

A H A W E L



A tropical beach scene at sunset. The foreground is filled with turquoise waves. In the background, a lush green hillside is dotted with palm trees and a wooden lifeguard stand. The sky is a warm orange-pink color with scattered clouds. A small bird is flying in the upper left, and a yellow and black kite is visible on the left side.




# HABITAT OF BEING

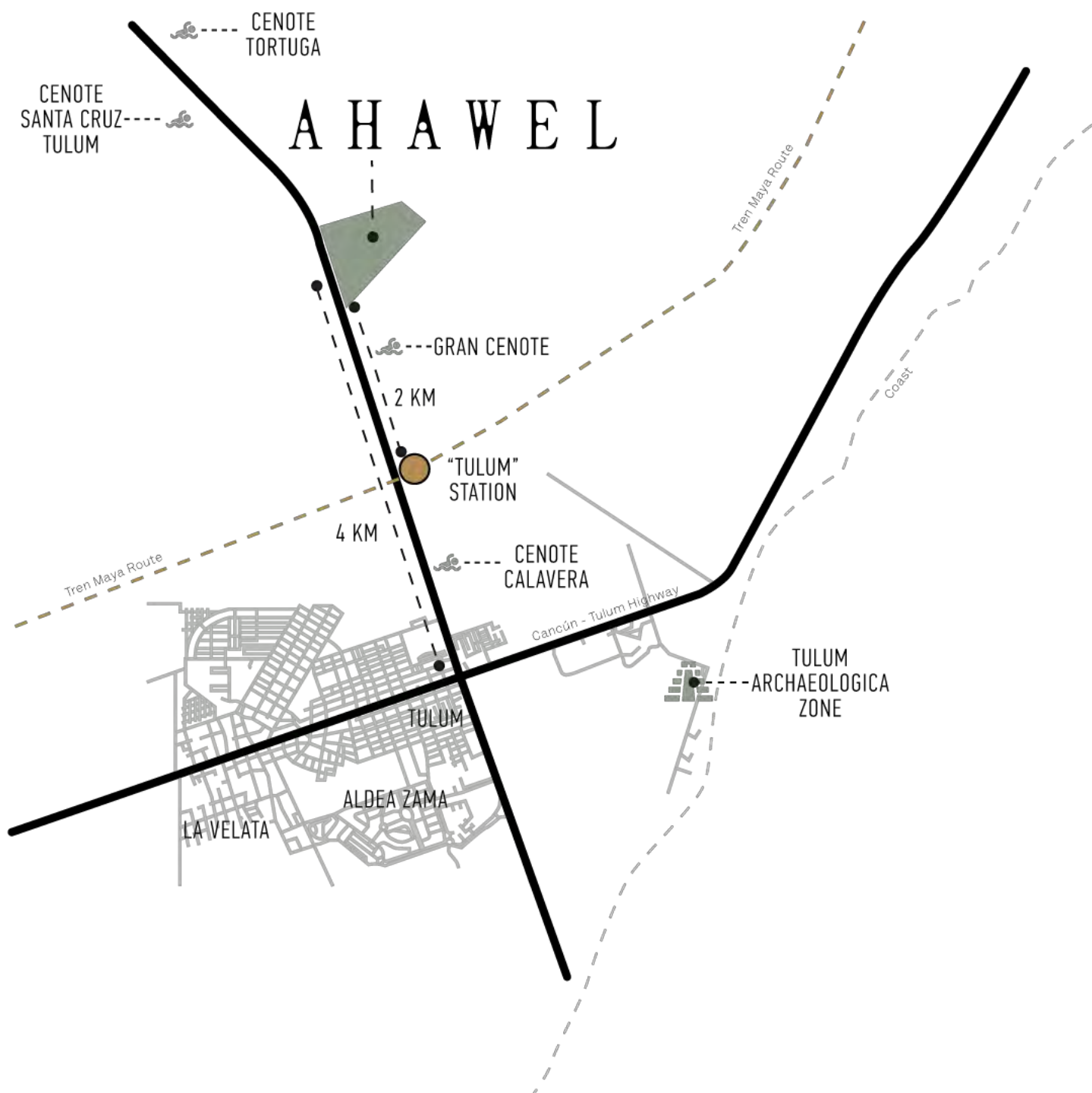


# TULUM, QROO.



# LOCATION

			
NEW BYPASS AND THE MAYAN TRAIN ROUTE	5 min	2.5 min	2 km
MAYAN TRAIN STATION "TULUM"	5 min	2.5 min	2 km
TULUM TOWN	15 min	5 min	4.8 km
HOTEL ZONE	25 min	10 min	7.8 km
TULUM'S ARCHAEOLOGICAL ZONE	22 min	23 min	6.8 km







# A H A W E L

It is a sustainable development, inspired by the natural and cultural riches that have turn Tulum into a paradise.





