

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 with scattered clouds. A small yellow and black kite is visible on the left, and a bird is flying in the upper center.

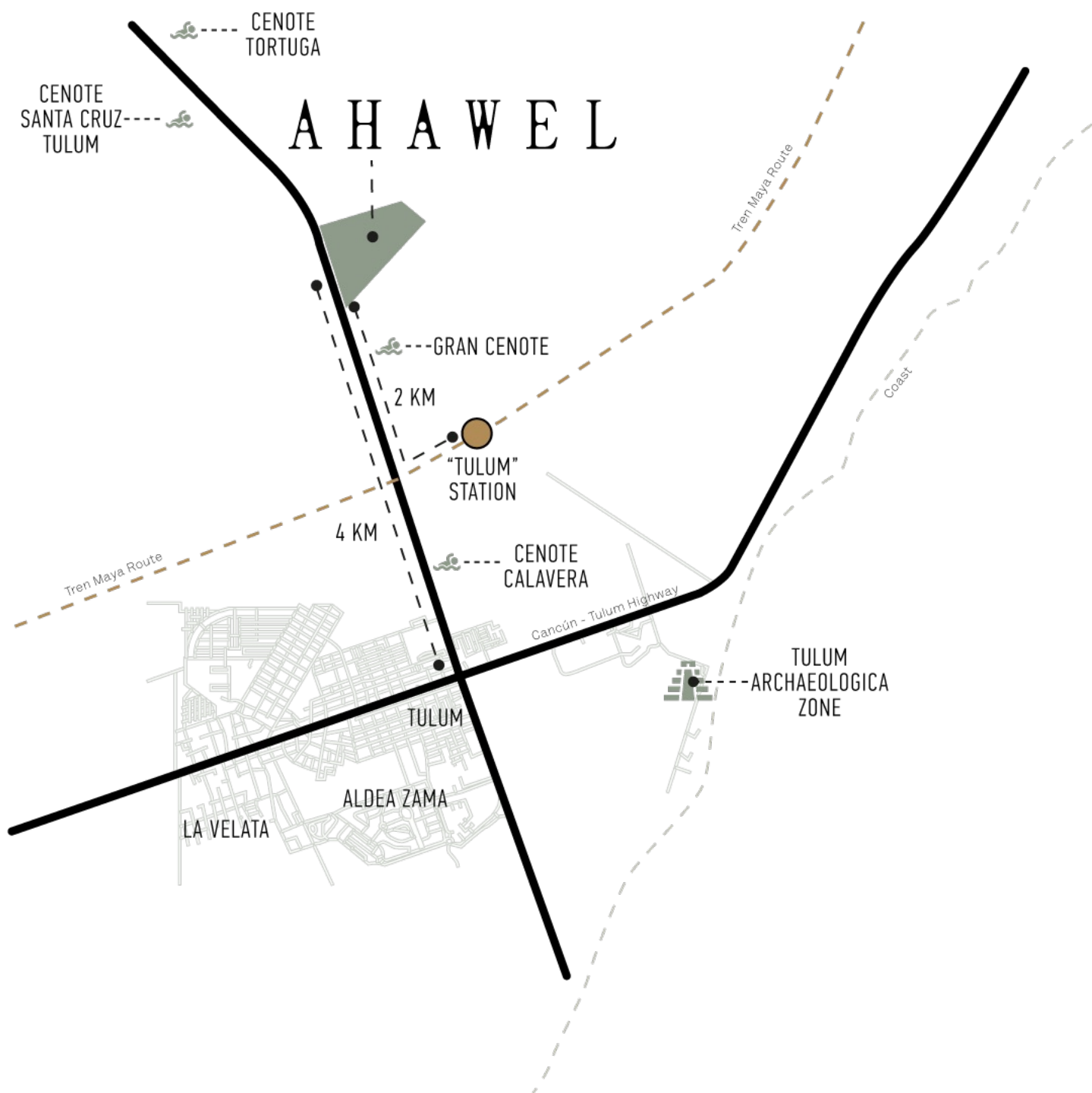
HABITAT OF BEING

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	27 min	17 min	7.8 km
TULUM'S ARCHAEOLOGICAL ZONE	19 min	13 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

