



KULKANA

CAPITAL DEL CARIBE

EVERYTHING COMES TO YOUR LIFE



3003

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There is a new, magical place in the Mexican Caribbean, where the contact with the environment is magical and time stops so you can get out of routine, experience nature in all its glory, and share with it the best of your life.

EVERYTHING COMES
TO YOUR LIFE

There is a new Capital of the Caribbean, a destination designed for a whole new kind of community allowing you to transcend.



RECONNECTING WITH NATURE

KULKANA is the newest living destination in Cancun, a vibrant community inhabiting a planned environment, with an integral proposal based in the perfect balance between modernity, architecture, and nature, offering a new life experience: fullness and harmony.



HOUSES • APARTMENTS
LAND • MIXED-USE LOTS



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KULKANA is a project by Tierra y Armonía, a leading company in real estate in western Mexico with over 40 years of experience and 40,000 housing units sold. It has been involved in over 100 development projects and currently offers 32 real estate developments, each with unique attributes aimed at improving its clients' life quality and obtaining the highest capital gains in the market.

The company seeks to transform environments—and lives—through quality real estate projects, dedicated to satisfying the needs of those looking to purchase houses, apartments, lots, or vacation homes, either to inhabit them or to grow their assets—all within planned communities possessing unique concepts and appealing, innovative amenities.

Tierra y Armonía's success is built on a history of fulfilled promises, both to its clients and investors.

TYA

TIERRA Y ARMONÍA



At Tierra y Armonía, we bring new life into the city and its people.

EL CAMPESTRE / GUADALAJARA

PUNTO SUR LIFESTYLE BOULEVARD / GUADALAJARA



VITIA LA TOSCANA / GUADALAJARA



VENTURA / GUADALAJARA



CAPITAL SUR / QUERÉTARO





OUR FOUNDATIONS

1 Tierra y Armonía's strength and experience as a company with over 40 years of experience in producing developments that improve lives and upgrade cities, obtaining the highest capital gains in the market of complete, harmonious spaces that prioritize quality of life, impregnated with a spirit that provides a fulfilling lifestyle.

TYA
TIERRA Y ARMONÍA

2 Organized community life to achieve self-sustaining communities that increase their value day by day, promoting order, healthy coexistence, and overall well-being.

Coexistence within a community, which allows residents to closely identify with their neighborhoods, all of which prioritize their need for a calm, safe, active, and functional day-to-day.

3

A unique, vibrant, and iconic space, set in a natural environment.

KULKANA's iconic landmarks include the vibrant Parque Metropolitano, an emblematic boulevard that connects the entire development, and a system of lakes and other water bodies, which are integrated into the landscaping and modern architecture of each space, designed to form a natural environment that is perfectly balanced and full of life.

