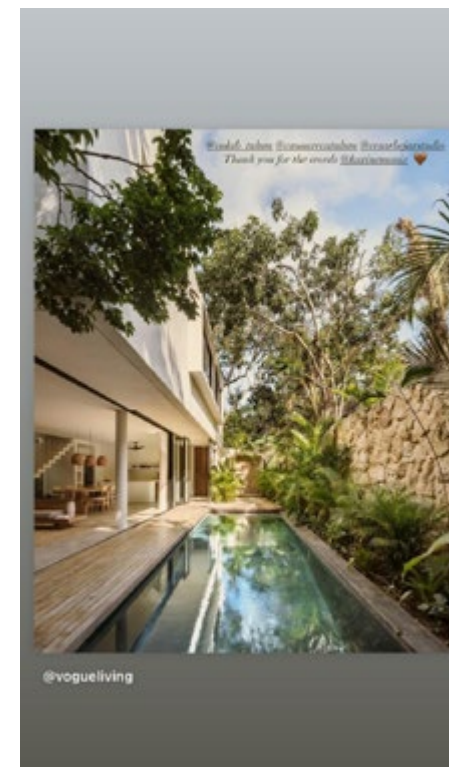
AD100 Mexico



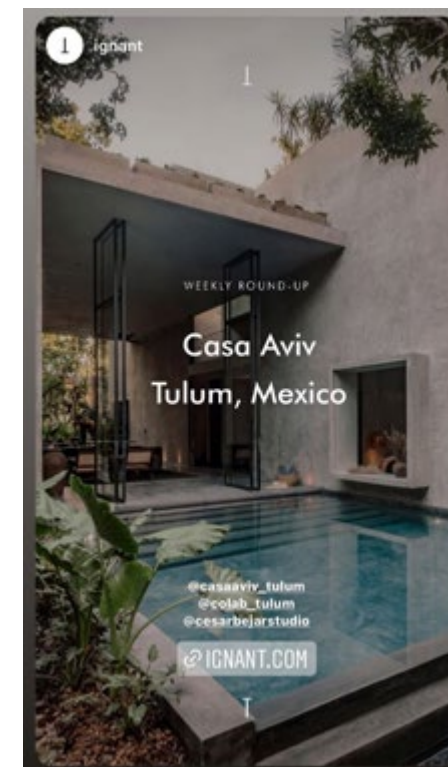
ELLE DECOR



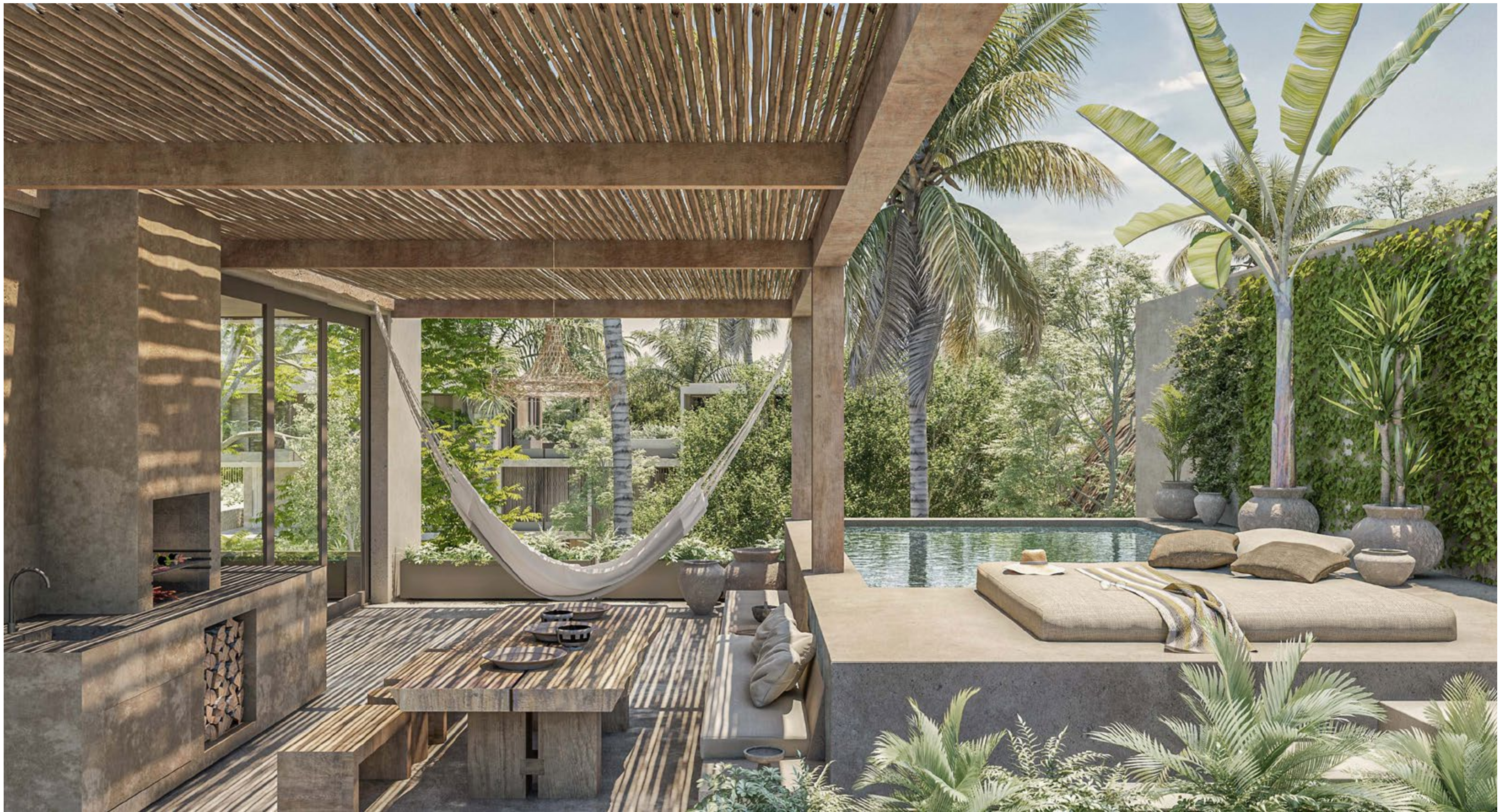
ARCHDAILY



VOGUE Living



IGNANT



Privacy & Tranquility

A Long-Term Investment

- Only 42 Units on a complete hectare (2,5 acres)
- Footprint of the Residences around 20%
- Only 2 or 3 levels high, below the treetops
- Green areas on all four sides of the buildings
- Green views



Privacy by Nature

Nestled between the trees

With all our residences designed around a 4,000 m² (43,000 ft²) private park you will always have a view on nature; never on any neighbouring buildings.

12 meters / 39 feet

45 meters / 147 feet

12 meters / 39 feet





twelve meter (~39 feet) buffer to the street

All the advantages of a Condominium

