

WLVMI

A Single place for your dual life

A reserve to find yourself, located in the heart of  
the jungle of Tulum







## CONTENT

01. WHAT IS TULUM  
02. TULUMINATI  
03. ULUMI  
04. INTRODUCTION

05. A NEW RESIDENTIAL CONCEPT  
06. UNITS  
07. AMENITIES  
08. CONTACT





IS IT A PLACE?





IS IT A MOMENT?







## TULUM IS A TRIBE

Tulum isn't just a destination; it's a tribe looking for an authentic lifestyle. Renowned for its pristine beaches, majestic ruins, and vibrant cultural tapestry, Tulum offers a serene yet stimulating backdrop for those who thrive on authenticity.





THE TULUMINATI





## TULUMINATI

The term was first used to describe a group of people who were considered to be the most influential and powerful in Tulum's social scene, often involving entrepreneurs, artists, influencers, and high-net-worth individuals.

Over time, the term "Tuluminati" has evolved to encompass a broader group of people, including those who are not necessarily wealthy or famous but are influential in their own ways, such as community leaders, activists, and philanthropists.



TULUMINATI









# WLVMI

A Single place for your dual life

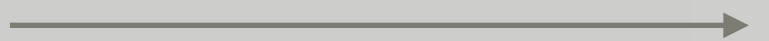
A reserve to find yourself, located in the heart of  
the jungle of Tulum







# U L U M I



Ruta del Tren Maya

Centro Tulum

Ruinas Tulum

Parque el Jaguar

Zona hotelera

located in the heart of the jungle of Tulum



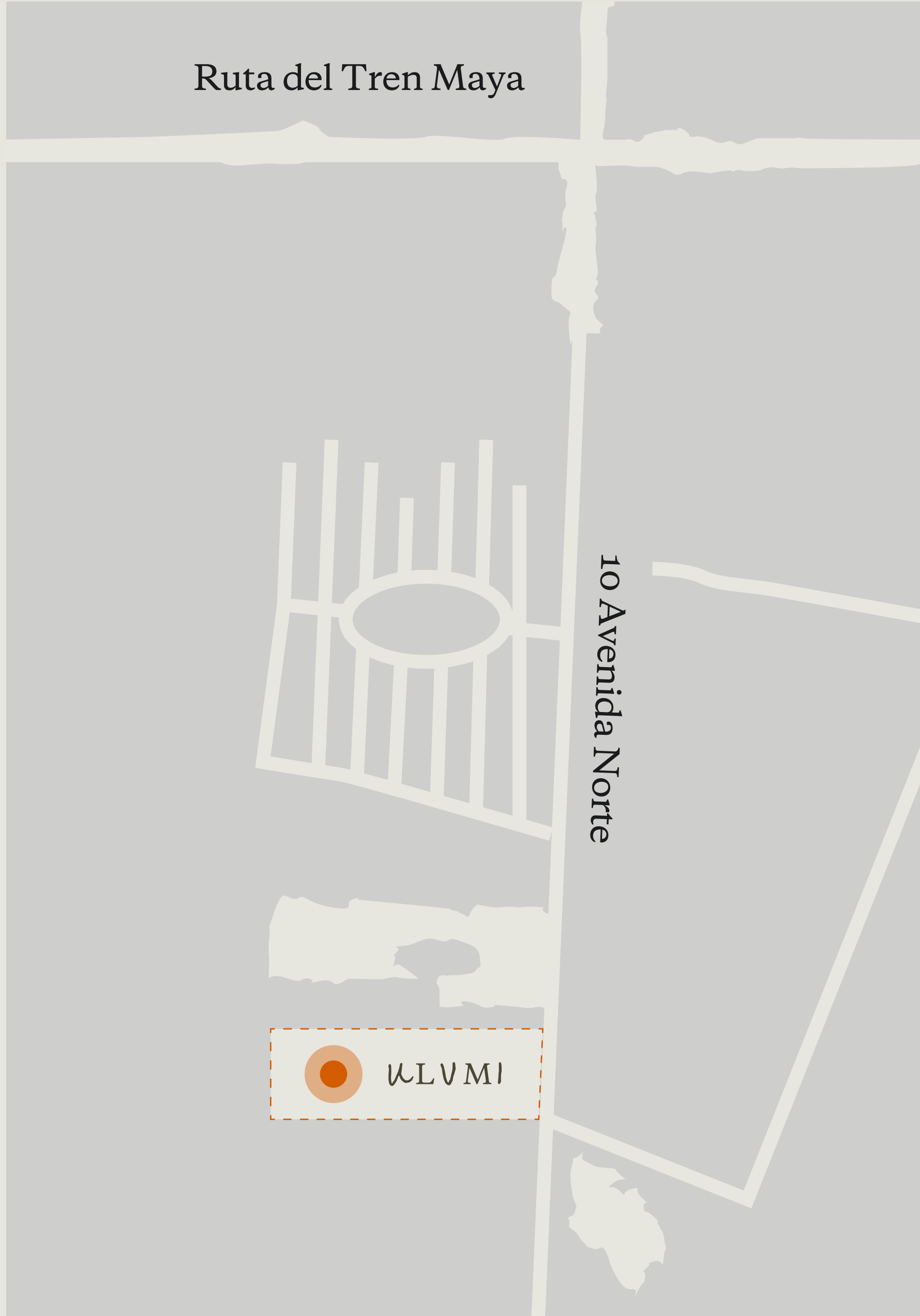


## INTRODUCTION

In the heart of Tulum's breathtaking landscape lies **Ulumi**, a visionary residential enclave designed for those who lead a dual life. Catering exclusively to athletes and digital nomads, this development harmonizes professional needs with personal passions, all set against the backdrop of one of the most iconic destinations in the world.

At Ulumi, we understand that today's professionals seek more than just a living space—they desire a habitat that supports their dynamic lifestyles; a place where work meets wellness, creativity meets recreation, and every day feels like a well-balanced narrative of their dual lives. Here, modern amenities blend seamlessly with the natural environment, providing a sophisticated, sustainable lifestyle that encourages residents to live, work, and play in ways that nourish both their professional ambitions and their adventurous spirits.





