



XACAN

VIDA JUNGLA

Lotes y Villas

TULUM



Es hora de descubrir una nueva forma de vida, rodeados de naturaleza y conectados con ella. A 7 minutos del pueblo de Tulum y 15 minutos de la playa, se encuentra un lugar que abraza y protege a quienes recibe. Un desarrollo privado con amplias áreas verdes y espacios para la calidad de vida que mereces.



It is time to discover a new way of life, surrounded by nature and connected with it. 7 minutes from the town of Tulum and 15 minutes from the beach, there is a place that embraces and protects those who receive it. A private development with large green areas and spaces for the quality of life you deserve.

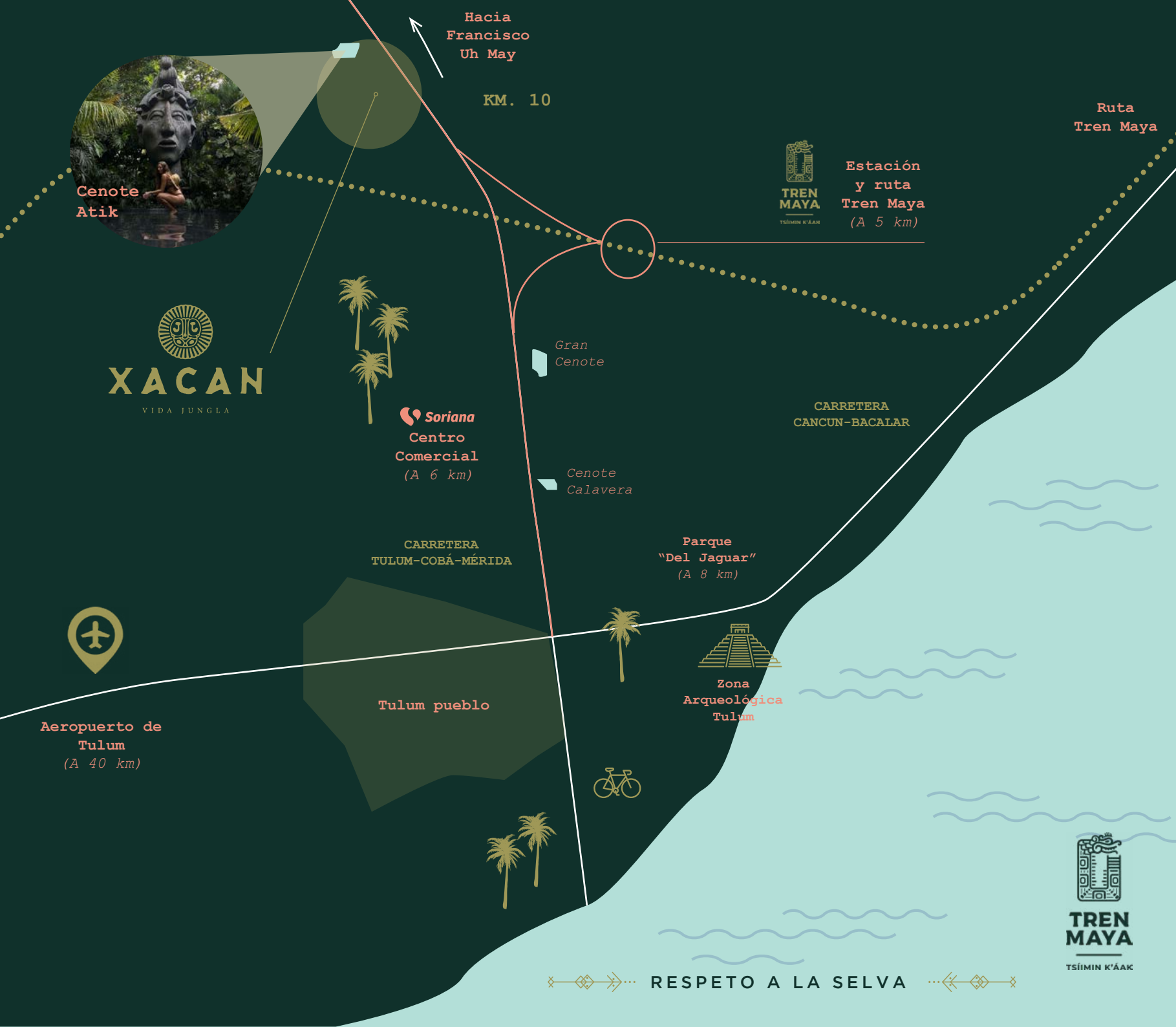


✦ ——— ✦ **RESPECTO A LA SELVA** ✦ ——— ✦



3/19

Acceso/Access



UBICACIÓN

LOCATION

A 7 min. de la
estación Tren Maya
*7 min away from the
mayan train station*

A 15 min. de la
zona de playa
*15 min away from
the beach area*

A 40 min. del nuevo
Aeropuerto de Tulum
*40 min. away from the
new Tulum Airport.*



EN EL KM.10

**De carretera Tulum-Cobá,
con acceso directo por carretera.**

*At km. 10 of the Tulum-Cobá
highway, with direct access
by highway.*





6/19

Área de meditación y yoga/
Yoga & meditation area



PRIVACIDAD Y NATURALEZA NATURE & PRIVACY

Al desplantar únicamente el 35% del terreno, se contempla una privacidad otorgada entre las casas del desarrollo para con los vecinos, aprovechando la abundancia de áreas verdes, pues la colindancia a respetar es de 3 metros por lado entre cada casa.

By removing only 35% of the land, privacy is granted between the houses in the development for neighbors, taking advantage of the abundance of green areas, since the boundary to be respected is 3 meters per side between each house.