4

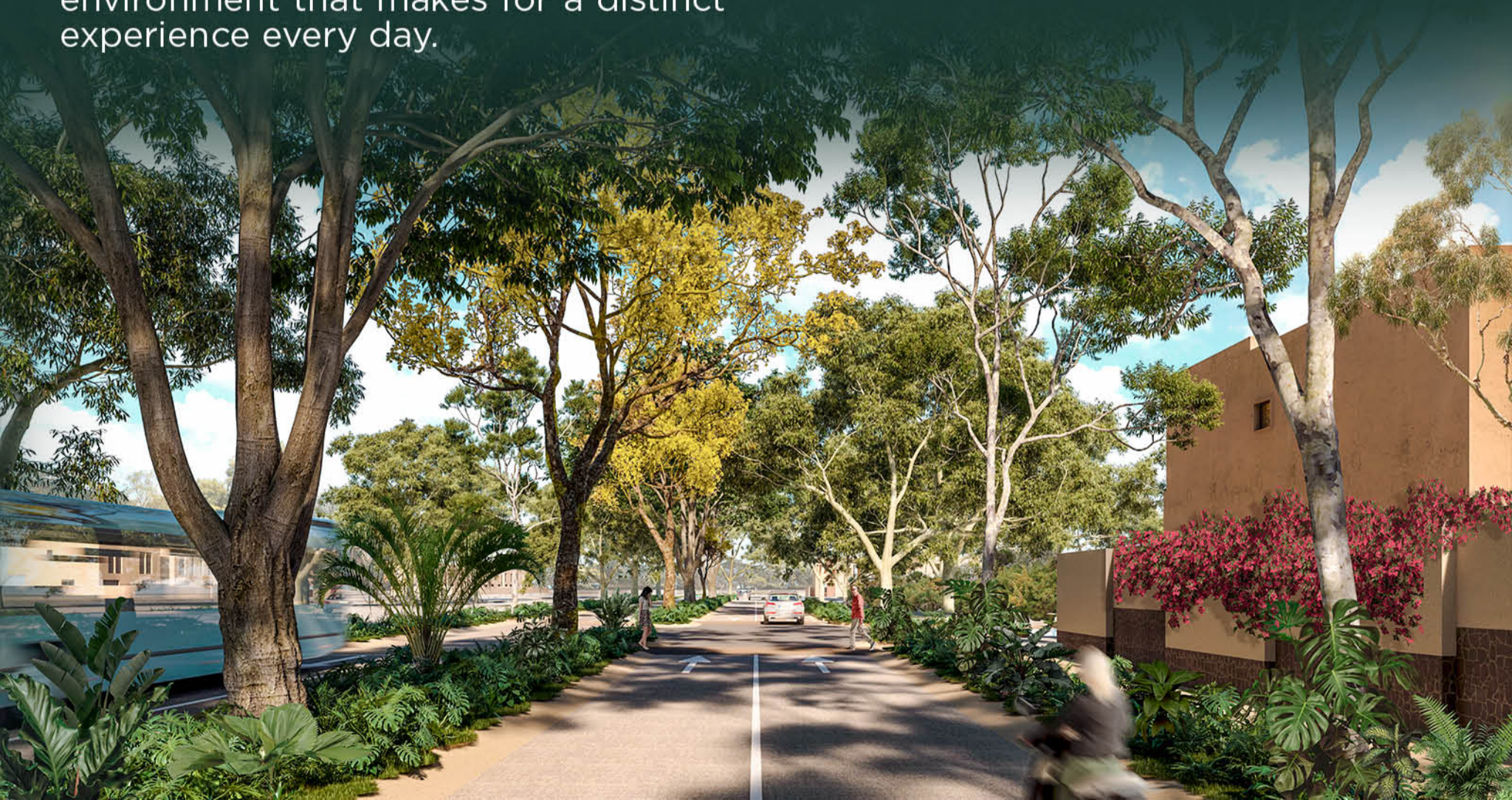
A vibrant, inclusive, and engaging experience that fosters a balanced lifestyle.

KULKANA is a planned community, where the natural landscape is harmonically combined with more than 20 exceptional amenities that include open, inclusive, and pet-friendly spaces, ideal for physical, recreational, and cultural activities, all of which promote overall well-being and healthy coexistence in a unique environment that makes for a distinct experience every day.

5

The newest great destination in Cancun with an integral community in a privileged area.

KULKANA is a true pedestrian and cycling district where non-motorized mobility is a priority, evidenced by its extensive walkways, pedestrian areas, bicycle lanes, and the Espina Verde Linear Park that connects the primary areas of the development. It will offer commercial areas and numerous services, consolidating an all-inclusive and dynamic destination, with everything in one place.





ARTIGAS ARQUITECTOS

KULKANA IS A PROJECT BY TYA IN COLLABORATION WITH ARTIGAS ARQUITECTOS, SASAKI, AND A|911

KULKANA's architecture was designed by Artigas Arquitectos, a company that has sought the perfect balance of beauty and functionality for over 80 years, integrating interdisciplinary teams to capture the philosophy and origins of Mexican architecture across different regions of the country, with innovative, timeless designs that have earned them well-deserved international acclaim.



ARTIGAS
ARQUITECTOS

"KULKANA is an extraordinary development with Mexican soul and a Caribbean touch, built around its surroundings, achieving high levels of sophistication evidenced by details of absolute simplicity. Its roots are grounded in experience; however, its design reflects the opportunity to build a New Cancun."

—Artigas Arquitectos



SASAKI

For KULKANA's planning and urban design, we collaborated with SASAKI, an American architecture studio with over 6 decades of experience in urban planning, architecture, and design throughout the world, and over 700 projects and several national and international awards to show for it.

a|911

KULKANA's master plan (and its urban landscape and accessibility design) was created by a|911, an independent architecture, design, and urban planning firm whose philosophy is based on complete commitment: "to generate architecture that connects the physical with the social," and "to generate architecture with elements from the city and from the Earth."

