

Mayab



Tulum



The Mayab Tulum is being developed by the group of companies with substantial experience in the real estate industry:

E R A

Acclaimed architectural studio based in Guadalajara, Mexico - Elías Rizo Arquitectos, led by Elías and Alejandro Rizo.

E T E R N O

Tulum based interior design studio, responsible for all furniture proposals of common areas and residences of Mayab Tulum.



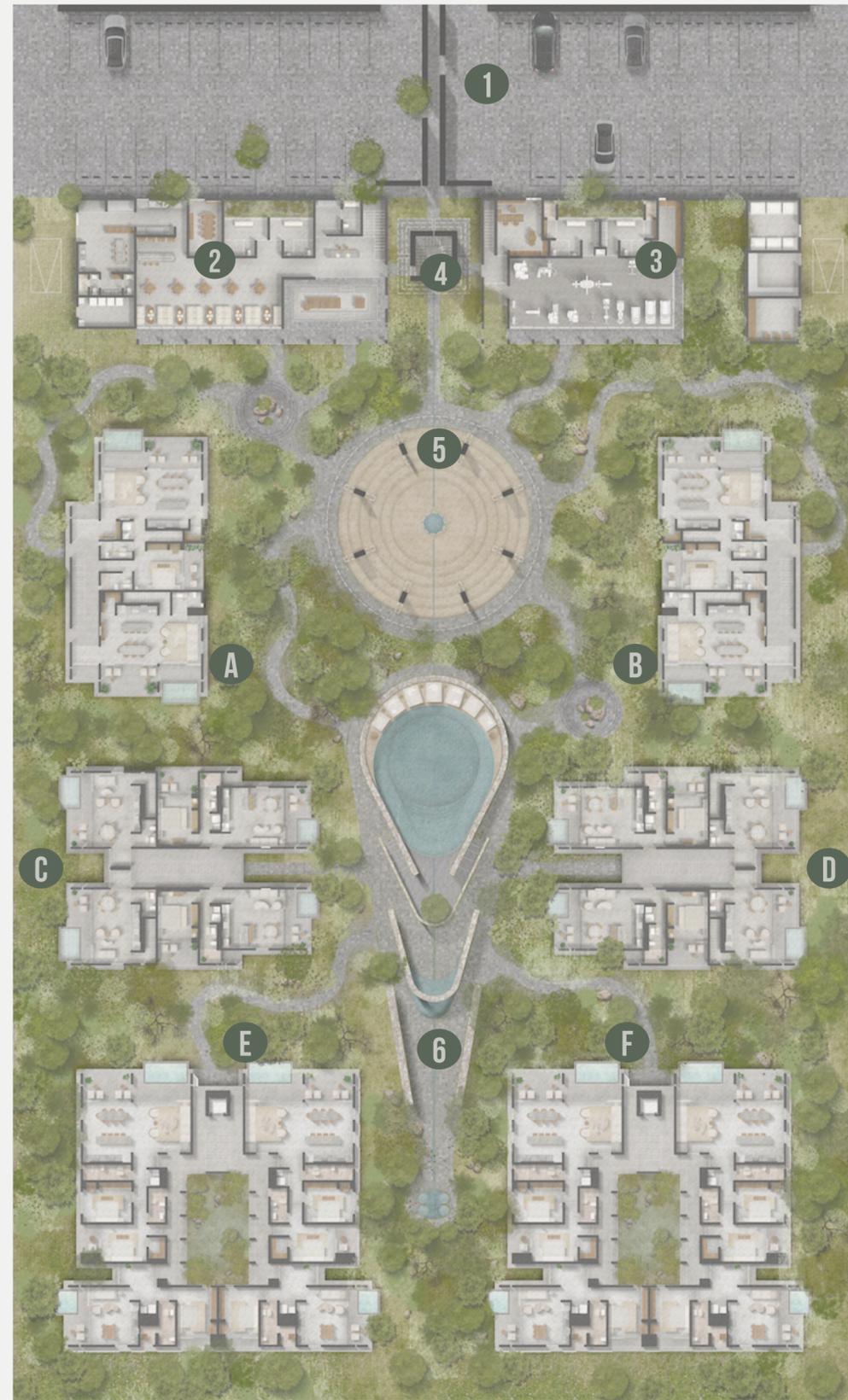
Real estate developer, offering green and energy-efficient real estate in Tulum.