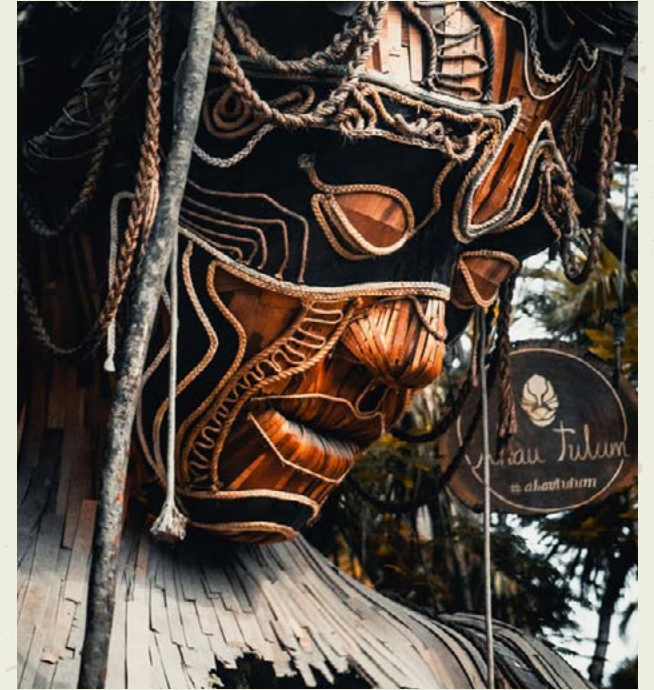
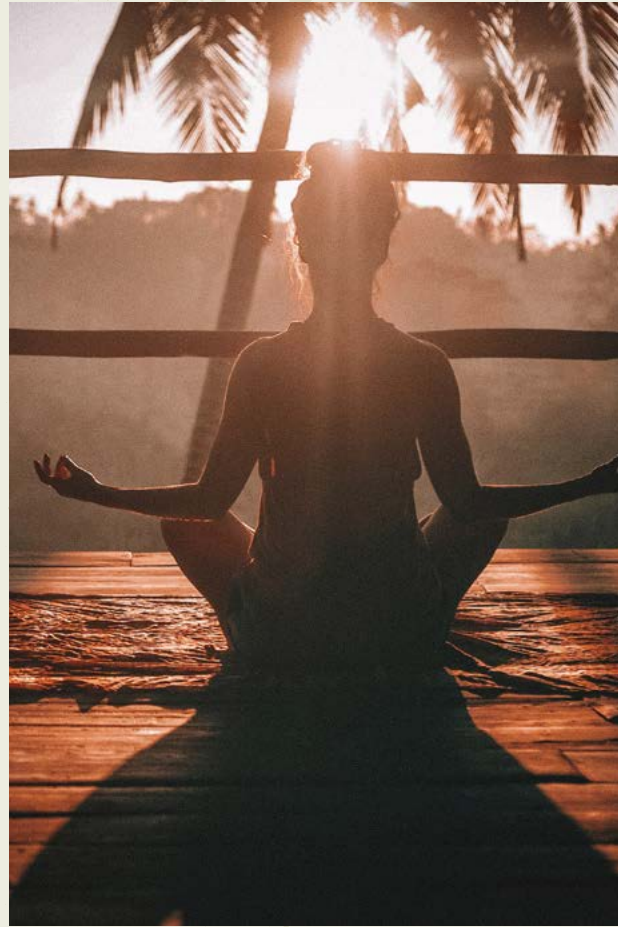


7/19

Jungle Gym



Temazcal





Padel Court



Pet park



Temazcal



Fire pit



Cancha de Padel/
Padel Court



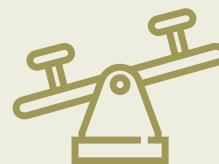
Camino a Cenote Atik/
*Path to
Cenote Atik*



Jungle gym



Area de yoga
y meditación/
Yoga & meditation area



Area de Niños y Casa
de árbol/ *Kids zone
& Tree House*



Huerto/ *Vegetable
patch*

AMENIDADES/AMENITIES





Fire Pit



LOTIFICACIÓN

LOTE	METROS ²	SQ FT
1	637.15	6,858.28
2	631.11	6,793.27
3	623.05	6,706.51
4	615.37	6,623.84
5	674.85	7,264.09
6	680.42	7,324.04
7	676.60	7,282.92
8	1,003.04	10,796.72
9	717.11	7,718.97
10	714.48	7,690.66
11	712.43	7,668.60
12	1,039.72	11,191.55
13	758.58	8,165.36
14	983.03	10,581.33
15	633.62	6,820.29
16	641.55	6,905.64
17	749.31	8,065.57
18	1,133.42	12,200.13
19	880.60	9,478.78
20	1,011.4	10,886.71
21	701.66	7,552.67
22	684.89	7,372.16
23	715.83	7,705.19
24	762.01	8,202.28
25	767.82	8,264.81
26	687.75	7,402.94
27	743.28	8,000.67
28	840.33	9,045.31
29	771.14	8,300.55
30	779.67	8,392.37
31	918.24	9,883.94
32	1,835.47	19,757.00



VILLAS

Nuestras exclusivas villas están diseñadas para ofrecer lujo, privacidad y conexión con la naturaleza. Con opciones de 2 hasta 6 recámaras, combinando villas en un mismo lote para mayor amplitud, cada espacio cuenta con acabados de primer nivel. Ubicadas en una zona privada con seguridad 24/7 y rodeadas de exuberante vegetación, se adaptan a diferentes estilos de vida con diseños personalizados para garantizar que encuentres la opción perfecta.

Our exclusive villas are designed to offer luxury, privacy and connection with nature. With options from 2 to 6 bedrooms, combining villas on the same lot for greater space, each space has top-level finishes. Located in a private area with 24/7 security and surrounded by lush vegetation, they adapt to different lifestyles with personalized designs to ensure you find the perfect option.



