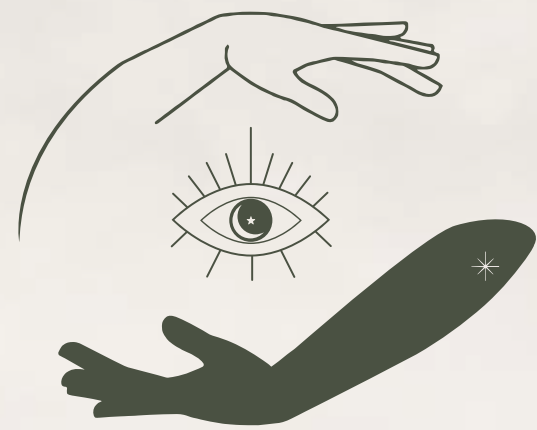




MESTIZA
15

TULUM

2025



FREE SPIRITED LIVING



TULUM

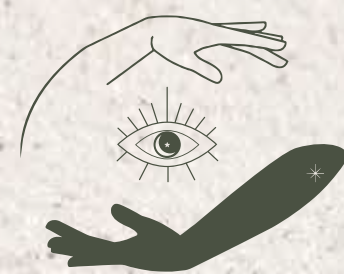
Tulum is a constantly growing tourist destination on the Caribbean coast of Mexico. Its main attractions are its white sandy beaches, Mayan ruins, natural parks, and cenotes. Moreover, Tulum is renowned for its laid-back and bohemian atmosphere, with an abundance of high-quality restaurants and luxurious accommodation options. In recent years, Tulum has emerged as a popular destination for both national and international real estate investors, particularly for those seeking income through vacation rentals. The touristic allure of Tulum has resulted in a high demand for top-notch accommodations, consequently driving up property values and investment opportunities.



Welcome to Mestiza 15, the third and most anticipated project from our developer. A dream come true for those yearning to live a captivating experience in the midst of the astonishing nature of Tulum.

After the success of our previous two projects, Zambo and Mestiza, located in Lúum Zama, a private community within Aldea Zamá, where we demonstrated our ability to blend luxury and elegance with the rich culture and natural beauty of Tulum, we now present Mestiza 15. Here, we have optimized the design without compromising the distinctive style and quality that define us.





This magnificent project boasts **123 luxurious units**, each meticulously crafted with passion and in harmony with the region's natural elements. Here, you will discover the perfect balance between luxury and authenticity, surrounded by the breathtaking beauty of Tulum.

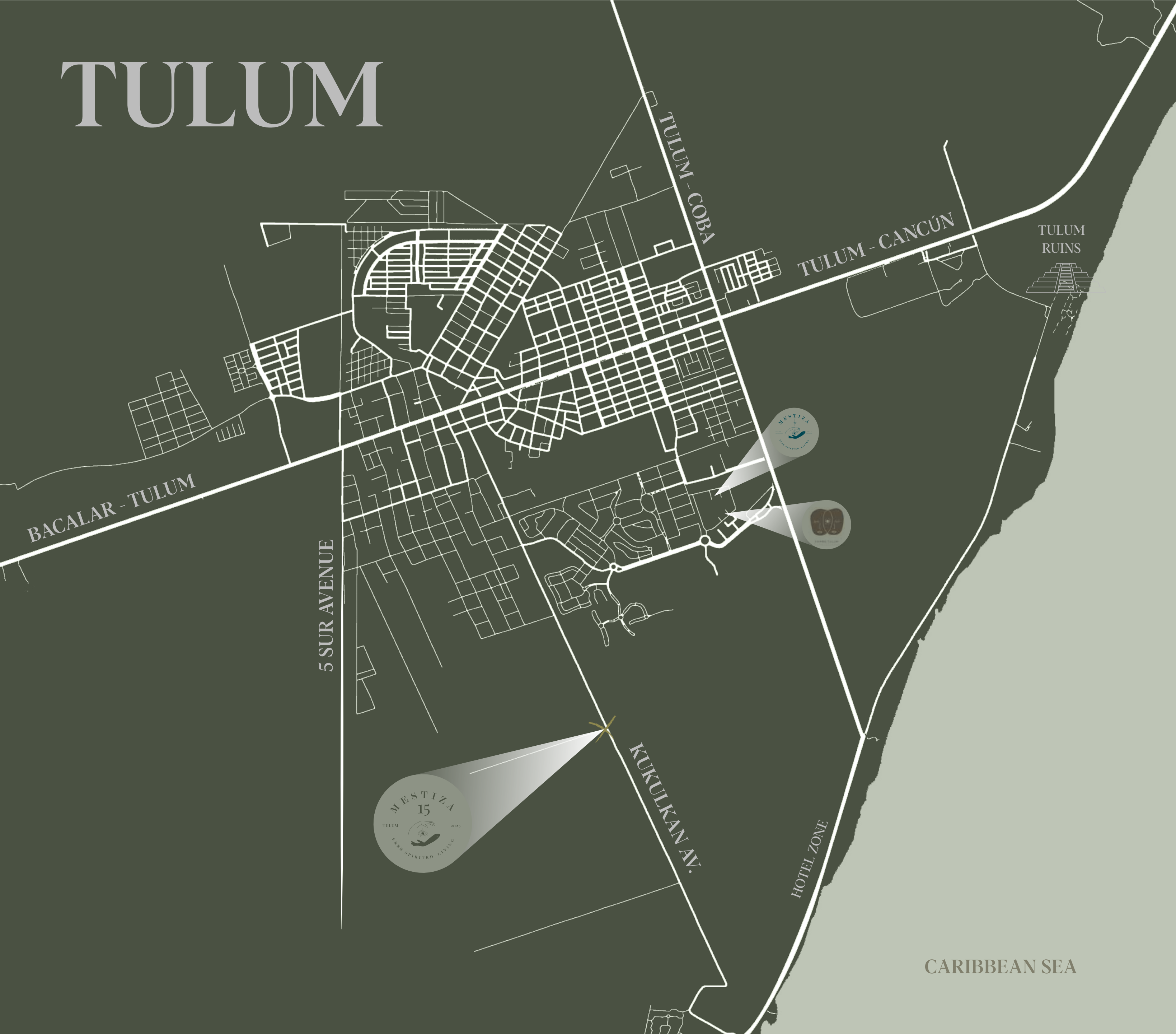
For those in search of a magical experience in the Riviera Maya, **Mestiza 15** is the ideal destination. It is more than just a project; it is an unforgettable journey to the very essence of life, where each day transforms into a poetry of emotions and a symphony of nature.