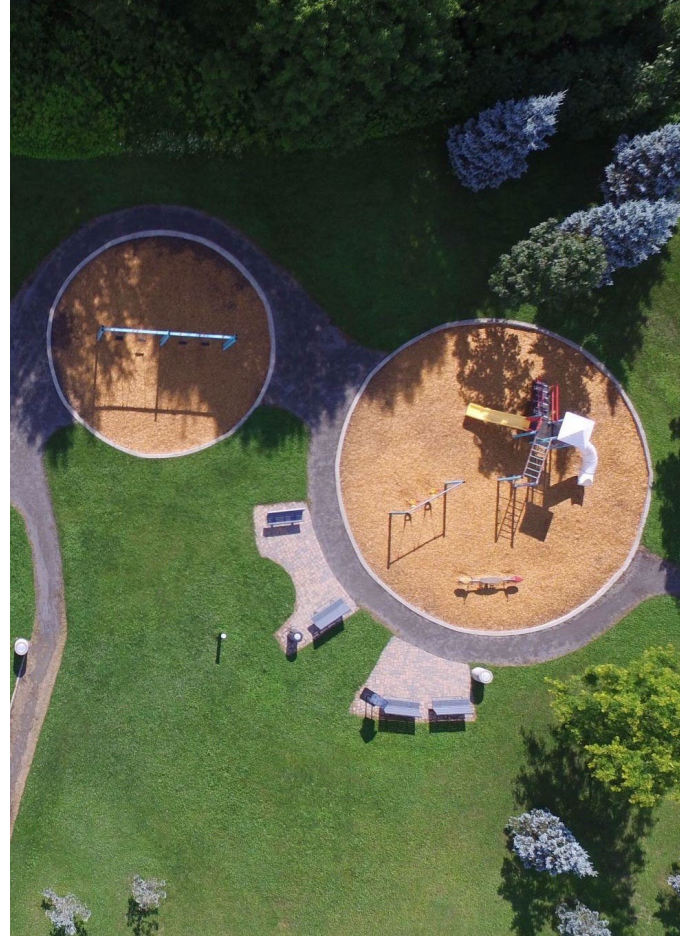
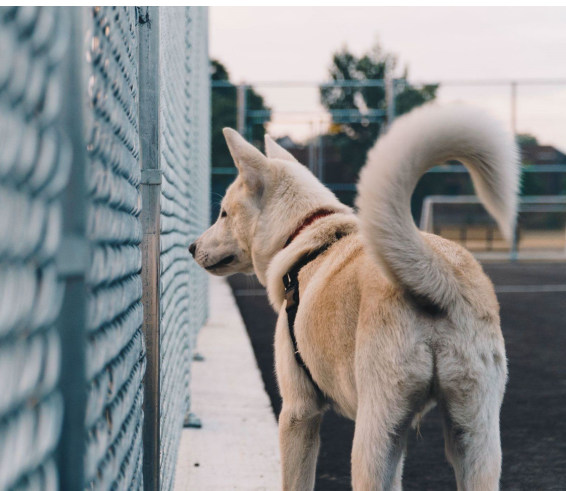
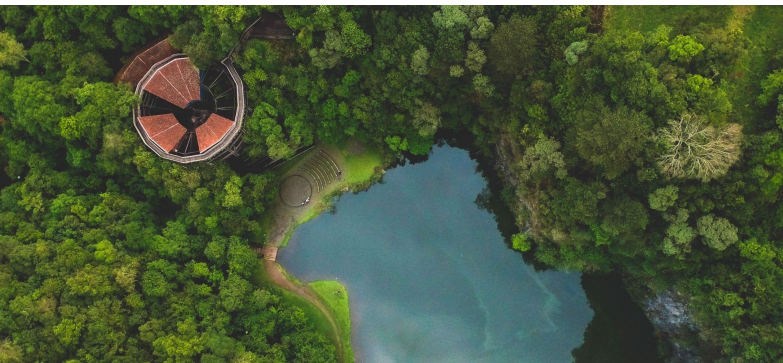
DESIGN STUDIO. Creation of Identities, projects from the concept to the physical application, through graphic and audiovisual art.

intel cloudSM

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.



COMUNITY

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

FOURTH STAGE

ACCESS PORTICO

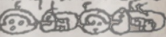


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DESARROLLOS

ACCESS PORTICO



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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