**EME DOS**  
DESARROLLOS

**REAL ESTATE DEVELOPER.** Dedicated to creating spaces for today's life within one of the areas with the highest growth and added value of the Mexican Republic.

**ARKIN**  
PROJECTS

**ARCHITECTURAL FIRM.** A platform for the co-creation and transformation of dreams through architecture.

**BIENAL**

**DESIGN STUDIO.** Creation of Identities, projects from the concept to the physical application, through graphic and audiovisual art.

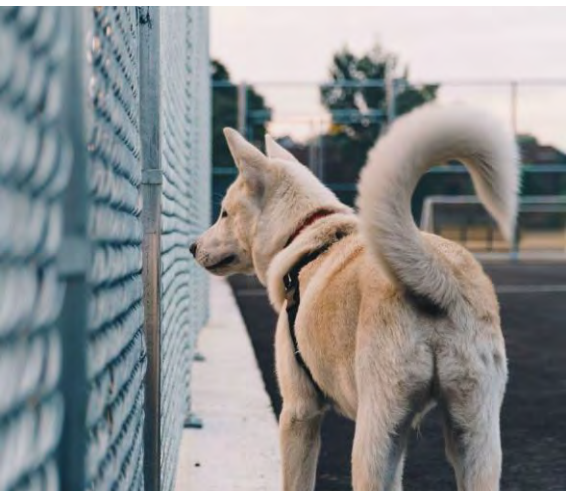
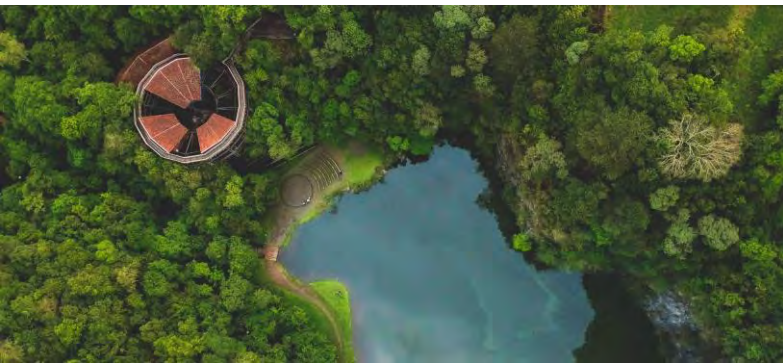
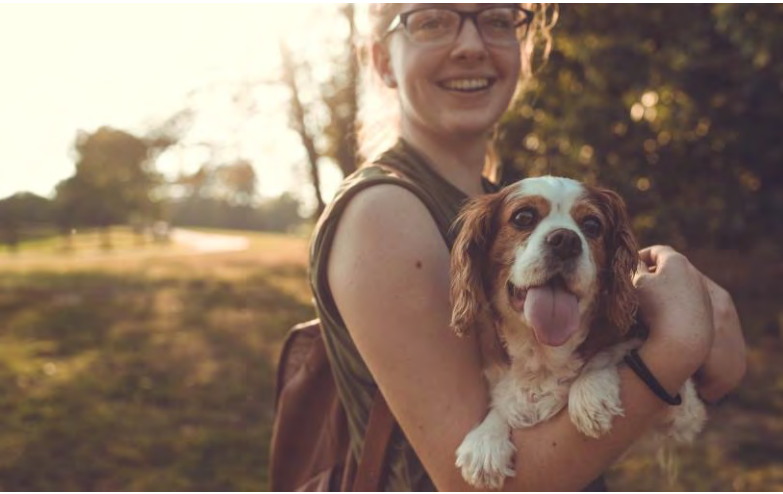
intel cloud<sup>SM</sup>

**REAL ESTATE INTELLIGENCE.** Real Estate Intelligence Consulting made up of technicians and analysts who have collaborated in the main consulting, real estate development and investment promoter companies in Mexico.