- Reverse Osmosis **Drinking Water** facility
- Backup generator
- Extensive Amenities
- Fibre Optic Internet
- 24/7 security & Concierge
- Maintenance & Property Management
- High Quality Waste Water Treatment
- Solar Energy
- Waste Recycling

With the features of a *Luxury Villa*

- Standard Height of 2.95m / 9 foot 8 inches
- Floor to ceiling windows
- Triple glaze windows
- Natural stone floors
- Hardwood full length carpentry
- Private Entrances
- Private Pools
- Mezzanines Designs
- 6m / 20 feet Double Height Living Rooms
- Large Private Gardens and Terraces
- Privacy: 45 meters to the second building
- Tranquility: 12 meter to the public road



standard 3 meter (10 feet) floor to ceiling windows



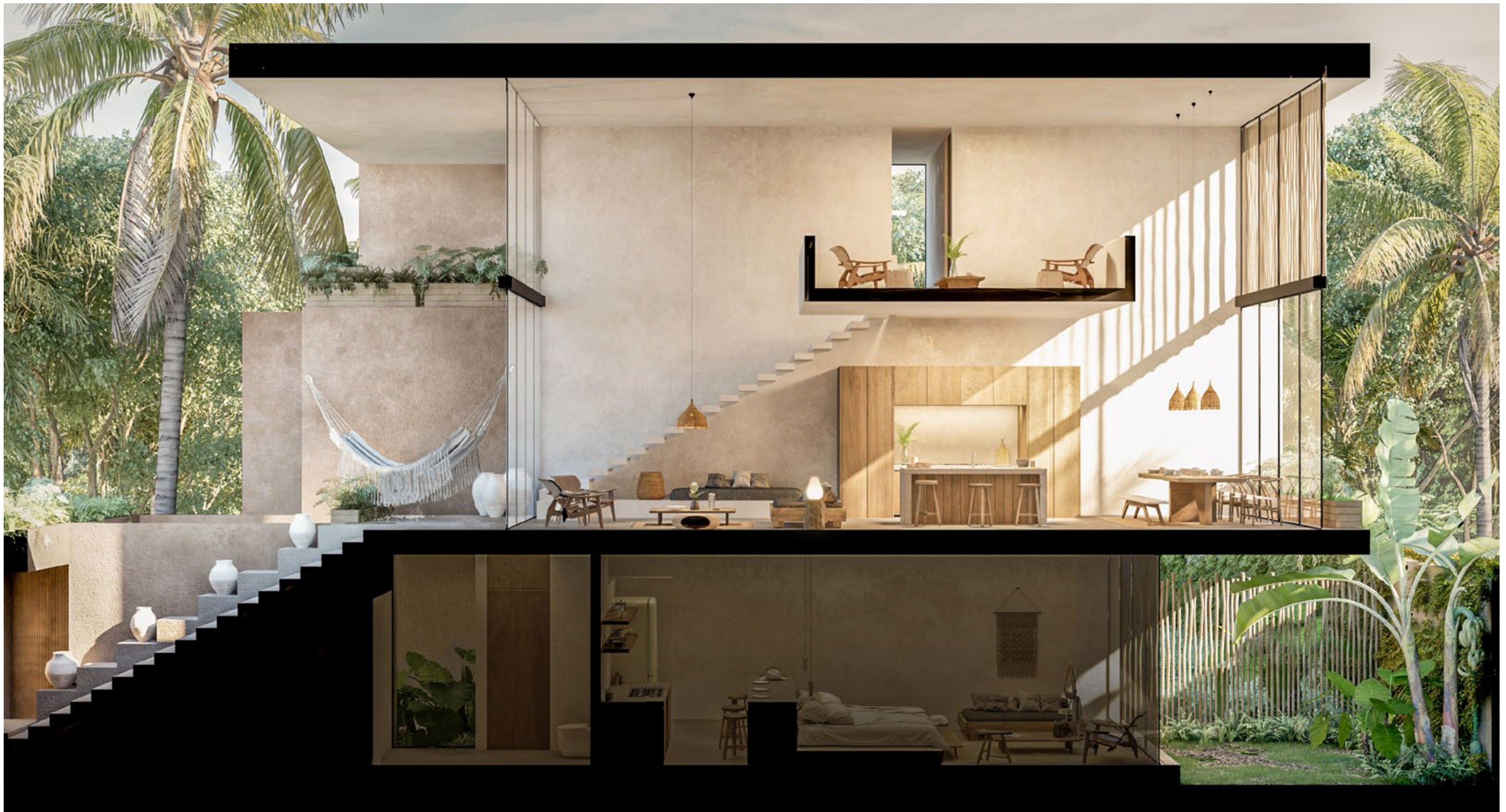
six meter (20 feet) high ceiling with double gardens