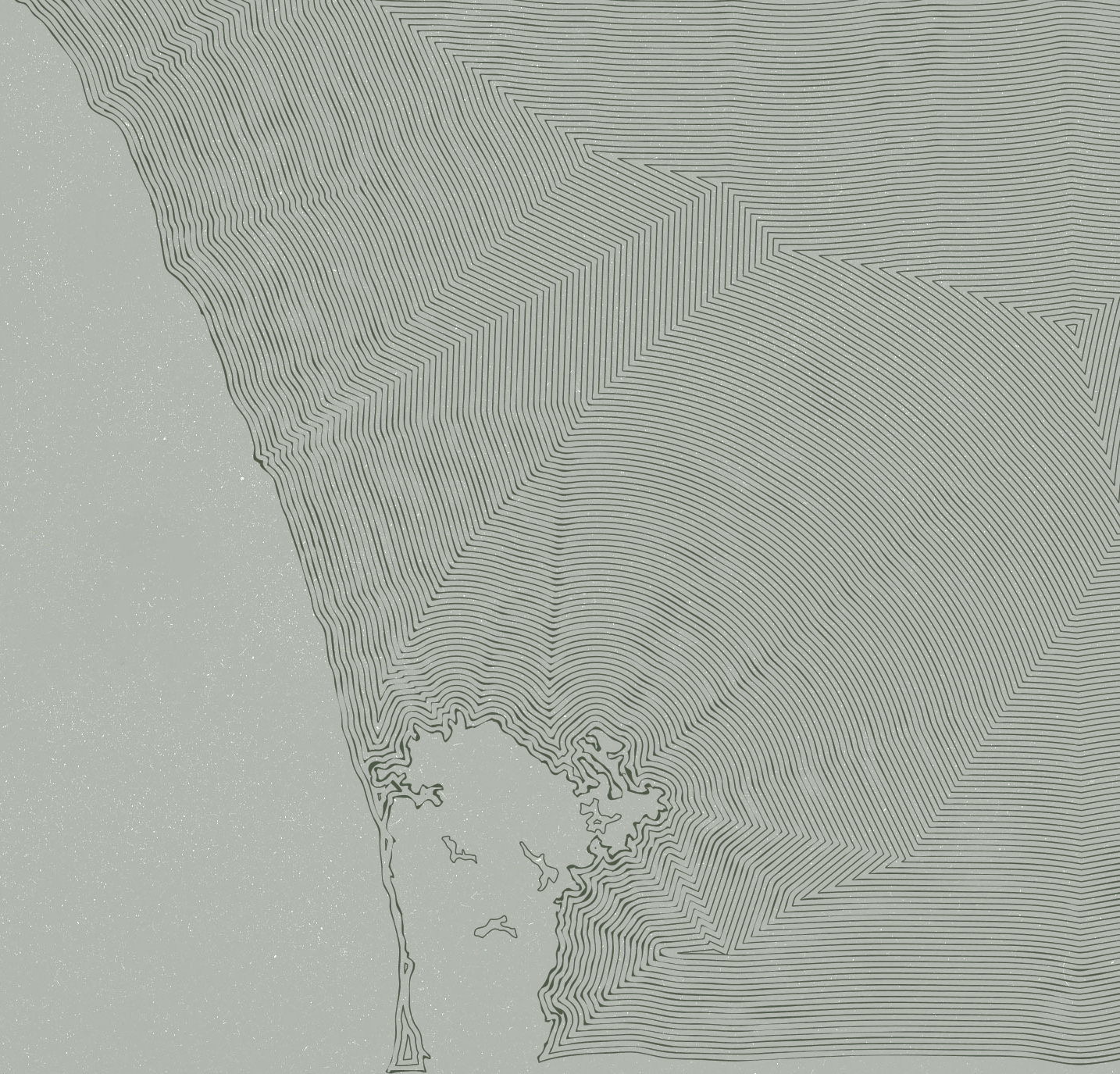


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FOURTH CLUSTER
ON SALE

PREMIUM LOTS





EAST CLUBHOUSE





TENNIS COURT

VIEWPOINT

SWIM LANE

MULTIPLE USES

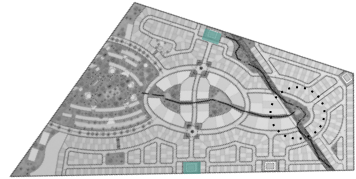
BATHROOMS

BAR

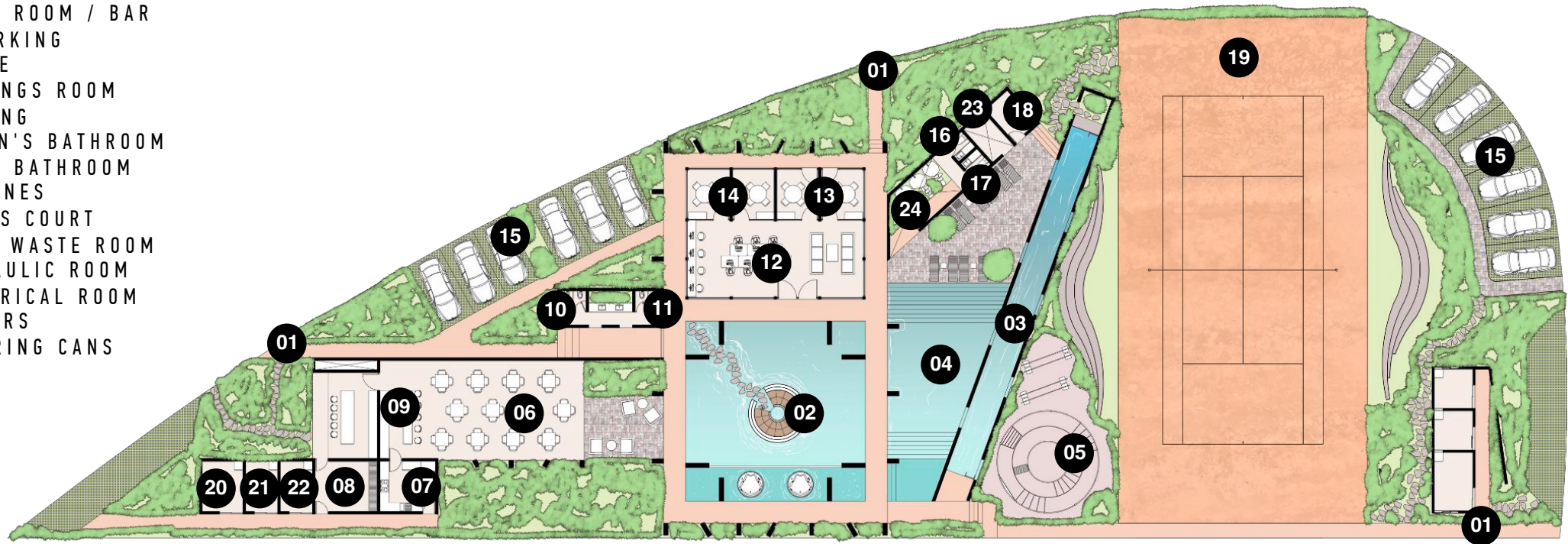
COWORKING

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EAST CLUBHOUSE



- 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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PAKAL

PREMIUM LOTS

PAKAL 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.