**GREENLAND**  
Landscape + Urban Design

**LANDSCAPE AND URBAN DESIGN.** With a specialized vision in all aspects of the environment and effectively integrating architecture and nature.





# COMMUNITY

A place where encounters and moments with others and with oneself occur in a natural and human way. A complete, generous, inspiring community of nature, art and balance.



# BIRDEYE

THIRD STAGE



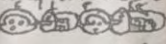
# ACCESS PORTICO





# ACCESS PORTICO



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DESARROLLOS

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# ACCESS BOOTH





# COMMERCIAL AREA



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# COMMERCIAL AREA





# EXPLORATION PORTAL



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# EXPLORATION PORTAL

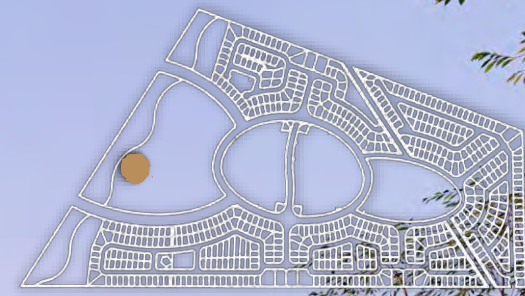


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# COMMERCIAL AREA



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# ZEN PARK



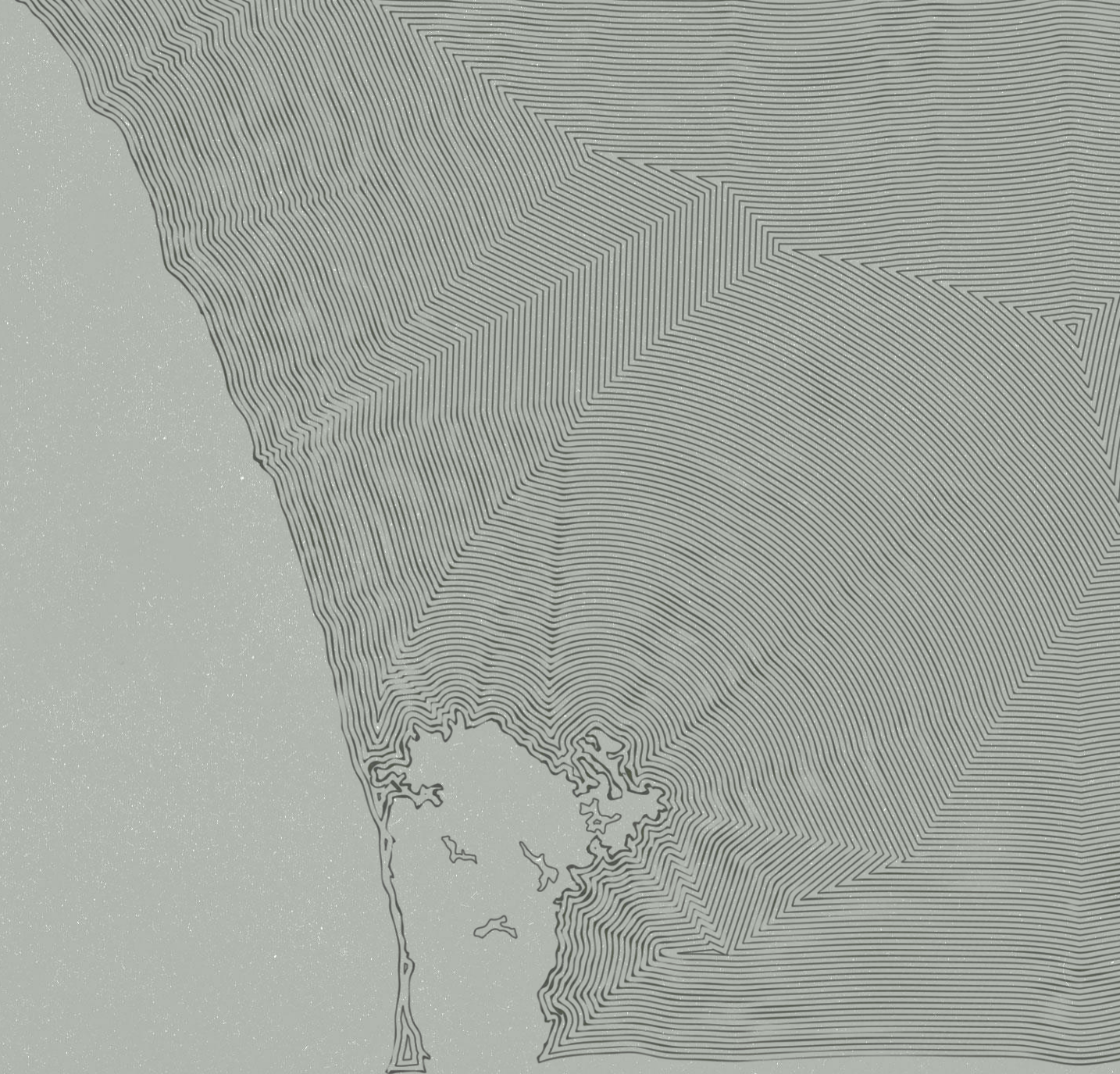
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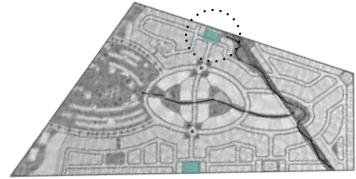
THIRD CLUSTER  
ON SALE