MESTIZA
15
TULUM 2025
FREE SPIRITED LIVING

TULUM



MESTIZA 15

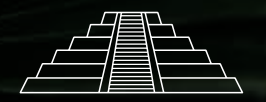
TULUM

2025



1:40 hs.
Cancun
International
Airport

20 min.
Tulum
International
Airport



10 min.
Tulum
archaeological zone



5 min.
Hotel zone



5 min.
from Tulum's
main supermarket



5 min.
Tulum downtown



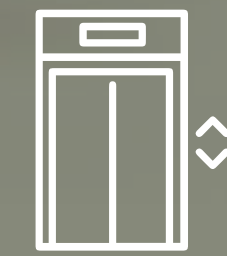
Located on the main access
avenue to the hotel zone.



4 TOWERS OF
APARTMENTS



14 DIFFERENT
TYPOLOGIES



8 ELEVATORS
(2 IN EACH TOWER)



93 PARKING
SPACES

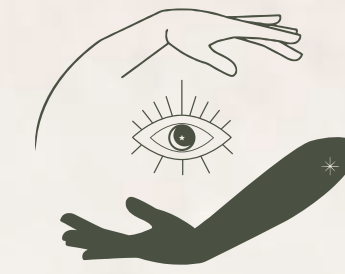
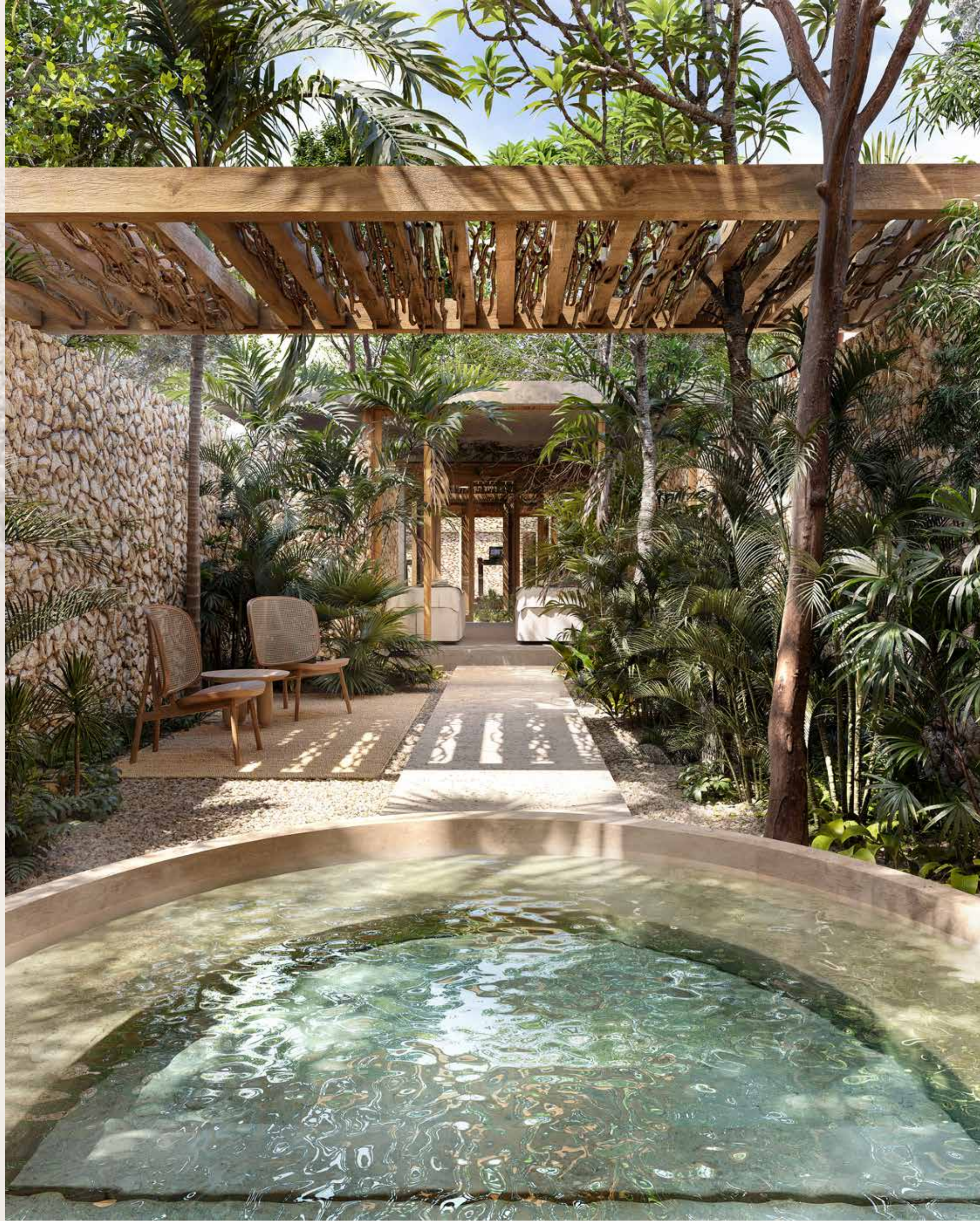