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BALAM

4 Recámaras/
Bedroom

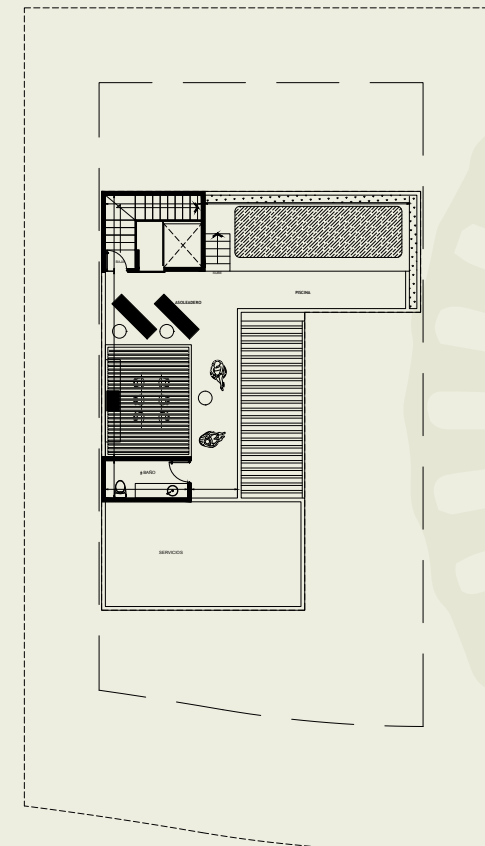
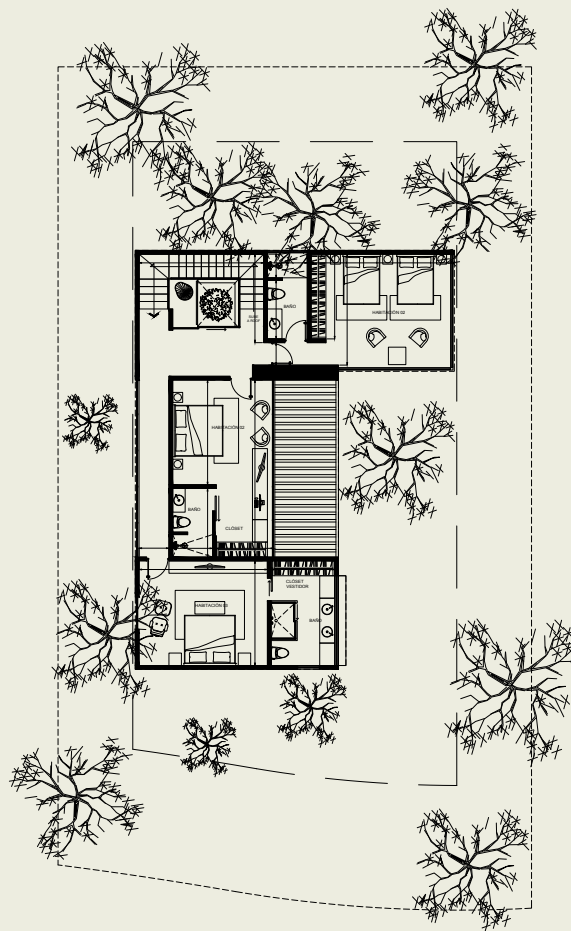
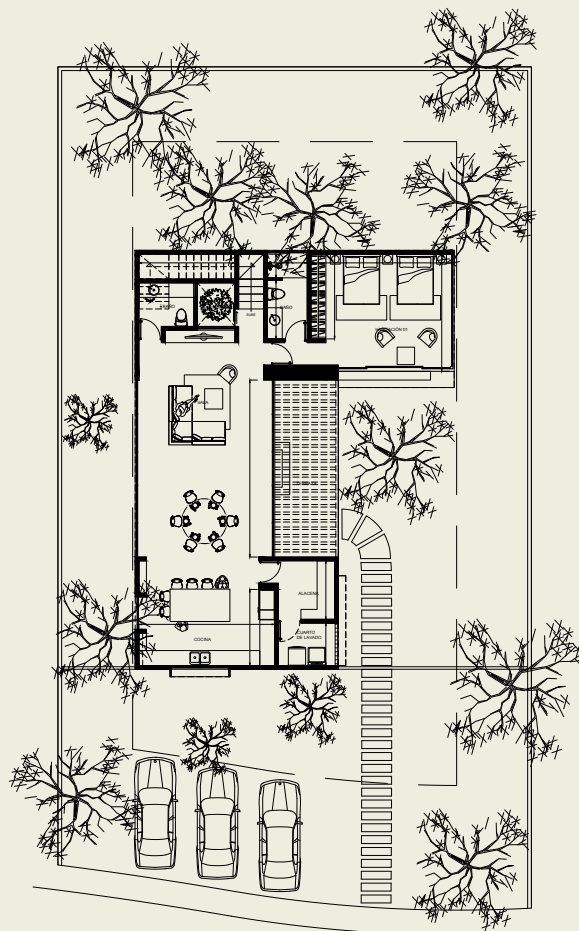
PLANTA BAJA/ Ground floor

INTERIOR: 142.0875 m²
TOTAL: 265.2254 m²
COS: 26%
CUS: .42
TERRENO: 631.11 m²

PLANTA ALTA/ Upper floor

INTERIOR: 138.7425 m²
TOTAL: 265.2254 m²
COS: 26%
CUS: .42
TERRENO: 631.11 m²

PLANTA ROOFTOP
INTERIOR: 17.21 m²
TOTAL: 265.2254 m²
COS: 26%
CUS: .42
TERRENO: 631.11 m²





KAAN



XACAN

KAAN

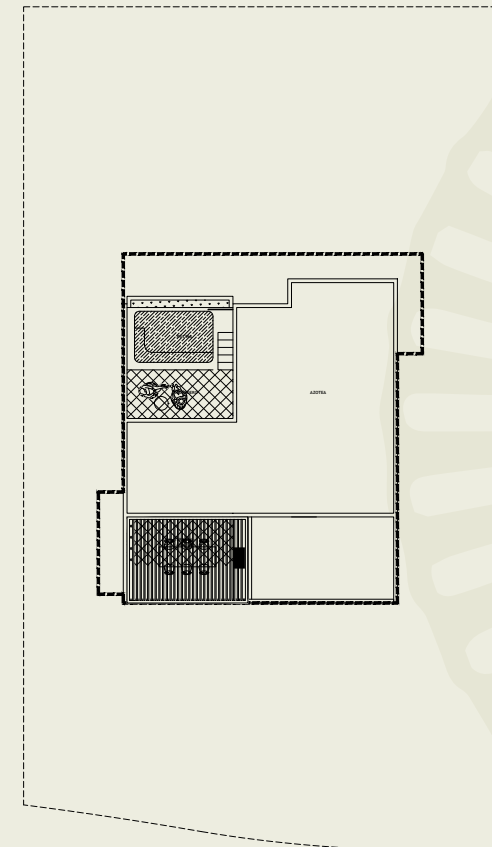
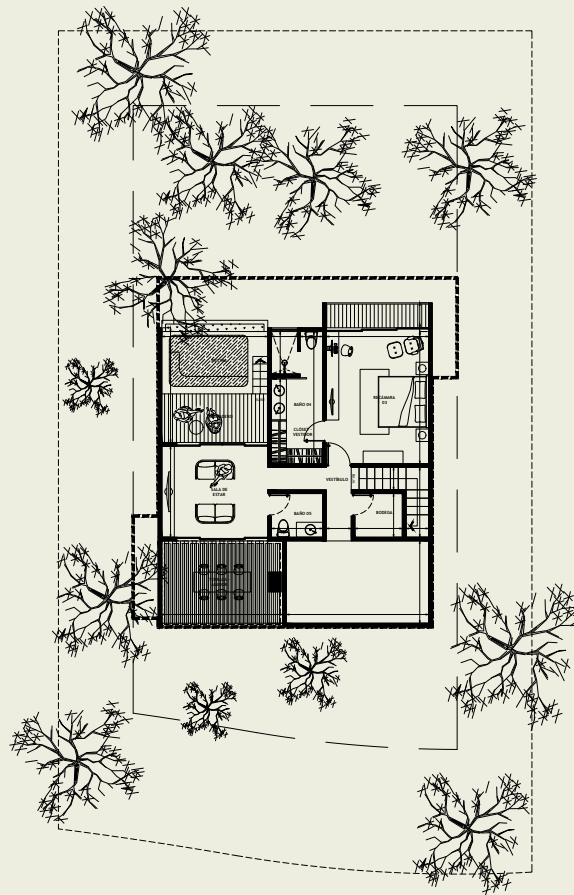
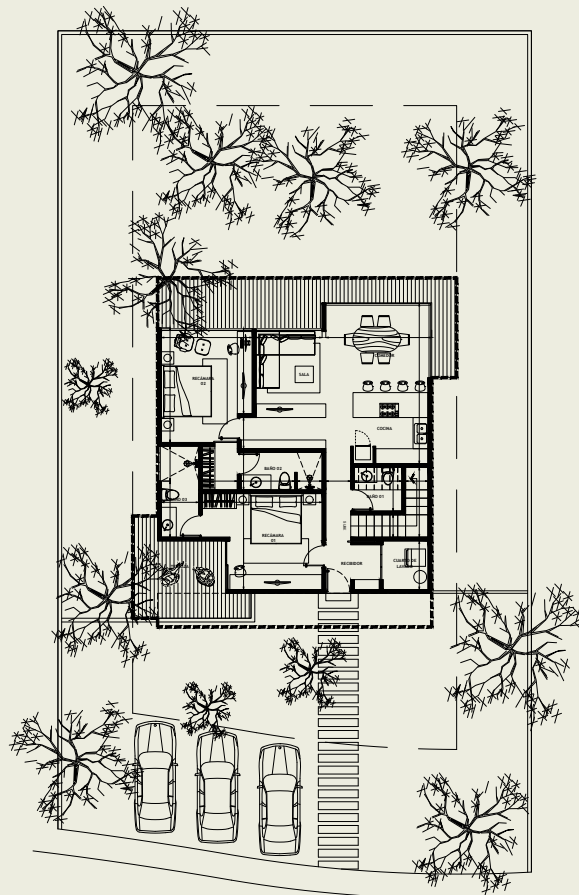
3 Recámaras/
Bedroom