Private entrances // Private pools // Generous exterior spaces



green views from all windows



mezzanine residences with 6 meter (~20 feet) high ceilings

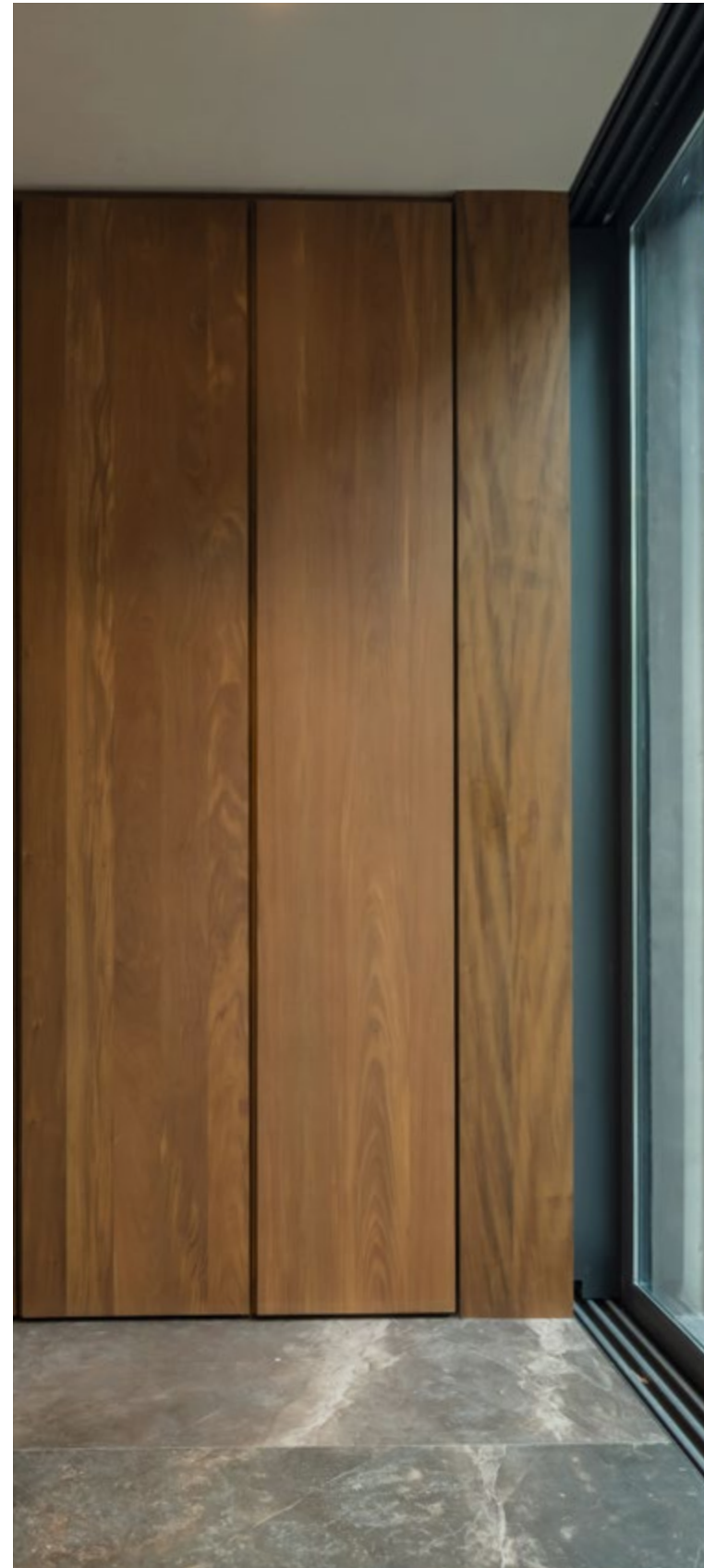
Finishes & Materials



natural stone floors



kitchen carpentry



floors and carpentry



triple pane energy efficient glass

Installations & Equipment

Water

Taking care of a precious resource



Drinking water

Our central Reverse Osmosis plant will provide the apartments and communal area with clean, healthy drinking water. Say goodbye to plastic water jerrycans, and no more calcium buildups in your bathrooms!



