



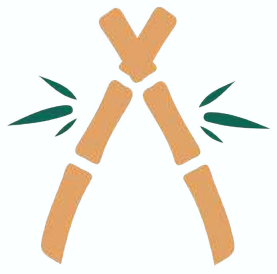
Ocean  
Condos

*Tulum*  
Way of living









  
Ocean  
Condos  
*Tulum*  
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## TOURIST DESTINATION

### LIVE IN TULÚM

SPIRITUALITY, MISTICISM, WORLD-CLASS THEME PARKS, GASTRONOMY, CENOTES AND MAYAN RUINS

### QUALITY & LIFESTYLE

URBAN DEVELOPMENT, SCHOOLS, SHOPPING MALLS, FIRST-CLASS RESTAURANTS, CITY CONNECTED TO THE SEA AND NATURE









- 50% investment increase in 2019\*
- High added value tourist area: 7-11%
- 76% occupancy rate according to AirBnB, VRBO, Expedia, Booking, etc.
- 2.2 million tourists in 2019
- Heritage
- 83.5% yearly vacation rental occupancy average rate in 2021 \*\*



- Cancún International Airport, Latin America's busiest airport
- Tulum International Airport (2023)
- Tren Maya (The Mayan Train) (2023)
- ADO transport stations
- Tulum - Cobá highway

# Ocean Condos Tulum

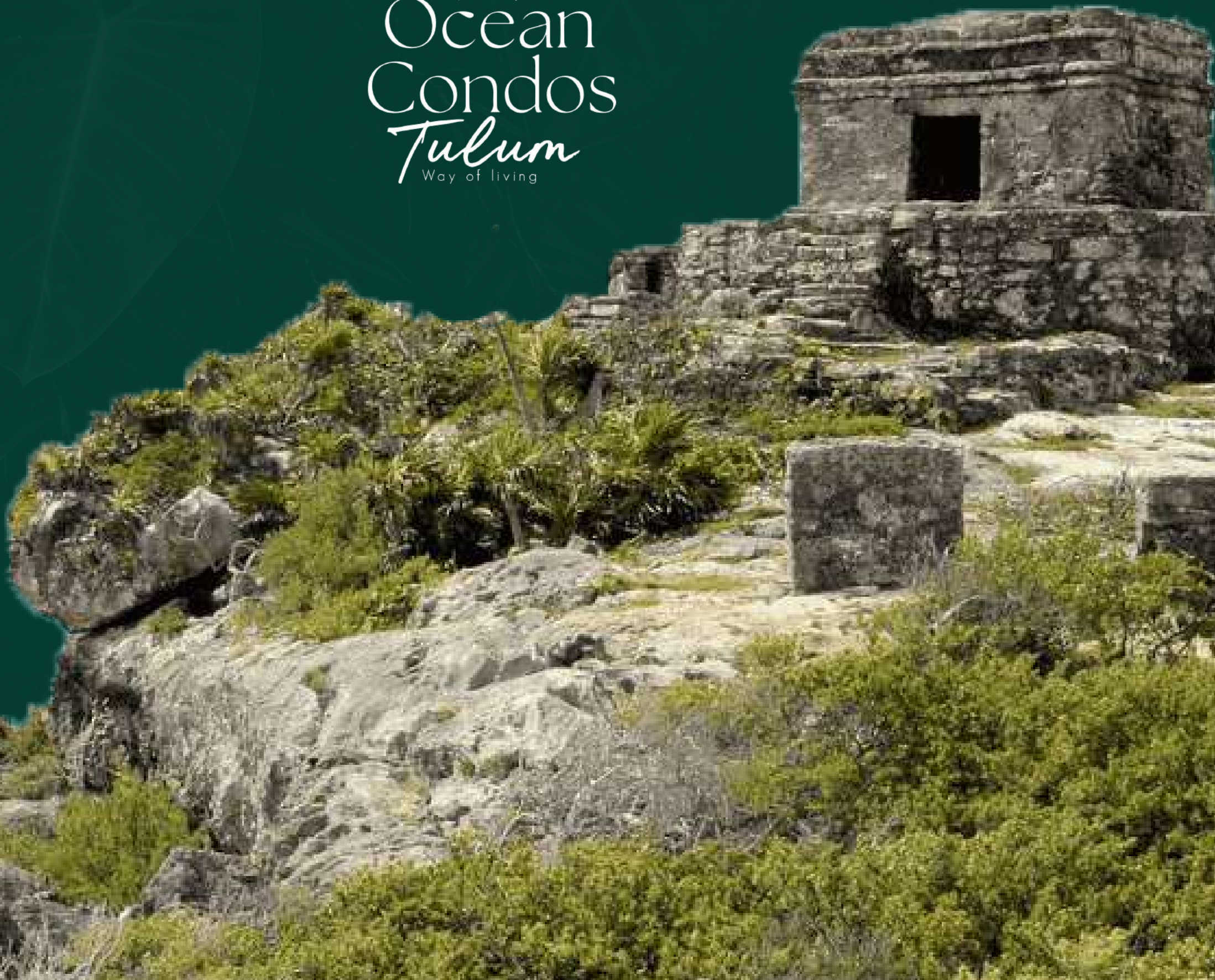
Way of living



- Aktun Chen
- Diving
- Cristalino cenote
- Escondido cenote
- Calavera cenote
- El Castillo, Kukulcán, Templo de los Frescos and the Templo del Dios Descendente.
- Snorkeling
- Gran Cenote de Tulum
- Tulum's reef natural underwater museum
- Tulum National Park
- Paraíso beach
- Cobá archeological area
- Tulum's archeological area
- Sian Ka'an biosphere



