

AMARI

LUXURY

JUNGLE VILLAS



Tulum
MEXICO



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Amari Tulum

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5 Reasons to INVEST IN TULUM



RETURN ON INVESTMENT:

Property in Tulum beating the stock market with an **8-15% ROI** on average.



PRIVILEGED LOCATION:

Forbes named Tulum as the **best place in Mexico to live** and stay in the unique Riviera Maya.



TOURISM FLOW:

90% occupancy in high season. 15.1% Annual Growth.



ECOTOURISM:

The government is working on projects for 2023 like **Tren Maya** and Tulum's **Airport** to add value to the region.

Privilege natural environments that offer amazing experiences to all people.

INFRASTRUCTURE AND FUTURE INVESTMENT:





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About us

46

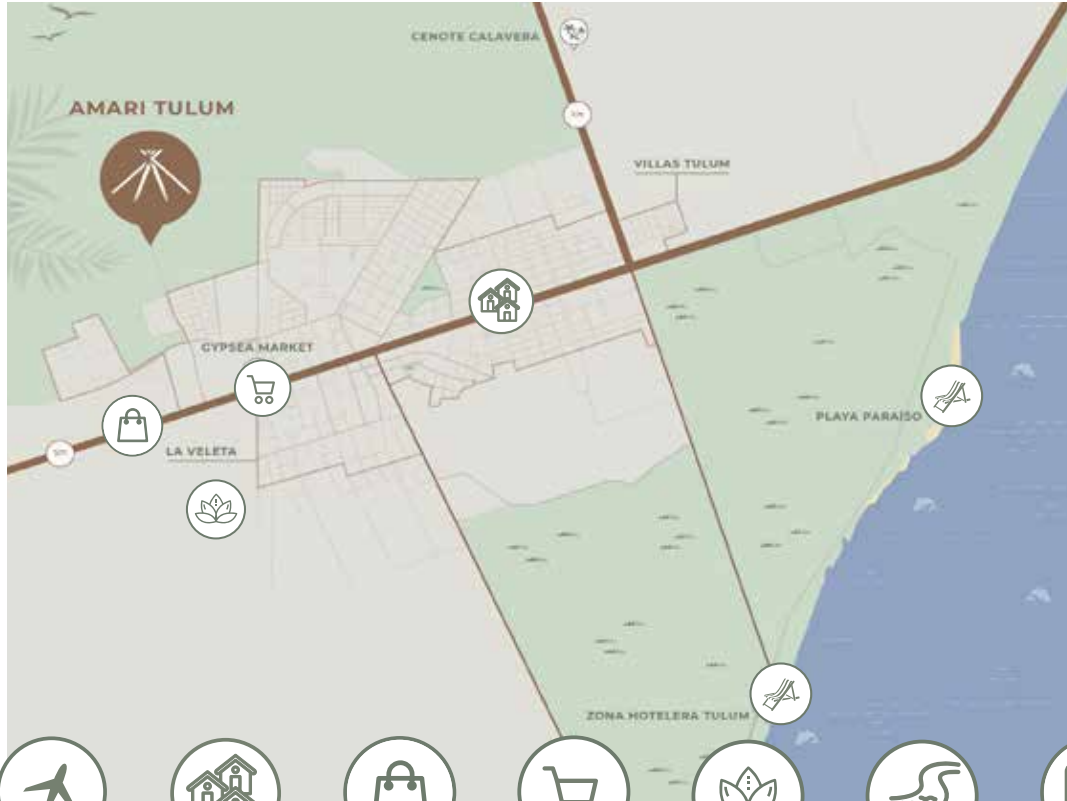
ECO-LUXE VILLAS

AMARI TULUM IS A GAME CHANGER ON HOW WE DEVELOP AND **LIVE IN RELATIONSHIP WITH NATURE**, BY PRIORITIZING SPACES AND FORMING A SAFE ENVIRONMENT.

AMARI'S VISION IS TO BUILD ECO-FRIENDLY AFFORDABLE LUXURY VILLAS FEATURING SUPERIOR ARCHITECTURE, CONSTRUCTION, INFRASTRUCTURE SERVICES AND WELLNESS EXPERIENCES, OFFERING A LIFESTYLE THAT IS UNMATCHED IN TULUM.