55% OF FOREST
PRESERVED



1 HECTARE
OF LAND





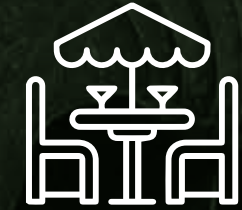
AMENITIES



**ADULT SWIMMING POOL
WITH 25 M SWIMMING LANE**



KIDS POOL



**JUNGLE
RESTAURANT**



LOBBY/CONCIERGE



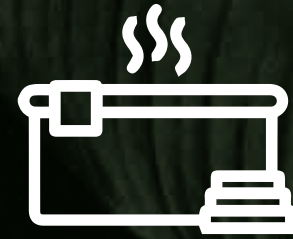
SOLARIUM



8 ELEVATORS



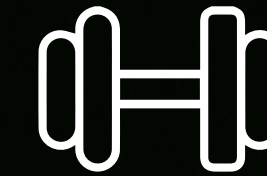
SPA



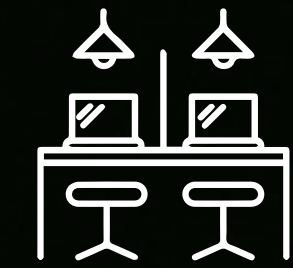
JACUZZI



YOGA AREA



GYM



**COWORKING
AREA**



BOUTIQUE



**COMMERCIAL
AREA**



24/7 SECURITY



PARKING SPACES



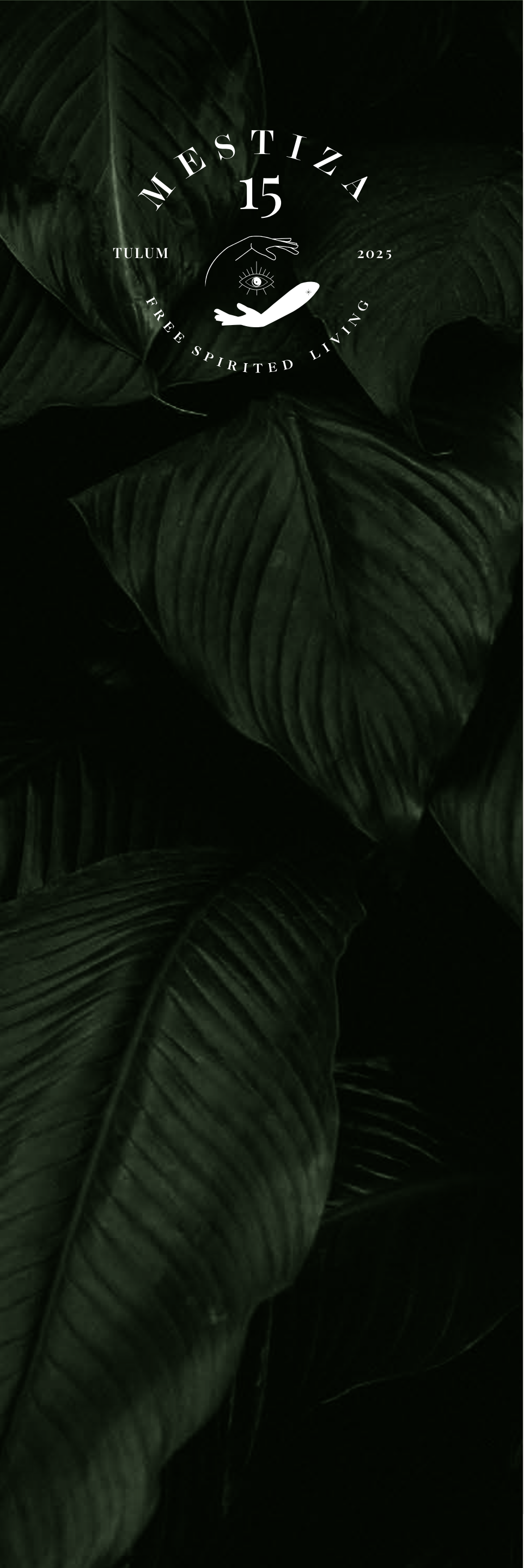
**RESTROOMS IN
COMMON AREAS**



GREEN AREAS



MESTIZA 15



MESTIZA
15

TULUM

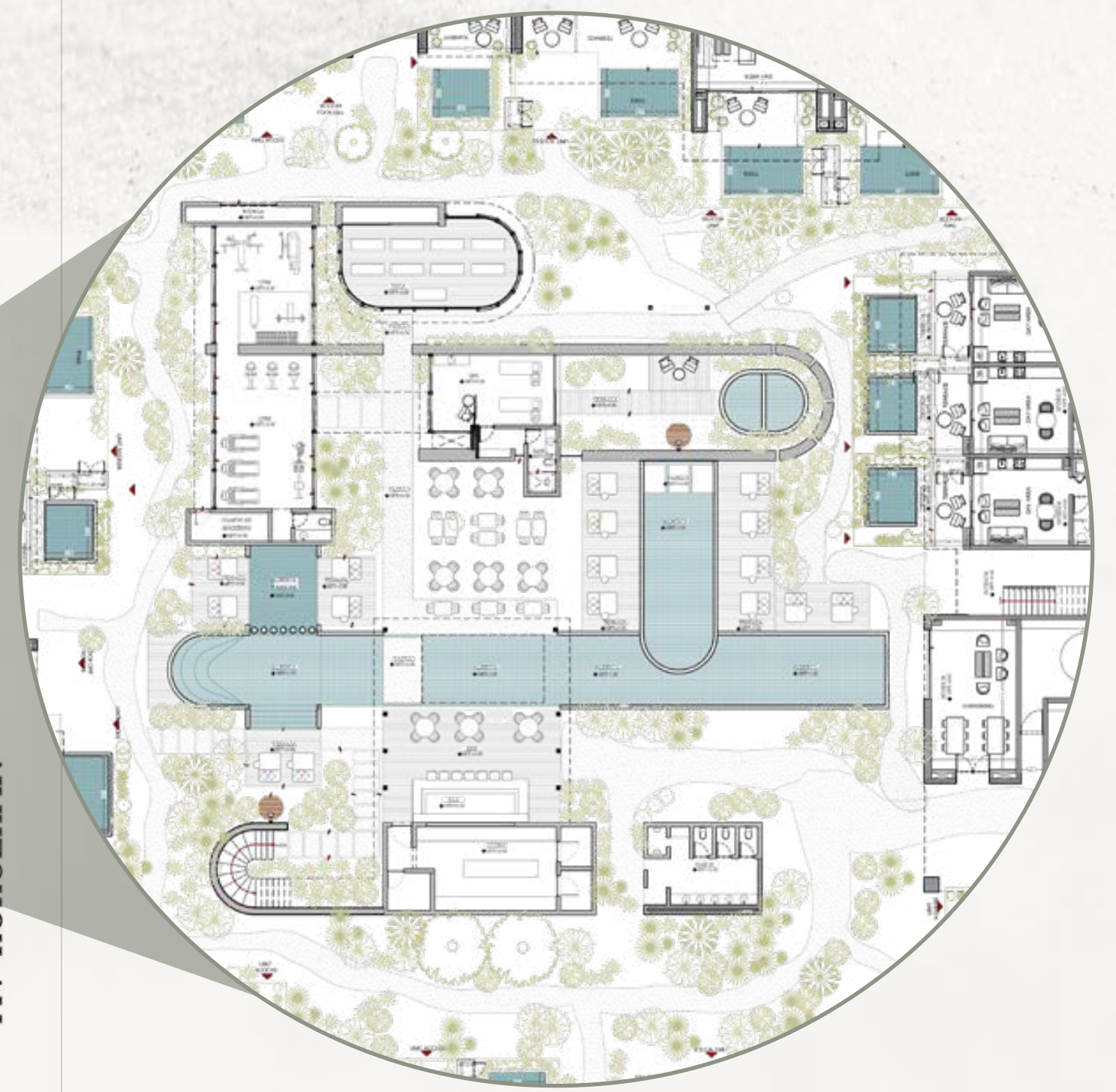
2025