Life at Mayab

A place to focus and to unwind

- An exquisite residential development of 46 residences, including 1, 2, and 3-bedroom units, elegant duplexes and penthouses.
- A result of the extraordinary vision and expertise of the architectural studio Elias Rizo Arquitectos, which has created a timeless architecture that will endure generations.
- 6,000 sqm of green surroundings are preserved and integrated with natural materials of the development.
- All residences offer generous living spaces that beautifully showcase the natural surroundings through panoramic windows, double height ceilings and spacious terraces.
- Designed with a strong focus on sustainability, Mayab has been engineered to optimize energy efficiency.



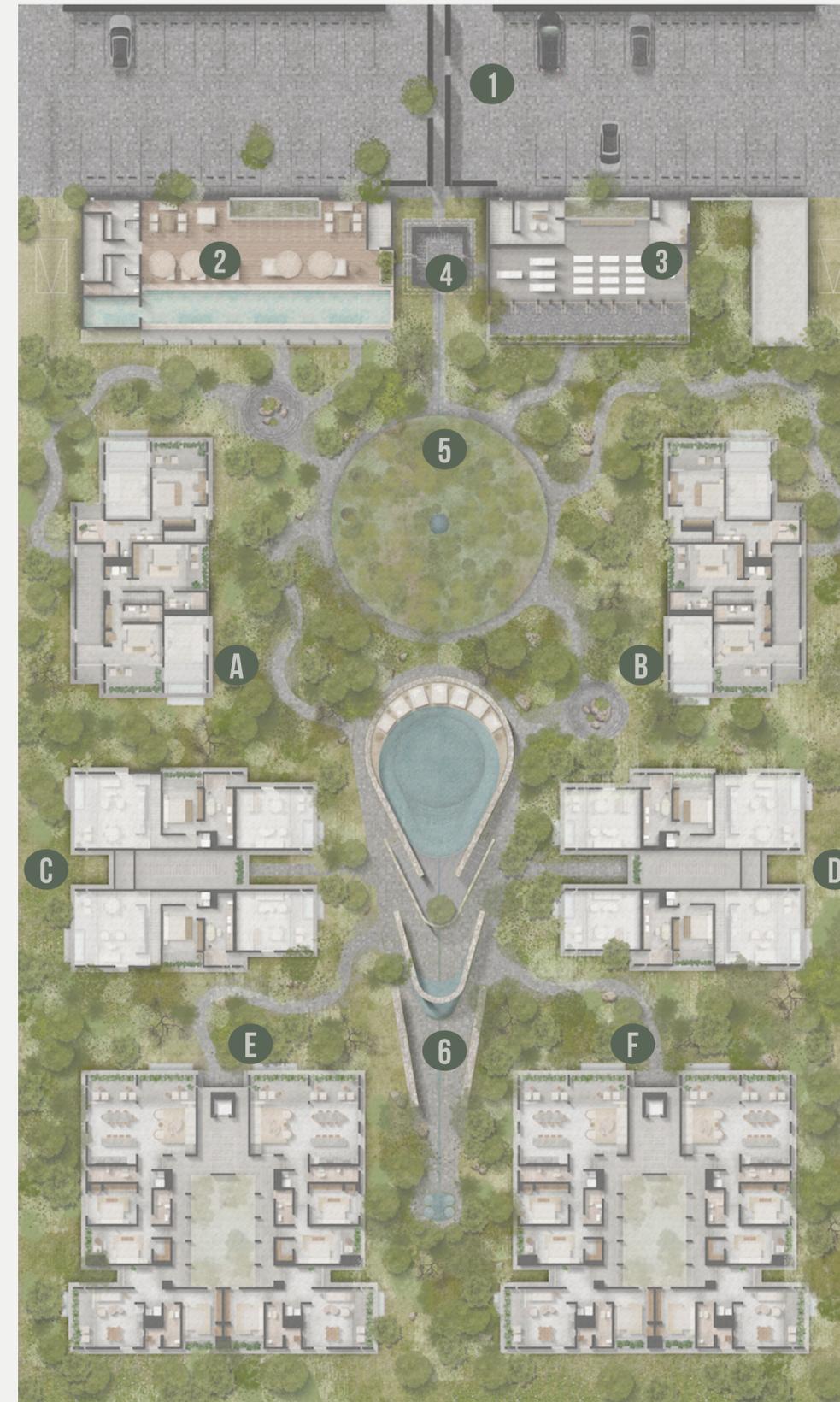


Planta baja

Master plan

1. 46 parking spaces
2. Building of amenities:
 - Cafeteria-coworking
 - Meeting room
 - Lobby
 - Infinity pool with sundeck
3. Building of amenities:
 - Equipped indoor gym
 - Pilates, yoga and multifunctional training studio
 - Service area
4. Observatory tower
5. Amphitheater
6. Cenote-pool

- A. Residential building A
- B. Residential building B
- C. Residential building C
- D. Residential building D
- E. Residential building E
- F. Residential building F



2º piso

Services

- High-speed internet
- WiFi in common areas
- Bicycle and motorcycle rental service
- Shuttle service to the beach
- Internal team for rental management and maintenance
- Separate service access to the development



Amphitheater / Salón Cero at Mayab Tulum



Emerged from the Mayan legend

"...For the Mayans, the sky, day and night, were created by the god Itzán Ná, who was a wise and kind God who created a place in which all the beings that inhabited it were the best and called it **El Mayab**, which means **the place of few**. In this place there were tall trees, yellow flowers of unmatched beauty, transparent, purified waters and places full of peace..."



Inspirational

From the moment you step inside

As you step into Mayab Tulum, you will find yourself in its spacious double-height lobby, with its columns designed to have a seamless access to the outside world, creating a blend of indoor comfort and outdoor allure.





Amenities

Offering an active lifestyle

- Two pools: rooftop infinity pool and ground floor natural cenote-pool.
- Amphitheater / Salón Cero.
- Fully equipped gym with Italian designed and made equipment PANATTA.
- Pilates, yoga and multifunctional training studio.
- Coworking area and cafeteria with local food.
- Observatory tower and deck.
- Lobby and reception desk.
- Parking lot for 46 vehicles (one per each apartment), as well as for scooters and bicycles.