Location



The beach
12 m



Tulum Airport
18 m



Downtown
Tulum
5 m



Centro Tulum
Shopping
3 m



Gypsea Market
3 m



Holistika
5 m



Laguna
Kaan Luum
9 m



Zamna Music
Festival
7 m



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Master Plan

5

46

LUXURY JUNGLE VILLAS

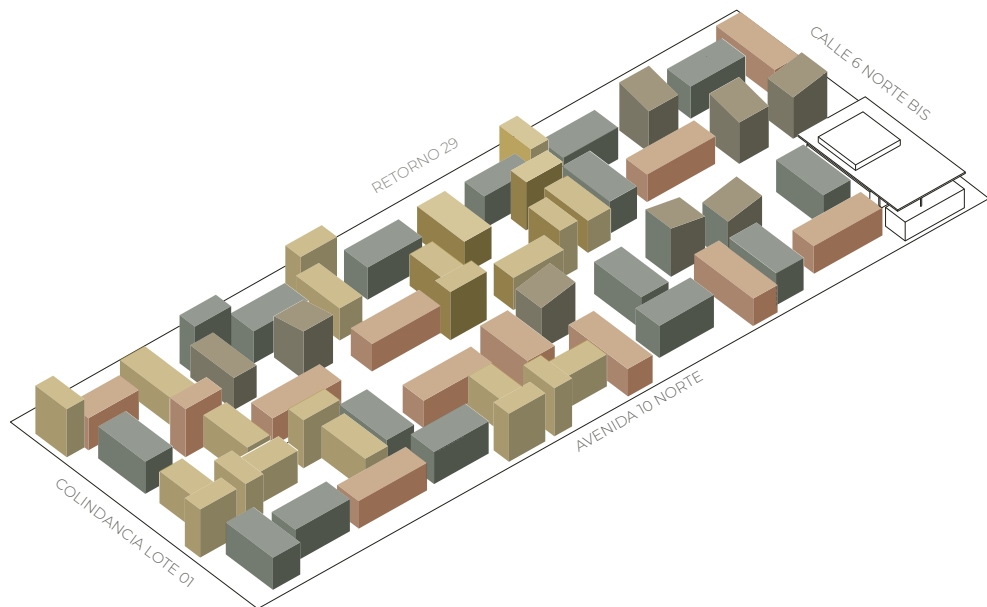
LIVE WORK PLAY INVEST

AMARI TULUM IS A SUSTAINABLE JUNGLE COMMUNITY WHERE ARCHITECTURE IS DESIGNED USING ELEMENTS THAT ARE LOCAL TO THE REGION TO CREATE A COHESIVE AESTHETICALLY APPEALING WITH MINIMAL MAINTENANCE.

The layout of the master plan **saves over 50% of existing trees, preserving the identity of Tulum** and providing interior spaces with views towards jungle gardens, patios, green corridors and water elements.

This project has **4 different villa designs** and they can have from 2 to 4 bedrooms with a **private pool each**, divided into 11 tribes where each tribe will have a mix of four types of units coliving.

Master Plan



The masterplan of Amari has a 10 foot limestone wall surrounding the complex. The gated and 24h guarded entrance has 4 access points in total.

Parking on the north of the property allows guests to safely access their home and enjoy the green spaces and central walkway. Each home is part of a Tribe with 3 other homes, ideal for larger retreat reservations.

- VILLA LUNA
- VILLA JAGUAR
- VILLA SELVA
- VILLA SOL
- AMENITIES



ALWAYS ON Services

GREEN COMMUNITY



DRINK WATER FROM THE TAP

Drink from the tap with Amari's water filtration system. We are proud to be the only community in Tulum with this service. Amari filters the water using reverse osmosis and water softening protecting your health and increasing the life of your investment.



SMART HOME & 500Mbps INTERNET

"Movie Mode" will dim your lights, close your curtains and frost your glass all at the same time. All Villas come equipped with a smart home package compatible with Google Home or Alexa. Gignet the leader in Internet service, provides direct fiber internet with speeds up to 500Mbps download.



Lights Stay On | COMMUNITY SOLAR

Our intelligently designed Villas use a critical load electrical panel, powering the most important items during a blackout: centralized water pumps, community access control and centralized internet switches. This helps substantially reduce monthly expenses.