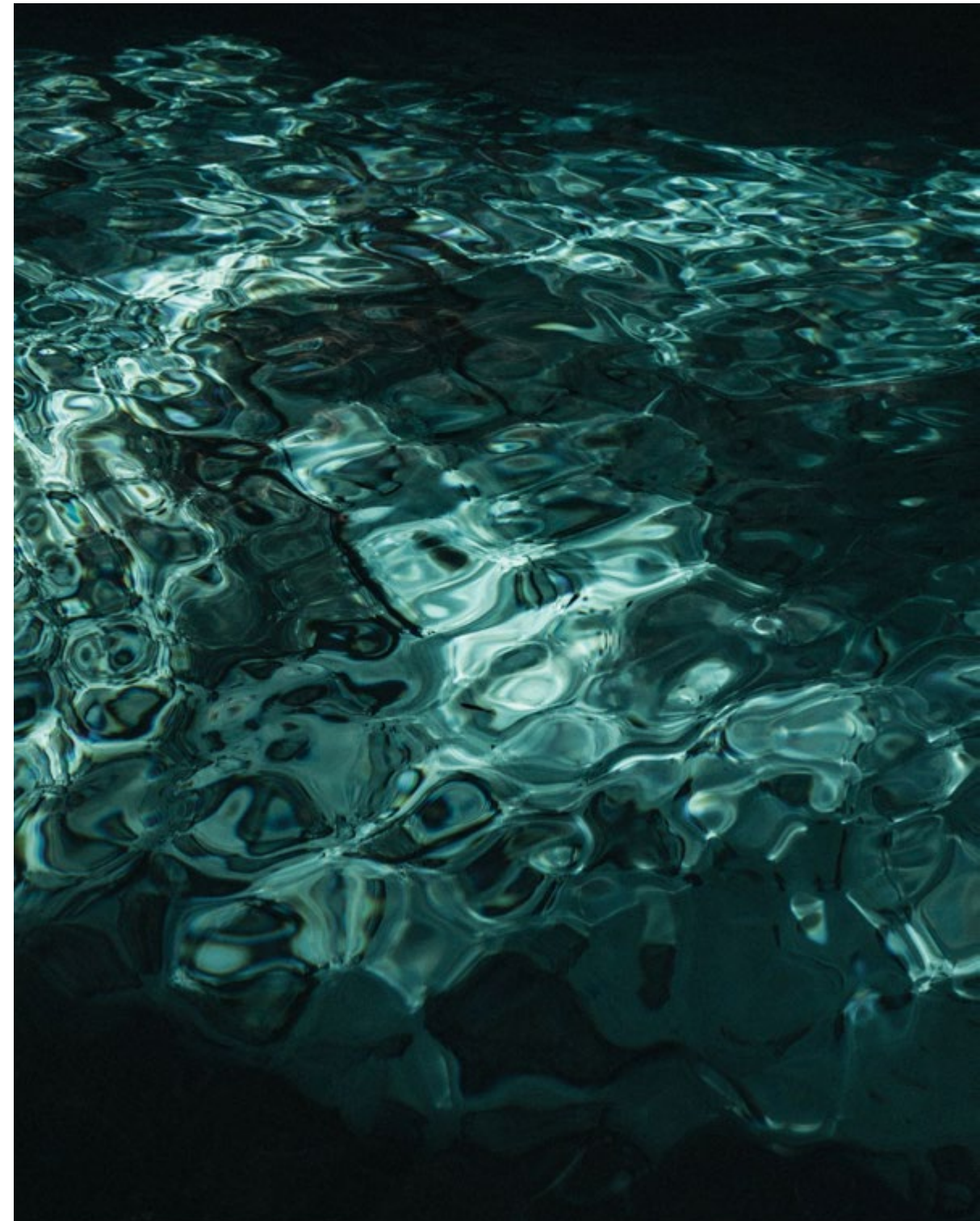
Waste Water Treatment Plant

All the water used in La Reserva will go through a five step Waste Water Treatment Plant, after which large part will be used for the automated irrigation.



Four days of Back-Up

In case of a power outage, our water plant manages a four day retention tank for the drinking water. Meaning there will always be a drinking water back-up for four days.





Energy

Towards a cleaner future



Communal Solar PV Plant

The top of all 3rd floor apartments, roughly 1,000 m² (10,750 ft²), is dedicated to a communal Solar Plant, so we can offset our energy consumption from the grid against clean renewable energy.



Energy Efficient Windows

We chose for the best insulating, uncoloured windows on the market, offering a U-value of around 0.48. This superior insulation means up to 20% saving of your AC energy consumption.



Construction Block

Interior walls will be constructed of the thicker 20cm blocks, all exterior walls are made of Hebel blocks, thermically and acoustically superior to the most commonly used blocks.



Emergency Back-Up Generator

In case of power outages a generator will provide energy for all ventilation, fridges, lighting and control in the apartments. Communal logistics, such as water pumps and lighting will also be powered.

Air Conditioning

Cooling that doesn't cost the world



Mini Chiller

The Mini Chiller is a central Airconditioning System, predominantly used in high-end hotels. This system brings huge advantages over traditional mini-split systems:



Up to 25% lower energy consumption

Their energetic consumption is up to 25% lower, resulting in lower energy bills and a lower carbon footprint of the building.