STEPS AWAY FROM THE NEW TREN MAYA





ULUMI – INSPIRATION

# Local Materials Sexy Layouts Jungle Luxury





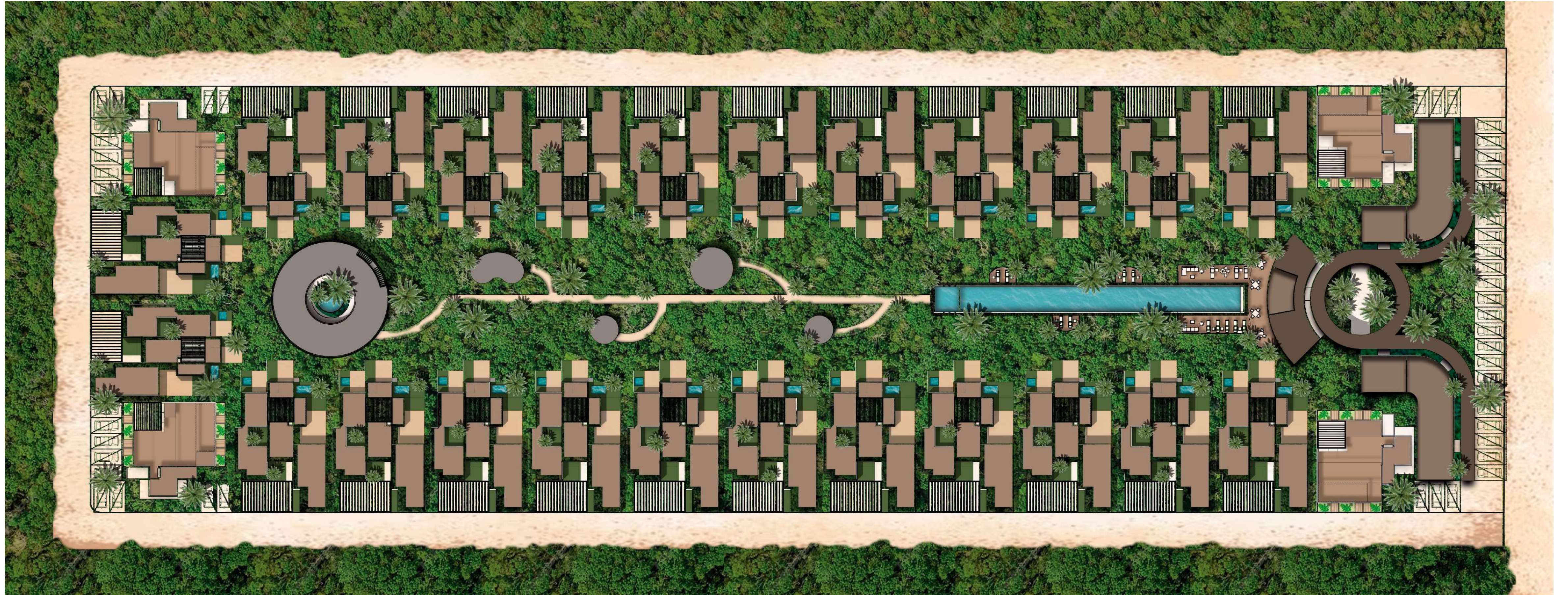






MASTERPLAN

JUNGLE HEART



A reserve for the body and the digital workspace for the mind - all nestled in the lush embrace of