PREMIUM LOTS





# EAST CLUBHOUSE



- 01. PARKING
- 02. FIREPITS
- 03. SWIMMING POOL / CHANNEL
- 04. TERRACE
- 05. BATHROOMS
- 06. LOUNGE CHAIRS AREA
- 07. GRILL
- 08. ROOFING GYM
- 09. OUTDOOR GYM
- 10. VIEWPOINT
- 11. YOGA DECK







# EAST CLUBHOUSE







TENNIS COURT

VIEWPOINT

SWIM LANE

MULTIPLE USES

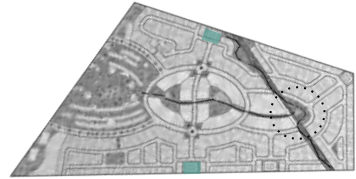
BATHROOMS

BAR

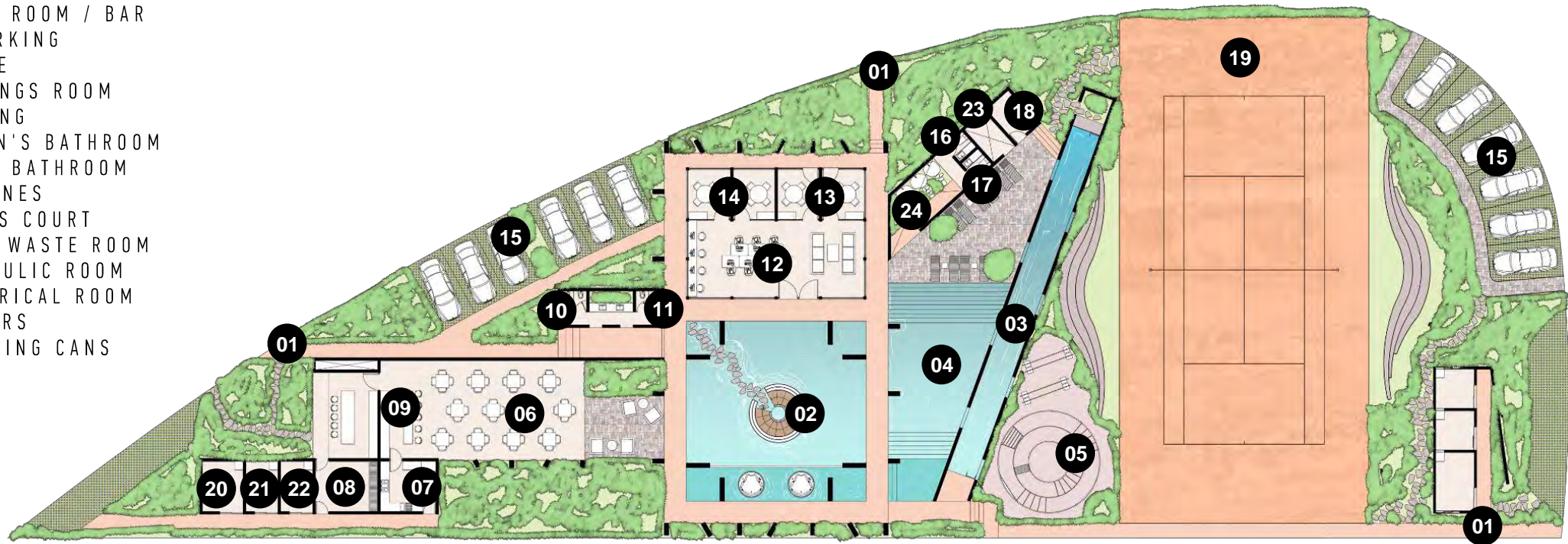
COWORKING



# CASA CLUB ESTE



- 01. ACCESS
- 02. VIEWPOINT
- 03. SWIM LANE
- 04. POOL
- 05. JUNGLE GYM
- 06. MULTIPLE-USE TERRACE
- 07. KITCHEN / MULTIPLE USES
- 08. WAREHOUSE / MULTIPLE USES
- 09. BAR
- 10. WOMEN'S BATHROOM / BAR
- 11. MEN'S ROOM / BAR
- 12. COWORKING
- 13. OFFICE
- 14. MEETINGS ROOM
- 15. PARKING
- 16. WOMEN'S BATHROOM
- 17. MEN'S BATHROOM
- 18. MACHINES
- 19. TENNIS COURT
- 20. SOLID WASTE ROOM
- 21. HYDRAULIC ROOM
- 22. ELECTRICAL ROOM
- 23. LOCKERS
- 24. WATERING CANS





BAR





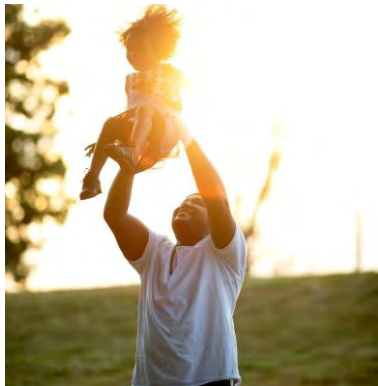
# SWIM LANE



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# BAYAL

## PREMIUM LOTS

Bayal begins through a cobblestone path that generates the disconnection from the urban and prepares us to enter a natural environment.

Inside, connectivity is generated through Sascab trails that bypass the jungle and encourage life outside.





LINEAR PARK

AMENITIES

SASCAB ROADS

TRANSITION PAVEMENT

# TYPE LOTS

107 SINGLE-FAMILY LOTS:

- Lots of 180 m<sup>2</sup>
- Lots of 200 m<sup>2</sup>
- Lots of 250 m<sup>2</sup>
- Lots of 300 m<sup>2</sup>







CALISTHENICS

YOGA

CHILDREN'S PLAYGROUND





