



CENOTE
GARDENS
WHERE ABUNDANCE FLOWS

Discover sustainable living in a thriving community with untapped potential, boasting state-of-the-art amenities, and essential services



ABOUT CENOTE GARDENS

Cenote Gardens is a master-planned community in the heart of the Mayan Jungle, offering 65 residential lots with full service and utilities. The project focuses on sustainability and ecoluxury living and is blessed with a private natural cenote and modern amenities for wellness, recreation, and nature enjoyment.

Cenote Gardens provides an opportunity to build a home, own a vacation rental property, or diversify investments with high return on capital.



MASTER PLAN

65 private lots // 2 amenity spaces // 1 private cenote // 1 security checkpoint



SUSTAINABILITY IS OUR CORE VISION



Low construction density (+70% of unaffected green areas)



Eco-friendly water system that completes the water cycle



Renewable energy for driveway lighting and power of amenities



Amenities & driveways designed with eco-friendly materials



Solar panel buyer rebate incentive program



Eco-construction guidelines to maximize sustainability



Cenote Gardens offers an extraordinary place to live while preserving mother nature

24/7 security checkpoint
& surveillance system





SERVICES & URBANIZATION



Centralized, eco-friendly water supply system



Eco-friendly wastewater treatment system (sold separately)



Underground Low and Medium-voltage CFE electric installation



Underground Fiber Optic Internet Connection



4-meter-wide impermeable driveways



Perimeter wall with 24/7 security checkpoint & surveillance

Single-family lots ready for the home of your dreams, following **Cenote Gardens'** sustainability principles to ensure a harmonious balance with the environment

LOCATION: THE NEW TULUM

JUST THE RIGHT LOCATION....

Located in an untapped region that emerges as a revitalized sanctuary, this true oasis fosters a connection with nature and serenity in the heart of the Mayan Jungle.

This region's priority is sustainability and stands out for its low building density and for recovering the essence of Tulum's past.

Away from the urban chaos of downtown Tulum, but with all services at your fingertips

GOOGLE MAPS PIN



POINTS OF INTEREST

CENOTE GARDENS
WHERE ABUNDANCE FLOWS



5

MINUTES AWAY FROM

THE BEACH

12

MINUTES AWAY FROM

DOWNTOWN TULUM

15

MINUTES AWAY FROM

THE HOTEL AREA

RECOGNIZED RESTAURANTS

- 1 Oscar & Lalo 3 min
- 2 Pandano 5 min
- 3 Buuts Ha 7 min
- 4 Casa Altamar 8 min
- 5 Mezzanine 12 min
- 6 Papaya Playa 12 min
- 7 Nao Tulum 14 min
- 8 Burrito Amor 15 min
- 9 Pasha 16 min

TOP - RATED CENOTES

- 1 Yax-Kin cenote 2 min
- 2 Dreamgate cenote 4 min
- 3 Casa Tortuga cenote 6 min
- 4 Dos Ojos cenote 8 min
- 5 Caracol Cenote 12 min
- 6 Casa Cenote 12 min
- 7 Cenote calavera 14 min
- 8 Gran Cenote 16 min
- 9 Cenote Escondido 18 min

CULTURAL AND ADVENTURE ACTIVITIES

- 1 ATV rentals 5 min
- 2 Parque Xel-Ha 8 min
- 3 Golf course 10 min
- 4 Tulum Beer distillery 9 min
- 5 Mystika Immersive 10 min
- 6 Tulum Mayan Ruins 10 min

SUPERMARKETS AND PHARMACIES

- 1 Highway mini market 5 min
- 2 Super Aki 12 min
- 3 Chedraui 9 min
- 4 Downtown Tulum Pharma 15 min
- 5 Fresh Market Aldea Zama 15 min

BEACHES

- 1 Soliman Bay Beach 5 min
- 2 Tulsayab Beach 8 min
- 3 Xcabel Beach 9 min
- 4 Playa Paraiso 12 min
- 5 Tulum beach Hotel Zone 15 min