TYPE LOTS

85 SINGLE-FAMILY LOTS:

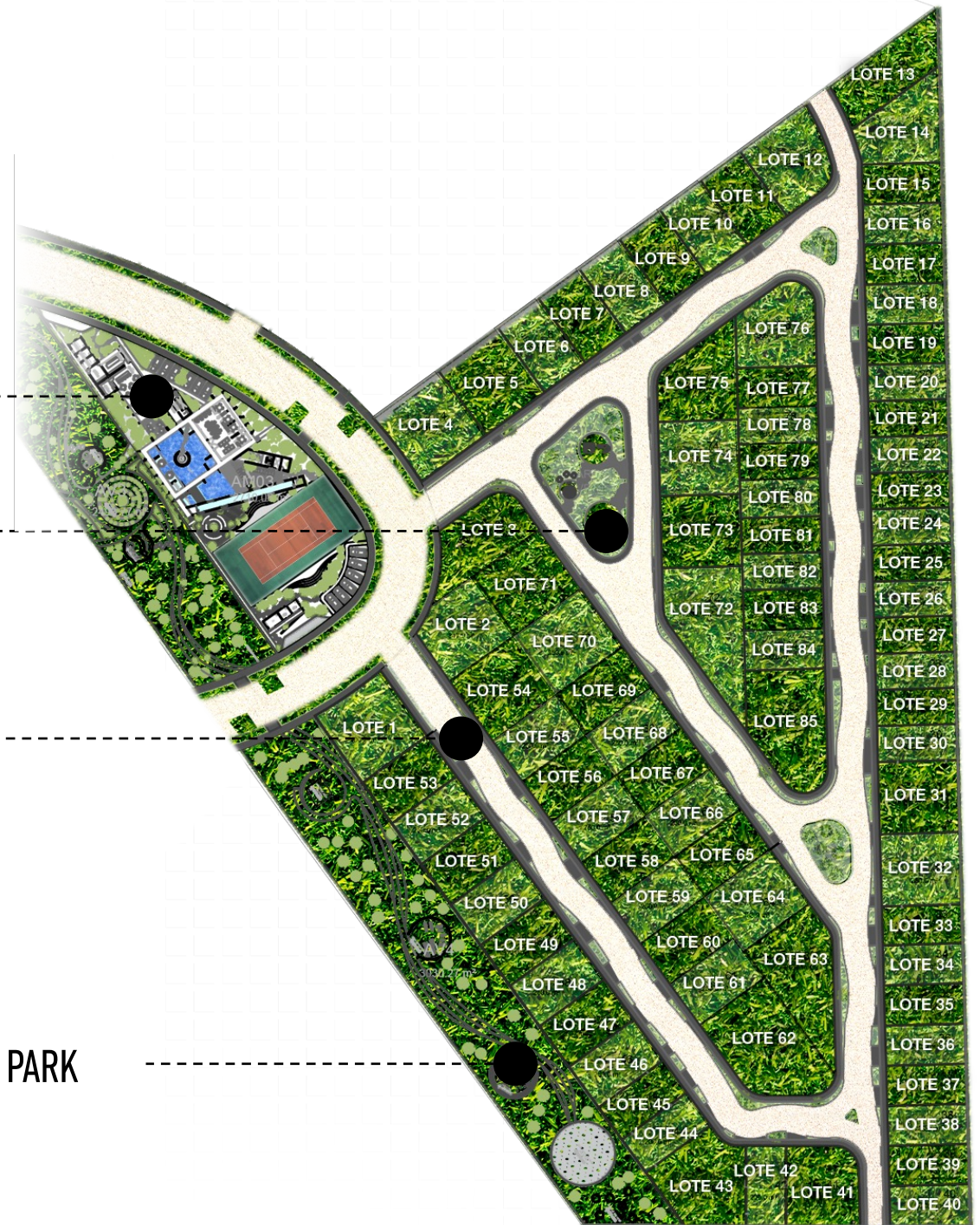
- Lots of 180 m²
- Lots of 200 m²
- Lots of 250 m²
- Lots of 360 m²
- Lots of 520 m²