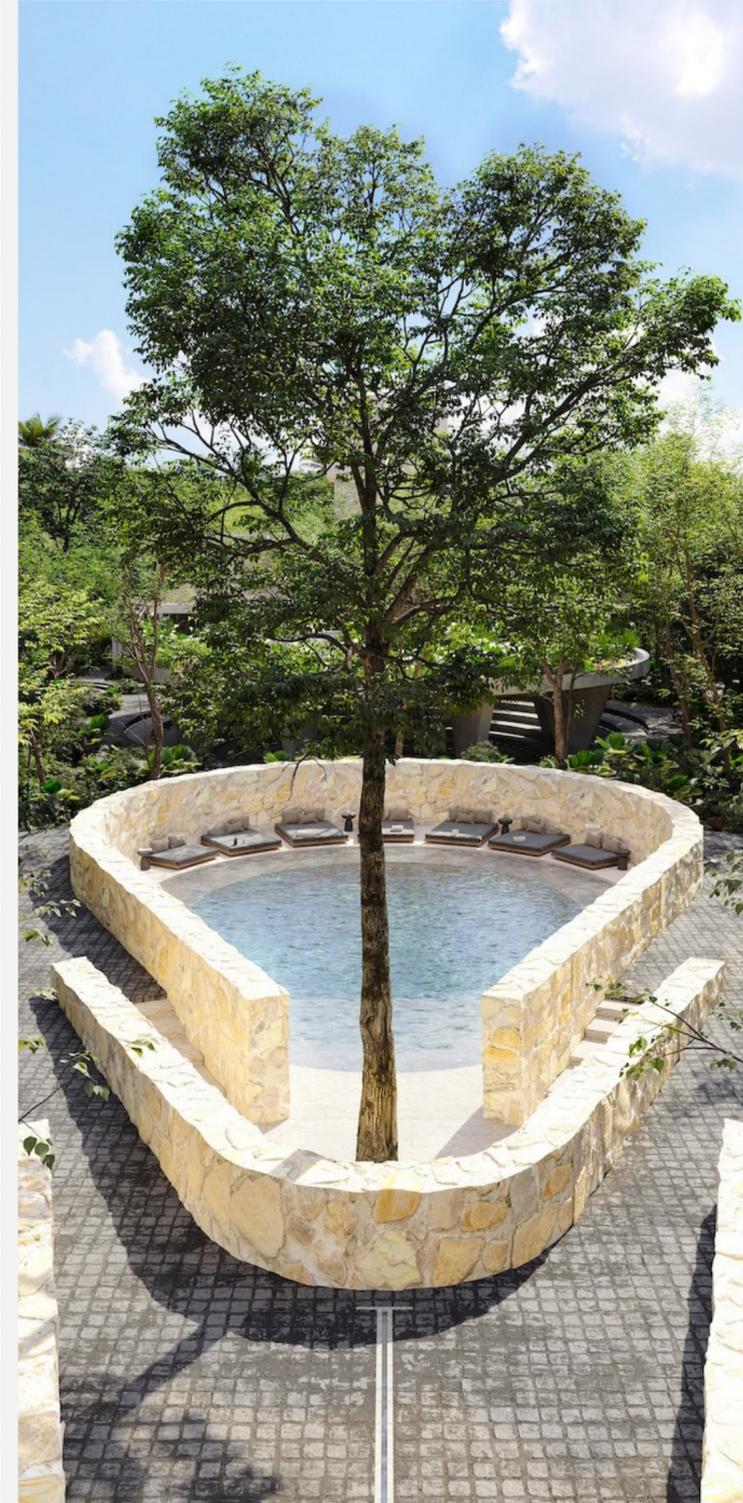
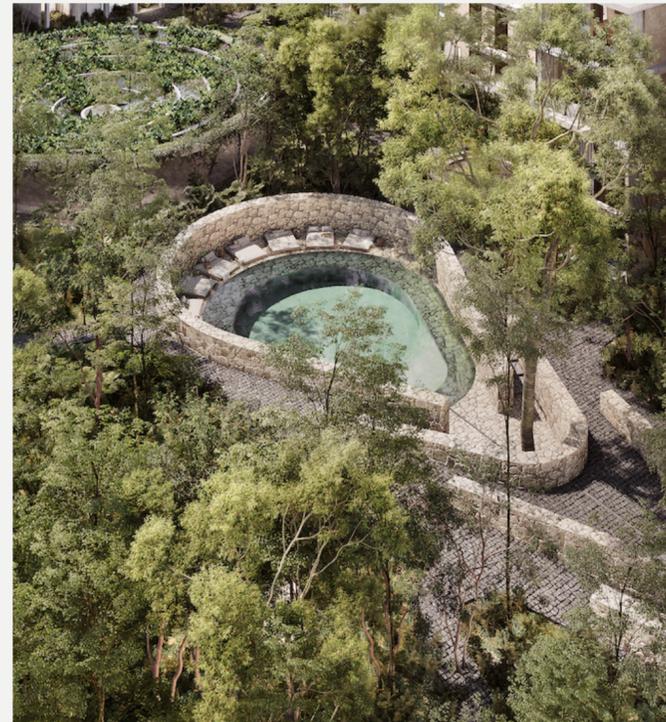
Rooftop Infinity Pool

28 meters long infinity pool and a cozy lounge deck covered with a pergola.



Cenote-Pool

Natural pool, nestled in the heart of the development and surrounded by lush greenery.