FREE SPIRITED LIVING



AV KUKULKAN



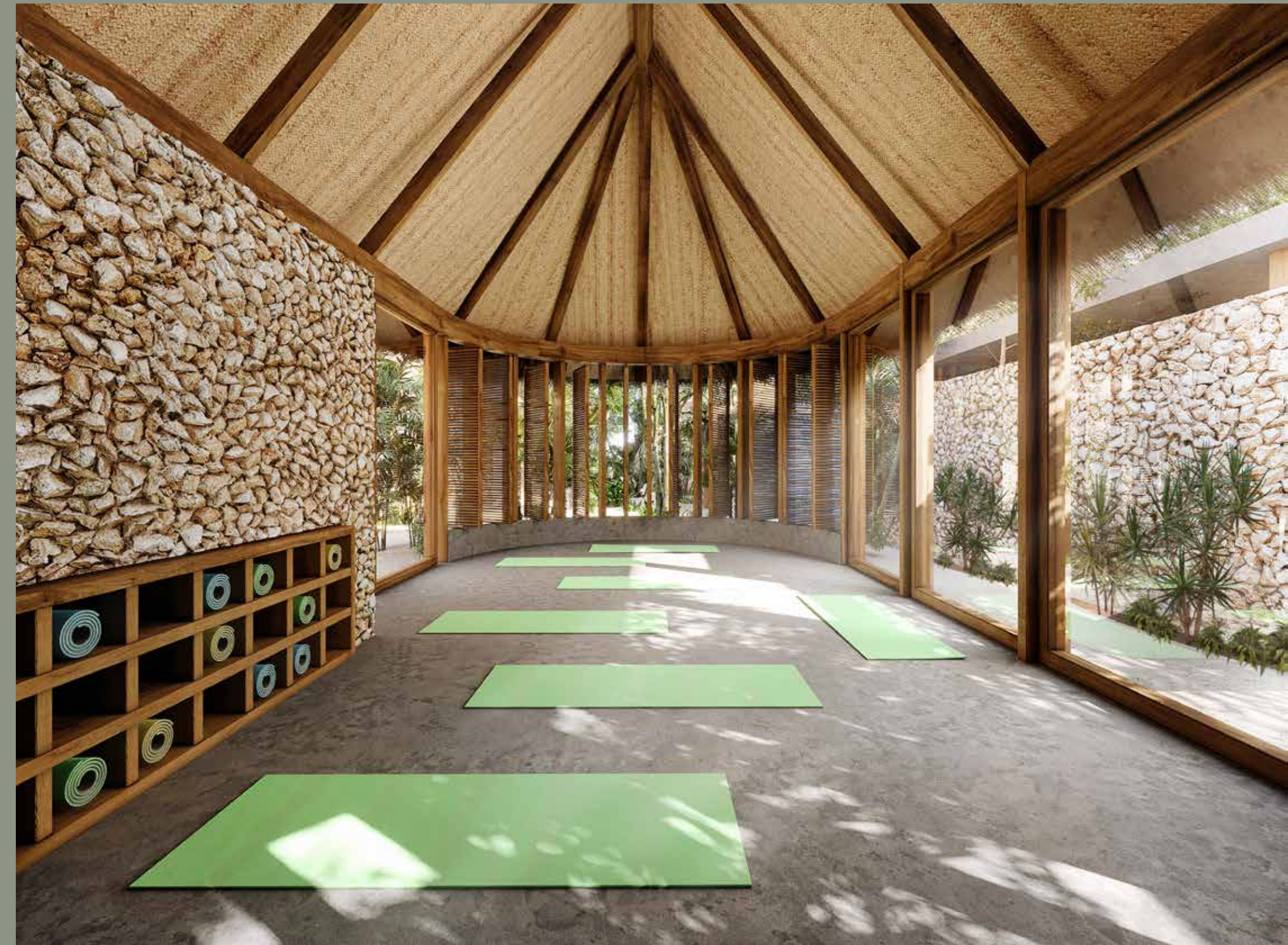
46.5 MTS

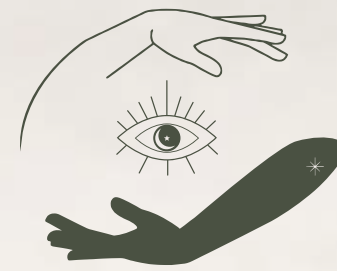
53.5 MTS

MASTERPLAN









INTERIORS





*The images presented are merely illustrative and subject to possible modifications during the construction process. The units do not include furniture or decoration.