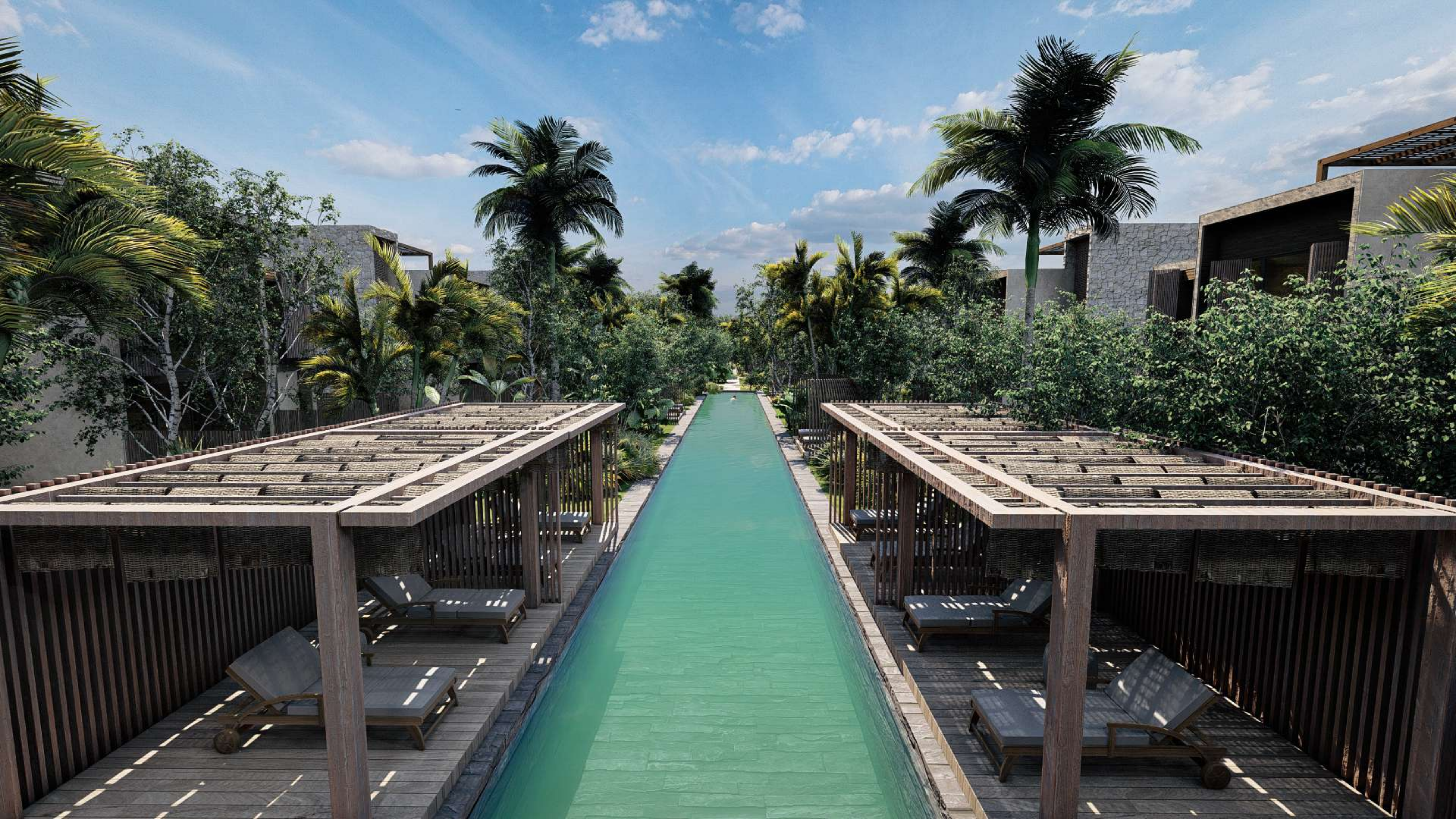
Tulum



WLUMI

JUNGLE HEART















UNITS



GROUND FLOOR



SECOND LEVEL



ROOFTOP











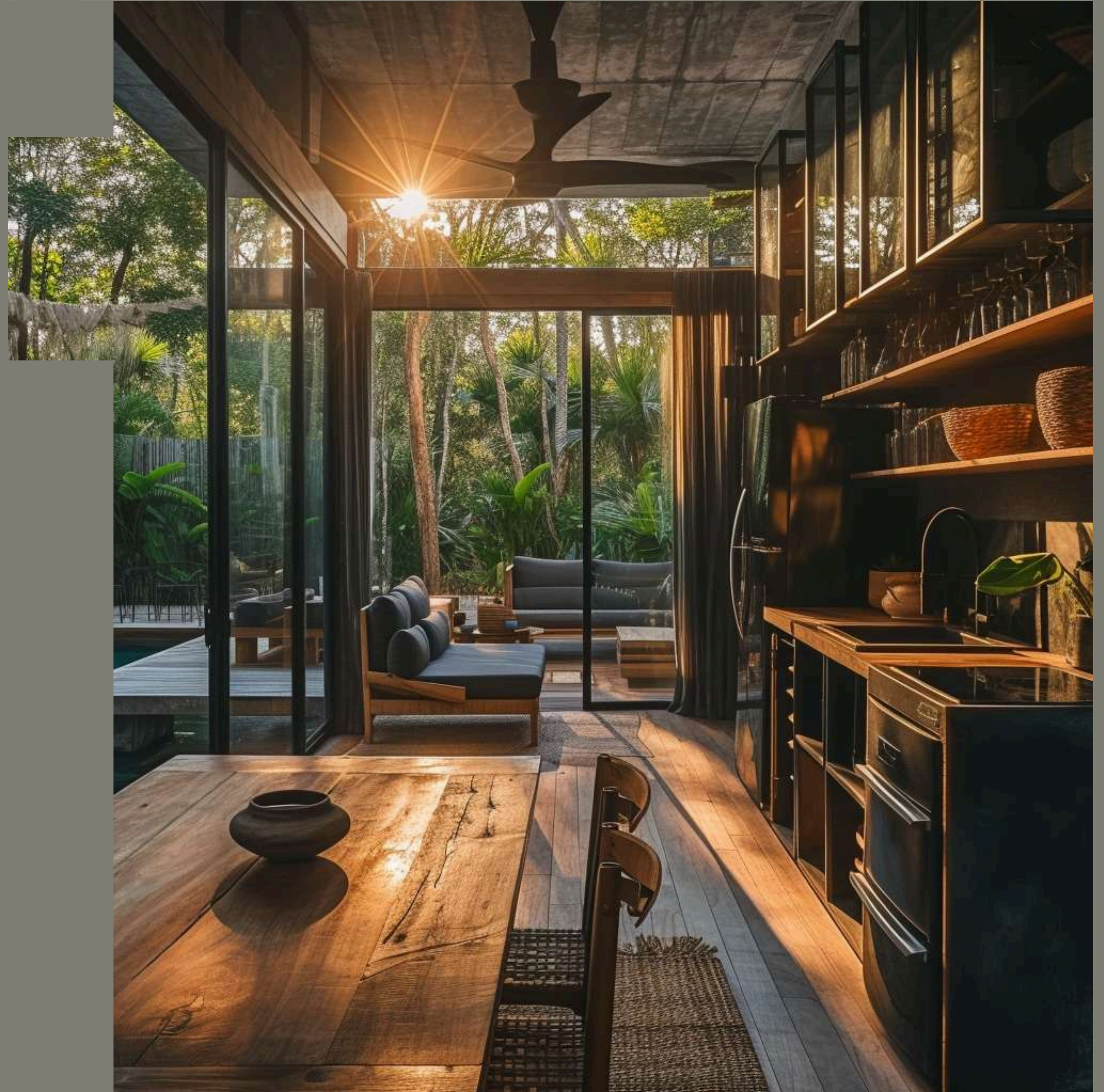




UNIT

INTERIOR GARDEN

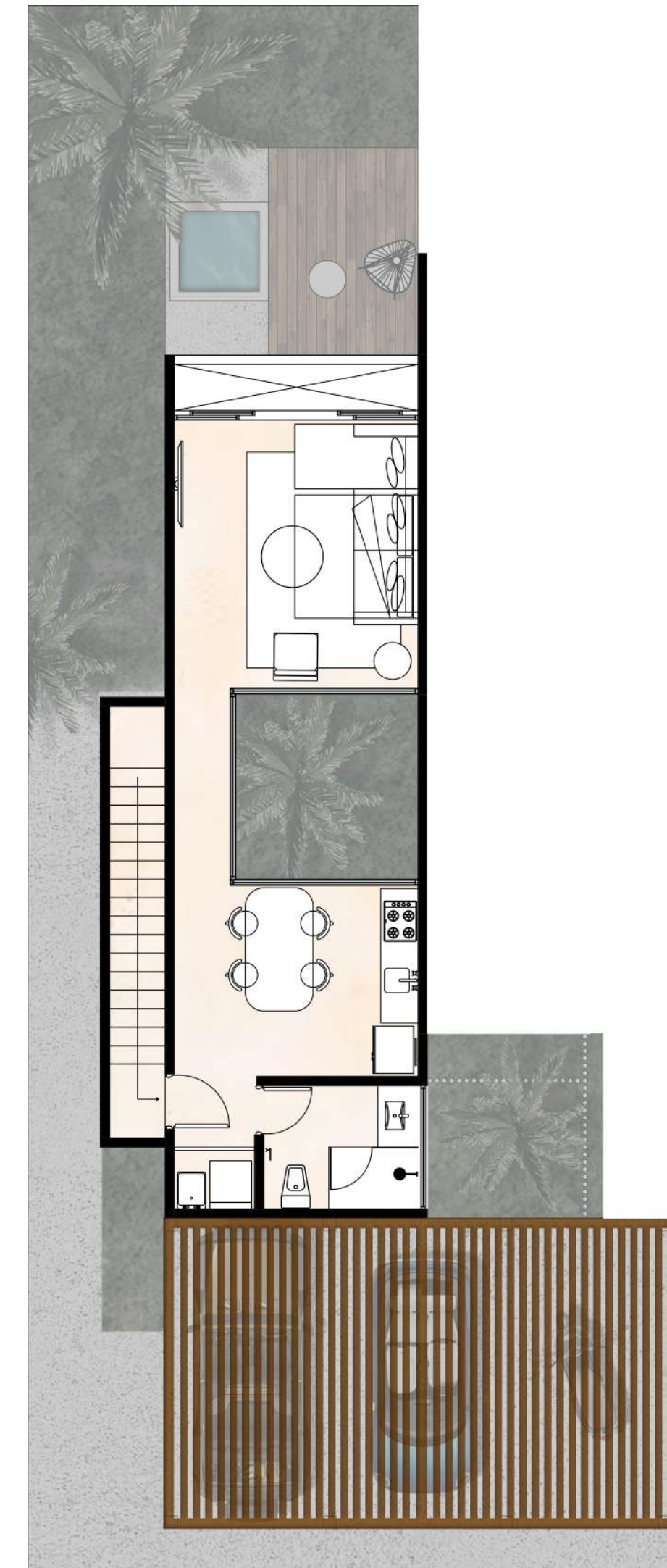
VILLA IZQUIERDA





# UNIT – VILLA IZQUIERDA INTERIOR GARDEN VILLLA

AREA PLANTA BAJA:	55.82 M2
INTERIOR GARDEN:	8.4 M2
JUNGLE GARDEN:	18.05 M2
PB AREA EXTERIOR TECHADA:	4.68 M2