FRONT GARDENS

UNDERGROUND NETWORK  
OF DRINKING WATER AND  
ELECTRIC POWER

SASCAB INTERIOR ROADS

RAINWATER COLLECTION  
CHANNEL

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# INFRASTRUCTURE

## ROADS AND PUBLIC LIGHTING

They will be carried out according to plans authorized by the Secretary of Urban Development of Tulum.

- Hydraulic concrete access roads.
- Internal cluster roads made of compacted Sascab material (white street).

## DRINKING WATER UNDERGROUND NETWORK

It will be carried out according to plans authorized by the water and sanitation operator. The metering box will be placed by the Operating Agency, at the time of contracting the drinking water service.

## ELECTRICAL ENERGY UNDERGROUND NETWORK

It will be carried out according to plans authorized by the Federal Electricity Commission, where the medium and low voltage distribution line will be underground. It will deliver channeled at the foot of the underground lot with guided channeling (cable not included).



# DELIVERY DATES

## LOT DELIVERY

The physical delivery of the lot is made with Services on the ground.

From this moment you can start with the procedures of the Architecture and Design Committee for housing construction works.

DECEMBER  
2026

## SECURITY AND CONTROLLED ACCESS 24/7 – PERIMETER FENCE

The construction of the access gate and security booth with automated booms is determined.

The perimeter fences of BAYAL are also finished.

DECEMBER  
2026

## GREEN AREAS

The gardening and interior landscaping works of BAYAL are concluded.