Sustainable

Green and energy-efficient

- 60% of the project is a natural protected area for local flora and fauna.
- Natural ventilation as part of the design.
- Use of local and natural construction materials, such as local rock, natural chukum and locally supplied wood.
- Full cycle water usage: filtration system for potable water and water treatment plant for waste water.
- Solar power plant for the community, as well as an optional solar system for each residence.
- High-efficiency appliances.
- Natural cenote-pool water filtration process to recreate the cycle of nature.

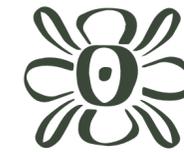


Amphitheater / Salón Cero

Semi-open concrete structure integrated with green surroundings to indulge your mind and soul.

Where everything begins

The Mayan flower - a symbol of 'Zero'



The name of Salón Cero carries its own unique tale: according to Mayan numerology, the number 'Zero,' or 'Cero' in Spanish, signifies the genesis of all things. Much like how a flower on a tree marks the onset of fruit, it represents the initial stage, and this concept applies to numbers as well.





Observatory Tower and Deck

Rising above the jungle, the Observatory tower stands as the tallest structure at Mayab Tulum. Ascend the staircase, and you'll discover a deck that gives you the most breathtaking panoramic view of the surroundings.





Fitness Suite

Residents' private gym featuring uniquely designed Panatta equipment.



Pilates and Yoga Studio

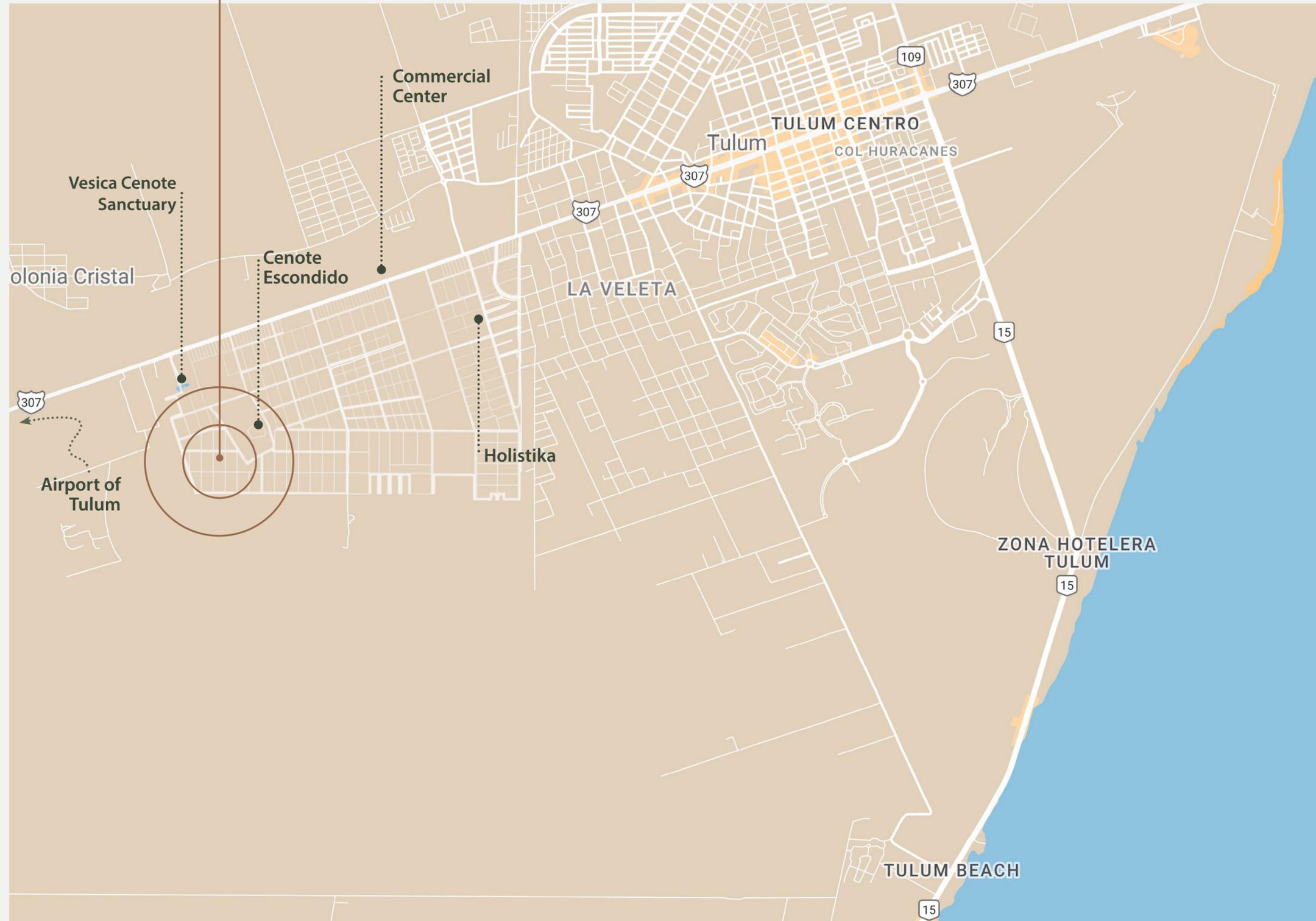
Residents' functional studio, bathing in abundant natural light and featuring pilates reformer machines.