<b>TOTAL:</b>	<b>86.95 M2</b>
AREA PLANTA ALTA:	52.98 M2
PA EXTERIOR SIN TECHAR:	3.42 M2
PA EXTERIOR TECHADA:	2.79 M2
<b>TOTAL:</b>	<b>59.19 M2</b>
<hr/>	
AREA TOTAL:	146.14 M2





# UNIT – VILLA IZQUIERDA INTERIOR GARDEN VILLA

EACH UNIT CAN BE TRANSFORMED INTO 3 AIRBNB UNITS.

RENTAL ROI X 3

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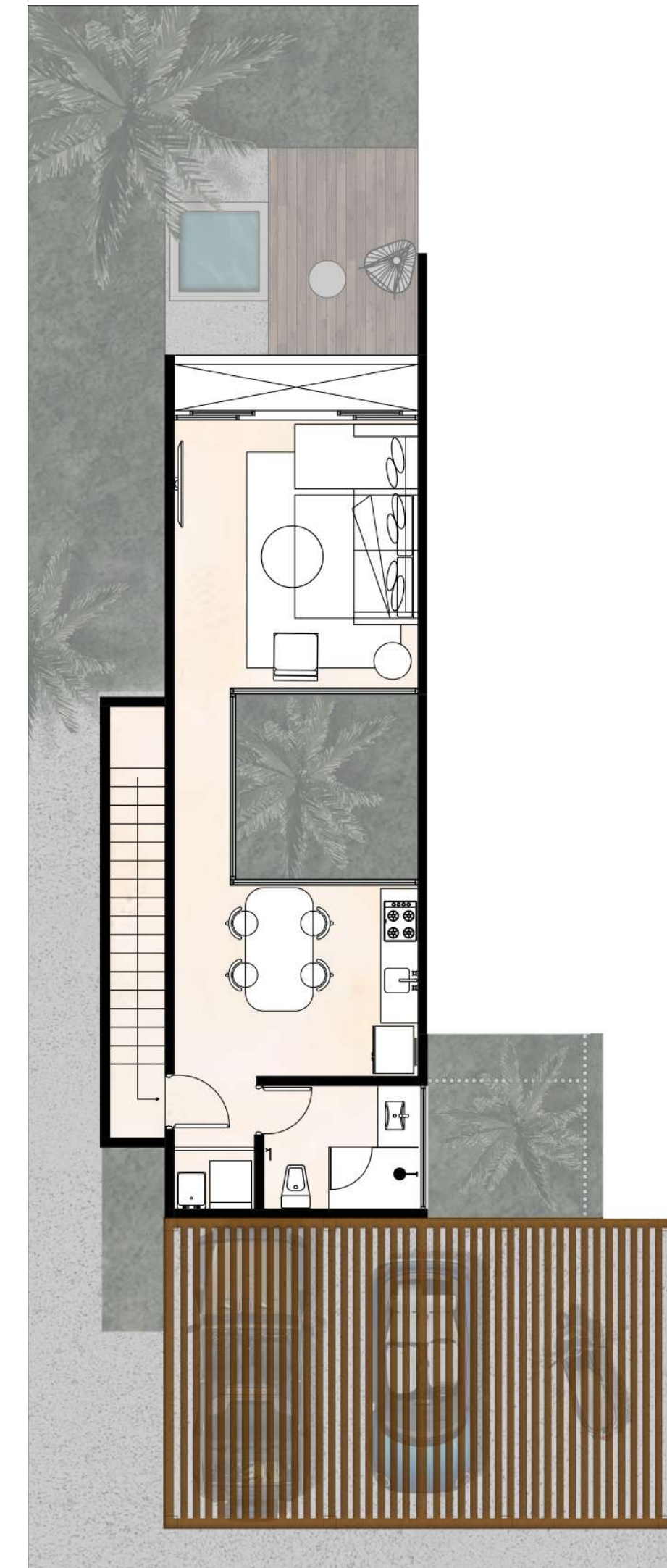
2 OPTIONS IN WOODWORK:

AIRBNB READY (SMALL KITCHEN FOR EACH UNIT)

CLOSETS FOR NORMAL HOUSING

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1 DEDICATED PARKING SPACE + SHARED SPACES





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RENTAL ROI X 3



UNIT

ROOFTOP VILLA

VILLA CENTRAL





# UNIT – VILLA CENTRAL ROOFTOP VILLA

AREA PLANTA BAJA:	53.14 M2
PB AREA EXTERIOR TECHADA	9.07 M2
JUNGLE GARDEN:	14.14 M2
<b>TOTAL:</b>	<b>76.35 M2</b>
AREA PLANTA ALTA:	59.99 M2
<b>TOTAL:</b>	<b>59.99 M2</b>
AREA PLANTA ROOF:	39.25 M2
<b>TOTAL:</b>	<b>39.25 M2</b>
<b>AREA TOTAL:</b>	<b>175.59 M2</b>





# UNIT – VILLA CENTRAL ROOFTOP VILLA

LARGE SOCIAL AREA OPENS UP TO POOL AND EXTERIOR  
DECK

2 OPTIONS IN WOODWORK:  
AIRBNB READY (SMALL KITCHEN FOR EACH UNIT)  
CLOSETS FOR NORMAL HOUSING

ONLY VILLA WITH ROOFTOP ACCESS  
3RD BEDROOM CAN BE BUILT IN TOP FLOOR  
(AS A FUTURE PROJECT)





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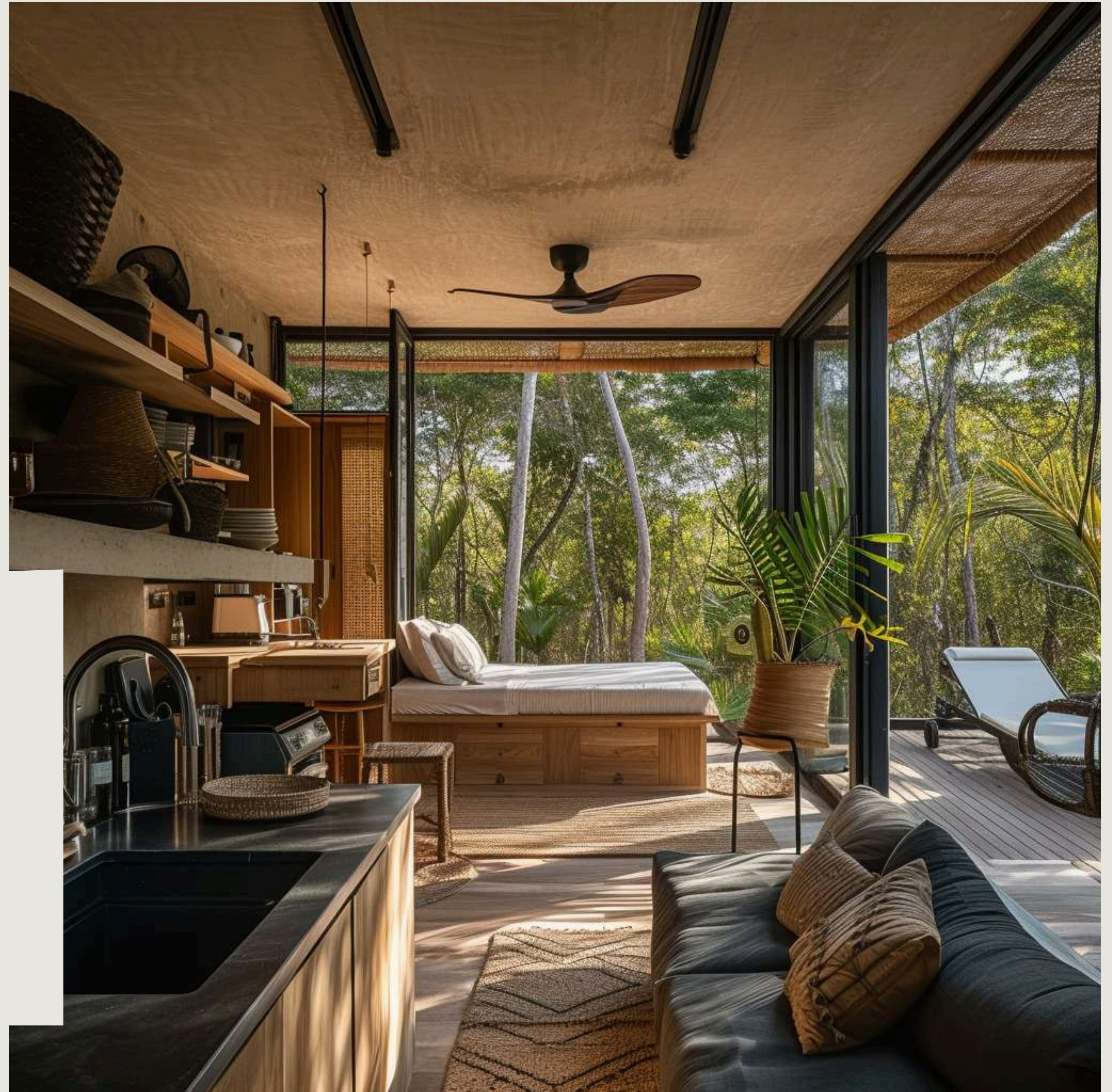
FUTURE GROWTH WELCOME