DECEMBER  
2026

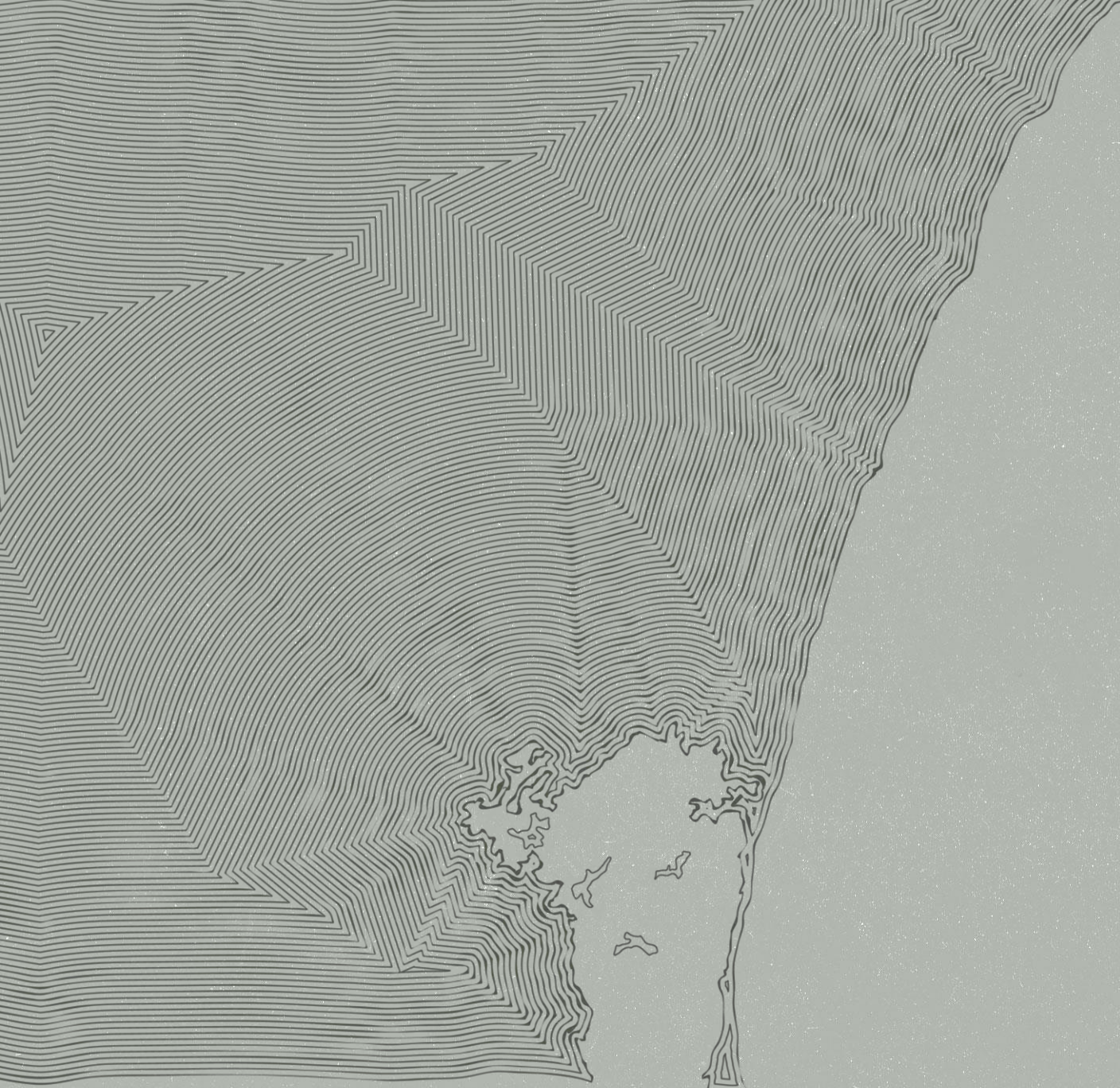
## CLUBHOUSE AND AMENITIES

The works in the North Clubhouse and the interior amenities of the cluster are finished.

From this moment, maintenance fees begin to be paid.

DECEMBER  
2026





INVEST FROM  
\$ 42,397.2 USD

UP TO 48 MONTHS



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