

NOOK
TULUM



NOOK TULUM IS AN INNOVATIVE INVESTMENT CONCEPT: AN **EXTRAORDINARY DEVELOPMENT** WITH RESORT-STYLE

APARTMENTS THAT OPERATES AS **CONDO-HOTEL**, WITH OWNERS BEING ABLE **TO ENJOY THEIR PROPERTIES AND**

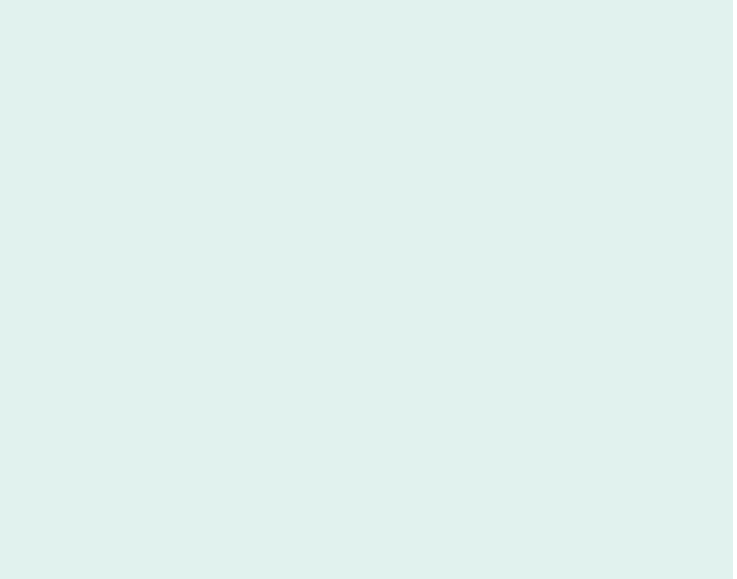
TAKE VACATIONS THERE WHILE ALSO **EARNING INCOME** AND MAKING A PROFIT WHEN THEY'RE NOT USING THEM

THANKS TO THE HOTEL-STYLE REGIME.





NOOK IS SET AMIDST DENSE VEGETATION IN TULUM, QUINTANA ROO, **ONE OF THE MOST ATTRACTIVE, EXOTIC PARTS OF THE MAYAN RIVIERA** AND A FAST-GROWING TOURIST MAGNET THAT IS NOW THE DESTINATION OF CHOICE FOR HALF OF ALL THE PEOPLE WHO VISIT MEXICO, BRINGING TOGETHER ATTRACTIONS SUCH **AS THE CARIBBEAN OCEAN AND ITS WHITE-SAND BEACHES, UNSPOILED NATURE, A KALEIDOSCOPE OF DIFFERENT CUISINES** AND, OF COURSE, **THE AUTHENTIC ESSENCE OF MEXICO.**



cenotes

Restaurants, shopping, archeological sites,
amusement parks and much more.