UNIT

JUNGLE GARDEN

VILLA DERECHA





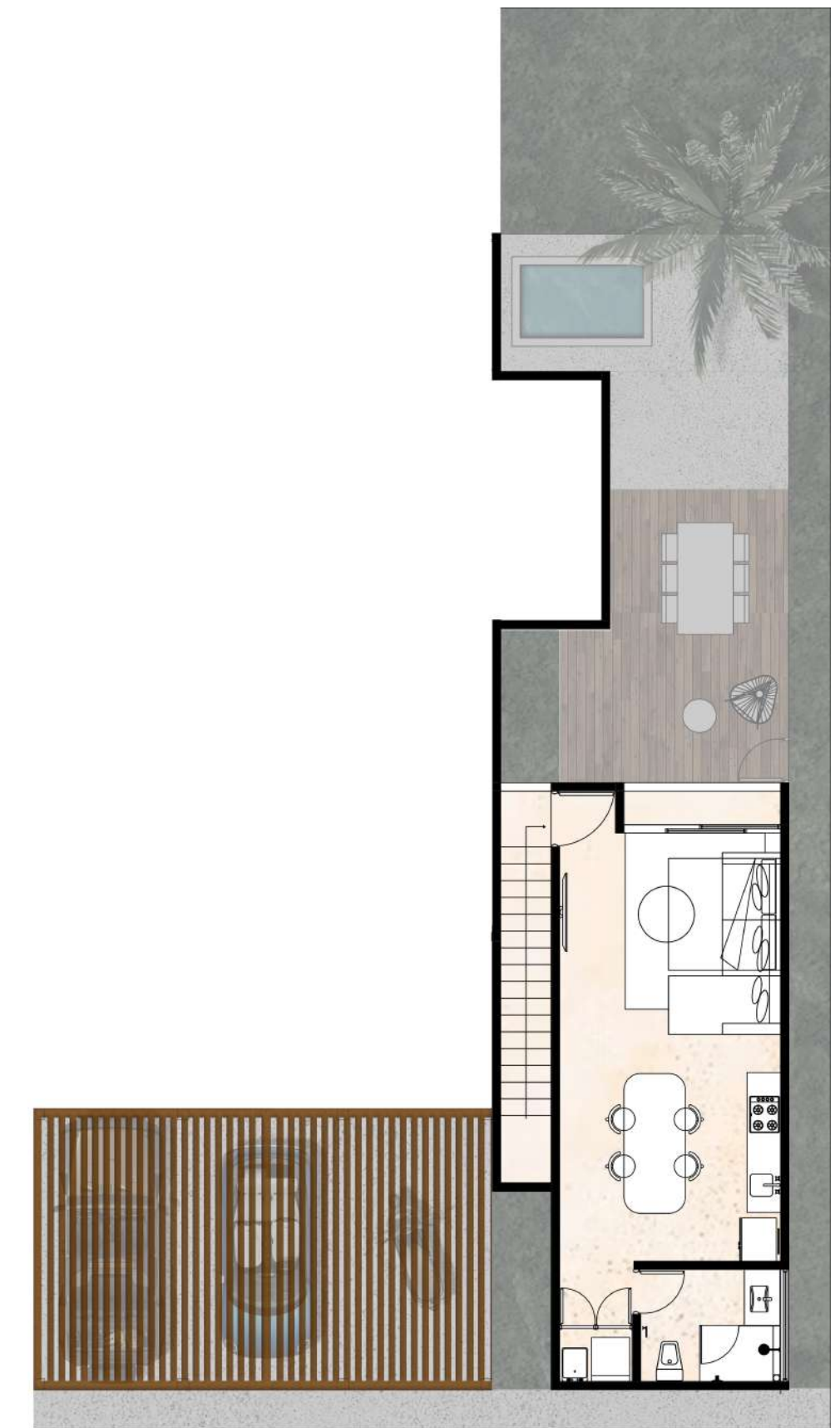
# UNIT – VILLA DERECHA JUNGLE GARDEN VILLLA

AREA PLANTA BAJA: 52.15 M2  
PB AREA EXTERIOR TECHADA 8.7 M2  
JUNGLE GARDEN: 34.77 M2  
**TOTAL: 95.62 M2**

AREA PLANTA ALTA: 54.46 M2  
PA EXTERIOR TECHADA 5.6 M2  
**TOTAL: 60.06 M2**

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AREA TOTAL: 155.68 M2





# UNIT – VILLA DERECHA JUNGLE GARDEN VILLLA

EACH UNIT CAN BE TRANSFORMED INTO 3 AIRBNB UNITS.