Cafeteria / Coworking

Spacious area with panoramic windows that offer inspiring views to elevate your work experience.

Mayab



Immersed in Tulum's jungle

Located within the heart of the jungle, just a 3-minute walk from Cenote Escondido, calm and lush surroundings of Mayab Tulum offer a peaceful escape, yet the development remains conveniently close to Tulum Center and its array of restaurants.



ON FOOT

- Ajal Treehouse restaurant 1
- Cenote Escondido 3



BY BIKE

- Vesica Cenote Sanctuary 2
- Cenote Cristal 3
- Commercial Center 10
- Holistika Art Center 13



BY CAR

- Kaan Luum Lagoon 9
- Tulum Center 9
- Beach zone 15
- Tulum Mayan ruins 16

Average journey times in minutes.

Residences

Timeless finishes and unique designs

- 1, 2 and 3 bedroom apartments.
- Select mix of 1 and 2 bedroom duplex apartments and 3 bedroom penthouses.
- All ground floor apartments offer a terrace with a private pool, and all upper floor apartments are designed with a balcony and jungle views.
- High quality specifications throughout, including polished concrete flooring, chukum walls, local wooden furniture, marble bathroom countertops, Teka integrated kitchen appliances and Delta bathroom accessories in champagne bronze finish.
- Pre-selected interior furnishings, exclusively designed for each apartment, to be manufactured with the use of local wood and marble, to match the elegant interior of each residence.



One Bedroom

Ground Floor Pool

Total: 93.46 m² 1,006 ft²
 Interior: 77.58 m² 835 ft²
 Terrace: 15.88 m² 171 ft²



Upper Floor

Total: 89.86 m² 967 ft²
 Interior: 77.58 m² 835 ft²
 Terrace: 12.28 m² 132 ft²



Kitchen and living room of the Ground Floor Pool unit.



Each bedroom provides a functional and tasteful environment, featuring floor-to-ceiling wooden closets complemented by the addition of natural yute material for improved closet ventilation; as well as a dedicated workspace and panoramic sliding windows that blend indoor and outdoor spaces for a harmonious living experience.



As you enter the apartment, your eyes will be drawn to the elegant wooden blinds that open to reveal the lush jungle garden beyond.

The shower area and a strategically placed window offer a glimpse of the green outdoors while maintaining your privacy through the thoughtfully designed wooden blinds.



One Bedroom Double-Height

Ground Floor Pool

Total:	97.06 m²	1,045 ft²
Interior:	75.99 m ²	818 ft ²
Terrace:	21.07 m ²	227 ft ²



Ground Floor Pool Duplex

Total:	121.67 m²	1,310 ft²
Interior:	99.87 m ²	1,075 ft ²
Terrace:	21.80 m ²	235 ft ²



Upper Floor

Total:	94.31 m²	1,015 ft²
Interior:	75.99 m ²	818 ft ²
Terrace:	18.32 m ²	197 ft ²



Upper Floor Duplex

Total:	118.16 m²	1,272 ft²
Interior:	99.87 m ²	1,075 ft ²
Terrace:	18.29 m ²	197 ft ²



Ground Floor Pool Duplex unit with double-height ceilings.