diving and ecotourism

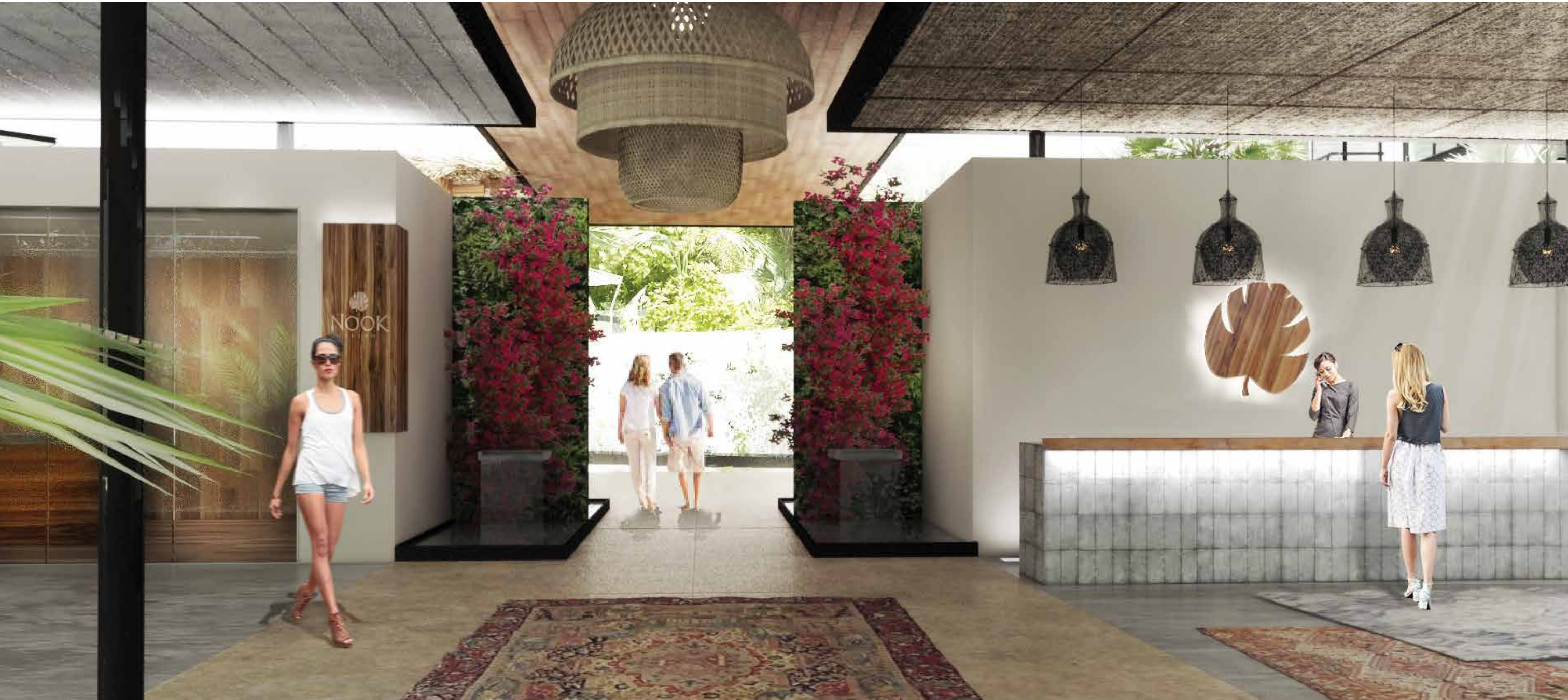






NOOK TULUM IS DESIGNED TO OFFER JUST **72 FUNCTIONAL APARTMENTS** OF VARYING SIZES, WITHIN **A 7,500-M² DENSELY VEGETATED AREA** WITH A SWIMMING POOL, SPA, GYM, RESTAURANT, GARDENS AND MUCH MORE: PERFECT PLACES FOR **EXPERIENCING THE MAGIC OF TULUM.**