"The concept of the project is inspired by the predominant natural attributes of the area: the jungle and the water."

—a|911



AN UNMATCHED LOCATION

FOR AN UNMATCHED
LIFESTYLE

Located in an area with significant growth, KULKANA offers an exceptional quality of life with multiple services in proximity: universities, schools, theme parks, sports fields, shopping centers, and plenty of greenery.

LOCATED IN THE ZONE WITH THE LARGEST GROWTH:

- 1 5 MIN FROM THE AIRPORT
- 2 3 MIN FROM CANCUN COUNTRY CLUB
- 3 5 MIN FROM THE MEGA OUTLET
- 4 5 MIN FROM XOXIMILCO/XAVAGE
- 5 10 MIN FROM THE UNIVERSITIES: ANAHUAC, LA SALLE, AND UNIVERSIDAD TECNOLÓGICA DE CANCÚN
- 6 10 MIN FROM THE PUBLIC BEACH
- 7 10 MIN FROM KUKULKAN BLVD.
- 8 10 MIN FROM THE HOTEL ZONE
- 9 15 MIN FROM PLAZA LAS AMERICAS MALL
- 10 15 MIN FROM DOWNTOWN CANCUN



BY CAR

- 20 MIN FROM PUERTO MORELOS
- 20 MIN FROM RUTA DE LOS CENOTES
- 35 MIN FROM PLAYA DEL CARMEN
- 1.2H FROM TULUM
- 3H FROM MERIDA



BY PLANE

- 1.4H FROM MIAMI
- 2H FROM MONTERREY
- 2H FROM HOUSTON
- 2.2H FROM MEXICO CITY
- 2.5H FROM GUADALAJARA

KULKANA's prime location is only 5 minutes away from Cancun International Airport and 10 minutes away from Cancun's hotel zone, an area with everything you need to transform your life.



PUERTO CANCUN MALL

DOWNTOWN CANCUN

BONAMPAK AVE.

PLAZA AMERICAS MALL

VALLADOLID - CANCUN HIGHWAY

HUAYACAN AVE.

CUMBRES BLVD.

CANCUN - TULUM HIGHWAY

HOTEL ZONE

MÉRIDA

MÉRIDA HIGHWAY

CANCUN CITY

UNIVERSITIES

- UNIVERSIDAD ANAHUAC SUR
- LA SALLE
- UNIVERSIDAD TECNOLÓGICA DE CANCUN

RESIDENCIAL LAGOS DEL SOL



AIRPORT

HOTEL ZONE ACCESS

KUKULKÁN BLVD.



PUBLIC BEACH

PUNTA NIZUC

VENTURA PARK

CAMPO DE GOLF RIVIERA CANCUN

SALES OFFICE

KULKANA

STARBUCKS

MOON PALACE GOLF & SPA RESORT

CANCUN COUNTRY CLUB

XOXIMILCO MEXICAN FLOATING FIESTA CANCUN by Xcaret

MEGA OUTLET

PUERTO MORELOS RUTA DE LOS CENOTES PLAYA DEL CARMEN

CARIBBEAN SEA

XAVAGE by Xcaret



AN INCREDIBLE INVESTMENT IN CANCUN'S NEWEST DESTINATION

KULKANA offers all the advantages of an excellent long-term investment, with capital gain in constant growth, right from the moment of purchase.

**INVEST IN THE NEWEST DESTINATION,
BRINGING THE MOST VIBRANT PLANNED
COMMUNITY TO RIVIERA MAYA.**

Investing in KULKANA means thinking ahead in an excellent location, abundant in green areas and stunning amenities. It is about making your capital grow alongside a dynamic and sustainable community that shares a unique experience immersed in nature, an extraordinary opportunity to enrich your family's assets.





AN UNPARALLELED PLACE TO LIVE IN HARMONY WITH NATURE

KULKANA is incorporated into the natural tropical environment of the Riviera Maya, offering diverse spaces for its residents to enjoy the proximity of the Caribbean Sea and the unique natural conditions of the jungle and cenotes.

MASTER PLAN

All the project's roads are designed to support and promote multimodal and dynamic transportation (walking, cycling, public transport), designed with wide, tree-lined sidewalks, bicycle lanes and paths, and safe intersections.