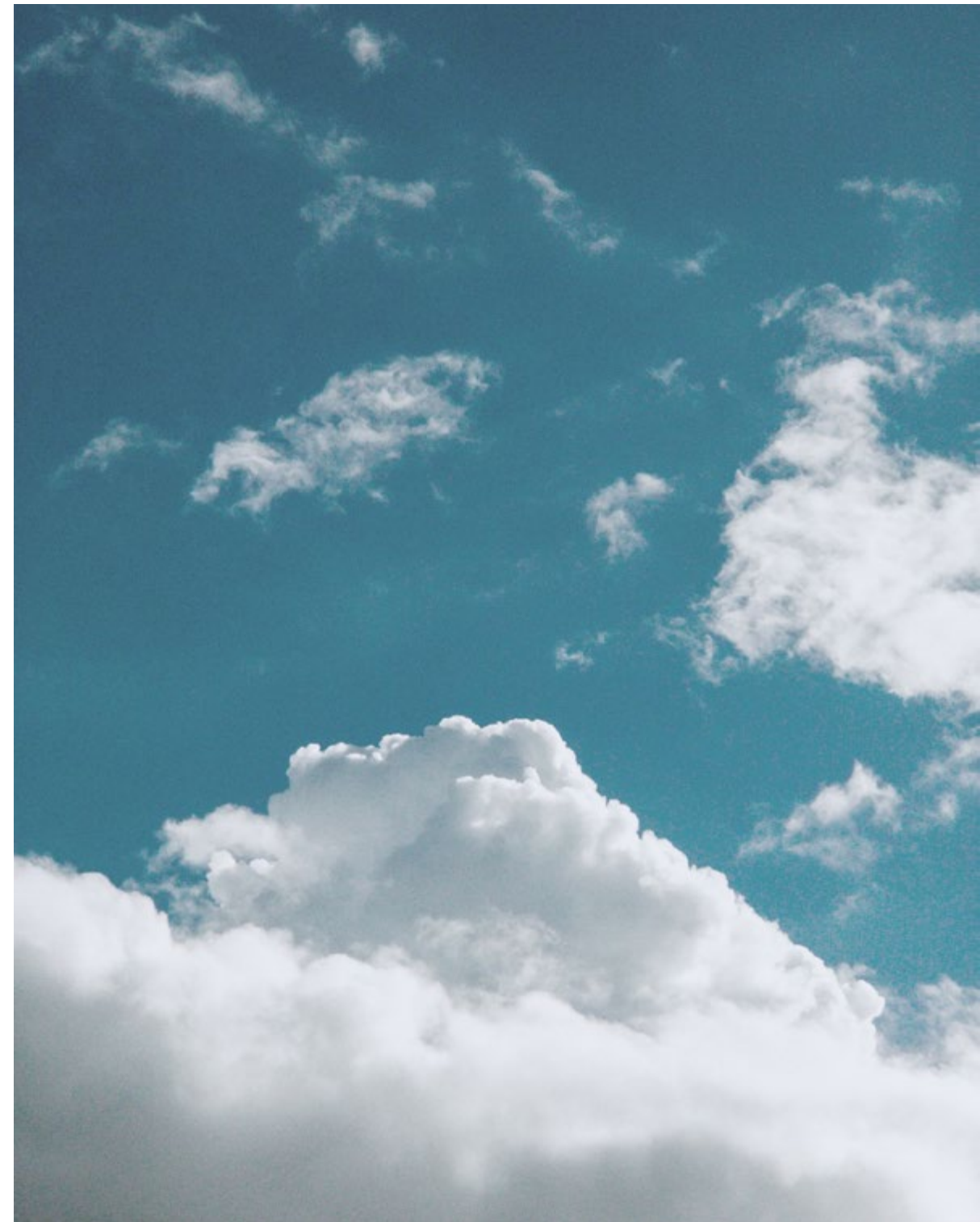
No visible AC units

All the Air Conditionig units are worked away very subtly in the ceiling. No white AC boxes on the wall or ceiling.



No use of toxic gas

Where regular Air Conditionings use the toxic Freon gas as their reffridgerant, the Mini Chiller uses cold water. Way more friendly to the environment!





Recycling

Closing the loop



Anaerobic Composting

All organic waste from the apartments and the restaurant will be treated in the closed composting system. The end products, fertilizer and gas, can be used in the garden, farm and restaurant!



Urban Farm

On top of the lobby we created an urban farm, where we can grow herbs, spices and smaller vegetables for in the restaurant.



Spaces reserved for waste separation

La Reserva has dedicated spaces for the collection and separation of the waste generated by the apartments and restaurants, so it can be recycled municipally.

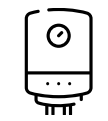
Gas heating

Reliable & Sustainable

Gas Cooking



For all those who love to cook a good meal at home, we installed a natural gas system for cooking. Apart from being more comfortable to cook with, it is still the cleanest and cheapest form of heating too.



Natural Gas Water Heating

All water for showers and taps will be heated with natural gas too. So in case of power outages, there will still be hot water coming from your shower!



Amenities & Services



communal pool 19 meter (62 feet)

Amenities

Personal Wellness

Restaurant

Even in a slow-paced lifestyle, there's one thing you want to be fast.

Communal Pool

A real eye catcher with its 20 meter long of perfectly laid natural stone surrounded by the trees.

Firepit

What better way to close of the day than with a glass of wine at the firepit.

Yoga & Meditation

A pavilion reserved for yoga and meditation. Join our weekly programs or take the time to do it on your own rhythm.

Running Trail

We designed a 350 meters running trail to start your morning warm-up. A few rounds around the block and you know you're alive!

Jungle Gym

Along the running trail you'll find exercise stations to do your bodyweight exercises. That's a gym in Tulum style!

Wellness

The second pavilion is dedicated to host a wide variety of massages and other rejuvenating treatments.