**PLANTA BAJA/
Ground floor**

INTERIOR: 115.691 m²
TOTAL: 268.4925 m²
COS: 26%
CUS: .43
TERRENO: 631.11 m²

**PLANTA ALTA/
Upper floor**

INTERIOR: 78.21 m²
TOTAL: 268.4925 m²
COS: 26%
CUS: .43
TERRENO: 631.11 m²





CHAK

XACAN

CHAK

3 Recámaras/
Bedroom

PLANTA BAJA/ *Ground floor*

INTERIOR: 131.31 m²

TOTAL: 227.79 m²

COS: 19.40%

CUS: .33

TERRENO: 676.60 m²

PLANTA ALTA/ *Upper floor*

Upper floor

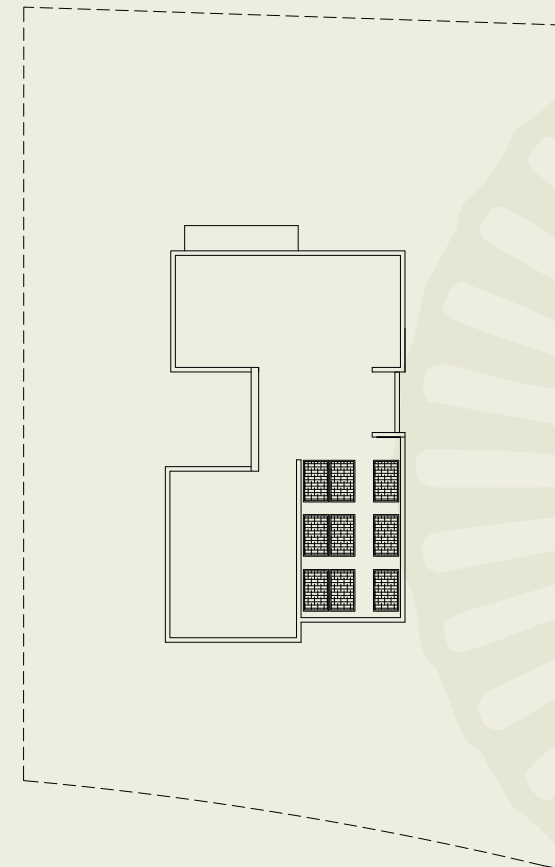
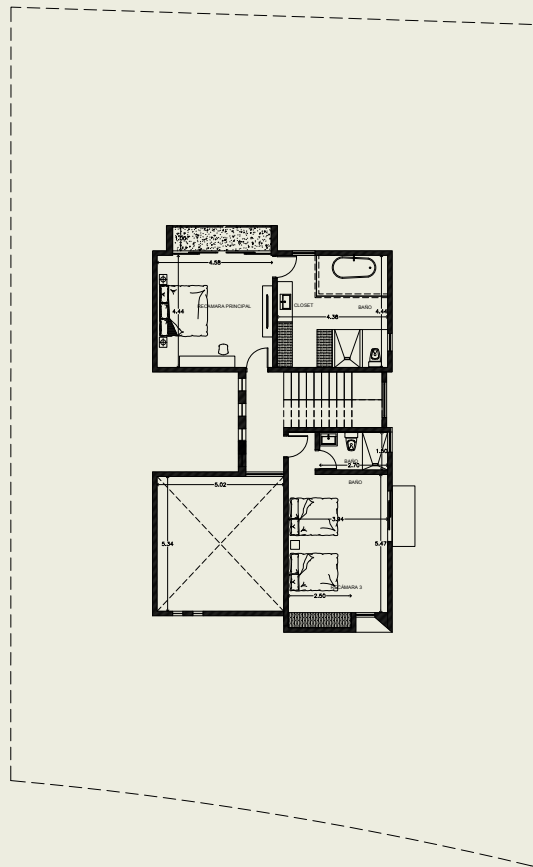
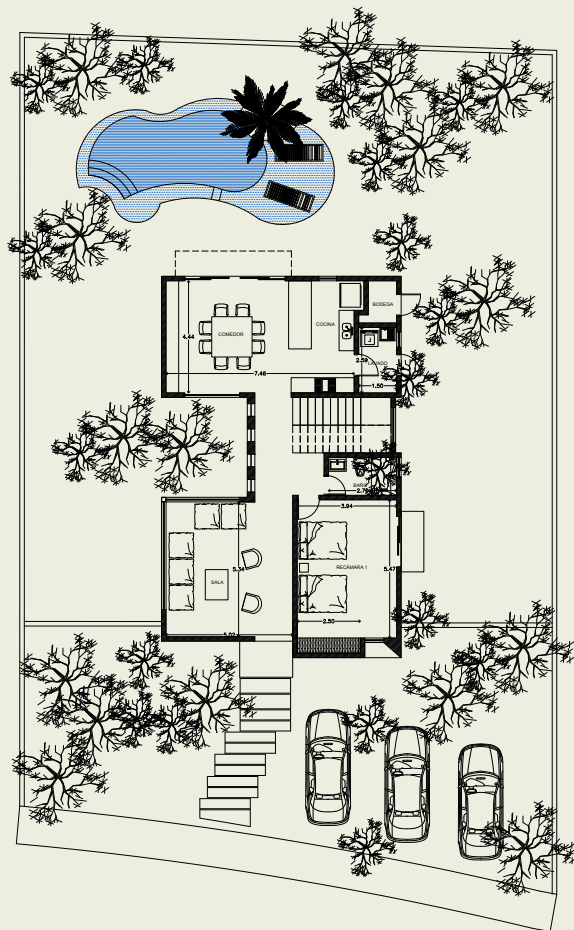
INTERIOR: 92.08 m²