EAST CLUBHOUSE

AMENITIES

SASCAB ROADS

LINEAR PARK





CALISTHENICS

YOGA

CHILDREN'S PLAYGROUND



FRONT GARDENS

UNDERGROUND NETWORK
OF DRINKING WATER AND
ELECTRIC POWER

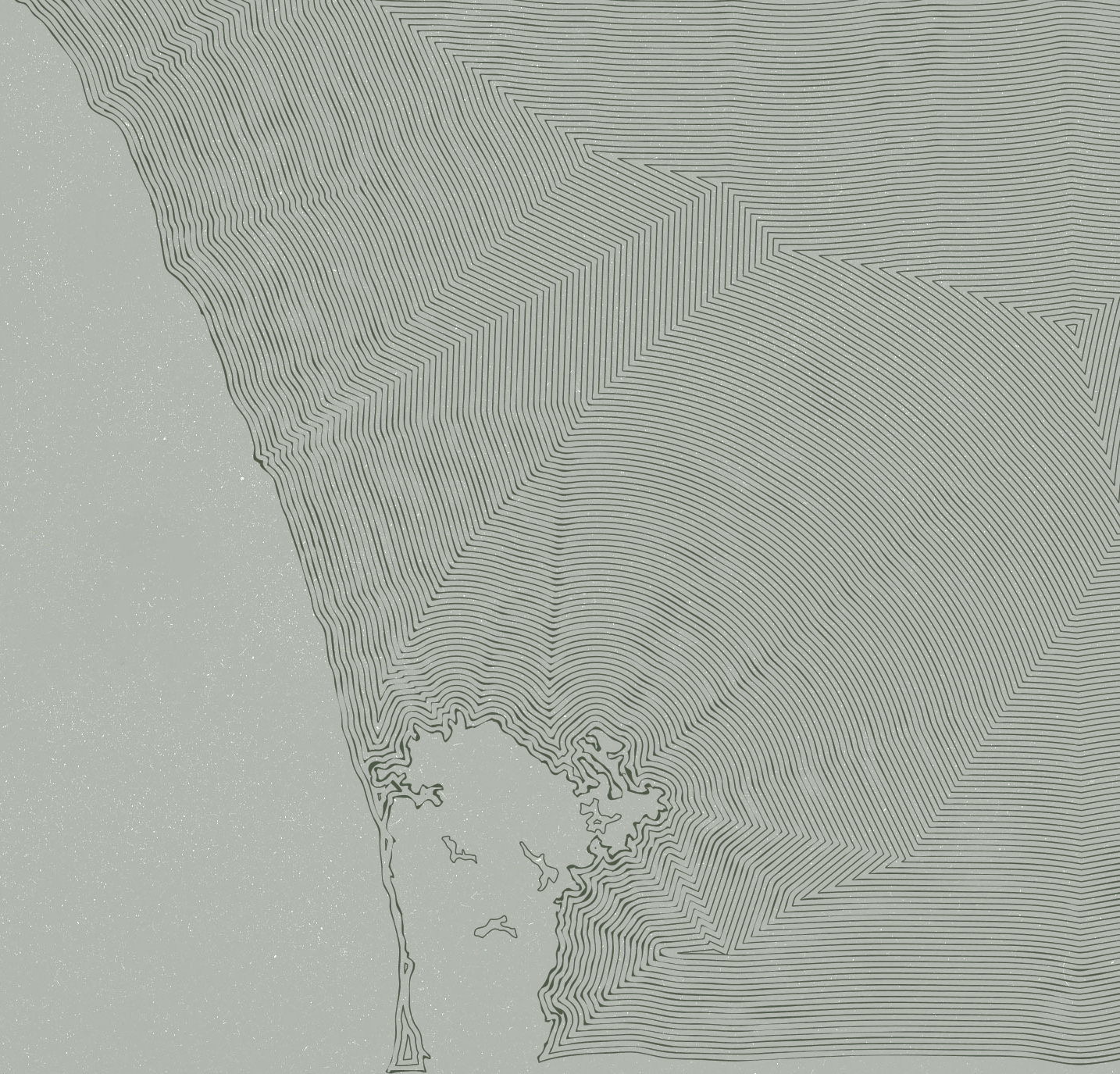
SASCAB INTERIOR ROADS

RAINWATER COLLECTION
CHANNEL

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PROTOTYPE

HOUSES



PROTOTYPE A



PROTOTYPE A



PROTOTYPE A

- 01. KITCHEN
- 02. DINING ROOM
- 03. ROOM
- 04. INTERNAL GARDEN
- 05. GUEST BATHROOM
- 06. BEDROOM A
- 07. CLOSET A
- 08. BATHROOM A / B
- 09. BEDROOM B
- 10. CLOSET B
- 11. EXTERNAL GARDEN
- 12. STUDY
- 13. WASHING AREA
- 14. LOCK OFF
- 15. CLOSET L
- 16. DRESSING TABLE
- 17. BATHROOM L
- 18. PARKING



CONSTRUCTION M²: 119.64 m²

PROTOTYPE A PLUS



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PROTOTYPE A PLUS



PROTOTYPE A PLUS (LOW LEVEL)