RENTAL ROI X 3

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2 OPTIONS IN WOODWORK:

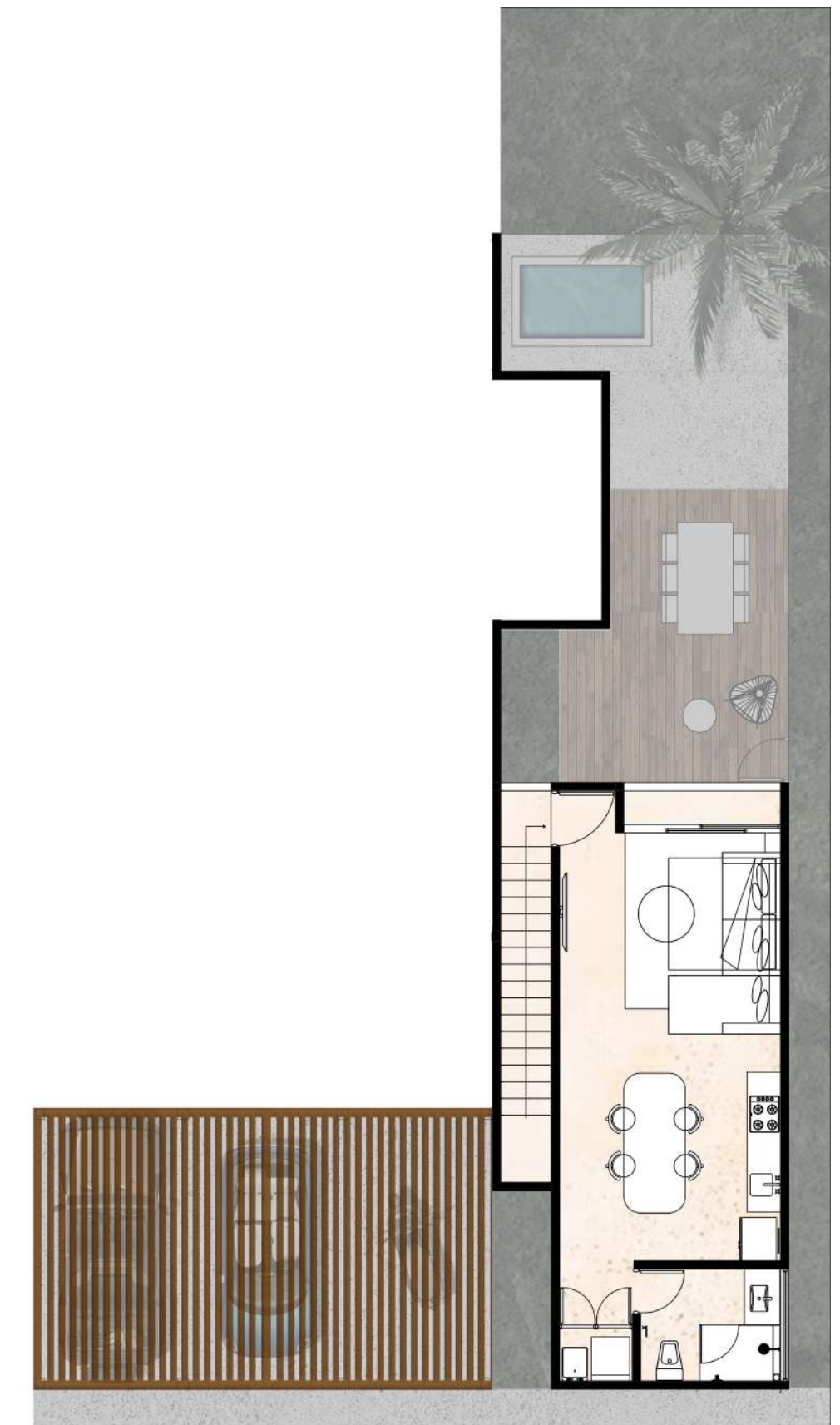
AIRBNB READY (SMALL KITCHEN FOR EACH UNIT)

CLOSETS FOR NORMAL HOUSING

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LARGE JUNGLE GARDEN WITH DIRECT ACCESS FROM

PARKING SERVES AS SOCIAL AREA





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PRIVATE JUNGLE GARDENS







## A M E N I T I E S

Designed with the dual life in mind, our amenities provide the perfect balance of work, wellness, and leisure to support both your career and athletic goals.



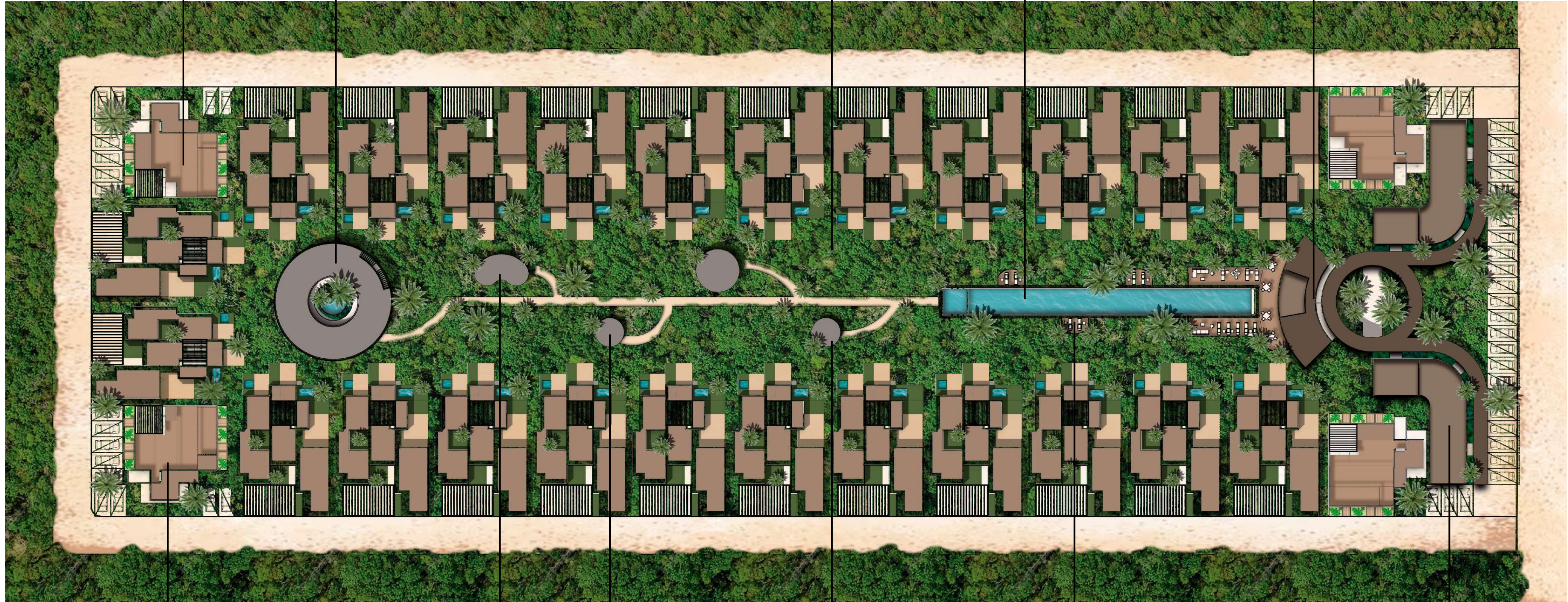
CONDOS  
(PHASE 2)