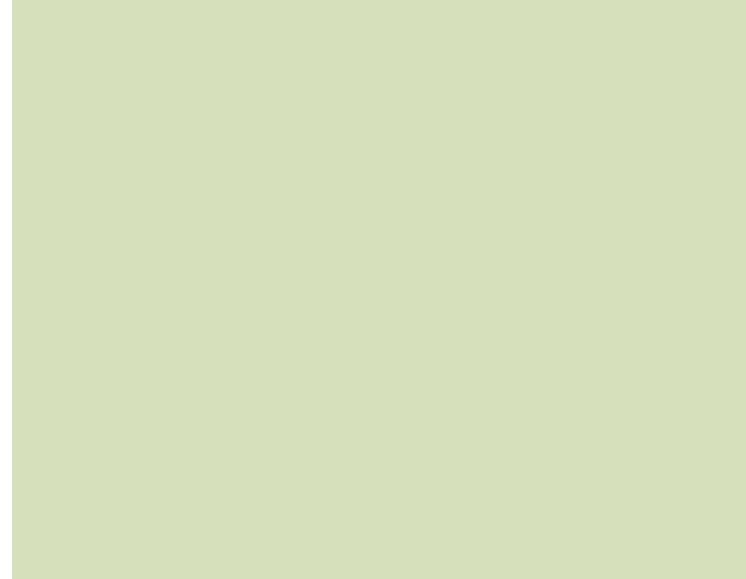


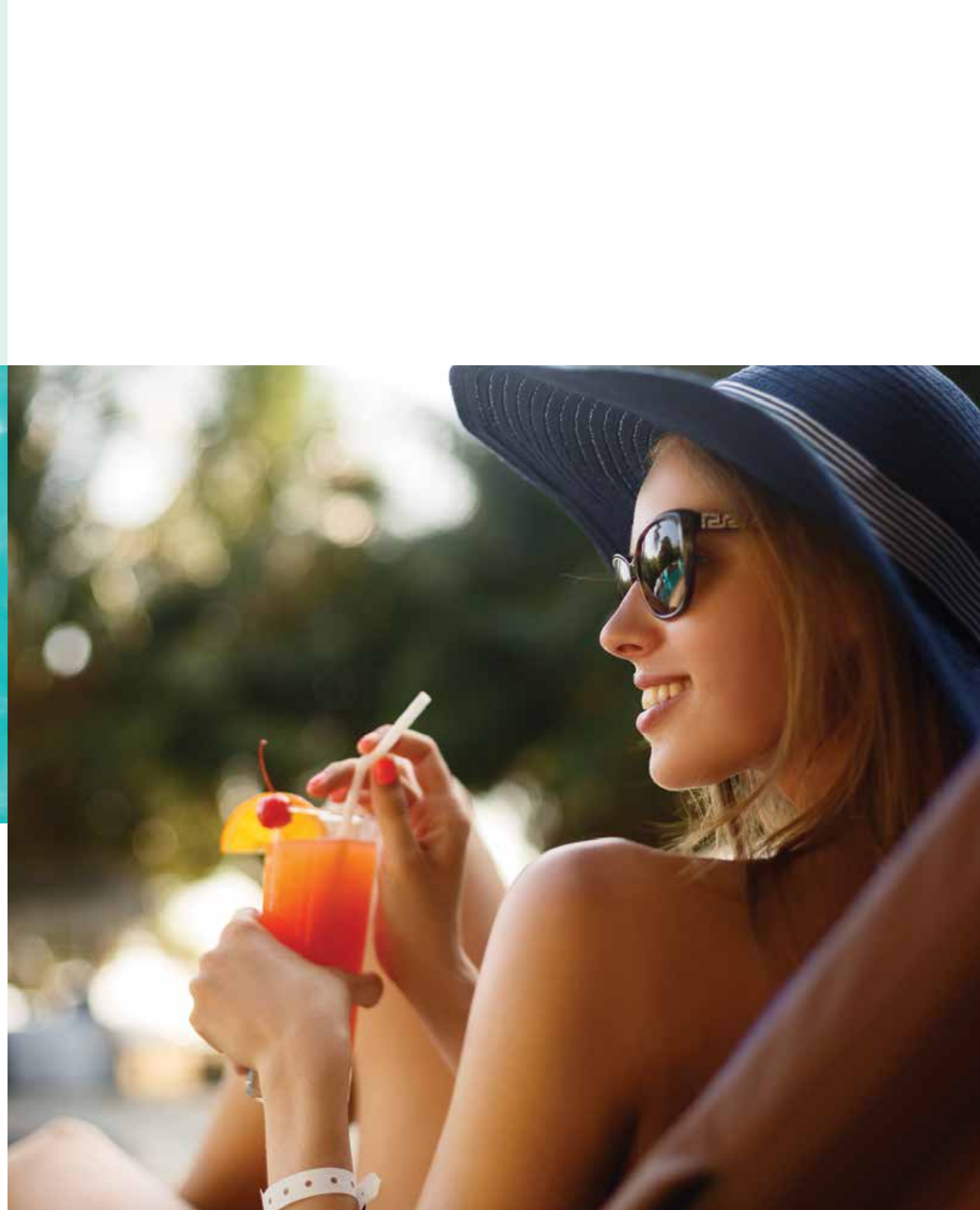


THE AMENITIES AVAILABLE TO NOOK RESIDENTS AND GUESTS INCLUDE:

- CONCIERGE AND RECEPTION SERVICES
- GYM, SPA, POOL, JACUZZI, BAR AND RESTAURANT
- 24-HOUR SECURITY
- WI FI CONNECTION THROUGHOUT THE PREMISES
- EXCLUSIVE TRANSPORTATION TO OUR BEACH CLUB
- HOTEL-STYLE MANAGEMENT AND SERVICES











APARTMENTS

NOOK IS A **CONTEMPORARY MINIMALIST REAL ESTATE DEVELOPMENT**, WITH FAIR-FACED CONCRETE SURFACES

AND EXOTIC WOODS THAT **BLEND IN WITH THE NATURAL SURROUNDINGS** TO CREATE **A WARM, RELAXED**

AMBIANCE. THEY COME IN ONE- AND TWO-BEDROOM VERSIONS, WITH **A LOCK-OFF IN ORDER**

TO FACILITATE RENTAL.