Jungle Library

Plop down, zone out and soak up some new ideas. A hand-picked, rotating selection of books to keep you inspired.



organic restaurant

Services

Maximum comfort

Drinking Water

Through a central Reverse Osmosis system we will enjoy high quality drinking water from every tap. Say goodbye to plastic jerrycans.

Back-up Generator

No matter the circumstances life continues at La Reserva. Even at power outages, the whole condominium will continue to operate.

Fibre Optic Internet

Even in a slow-paced lifestyle, there's one thing you want to be fast.

Security

Camera systems, lobby and 24/7 security to take care of our guests.

Storage

Each apartment includes a separate 3.11m² (33.48ft²) storage room on the ground floor.

Laundry Centre

To make sure your laundry is done properly, we offer an on-site laundry.

Parking

For each unit a dedicated parking space is available for purchase .

Property Management

Developer will remain involved to supervise the Maintenance and Property Management.

Lobby

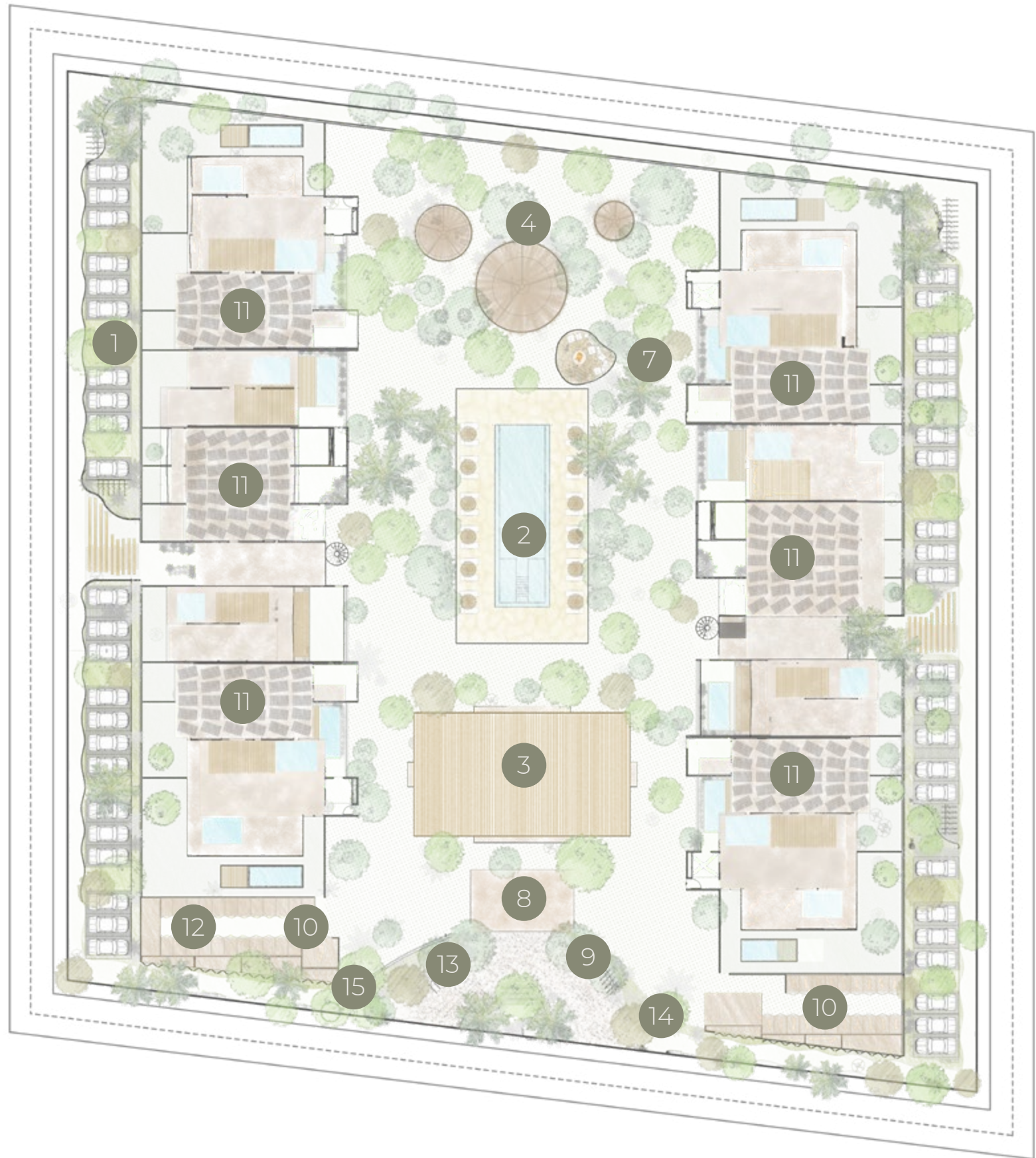
To serve you and your potential guests in the best way we can.

Bicycle Parking

What a luxury to be able to bike to a nice breakfast on the beach!



firepit



Masterplan

- 1. Running & Exercise Trail
- 2. Common Pool
- 3. Organic Restaurant
- 4. Wellness Pavillion
- 5. Firepit
- 6. Lobby
- 7. 24/7 Security
- 8. Storages
- 9. Solar Panels
- 10. Laundry
- 11. Bicycle Parking
- 12. Organic Waste Treatment
- 13. Waste Separation for Recycling

Sustainability

Reducing environmental impact

Supported by Ron de Gruyter (former Director of Regen Villages NL), our ambition is to produce as much of our energy need as possible on site.