Double-height designs

Double-height layouts with 6 m (20 ft) ceiling heights in living room areas provide homeowners with soaring open space, natural light and showcase the surroundings through panoramic windows.

Two Bedroom

Ground Floor Pool

Total: 166.65 m² 1,794 ft²
 Interior: 130.49 m² 1,405 ft²
 Terrace: 36.16 m² 389 ft²



Upper Floor

Total: 160.31 m² 1,726 ft²
 Interior: 130.49 m² 1,405 ft²
 Terrace: 29.82 m² 321 ft²



Bedroom in the Upper Floor unit with its a dedicated workspace.

Two Bedroom Double-Height

Pool Duplex

Total: 224.10 m² 2,412 ft²
 Interior: 170.04 m² 1,830 ft²
 Terrace: 54.06 m² 582 ft²



Ground floor



2nd floor

Upper Floor Duplex

Total: 218.48 m² 2,351 ft²
 Interior: 170.04 m² 1,830 ft²
 Terrace: 48.44 m² 521 ft²



3rd floor



4th floor



Two Bedroom Double-Height

Pool Duplex

Total: 211.71 m² 2,279 ft²
Interior: 156.77 m² 1,687ft²
Terrace: 54.94 m² 591 ft²

Upper Floor Duplex

Total: 207.83 m² 2,237 ft²
Interior: 156.77 m² 1,687 ft²
Terrace: 51.06 m² 550 ft²



Ground floor



3rd floor



2nd floor



4th floor



Three Bedroom Penthouses

These luxurious three-bedroom penthouses offer a roomy, well-appointed kitchen, a light-filled and spacious living room that opens to a panoramic jungle view, and a rooftop sanctuary featuring a refreshing pool.



Three Bedroom Penthouses

Type A

Total:	312.65 m ²	3,365 ft ²
Interior:	220.77 m ²	2,376 ft ²
Terrace:	91.88 m ²	989 ft ²



3rd floor



4th floor & rooftop

- Equipped kitchen with an isle
- Living room with a balcony
- 3 Bedrooms
- 3.5 Bathrooms
- Rooftop deck with a pool

Type B

Total:	363.77 m ²	3,916 ft ²
Interior:	285.63 m ²	3,075 ft ²
Terrace:	78.14 m ²	841 ft ²



3rd floor



4th floor & rooftop



Master Bathroom in the Type A 3-bedroom penthouse.



Premium finishes and accessories

GENERAL SPECIFICATIONS

- Walls and ceilings with chukum coating in natural color.
- Smooth polished concrete floor with matte finish.
- Wooden exterior and interior doors.
- Ceiling fans in wood color.
- High efficiency air conditioning units in each of the bedrooms and in the living room.
- LED downlighting.
- Pressurized hot and cold supplies.
- 3 m (10 ft) height ceilings; 6 m (20 ft) height ceiling in the kitchen and living room area in double-height units.

BEDROOM

- Floor-to-ceiling wooden closets, with drawers, shelves, and coat racks, complemented by the addition of the natural jute material.
- Sliding panoramic windows with brown aluminum frame.

KITCHEN

- Quartz countertop in natural color and the backsplash covered in ceramic tile in a 10x10cm format in beige color.
- Delta Black kitchen faucet.
- All electric appliances are high efficiency appliances. Included:
 - a. Fridge / freezer
 - b. Electric stove
 - c. Built-in electric oven
 - d. Cooker hood
 - e. Dishwasher
 - f. Washing machine and dryer
- Windows with a brown aluminum frame, adorned with blinds made with locally supplied wood.

BATHROOM

- In the shower area: marble floor (tone: Crema Lisboa) in a matte finish.
- Marble countertop (tone: Crema Lisboa).
- Wooden cabinets.
- Delta Champagne Bronze fixtures.

Mayab



Tulum

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