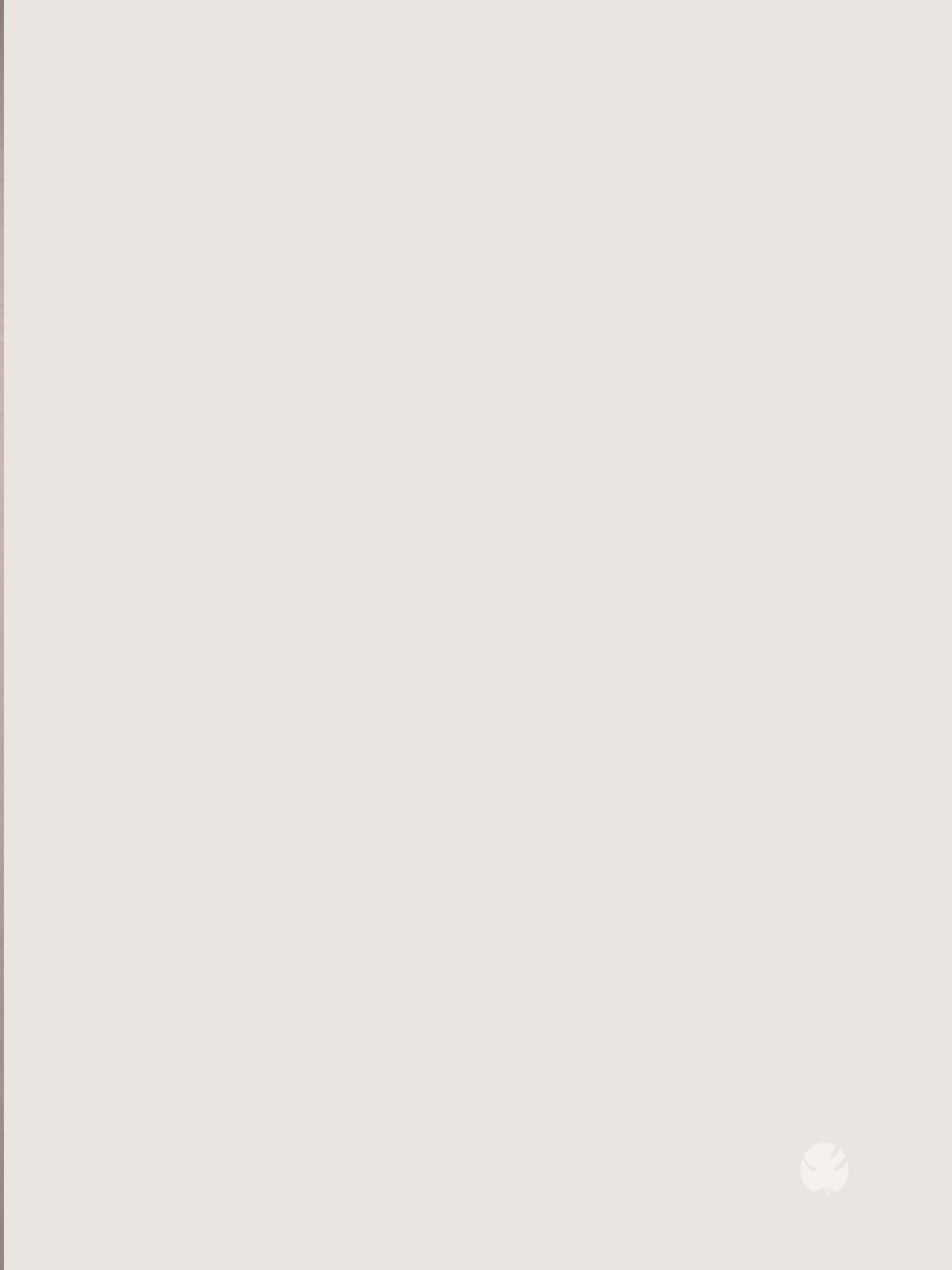
SIZES RANGE **FROM 48 M² TO 115 M²**, AND ALL THE APARTMENTS HAVE **GENEROUS CEILING HEIGHTS** OF UP

TO 6 M. **AND TERRACES** WHOSE SIZES RANGE FROM 8 M² TO 37 M² THAT OVERLOOKING **THE GARDENS, FROM WHICH**

NATURAL LIGHT CAN FILTER INTO THE INNER SPACES. THE PROPERTIES ARE HANDED OVER TO THE **BUYER FULLY**

FURNISHED AND COMPLETELY FINISHED AND EQUIPPED - **I.E. READY FOR OCCUPATION OR RENTAL**.