TERRAZA: 4.40 m²

TOTAL: 227.79%

COS: 19.40%

CUS: .33





21/19

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KEK

KEK

1 Recámara/
Bedroom

PLANTA/ *Ground floor*

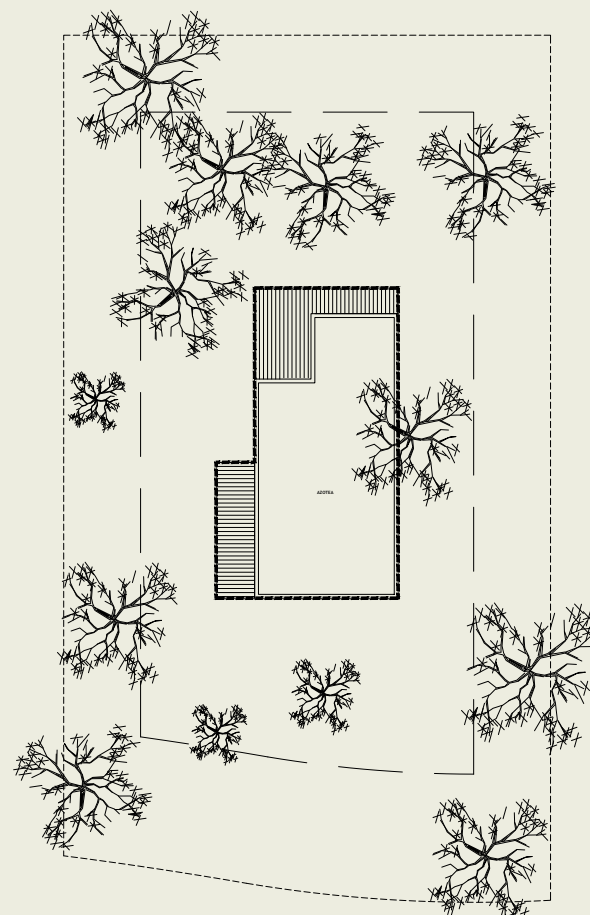
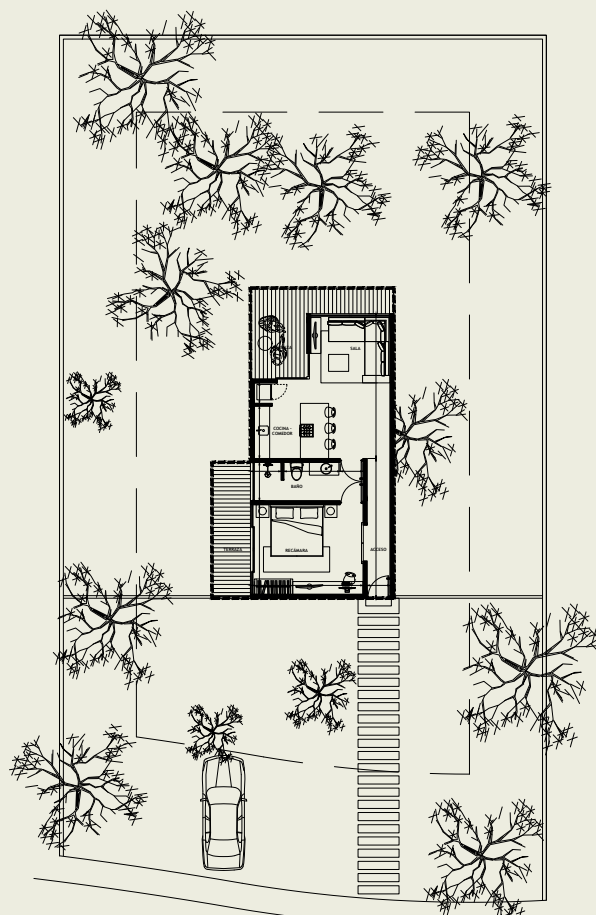
INTERIOR: 56.55 m²