WATER TREATMENT FACILITY & BACKUP CITY SERVICES

Amari offers a state of the art water treatment facility, making water potable with city services backup. We are delighted to make Amari a green community standard of Tulum.



GATED COMMUNITY

Amari Tulum is a safe community complete with 24 hour gated and guarded security. Access control and CCTV cameras situated around the perimeter and interior corridors.

HOTEL MANAGEMENT & BNB

The Villas are managed On-site as a hotel experience, providing guests major comfort. A dedicated concierge is available to assist with everything needed from a relaxing spa treatment in your villa to an amazing excursion to some of Tulum ´s hidden wonders.



PAVED ROADS

Amari is easily accessible via modern paved roads, while maintaining the essence of Tulum in a true jungle setting. Effortlessly travel to downtown, the airport, the beach, supermarkets and laguna in less time.

COMPLIMENTARY SHUTTLES

Amari provides residents and guests complimentary shuttles to the airport, the beach, laguna, downtown Tulum and Zama Electronic Festival. Securely reach your destination in our premier black tie service.



Community features



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AMARI

WELLNESS



Dive deeper within,

REACHING **HIGHER STATES OF CONSCIOUSNESS** THROUGH FULL FOCUS AND
OBSERVATION OF WHAT IT IS LIKE TO **BE PRESENT IN THE MOMENT.**



Amari Wellness puts together different areas for a **personalized approach that allows you to experience detached self awareness & freedom** to heal, grow and overcome any blockage to your natural state of peace.

The essence of these activities is putting your body and mind in a state of peace, where we can guide you to achieve **stress and anxiety relief, self empowerment** and provide master classes with **experts from abroad.**

FIT CHOICES

Gourmet quality fit cuisine, a custom organic juice bar hosting everything you would expect. Find your **organic day-to-day items** without leaving Amari.



live

THiNk Co-Working

A space with private offices, meeting rooms and open areas, where **you can work either indoors or in a comfortable shaded outdoor setting.**



work

TRIBE FITNESS

Functional training facility featuring intense group sessions that combine **HIIT exercises with functional routines** suitable for all ages.



play

Amenities

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Villa Sol

1970 SQFT. | 183 MT2.

2 BED
2.5 BATH

GARDEN: 474 SQFT
POOL: 225 SQFT
PARKING: 108 SQFT





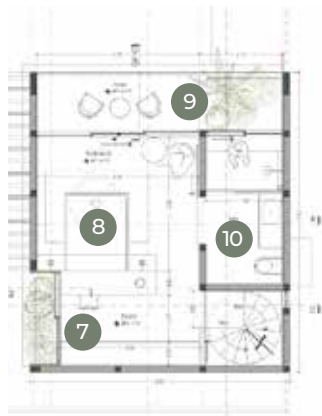




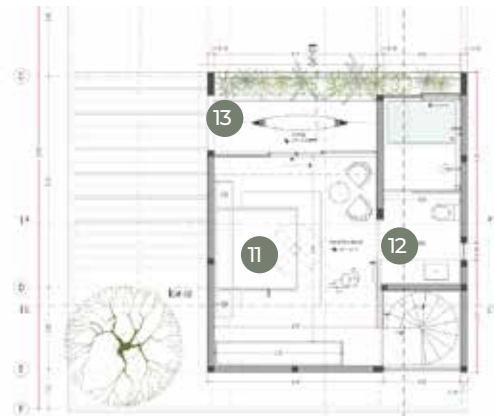
FIRST floor



SECOND floor



THIRD floor



1. KITCHEN
2. LIVING ROOM
3. GUEST BATHROOM
4. LAUNDRY
5. POOL
6. TERRACE

7. STUDIO
8. BEDROOM
9. TERRACE
10. BATHROOM

11. MASTER BEDROOM
12. BATHROOM
13. TERRACE



FIRST
floor



SECOND
floor



THIRD
floor





villa Luna

1916 SQFT. | 178 MT2.

3 BED
3 BATH

GARDEN: 614 SQFT
POOL: 172 SQFT
PARKING: 108 SQFT









FIRST floor



SECOND floor



THIRD floor



- | | |
|----------------|------------|
| 1. KITCHEN | 6. POOL |
| 2. BEDROOM | 7. TERRACE |
| 3. BATHROOM | 8. GARDEN |
| 4. LIVING ROOM | |
| 5. LAUNDRY | |