GYM  
W/ YOGA SPACE

JUNGLE HEART

LAP POOL  
50M

COWORKING



CONDOS  
(PHASE 2)

SAUNA

HIDRO  
THERAPY

COLD PLUNGE

POOL CABANAS

CONVENIENCE RETAIL  
RESTAURANTS















AMENITIES

PROFESSIONAL HEALTH  
WELLNESS





## TIMEFRAME

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4 PHASES

DELIVERY

PHASE 1+2 SUMMER 2026

PHASE 3+4. FALL 2026





## PROJECT TEAM

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TIERRA + ESTRUCTURACIÓN  
ITIERRA  
3ER PROYECTO EXITOSO EN TULUM

ARQUITECTURA  
YAÑEZ ARQUITECTOS  
+15 AÑOS EXPERIENCIA

GERENCIA OBRA  
TORRE CONSTRUCCIONES  
TRAYECTORIA LOCAL

DESARROLLO  
FORZA REAL ESTATE  
PARTE DEL GRUPO FORZA DESARROLLOS EN  
MÉXICO Y TEXAS



**Cotización Indicativa**

Proyecto ULUMI

Tulum, Quintana Roo, México

*Cifras en pesos mexicanos*

<b>Tipo de Unidad</b>	1
<b>Módulo</b>	3
<b>Identificador Unidad</b>	1-3

**Descripción de Unidad <sup>1</sup>**

<b>Área Techada</b>	104.23
<b>Área Jardín Interior</b>	8.85
<b>Área Jardín Jungle</b>	14.31
<b>Área Roof</b>	-
<b>Área Total</b>	<b>127.39</b>

<b>Lista Aplicable</b>	
<b>Precio de Lista</b>	3,681,127

**Nombre de Interesado**

	<b>Plan Contado</b>
Descuento Aplicable	7.5%
Descuento en MxN	276,084.55
<b>Precio Neto</b>	<b>3,405,042.75</b>
Valor de Apartado	50,000.00
Enganche Aplicable	90.0%
<b>Enganche Neto de Apartado</b>	<b>3,014,538.48</b>
Porcentaje de Pago en Mensualidades	0.0%
<b>Mensualidad Aplicable</b>	-
Número de Mensualidades	0
<b>Pago Contra Entrega</b>	<b>340,504.28</b>

VILLA IZQUIERDA

VALOR EN PESOS - \$ 3,681,127

VALOR EN USD - \$210,350\*

ESQUEMAS

30 / 40 / 30

30 / 70

10 / 20 / 70



**Cotización Indicativa**

Proyecto ULUMI

Tulum, Quintana Roo, México

*Cifras en pesos mexicanos*

<b>Tipo de Unidad</b>	C
<b>Módulo</b>	3
<b>Identificador Unidad</b>	C-3

**Descripción de Unidad <sup>1</sup>**

<b>Área Techada</b>	115.26
<b>Área Jardín Interior</b>	-
<b>Área Jardín Jungle</b>	14.45
<b>Área Roof</b>	27.98
<b>Área Total</b>	157.69

<b>Lista Aplicable</b>	
<b>Precio de Lista</b>	3,927,216

**Nombre de Interesado**

	<b>Plan Contado</b>
Descuento Aplicable	7.5%
Descuento en MxN	294,541.18
<b>Precio Neto</b>	<b>3,632,674.54</b>
Valor de Apartado	50,000.00
Enganche Aplicable	90.0%
<b>Enganche Neto de Apartado</b>	<b>3,219,407.09</b>
Porcentaje de Pago en Mensualidades	0.0%
<b>Mensualidad Aplicable</b>	<b>-</b>
Número de Mensualidades	0
<b>Pago Contra Entrega</b>	<b>363,267.45</b>

VILLA CENTRO

VALOR EN PESOS - \$ 3,927,216

VALOR EN USD - \$224,412\*

ESQUEMAS

30 / 40 / 30

30 / 70

10 / 20 / 70



Cotización Indicativa

Proyecto ULUMI

Tulum, Quintana Roo, México

Cifras en pesos mexicanos

Tipo de Unidad	D
Módulo	3
Identificador Unidad	D-3

Descripción de Unidad <sup>1</sup>

Área Techada	99.88
Área Jardín Interior	-
Área Jardín Jungle	45.25
Área Roof	-
<b>Área Total</b>	<b>145.13</b>

Lista Aplicable	
Precio de Lista	3,645,342

Nombre de Interesado

	Plan Contado
Descuento Aplicable	7.5%
Descuento en MxN	273,400.68
<b>Precio Neto</b>	<b>3,371,941.77</b>
Valor de Apartado	50,000.00
Enganche Aplicable	90.0%
<b>Enganche Neto de Apartado</b>	<b>2,984,747.59</b>
Porcentaje de Pago en Mensualidades	0.0%
Mensualidad Aplicable	-
Número de Mensualidades	0
<b>Pago Contra Entrega</b>	<b>337,194.18</b>

VILLA DERECHA

VALOR EN PESOS - \$ 3,645,342

VALOR EN USD - \$208,305\*

ESQUEMAS

30 / 40 / 30

30 / 70

10 / 20 / 70







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