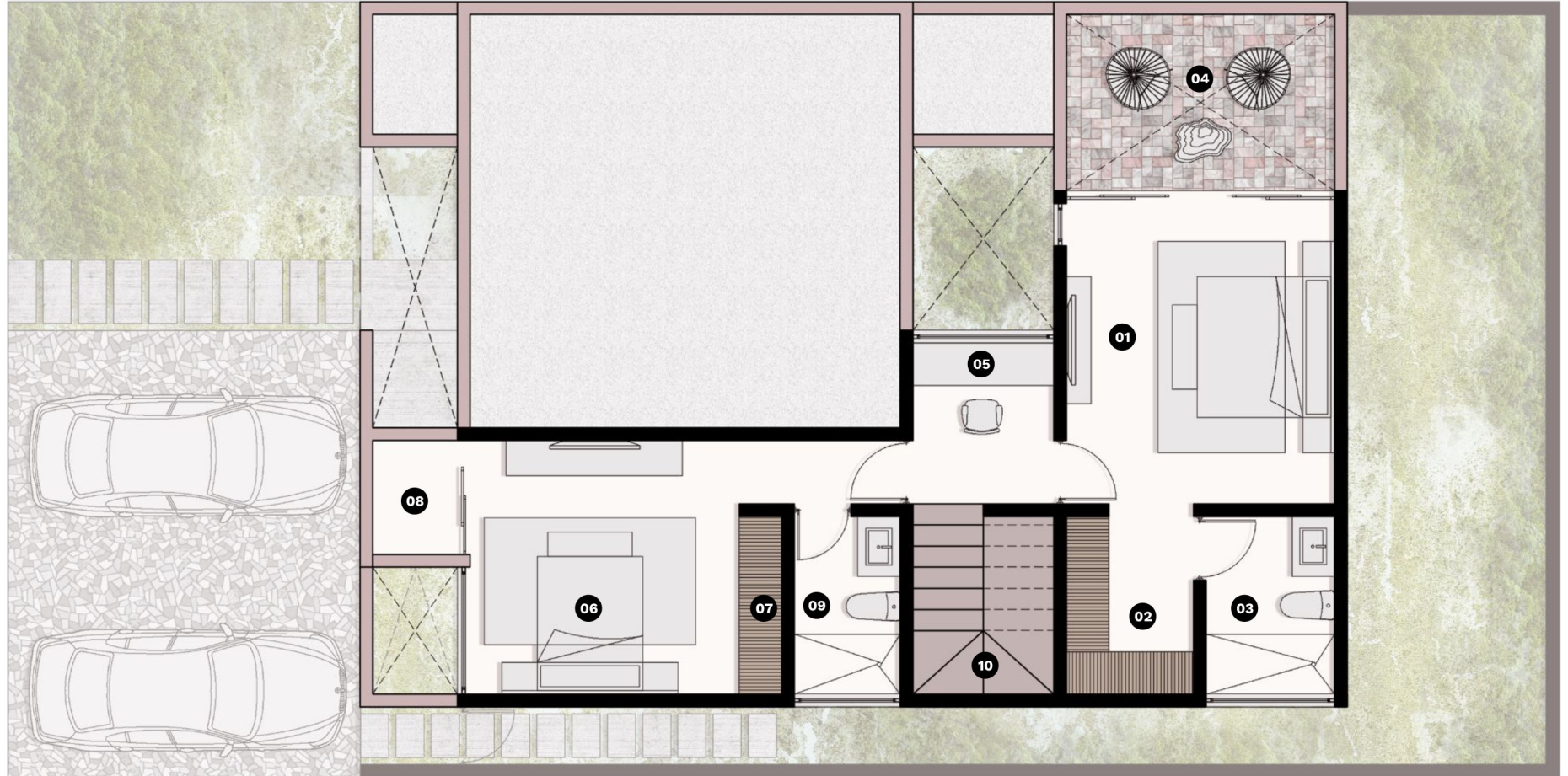
- 01. KITCHEN
- 02. BREAKFAST AREA
- 03. DINING ROOM
- 04. WASHING AREA
- 05. INTERNAL GARDEN
- 06. ROOM
- 07. GUEST BATHROOM
- 08. EXTERNAL GARDEN
- 09. TERRACE
- 10. GRILL
- 11. LOCK OFF
- 12. CLOSET L
- 13. DRESSING TABLE
- 14. BATHROOM L
- 15. PARKING
- 16. VERTICAL CIRCULATION



CONSTRUCTION M²: 190.05 m²

PROTOTYPE A PLUS (TOP FLOOR)

- 01. BEDROOM A
- 02. CLOSET / DRESSING ROOM A
- 03. BATHROOM A
- 04. TERRACE
- 05. STUDY
- 06. BEDROOM B
- 07. CLOSET B
- 08. BALCONY
- 09. BATHROOM B
- 10. VERTICAL CIRCULATION



CONSTRUCTION M²: 190.05 m²

PROTOTYPE B



PROTOTYPE B



PROTOTYPE B (LOW LEVEL)

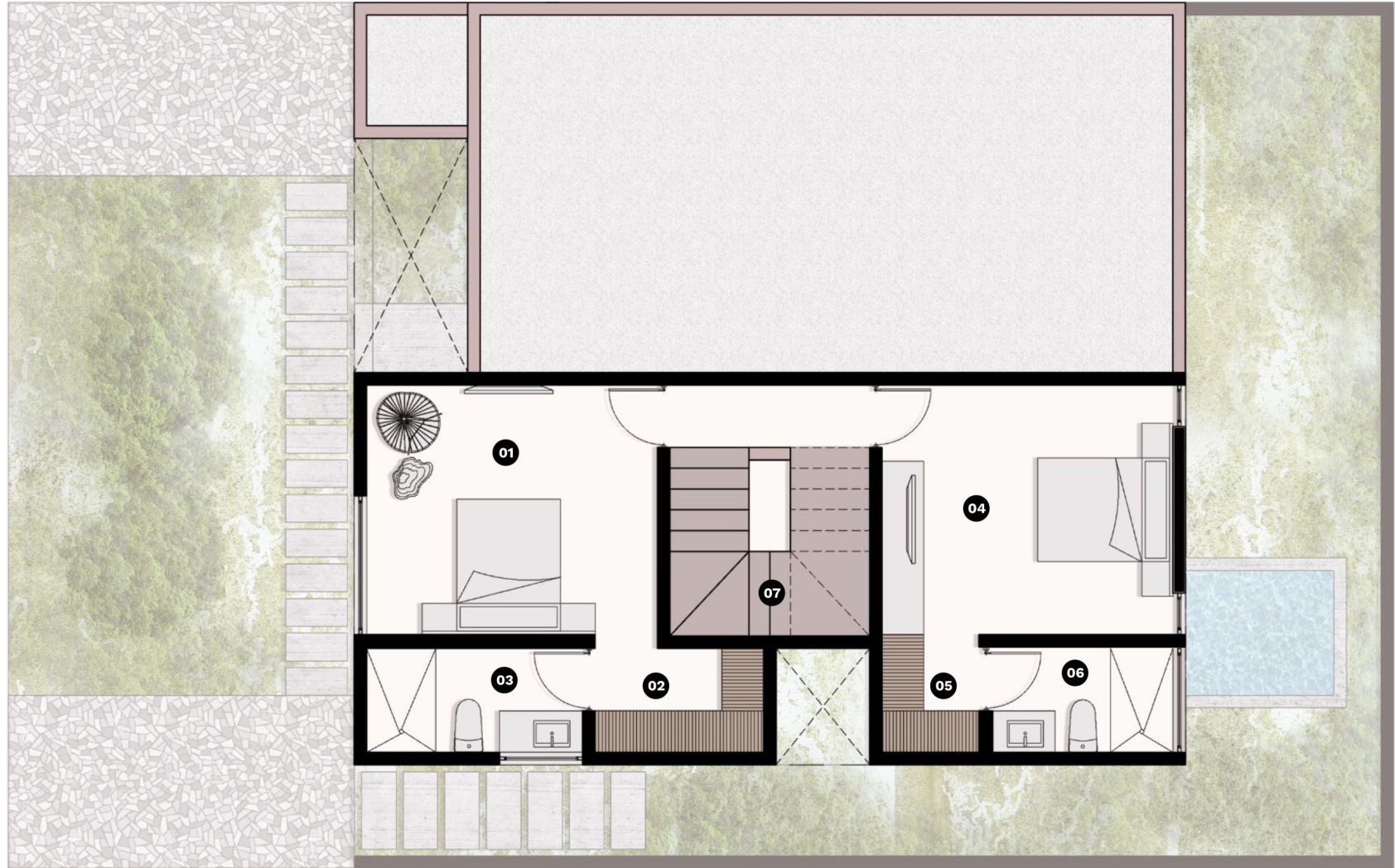
- 01. KITCHEN
- 02. BREAKFAST AREA
- 03. CUPBOARD
- 04. DINING ROOM
- 05. ROOM
- 06. GUEST BATHROOM
- 07. EXTERNAL GARDEN
- 08. TERRACE
- 09. GRILLS
- 10. POOL
- 11. LOCK OFF
- 12. CLOSET / DRESSING ROOM L
- 13. BATHROOM L
- 14. PARKING
- 15. VERTICAL CIRCULATION