RESIDENTIAL COMMUNITY WITH GROWTH THAT IS BOTH PLANNED AND MANAGED

- 300ha in total
- 33ha Metropolitan Park
- 20ha Metropolitan Lake
- 9km (5.5mi) of bicycle lanes
- Over 20 amenities





MAIN ENTRYWAY


Transform your circumstances and come alive at KULKANA, a development where every corner is unique, right from its main entrance. You are welcomed by giant arches built with the most careful attention to detail. It is as though you are traveling through a portal that takes you to a new world while you connect with the grandeur of nature.

KULKANA's architecture transcends time, and its natural environment invites you to share in its essence.

P A R K S

- *PARQUE METROPOLITANO*
- *NEIGHBORHOOD PARKS*
- *ESPINA VERDE LINEAR PARK*





*A divine essence that
bestows balance
in your life.*

KULKANA proposes a new integral community with a way of life aiming at a future in balance with nature and active life.

As such, the development offers over 20 amenities with spaces for culture, physical activity, and recreation.

The major green areas of KULKANA are Parque Metropolitano, Neighborhood Parks, and Espina Verde Linear Park.

PARQUE METROPOLITANO

The main public space in KULKANA is made up of lush gardens, large wooded areas, and Lake KULKANA, covering an extensive 33 ha: a lake of nearly 20ha and 13 of greenery.

- Lake KULKANA
- Pier
- Open-air forum
- Volleyball court
- Multi-purpose court
- 7-a-side soccer fields
- Paddle/tennis court
- Jogging track
- Bicycle track
- Picnic areas
- Kids areas
- Jungle playground
- Reading nooks
- Grilling areas
- Open-air coworking spaces
- Commercial areas
- Pet parks



NEIGHBORHOOD PARKS

These spaces are integrated into the development's natural environment, responding to its landscape and habitats

They cover between 1.5-2 Hectares, and each includes a body of water, gardens, and wooded areas, as well as their own characteristics that give them their own personalities, such as:

- Jungle playground
- Open-air forum
- Reading areas
- Sports area
- Yoga area
- Natural gardens





ESPINA VERDE LINEAR PARK

Much of the essence of KULKANA is embodied here. Along an area covering approximately 2.7km (1.67mi)—the backbone of the development, this space offers a unique environment accessible from end to end, one that invites you to transcend with it as you write your own story.

The project prioritizes pedestrians and cyclists, evidenced by spaces, such as:

- Jungle trails
- Lakes/wetlands
- Jogging track
- Bicycle track

And more...

It is the land itself that calls you to form a new kind of community, a unique destination, one full of nature, respect, balance, and harmony.

A photograph of a luxurious outdoor pool area. In the foreground, there is a well-manicured green lawn. The middle ground features a rectangular swimming pool with clear blue water. Several lounge chairs with blue cushions are arranged around the pool. A large, tall palm tree stands prominently in the center. In the background, a modern, multi-story building with large windows is visible, surrounded by dense greenery and other trees. A few people are seen walking near the pool. The overall atmosphere is bright and sunny, suggesting a warm climate.

AMENITIES

YOUR OWN PLACE FOR
A FULFILLING LIFE

DISCOVER EXCLUSIVE, PRIVATE AMENITIES

KULKANA is the ideal place in Cancun for enjoying a fulfilling, balanced life. That is why each private area also has its own amenities where its residents can interact and relax in an exclusive environment.

- Club house & swimming pool
- Kids area
- Indoor gym (only for lots in private streets)
- 24/7 security
- Security booth
- Controlled access





CLUB HOUSES

Each private area includes its own clubhouse, made up of various multi-use spaces, that welcomes you into a relaxed, familiar environment.

The design of each club house masterly combines nature and architecture, providing an exceptional living experience for its residents.

Nature and an active lifestyle in a single space created for the future.



INVESTMENT OPTIONS

KULKANA is a destination made for a new integral community with an affinity for an active lifestyle and a love of nature.

Each space is surrounded by greenery, allowing residents to experience nature with all five senses, in a community made for comfort and quality.

- HOMES
- APARTMENTS
- LAND
- COMMERCIAL
AND MIXED-USE LOTS





KULKANA

CAPITAL DEL CARIBE

A CREATION BY



TIERRA Y ARMONÍA

COMERCIALIZED BY



kulkana.mx

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