Through passive design practices, smart technology, energy efficient building materials and a collective Solar PV plants on the entire rooftop of La Reserva.

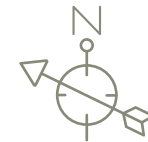
Understanding the elements

Site Analysis



Daytime temperature

Year round: 27,7°
Winter: 25,4°
Summer: 28,3°



Wind Direction

Year round: 101,19°
Summer: 91,64°
Winter: 105,84°



Humidity

Year round: 84,8%
Winter: 81,7%
Summer: 89,3%



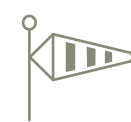
Precipitation per month

Summer: 126 mm
Winter: 63 mm ***



Sun Angle

Summer: 46,39°
Winter: 86,64°



Wind Speed

Year round: 1,59 m/s
Winter: 1,68 m/s
Summer: 1,48 m/s



Solar Irradiance

Global Horizontal Irradiance
5.527 kW/m²/day **



Tree Height

Trees on the land are
between 10 and 12
meters high.



Sources

* The data on this page is sourced from the NSRDB.

** Solar Irradiance data is sourced from the Global Solar Atlas.

*** Precipitation data is sourced from Climate-Data.org

Sustainability Advisor

Ron de Gruyter

The perfect balance

Up to 70% of GHG emissions of buildings actually take place after the construction. Energy consumption for cooling being one of the mayor contributors. That's why it's important to choose the building orientation that offers the perfect balance between cross ventilation, daylight and a cool building.

Implementation

Strategical green spaces around the building, green roofs, celosias and pergolas are all examples of how we can prevent excessive energy costs and lower the environmental impact.



Ron de Gruyter

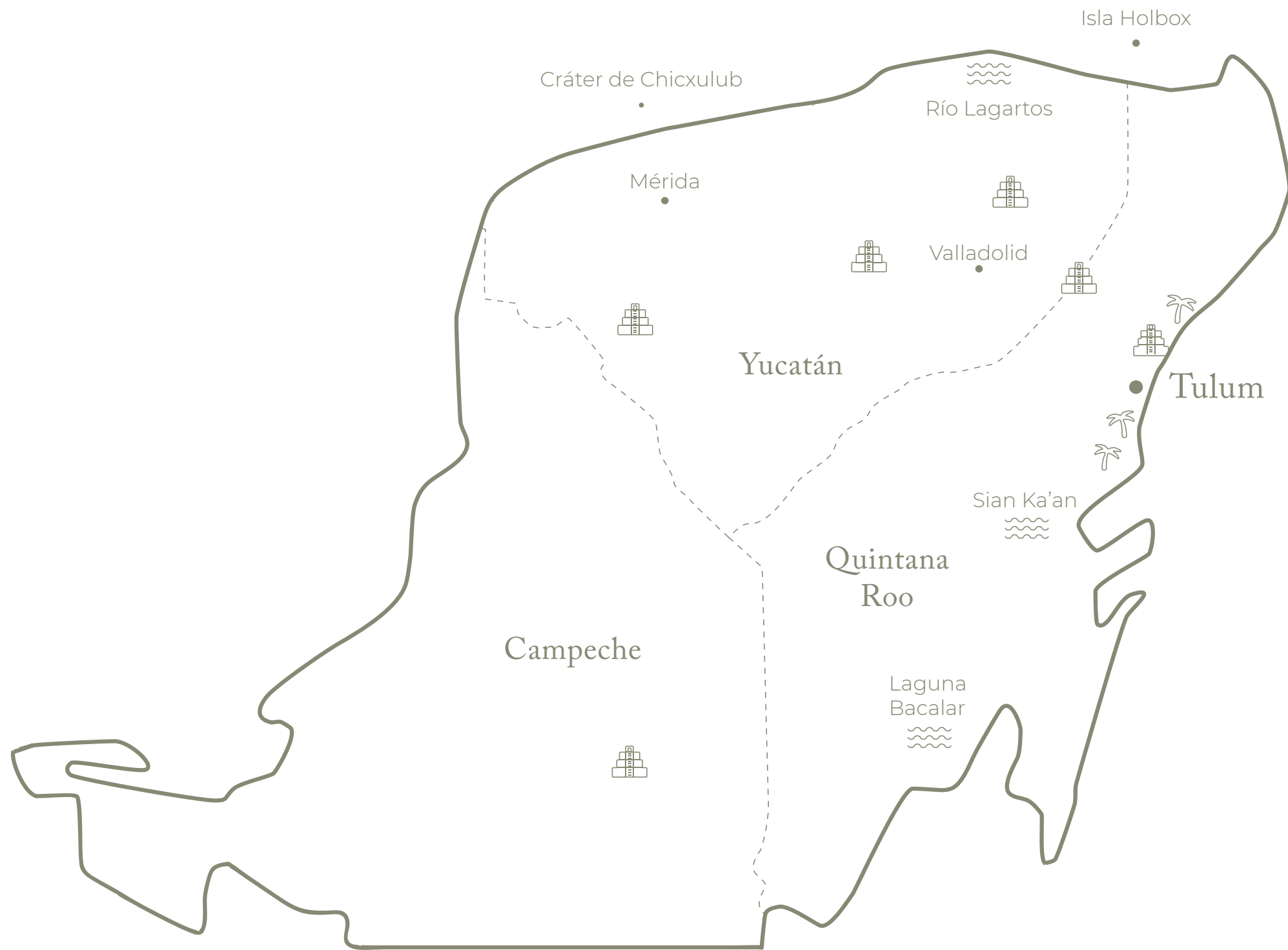
Director DGV Group
Sustainable Real Estate Development