CONSTRUCTION M²: 208.41 m²

PROTOTYPE B (LEVEL 1)

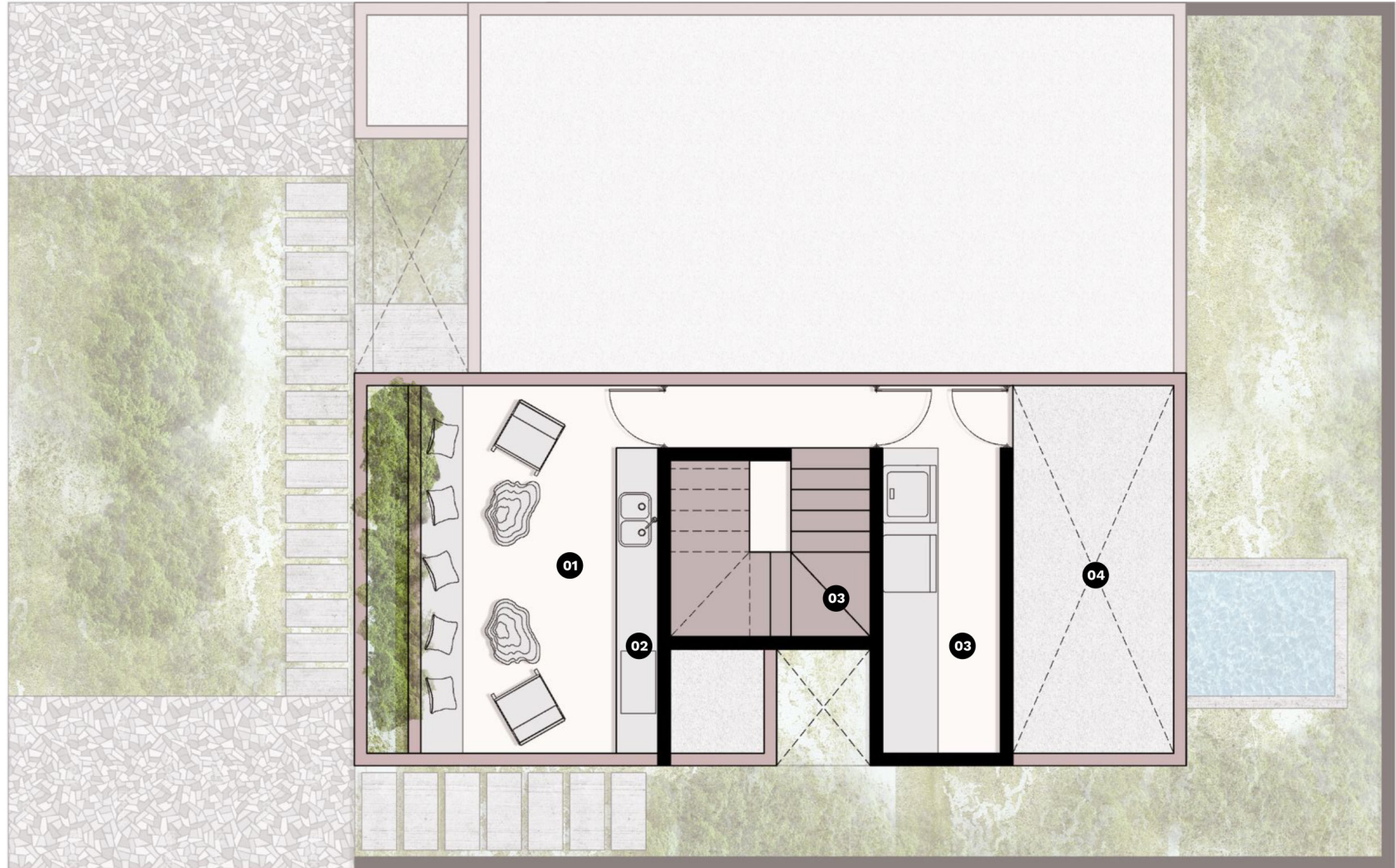
- 01. BEDROOM A
- 02. CLOSET / DRESSING ROOM A
- 03. BATHROOM A
- 04. BEDROOM B
- 05. CLOSET / DRESSING ROOM B
- 06. BATH B
- 07. VERTICAL CIRCULATION