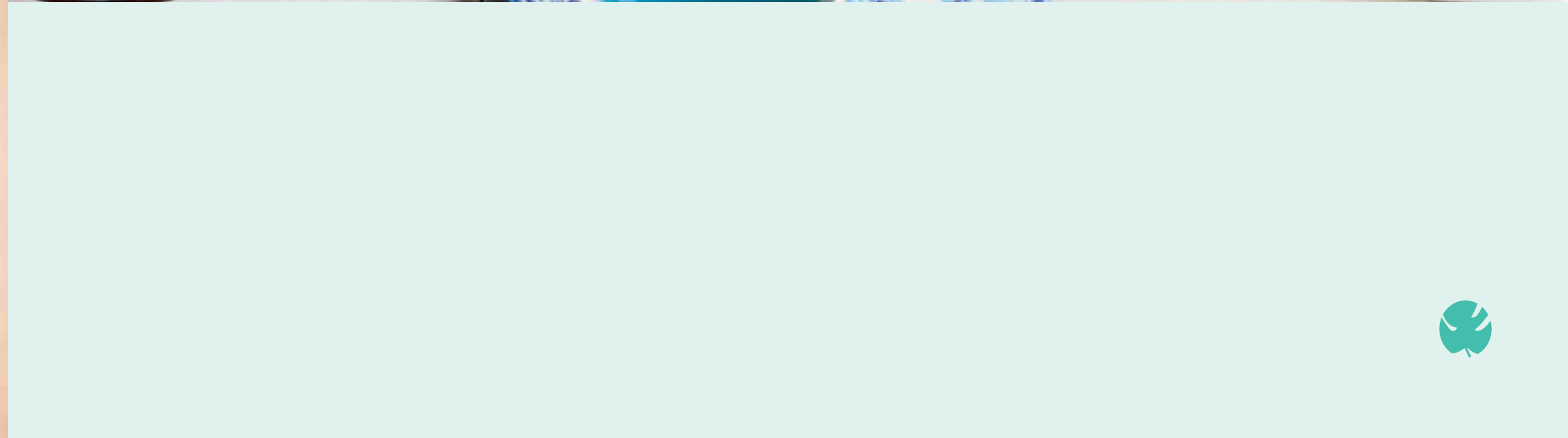
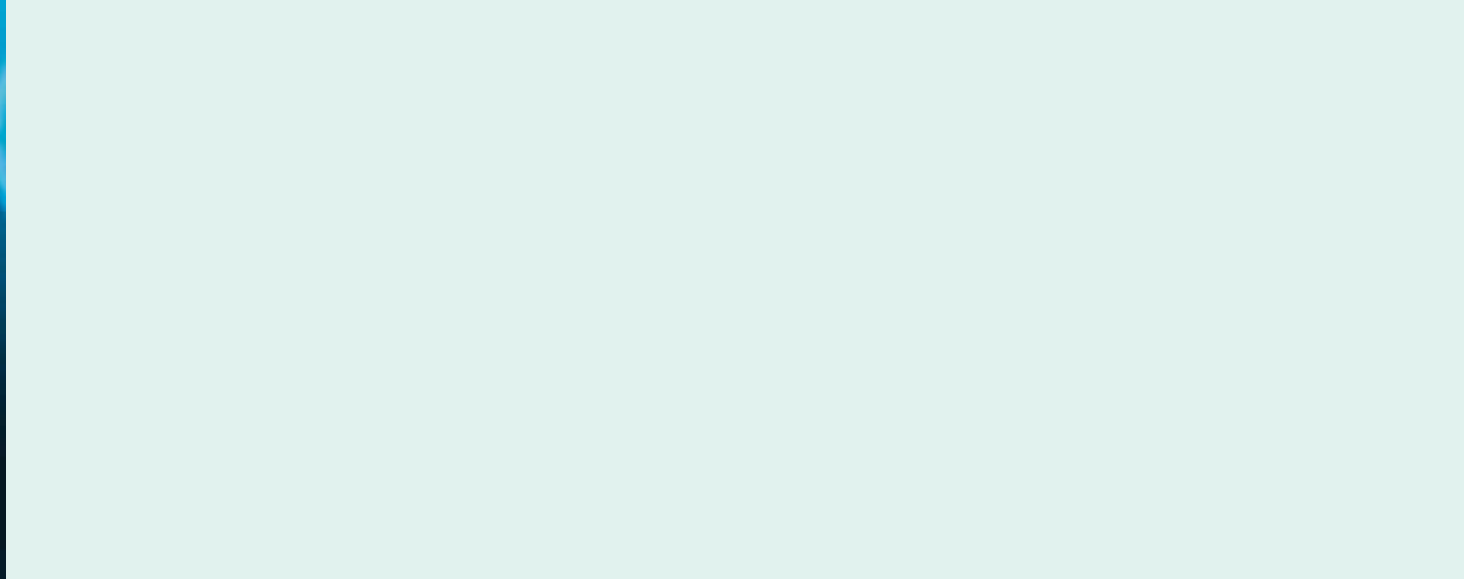


THE **FINISHED** APARTMENTS HAVE:

- FAIR-FACED CONCRETE WALLS
- POLISHED CONCRETE AND CERAMIC TILE FLOORS
- WOOD-PANELLED CEILINGS
- ALUMINUM OUTER GATES
- CONCRETE BATHROOMS WITH DETAILING IN HANDCRAFTED TILE AND FRAMELESS TEMPERED GLASS
- OUTER WALLS IN FAIR-FACED CONCRETE WITH ALUMINUM-AND-GLASS DOORS
- KITCHENS LINED WITH WHITE, SATIN-FINISHED ROLLED STEEL AND WOOD-VENEERED CLOSETS AND