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D

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HIGHLIGHTS

PRIVILEGED
LOCATION

UNIQUE
ARCHITECTURE

LUXURY FINISHES

DIFFERENTS
TYPOLOGIES

LUSH
NATURE

EXPERIENCED
DEVELOPER

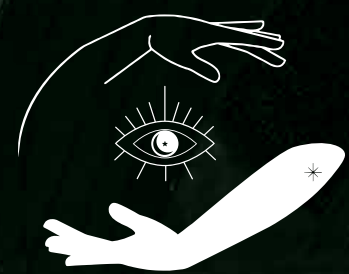
LEGAL
CERTAINTY

PRIVACY

PREMIUM
AMENITIES



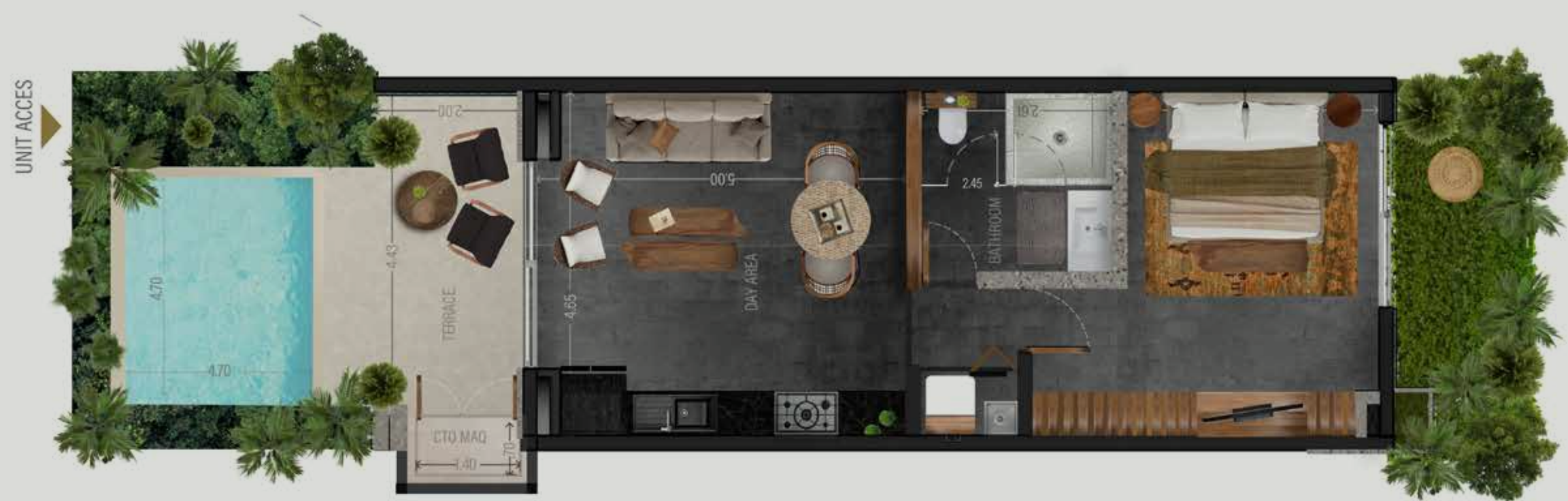




TYPOLOGIES



GARDEN UNITS



9 UNITS

8 UNITS

1B GARDEN



90 m² - 109.85
968.75 sqft - 1182.41 sqft



1 BEDROOM



1 BATHROOM



LIVING ROOM



TERRACE



GARDEN



PRIVATE POOL



LAUNDRY AREA

LOCK-OFF GARDEN



139.73 m² - 212.99 m²
1504.04 sqft - 2292.49 sqft



2 BEDROOMS



2 BATHROOMS



LIVING ROOM



PRIVATE POOL



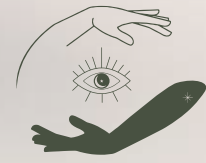
GARDEN



TERRACE



LOCK OFF W/GARDEN



GARDEN UNITS



6 UNITS

9 UNITS

LOCK-OFF GARDEN CORNER

LOCK-OFF · GARDEN XL



175.18 m² - 195.08 m²
1885.62 sqft - 2099.82 sqft



2 BEDROOMS



2 BAÑOS



LIVING ROOM



LAUNDRY AREA



PRIVATE POOL



GARDEN



TERRACE



LOCK OFF W/GARDEN