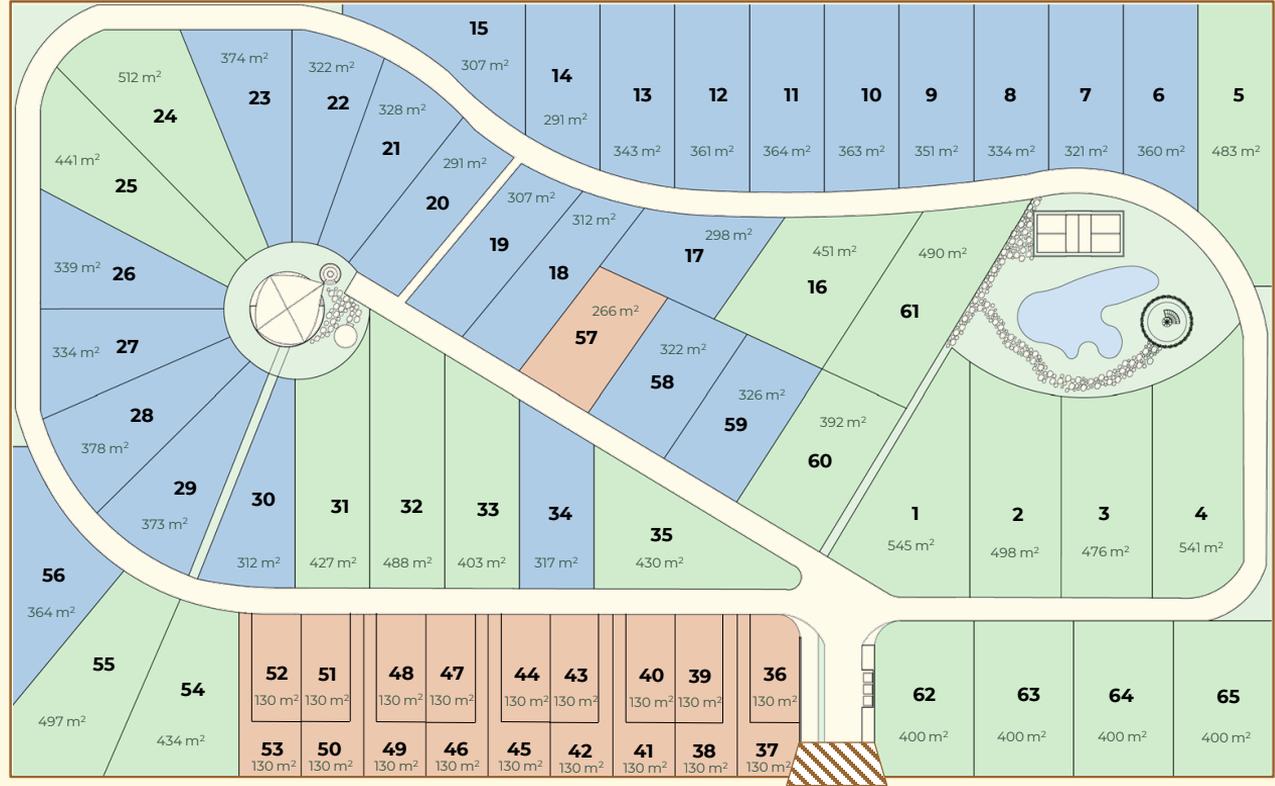
TULUM RESIDENTIAL MARKET

- 1 Downtown Tulum 10 min
- 2 Aldea Zama 14 min
- 3 La Veleta 12 min
- 4 Region 15 16 min

RESIDENTIAL LOTS

65 residential lots, each meticulously designed to offer generous space, spanning from 130 m² - 545 m², ensuring ample room for various design preferences and lifestyles.

- Serenity lots**
 19 units; 130+ m²
 Starting @ \$33,000 USD
- Tranquility lots**
 26 units; 300+ m²
 Starting @ \$80,000 USD
- Harmony lots**
 20 units; 400+ m²
 Starting @ \$113,000 USD



These lots are a canvas to design and create the place of your dreams

STATE-OF-THE-ART AMENITIES



WELLNESS

- Temazcal
- Ice plunge
- Spa
- Zen & meditation
- Yoga



NATURE

- Private Cenote
- Fire Pit
- Mirador Tower
- Community harvest garden
- Amazonic waterfall



SPORT & RECREATION

- Jungle Pickleball
- Outdoor gym
- Co-working space
- Hammock area
- Wellness bar





NATURAL PRIVATE CENOTE & JUNGLE PICKLEBALL



PALAPA CLUB & CHILL AREA



NATURAL PRIVATE CENOTE & MIRADOR TOWER



PALAPA CLUB, TEMAZCAL & FIREPIT

A serene spa room with stone walls, a woven pendant light, and a massage table. The room features a large, curved wall with a grid of arched openings, each containing a different pattern or view of nature. A large, woven pendant light hangs from the ceiling. A massage table is positioned in the center, and a large potted plant is on the left. The floor is made of stone tiles, and a small table with a lamp is on the right.

JUNGLE SPA & SANCTUARY



SPA LOBBY



CO-WORKING SPACE

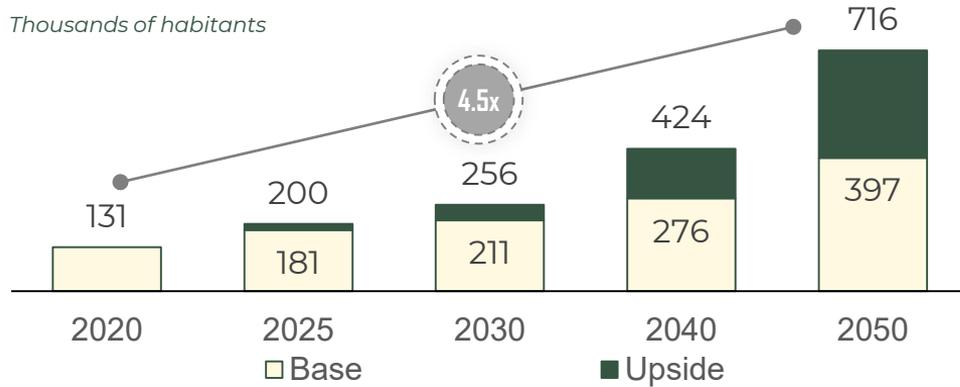


PALAPA CLUB, TEMAZCAL & FIREPIT

Tulum: the best destination for your investment

Population in Tulum & Felipe Carrillo Puerto

Thousands of habitants



Source: Mexico's Ministry of Agrarian, Land and Urban Development ("SEDATU")

 Tulum Int'l Airport

 Mayan Train

 Jaguar National Park

Awards & Media Recognition



"Destination with the 4th most reservations globally for NYE"



"Best Global Honeymoon Destination"



"Most popular tourist destination in the planet"

Global Brands Expanding into Tulum

UNITED

DELTA

American Airlines

The Standard



SCORPIOS
TELUM

FOUR SEASONS

SOHO HOUSE

SECRETS
Resorts & Spas



BAGATELLE

NIKKI & BEACH

FAENA

EDITION

DELIVERY: DECEMBER 2025

*Invest with certainty, invest where
abundance flows.*

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