CARPENTRY WORK

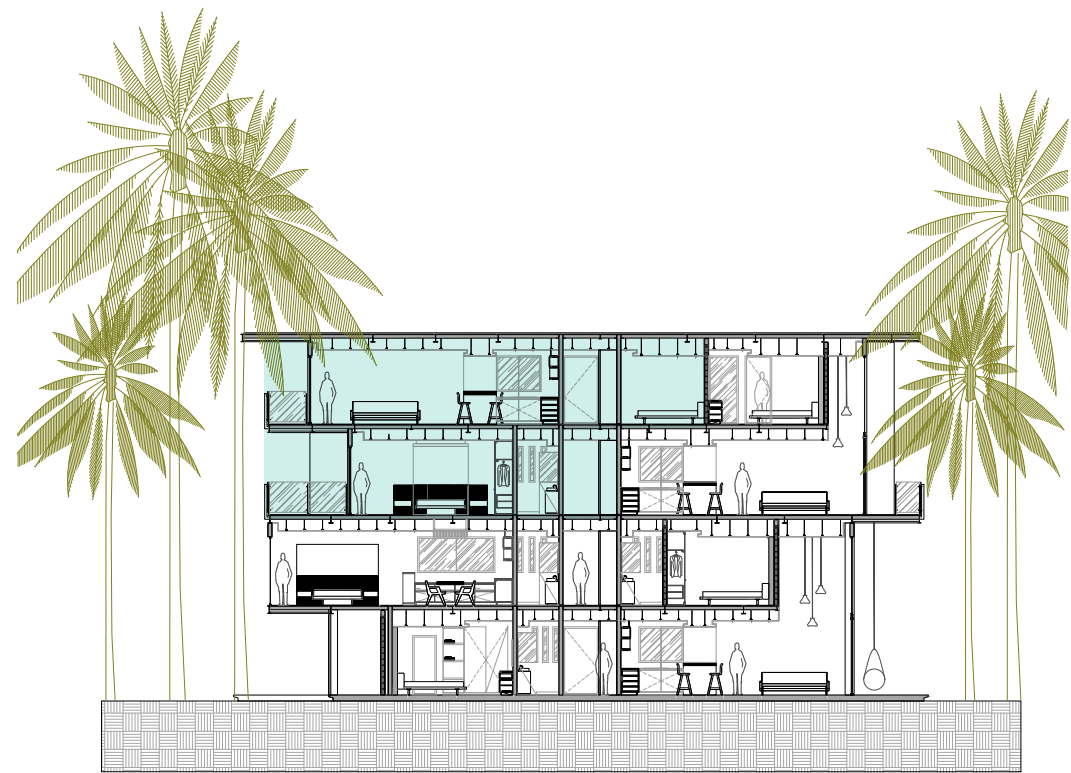




THE PROPERTIES, WHICH ARE HANDED OVER FURNISHED AND WITH A PACKAGE OF ACCESORIES FOR RENTAL

PURPOSES, COME WITH:

- FURNITURE AND ACCESSORIES
- OUTDOOR-TERRACE FURNITURE
- CURTAINS
- FULL DINNER SET AND GLASSWARE FOR 4 OR 8 PEOPLE
- KITCHEN UTENSILS
- WATER-FILTRATION-AND-PURIFICATION SYSTEMS
- SHEETS, TOWELS AND OTHER BATHROOM ACCESSORIES THAT ARE OWNED BY THE OPERATOR, WHO PROVIDES THEM AS PART OF THE ALL-INCLUSIVE SERVICES.