CONSTRUCTION M²: 208.41 m²

PROTOTYPE B (LEVEL 2)

- 01. ROOF TOP
- 02. GRILLS
- 03. WASHING AREA
- 04. LAYING AREA
- 05. VERTICAL CIRCULATION



CONSTRUCTION M²: 208.41 m²



A H A W E L

A T T A W E I

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.

JULY
2027

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 PAKAL are also finished.

JULY
2027

GREEN AREAS

The gardening and interior landscaping works of PAKAL are concluded.

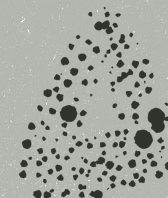
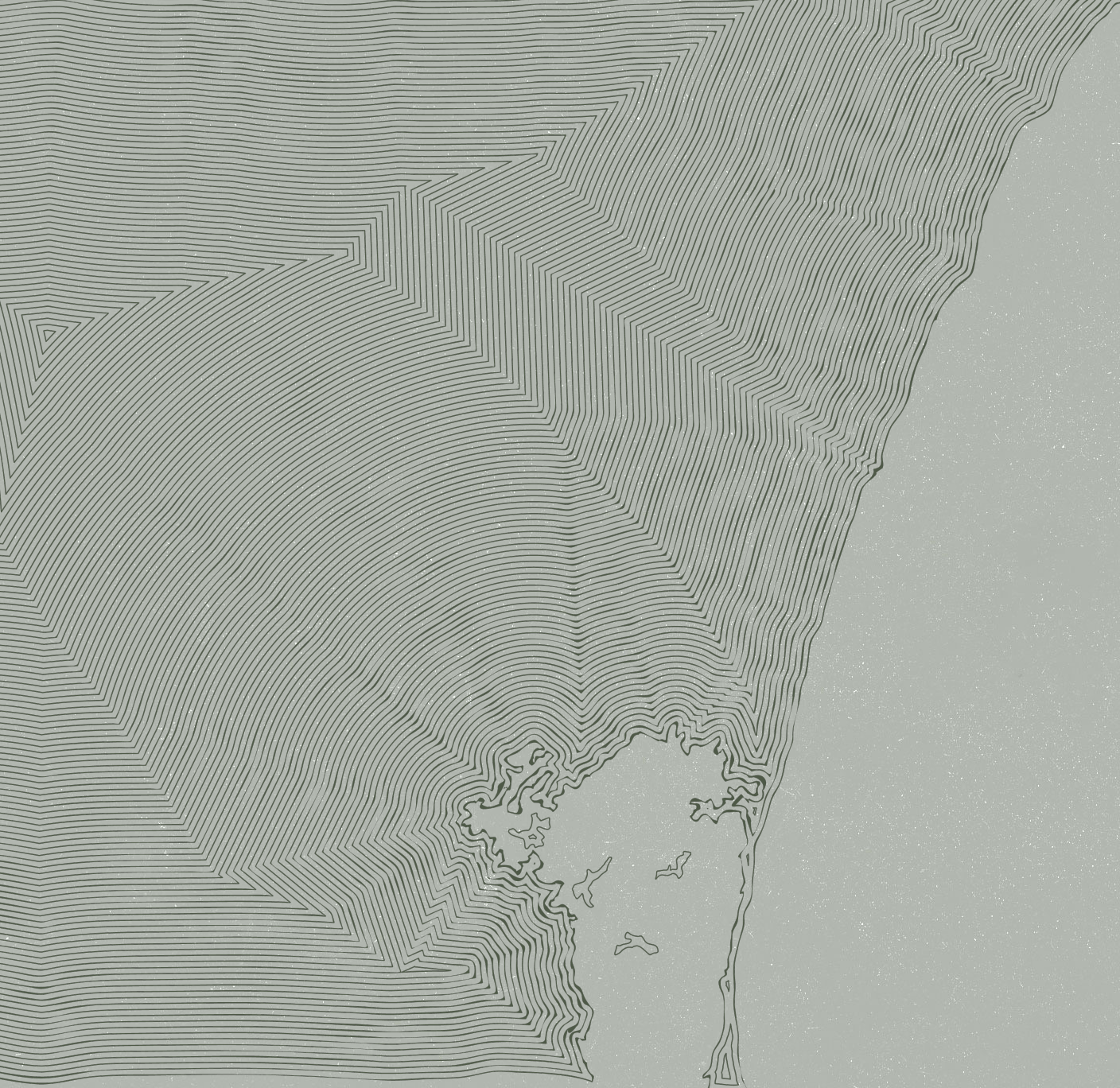
JULY
2027

CLUBHOUSE AND AMENITIES

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

From this moment, maintenance fees begin to be paid.

JULY
2027



INVEST FROM
\$ 46,639.8 USD

UP TO 48 MONTHS

EME DOS
DESARROLLOS