- | |
|--------------------|
| 9. BEDROOM |
| 10. BATHROOM |
| 11. MASTER BEDROOM |
| 12. BATHROOM |
| 13. TERRACE |

14. ROOFTOP



FIRST
floor



SECOND
floor



THIRD
floor



Villa Selva

2131 SQFT. | 198 MT2.

3 BED
3.5 BATH

GARDEN: 635 SQFT
POOL: 183 SQFT
PARKING: 108 SQFT

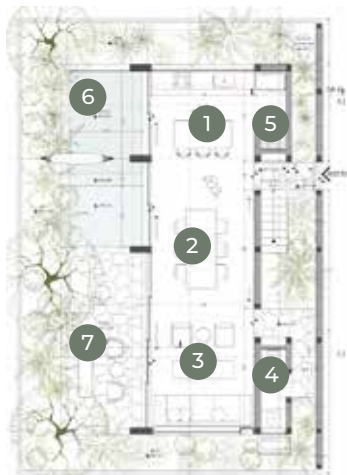




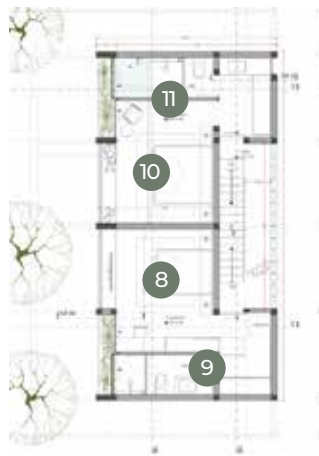




FIRST floor



SECOND floor



THIRD floor



1. KITCHEN
2. DINING ROOM
3. LIVING ROOM
4. GUEST BATHROOM

5. LAUNDRY
6. POOL
7. TERRACE

8. BEDROOM
9. BATHROOM
10. MASTER BEDROOM
11. BATHROOM

12. ROOFTOP
13. BEDROOM
14. BATHROOM



FIRST
floor



SECOND
floor



THIRD
floor





Villa Jaguar

2766 sqft. | 257 mt2

4 BED
4.5 BATH

GARDEN: 528 SQFT
POOL: 237 SQFT
PARKING: 108 SQFT





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FIRST floor



SECOND floor



THIRD floor



- | | |
|---------------------|---------------------|
| 1. JUNGLE GARDEN | 6. GUEST BATHROOM |
| 2. MAIN STAIRCASE | 7. SWIMMING POOL |
| 3. KITCHEN & DINING | 8. OUTSIDE TERRACE |
| 4. LIVING ROOM | 9. MASTER BEDROOM |
| 5. LAUNDRY CLOSET | 10. MASTER BATHROOM |

- | |
|--------------|
| 11. BEDROOM |
| 12. BATHROOM |
| 13. TERRACE |

- | |
|-----------------|
| 14. ROOF GARDEN |
| 15. PLUNGE POOL |

Villa Jaguar



FIRST
floor



SECOND
floor



THIRD
floor





Features

INTERIOR & EXTERIOR FINISHES

MATERIALS | Exterior



- Tzalam wood
- Chukum stucco
- Privacy wooden marimbas
- Heavy duty aluminum framed sliding floor to ceiling windows with 10 mm thick glass.
- Limestone & baroque fence
- Cement lattice
- Tropical vegetation
- Mayan garden flooring
- Solar exterior lighting

MATERIALS | Interior



- Tzalam wood
- Chukum stucco
- White quartz countertops
- Devastated concrete floors
- Travertine Terrace flooring
- Crema Maya bathroom flooring
- Mirrors and chukum Basin in bathrooms
- Woven yarn closet doors

Features



EQUIPMENT & HOME AUTOMATION

EQUIPMENT



- MOEN black matte fixtures and sink
- SMEG range oven & stove
- Garbage disposal
- Mini split A/C
- Ceiling fans
- Pool filter & pump
- Recessed ceiling lighting
- Kitchen pendant lights
- Dishwasher connection
- Water heater