TOTAL: 75.71 m²

COS: 12%

CUS: .12

TERRENO: 631.11 m²





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TOH

2 Recámaras/
Bedroom

PLANTA BAJA/ *Ground floor*

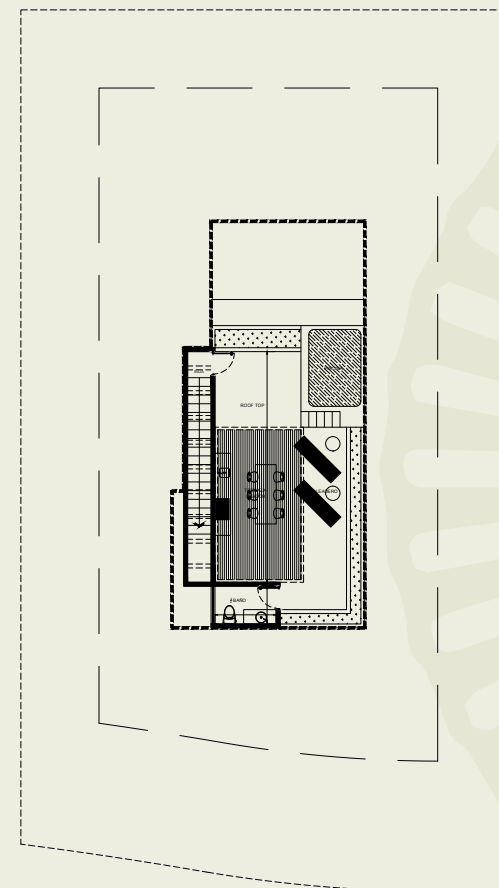
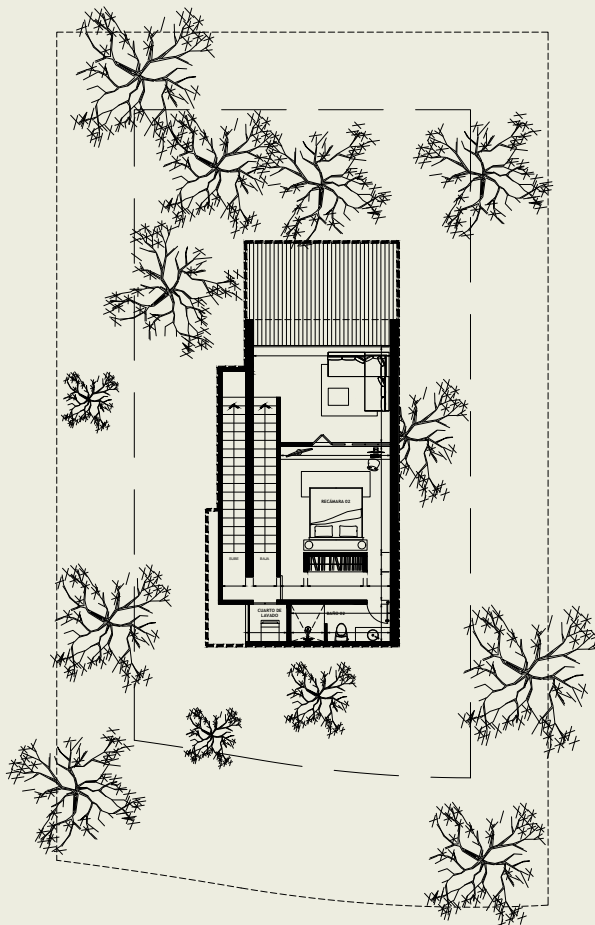
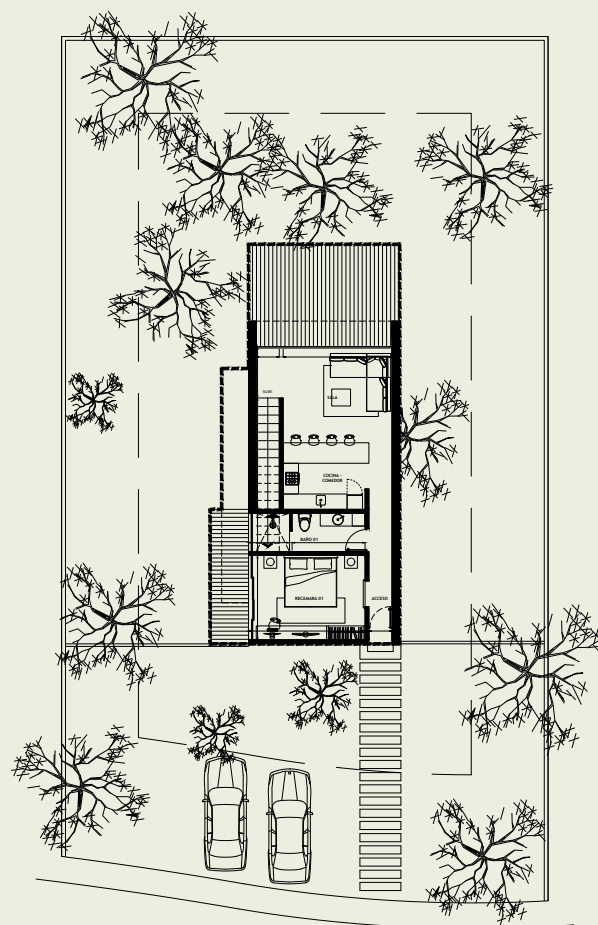
INTERIOR: 68.44 m²
TOTAL: 245.0495 m²
COS: 17%
CUS: .39
TERRENO: 631.11 m²

PLANTA ALTA/ *Upper floor*

INTERIOR: 78.0468 m²
TOTAL: 245.0495 m²
COS: 17%
CUS: .39
TERRENO: 631.11 m²

PLANTA ROOFTOP

INTERIOR: 4.6381 m²
TOTAL: 245.0495 m²
COS: 17%
CUS: .39
TERRENO: 631.11 m²





Descubre nuestras opciones de combinaciones personalizadas, donde puedes integrar diferentes tipos de villas en un solo lote para crear espacios únicos con hasta 6 recámaras. Estas fusiones están diseñadas para maximizar la privacidad y funcionalidad, ofreciendo una solución integral que combina lujo, comodidad y una conexión armónica con la naturaleza, ideal para adaptarse a las necesidades de tu estilo de vida.

Discover our customizable combination options, allowing you to integrate different villa types within a single lot to create unique spaces with up to 6 bedrooms. These seamless integrations are designed to maximize privacy and functionality, offering a comprehensive solution that blends luxury, comfort, and a harmonious connection with nature—perfectly tailored to your lifestyle needs.

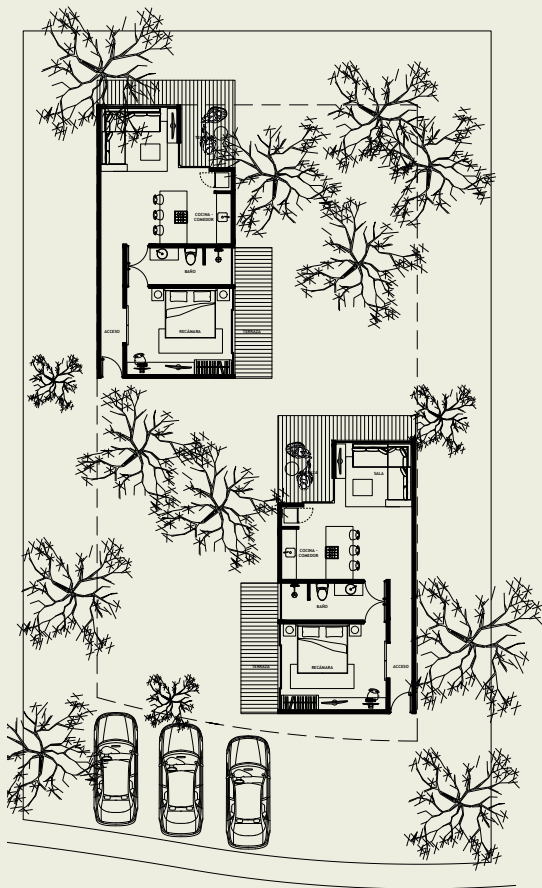
INTEGRACIONES

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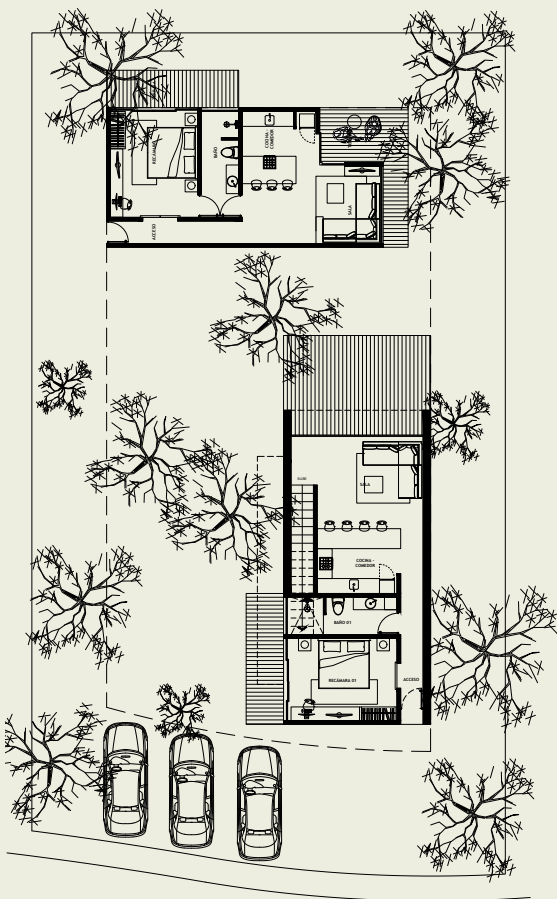
Integración 1 | Mix 1