Model A

115.47 M² (1,243 sq. ft.) · LOCK OFF

TOP FLOOR · ENTRANCE

- LIVING ROOM
- KITCHENETTE
- BEDROOM WITH BATHROOM

- TERRACE

LOWER FLOOR

- MASTER BEDROOM WITH BATHROOM
- TERRACE



ENTRANCE

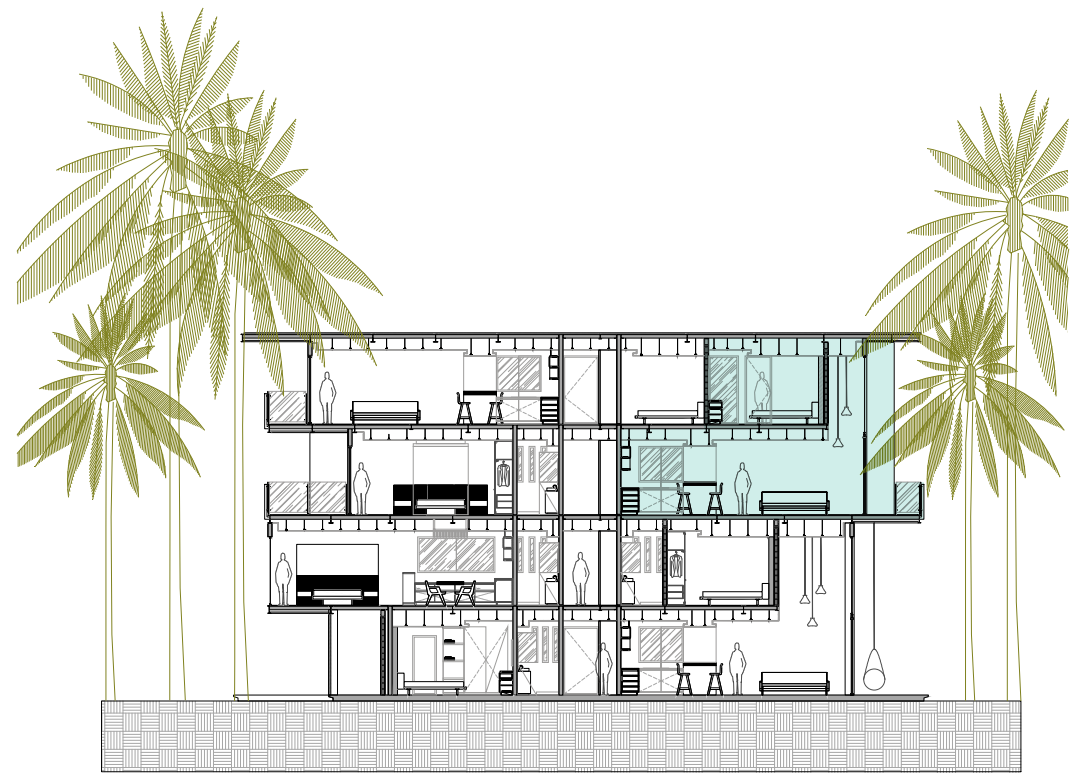


TOP FLOOR



LOWER FLOOR

The features expressed herein are subject to possible changes and variations without prior notice, subject to the final purchase contract.