Portfolio

Regen Village, Netherlands
Brainport Smart City, Netherlands
Shuang Shan Island, China



Location

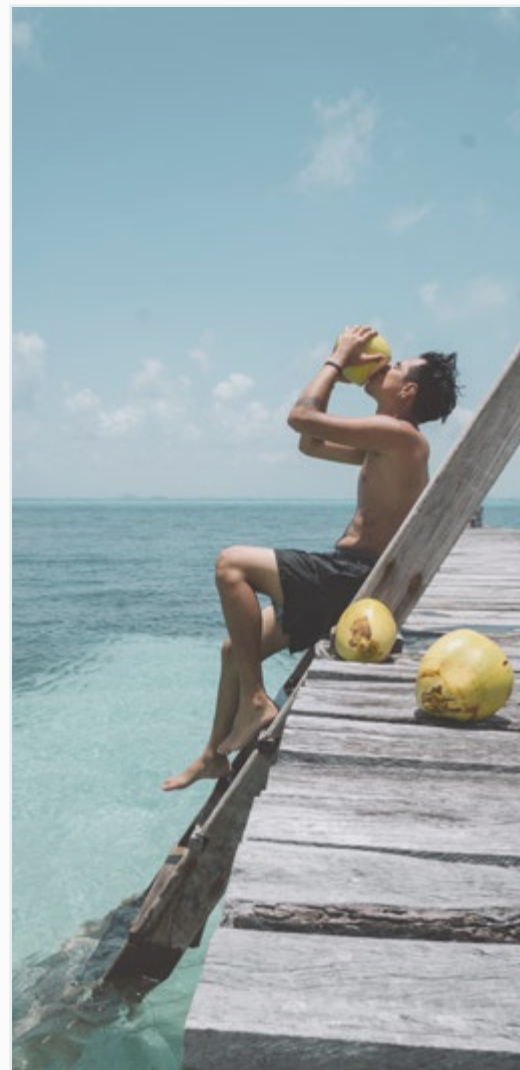
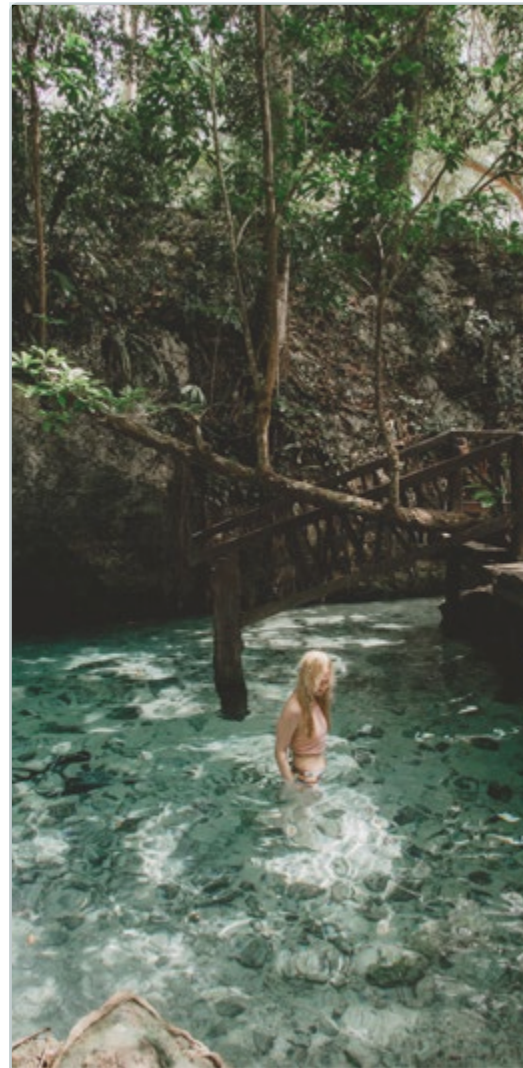


Welcome to the Yucatán Peninsula

Kíimak 'oolal

We invite you to a land of unrivalled historical and ecological significance. Shaped by an asteroid impact 66 million years ago. With recent archeological findings showing 13,000 year old remains of the first human inhabitants of the Americas.

Ancient structures of Mayan civilization still towering proudly above the canopy, catching the last rays of sun before it sets over the Yucatan jungle.



Tulum

Postcard Paradise

Perched on a cliff above the Caribbean Sea, Tulum has become a haven for gypsetters. A bohemian soul is breathed in, with the mysterious heritage of the Mayan city as a backdrop. Scattered ruins, boutique hotels, hippie-chic bazaars, lush greenery and natural pools, called cenotes, streak along the beach.

Amongst the most beautiful white sand, palm lined beaches in the world. Stylish ecological boutique hotels are scattered along the 10 km coastline until you reach the breath-taking UNESCO heritage site Si'an Kaan; 400.000 hectares of pure, untouched nature.

A stone's throw

From the white sand beaches

Right between the beach and the town lies Region 15. A highly anticipated area that is quickly developing into an upscale residential neighborhood.

Many high-end projects have already set the standard for what is to come. With the upcoming opening of the second road to the beach, Avenida Kukulcan, it is also the area with the highest expected appreciation.

You'll find yourself minutes away from the beach and all the amenities that the bustling little town of Tulum has to offer.





www.lareservatum.com