RANGO/RANGE: 615.37 M²A 1,835.47 M² | 6,623.84 TO 19,757 SQ FT

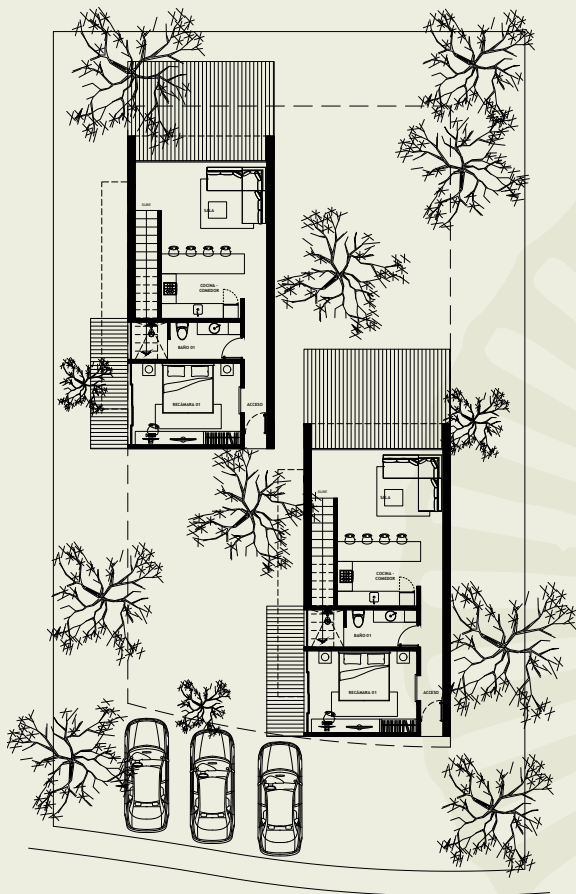
Funciona para los lotes | *Applicable for lots:*
1 al 32 (1 to 32)



KEK
Bungalo +
1 Rec./Br. **KEK**
Bungalo
1 Rec./Br.



KEK
Bungalo +
1 Rec./Br. **TOH**
Loft
2 Rec./Br.

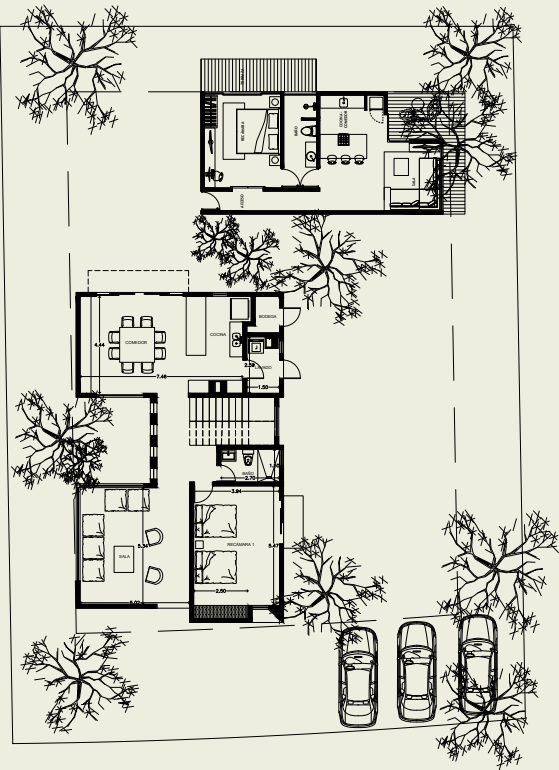


TOH
Loft +
2 Rec./Br. **TOH**
Loft
2 Rec./Br.

Integración 2 | Mix 2

RANGO/RANGE: 743.28 M²A 1,835.47 M²/8,000.67 TO 19,757 SQ FT

Funciona para los lotes | *Applicable for lots:*
8, 12, 13, 14, 17, 18, 19, 20, 24, 25, 27, 28, 29, 30, 31, 32



KEK
Bungalo + **CHAK**
1 Rec./Br. Villa
3 Rec./Br.



KEK + **KEK** + **KEK**
Bungalo + Bungalo + Bungalo
1 Rec./Br. 1 Rec./Br. 1 Rec./Br.



KEK + **KEK** + **TOH**
Bungalo + Bungalo + Loft
1 Rec./Br. 1 Rec./Br. 2 Rec./Br.

Integración 3 | Mix 3

RANGO/RANGE: 880.60 M²A 1,835.47 M²/ 10,796.72 TO 19,757 SQ FT

Funciona para los lotes | *Applicable for lots:*
8, 12, 18, 20, 31, 32



TOH
Loft + **TOH**
Loft + **TOH**
Loft
2 Rec./Br. 2 Rec./Br. 2 Rec./Br.



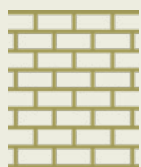
TOH
Loft + **BALAM**
Villa
2 Rec./Br. 4 Rec./Br.



CHAK
Villa + **CHAK**
Villa
3 Rec./Br. 3 Rec./Br.