175.18 m² - 292.14 m²
1885.62 sqft - 3144.56 sqft



2 BEDROOMS



LOCK OFF
W/GARDEN



2 BATHROOMS



PRIVATE POOL



TERRACE



GARDEN



LAUNDRY AREA

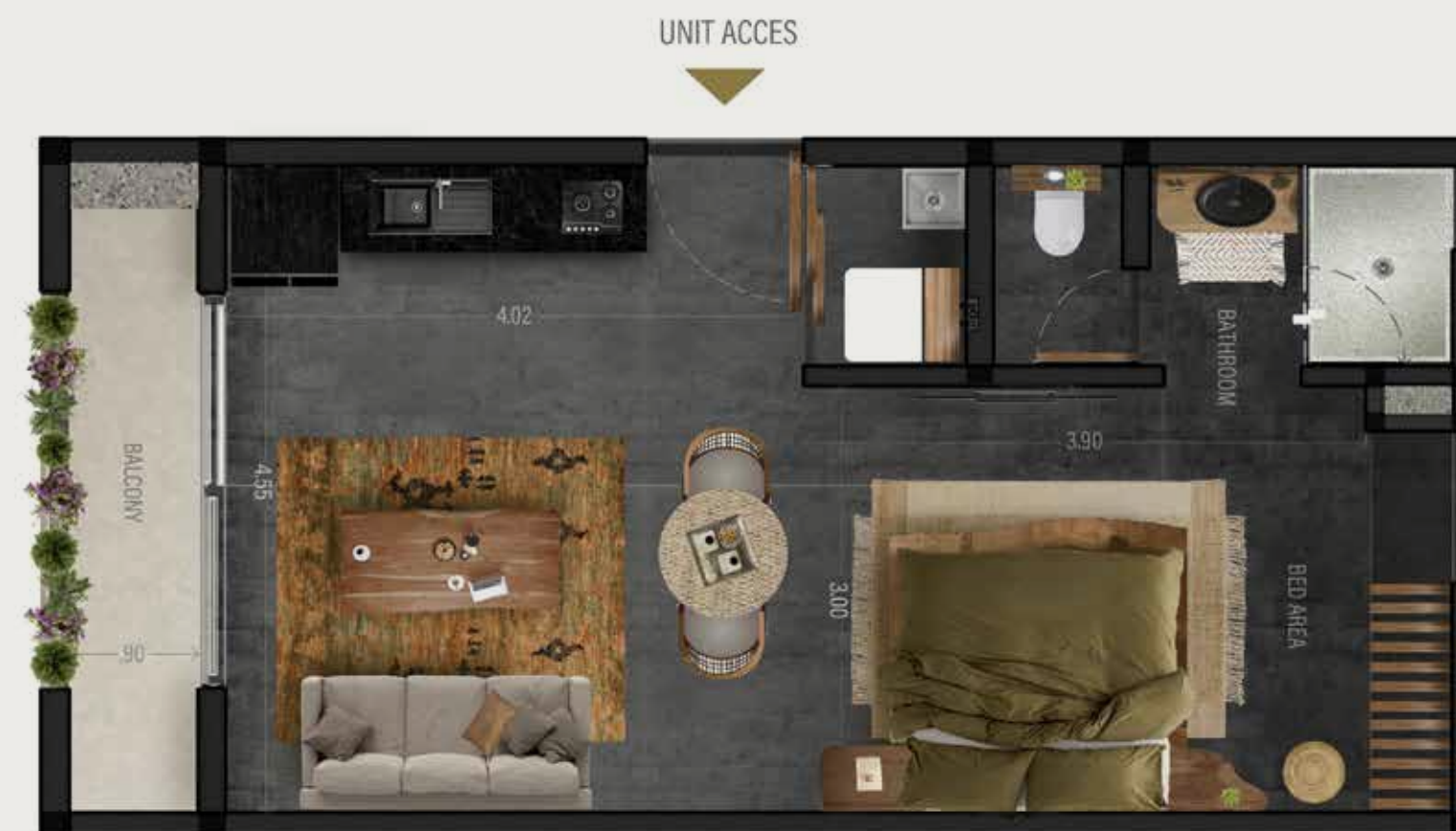


JUNGLE VIEW



UNIT ACCESS

16 UNITS



UNIT ACCES

12 UNITS

STUDIO · TERRACE



54.55 m² - 54.55 m²
586.41 sqft - 593.09 sqft



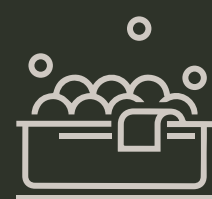
BED AREA



BATHROOM



LIVING ROOM



PLUNGE POOL



TERRACE



LAUNDRY AREA

STUDIO · BALCONY



46.22 m² - 48.07 m²
497.50 sqft - 517.42 sqft



BED AREA



BATHROOM



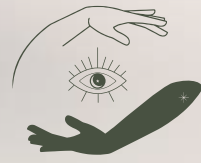
BALCONY



LAUNDRY AREA



LIVING ROOM




JUNGLE VIEW



16 UNITS

1 BEDROOM


49.38 m² - 55.22 m²
531.52 sqft - 594.38 sqft


1 BEDROOM


BATHROOM



LAUNDRY AREA


LIVING ROOM



16 UNITS

1 BEDROOM · TERRACE


86.20 m² - 93.53 m²
927.84 sqft - 1006.74sqft


1 BEDROOM

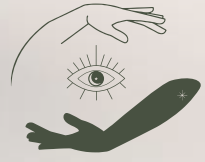

1 BATHROOM


LIVING ROOM

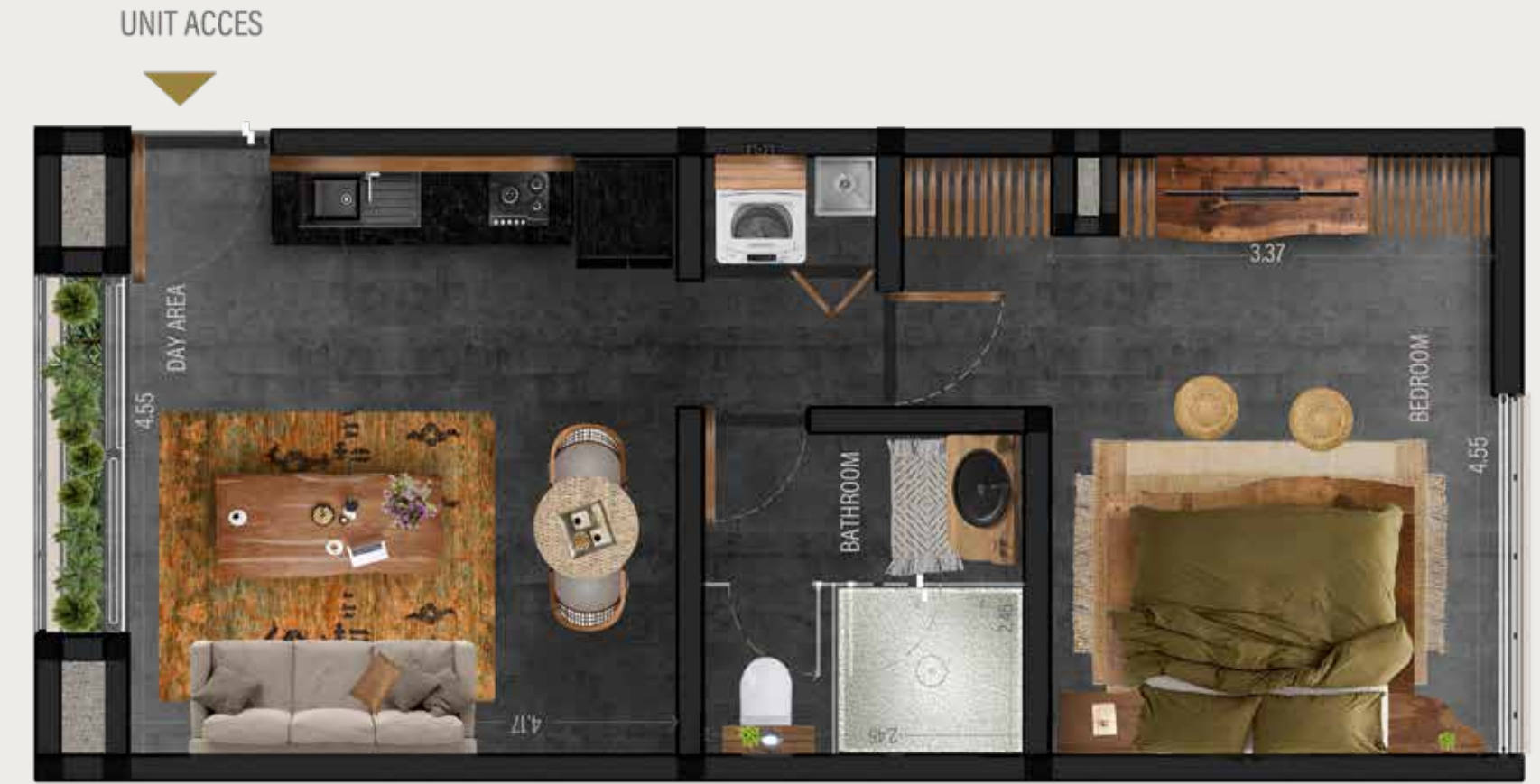

PRIVATE TERRACE


PRIVATE POOL


LAUNDRY AREA



JUNGLE VIEW



2 UNITS

4 UNITS