Model B

73.57 M² (792 sq. ft.)

LOWER FLOOR • ENTRANCE

- DOUBLE HEIGHT LIVING ROOM
- KITCHENETTE
- BATHROOM

- TERRACE

TOP FLOOR

- MASTER BEDROOM WITH BATHROOM
- TERRACE



ENTRANCE

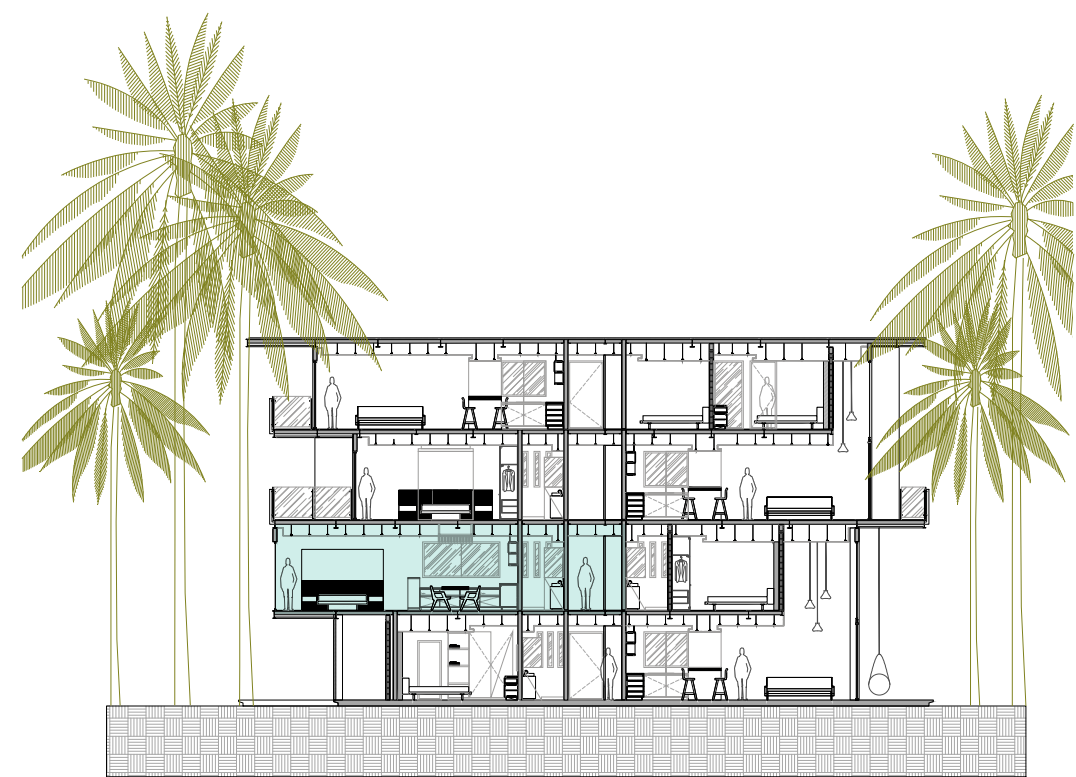


LOWER FLOOR

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TOP FLOOR





Model C

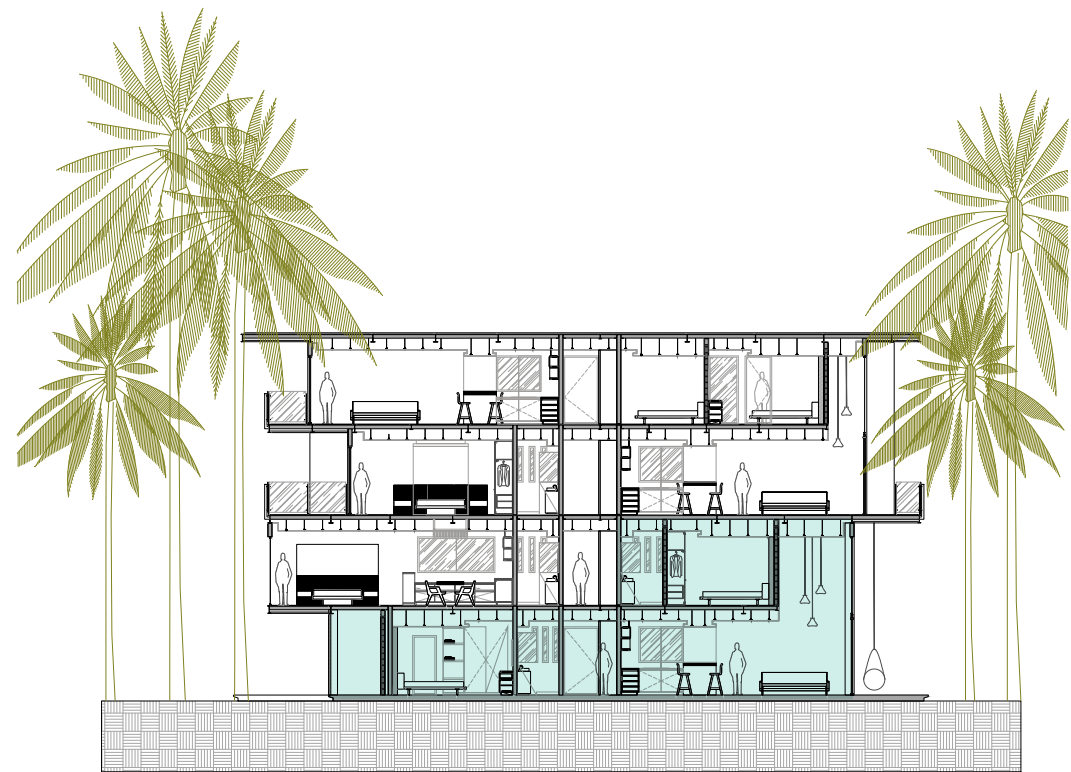
48 M² (517 sq. ft.)

- DINNING
- KITCHENETTE
- BEDROOM
- BATHROOM
- TERRACE



ENTRANCE





Model D

108.55 M² (1,168 sq. ft.) · LOCK OFF

TOP FLOOR · ENTRANCE

- DOUBLE HEIGHT LIVING ROOM
- KITCHENETTE
- BEDROOM
- BATHROOM
- GARDEN

GROUND FLOOR

- MASTER BEDROOM WITH BATHROOM AND TERRACE



TOP FLOOR

ENTRANCE



GROUND FLOOR

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INVESTMENT AND BUSINESS

WHAT ARE THE **ADVANTAGES OF INVESTING IN A REAL-ESTATE**

PROPERTY SUCH AS **NOOK**? NOT ONLY IS THIS AN **EXCELLENT**

LONG-TERM INVESTMENT DUE TO THE TULUM ZONE'S GROWTH

POTENTIAL, BUT ALSO **INCOME IS DOLLAR-INDEXED**, SINCE MOST

OF THE TOURISTS VISITING THE AREA COME FROM ABROAD

(43% FROM THE USA AND 27% FROM EUROPE).

BESIDES **YIELDING INTERESTING REVENUE** AND **ADDED VALUE**,

YOUR INVESTMENT IS TANGIBLE ONE THAT **YOU CAN ENJOY...**

WHAT MAKES THIS AN ATTRACTIVE INVESTMENT?:

- **VERY IMPORTANT DISCOUNTS** AND FINANCING PLANS

- **HIGH ADDED VALUE** AN RENTAL INCOME **IN DOLLARS**

- THE MAYAN RIVIERA IS **THE ZONE MOST VISITED** DESTINATION BY BOTH DOMESTIC AND FOREIGN TOURISTS

- INVESTORS DON'T NEED TO WORRY ABOUT THE OPERATING AND MAINTAINING THE UNITS AND THE SHARED AREAS, SINCE THESE ARE PART OF THE **HOTEL OPERATION**.

- THE HOTEL MANAGEMENT IS RESPONSIBLE FOR THE **SCHEDULING, RENTALS, MAINTENANCE AND PAYMENTS** RELATED TO THE DAY-TO-DAY OPERATION, AND ALSO FOR COVERING THE EXPENSES AND GENERAL COSTS OF THE APARTMENTS.

- THE PROPERTIES ALSO COME WITH A **3-YEAR** CONSTRUCTION-QUALITY **GUARANTEE** SO THAT INVESTORS CAN RECEIVE THEIR INCOME WITHOUT ANY EXTRA WORRIES.





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Quinta Palomas, ChalmaChalmaSur, Cuernavaca, Morelos

NOOK TULUM IS A NEW VENTURE BY **MARAL PREMIUM REAL ESTATE DEVELOPERS**, A MEXICAN COMPANY

SPECIALIZING IN HIGH-END RESIDENTIAL PROJECTS, WITH VARIOUS DEVELOPMENTS THROUGHOUT MEXICO, WHICH

REFLECT ITS COMMITMENT TO CUTTING-EDGE ARCHITECTURE, AND ENVIRONMENTAL AWARENESS.





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