29/19



**Barda
perimetral**
*Perimeter
wall fence*



**Electrificación
subterránea**
*Underground
power lines*



**Calle
blanca**
*Unpaved
road*



**Acceso
controlado**
*Controlled
access*



**Regimen de
condominio**
HOA

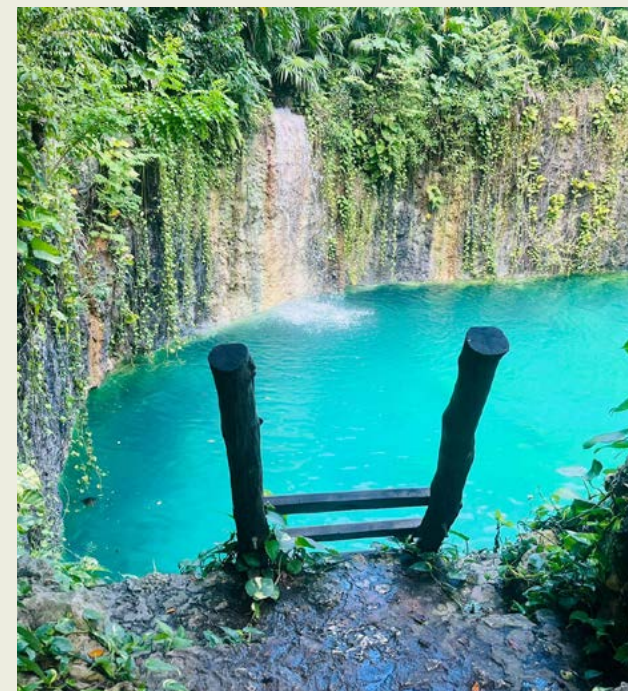
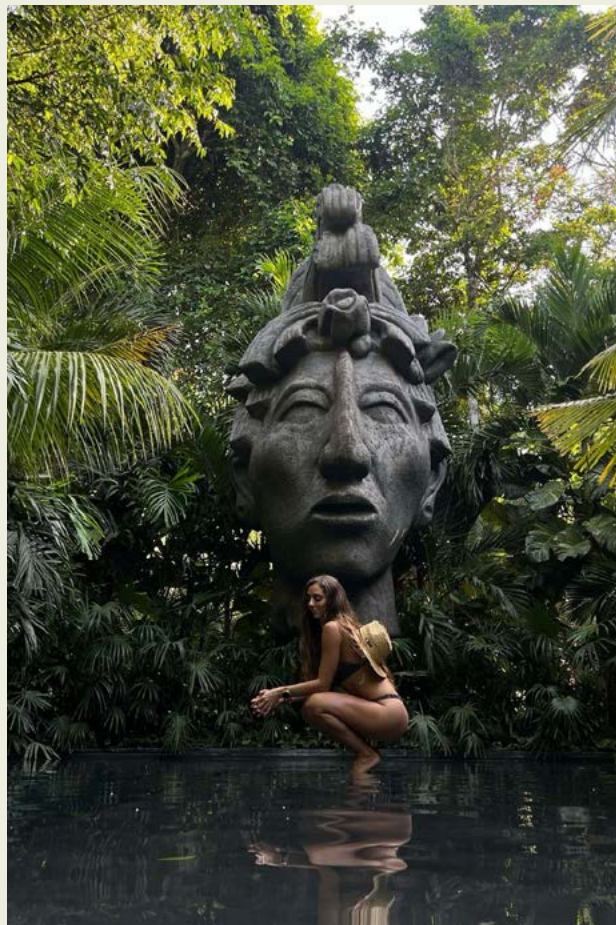
INFRAESTRUCTURA/INFRASTRUCTURE



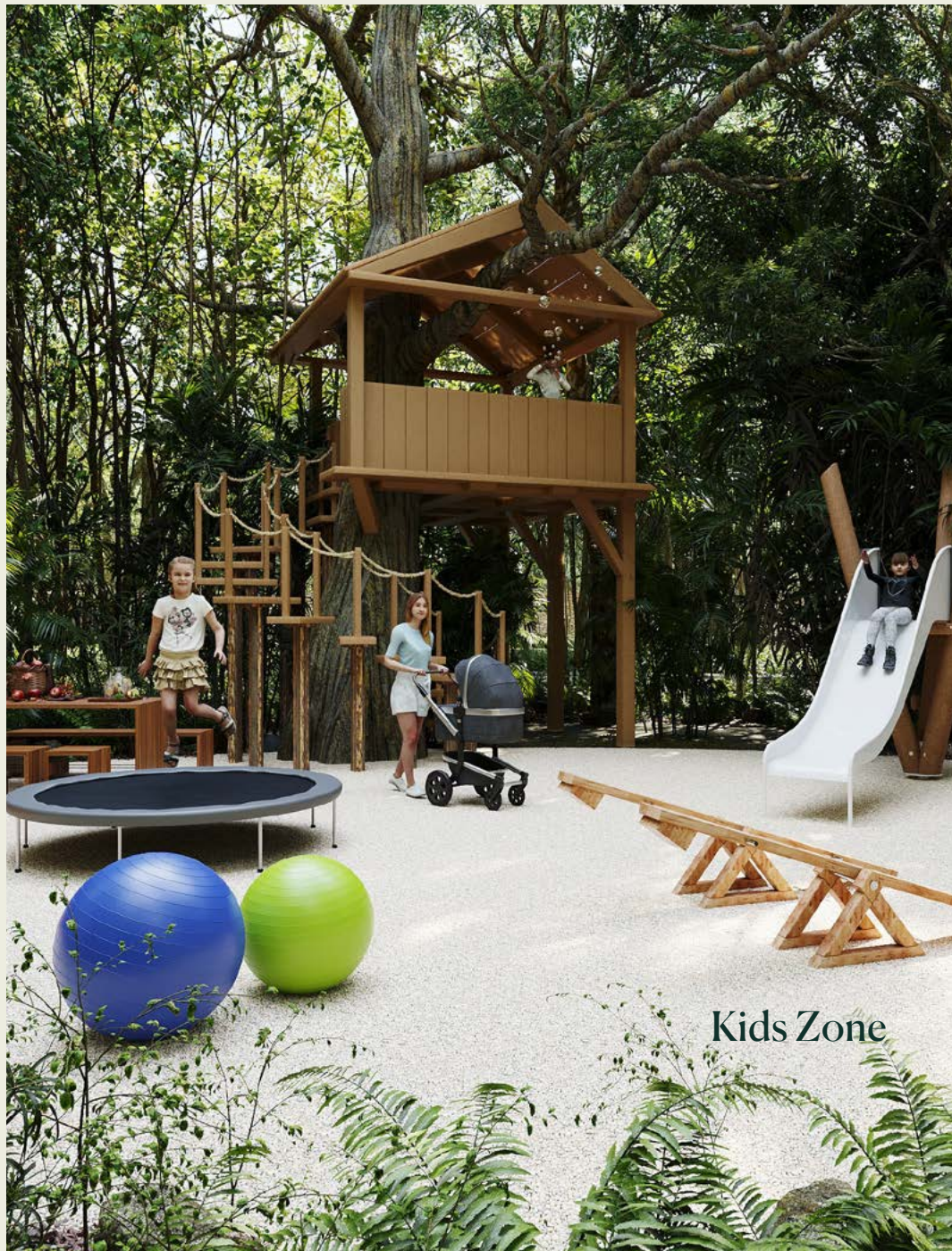
CENOTE ATIK

Contamos con un camino especial para el cenote Atik, que además de su cenote y vegetación, los visitantes podrán disfrutar de otras atracciones acuáticas, instalaciones de arte, dar un paseo por akbal por la galería del inframundo maya o disfrutar de un snack o bebida.

We have a special path to the Atik cenote, where in addition to its cenote and vegetation, visitors can enjoy other aquatic attractions, art installations, take a walk through akbal through the Mayan underworld gallery or enjoy a snack or drink.









**ENTREGA AMENIDADES MARZO 2026/
Delivery of amenities on March 2026**



**INICIO DE OBRA VILLAS MARZO 2025/
Start of Villas construction March 2025**



**PLAZOS SIN INTERÉSES/
Interest free-terms**



**DESCUENTO EN PAGOS DE CONTADO/
Discount on cash payment**



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VIDA JUNGLA



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