STUDIO CORNER



48.86 m²
525.92 sqft



BED AREA



BATHROOM



LAUNDRY AREA



LIVING ROOM

1 BEDROOM · SINGLE



49.86 m² - 50.09 m²
536.68 sqft - 539.16 sqft



1 BEDROOM



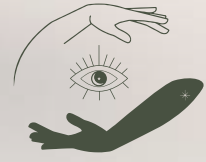
BATHROOM



LIVING ROOM



LANDRY AREA



PENTHOUSES



6 UNITS



1 UNIT

PENTHOUSE LOCK-OFF

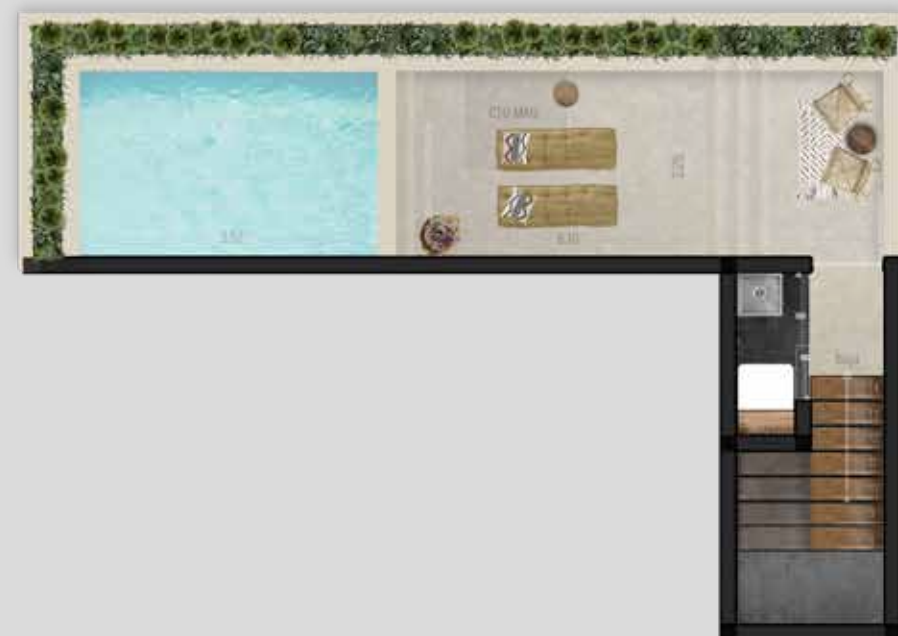
- 196.10 m² - 239.45 m²
2110.80 sqft - 2577.31 sqft
- 3 BEDROOMS
- LOCK OFF
- 3 1/2 BATHROOMS
- LIVING ROOM
- PRIVATE POOL
- PRIVATE ROOFTOP
- LAUNDRY AREA

VILLA PENTHOUSE LOCK-OFF

- 281.60 m²
3031.11 sqft
- 3 1/2 BATHROOMS
- LIVING ROOM
- PRIVATE POOL
- 3 BEDROOMS
- LOCK OFF
- PRIVATE ROOFTOP
- LAUNDRY AREA



ROOFTOP



9 UNITS

9 UNITS

ROOFTOP PH

ROOFTOP PALAPA



131.75 m² - 135.10 m²
1418.14 sqft - 1454.20 sqft



2 BEDROOMS



LOCK OFF



2 BATHROOMS



LIVING ROOM



PRIVATE POOL



PRIVATE TERRACE



LAUNDRY AREA



126.55 m² - 136.31 m²
1362.17 sqft - 1467.22 sqft



2 BEDROOMS



LOCK OFF



2 BATHROOMS



LIVING ROOM



PRIVATE POOL



PRIVATE TERRACE



LAUNDRY AREA