HOME AUTOMATION



- Smart home wired
- 3 grandstream wireless access points
- Nspanel controller
- Wall lighting dimmer controls
- Intelligent electronic digital lock



Villa Luna (3 rooms)

\$361 USD night / 72% occupancy

PRICE OF HOUSE (USD) \$439,900

Average price per Night	\$361.00	
Number of nights a year (72% occupancy)	262.8	
Gross Income	\$94,870.80	
	Annual	Monthly
25% Management	\$23,717.70	25%
Property Taxes	\$750.00	\$62.50
Insurance	\$1,100.00	\$91.67
OTA Fees	\$2,846.12	3%
HOA Fees (yearly)	\$4,200.00	\$350.00
Electricity (yearly)	\$2,400.00	\$60.00
Water (yearly)	\$240.00	\$20.00
Total Annual Operation Expenses	\$35,253.82	

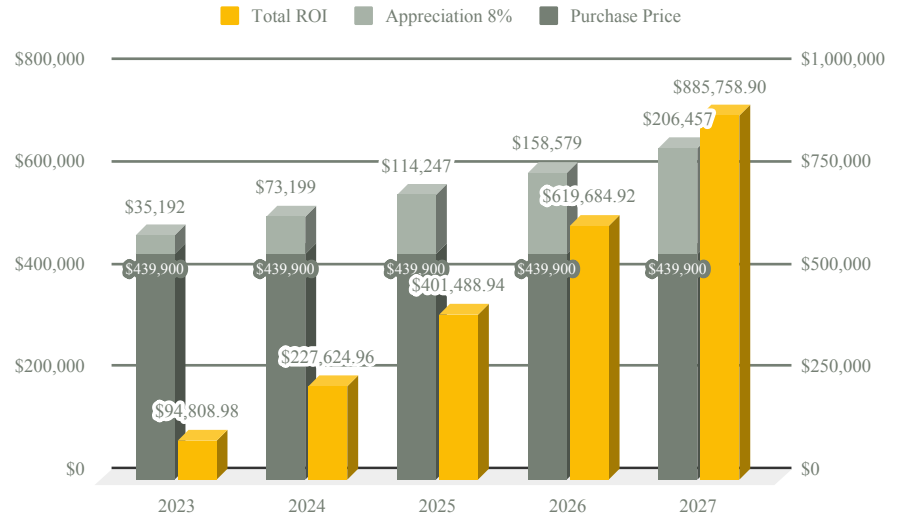
Net Operating Income	\$59,616.98	
Annual ROI	13.55%	
Home Value increase in 5 years	46%	
Home Value increase in 10 years	115%	
ROI	Without prop. apprec.	With prop. apprec.
5 Year	63.63%	106.82%
10 Year	127.25%	235.23%

PRICE USD	\$439,900.00
Turnkey Package	\$58,471.00
Appliances	\$5,000.00
Total	\$503,371.00

13.5% ROI

ESTIMATED

Investment Returns



NOTE: Amari is currently under construction. All numbers are subject to change and may differ from any estimates depicted here. Results will vary depending on the accuracy and comprehensiveness of the information you provide while using the online calculator, as well as other factors. This calculator is provided as a courtesy for illustrative purposes only, and the information obtained by using the online calculator is not, and should not be taken as, legal or financial advice to any individual or company.

Homeowners ASSOCIATION

HOA FEES ARE OPTIMIZED TO INCLUDE premium amenities to our owners and a secured well maintained community.

\$350 USD (ESTIMATED)

MONTHLY MAINTENANCE FEE INCLUDES THE FOLLOWING FOR OWNERS:

500 MBPS FIBER OPTIC INTERNET



CO-WORKING

24-HOUR GUARDED SECURITY



GYM MEMBERSHIP

GATES, CAMERAS AND
EQUIPMENT UPGRADES



DISCOUNTS FOR PERSONAL TRAINER

COMMUNITY MAINTENANCE OF
COMMON AREAS AND GREEN SPACES



DISCOUNTS FOR WELLNESS CLASSES

USE OF CONCIERGE SERVICE



USE OF WELLNESS CENTER

AIRBNB GUESTS MAY PURCHASE DIFFERENT PACKAGES LIKE GYM, WELLNESS CENTER AND CO-WORKING.





AMARI

—TULUM—

LUXURY JUNGLE VILLAS