- PARKS
- BEACHES
- ISLANDS
- CENOTES
- MAYAN CIVILIZATION
- LOCAL AND INTERNATIONAL CUISINE
- GOLF, YACHTS, WATER SPORTS
- NIGHTLIFE
- ARCHEOLOGY







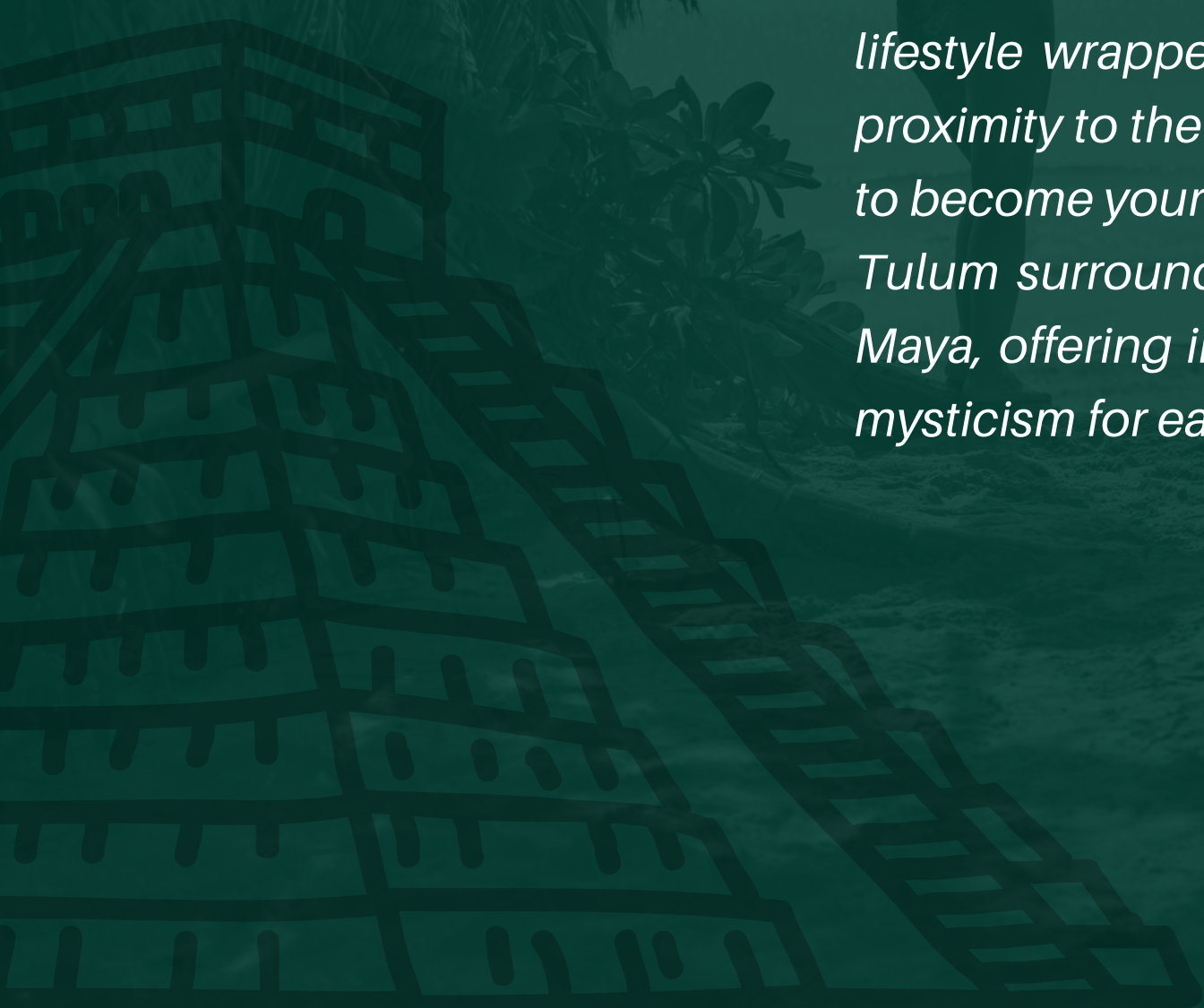




# TULUM

*In the land of the tropical jungle is a cultural treasure where nature is part of a lifestyle wrapped in traditions, gastronomy, music, archaeological sites and proximity to the Caribbean Sea, all this makes this place the ideal environment to become your home.*

*Tulum surrounds you with closeness, design and warmth within the Riviera Maya, offering international connectivity in tune with adventure activities and mysticism for each of its inhabitants.*





An aerial photograph of a tropical resort. The central feature is a large, irregularly shaped swimming pool with a greenish tint, surrounded by a sandy area. Several buildings with white and grey roofs are scattered around the pool. The resort is bordered by dense, lush green tropical forest. The text 'Way of Living' is overlaid in a large, white, cursive font, with an orange sunburst graphic behind the word 'of'.

# Way of Living





## WHY TULUM?

- **1.716.416** tourists in the last 5 years
- **6-9% ROI** for vacation and long-term rentals
- **49.1% yearly growth** rate in the last 5 years.
- **81.8% yearly average hotel occupancy rate\*\***
- **130% tourist influx** increase in the last 10 years\*\*
- **USD1081 M** yearly tourist economic revenue **in the last 5 years**

\*\* Source: SEDETUR/SEFIPLAN















Ocean Condos Way of Living is a concept where functionality and comfort interact in harmony, optimizing the use of natural light and outdoor spaces.

The communion between nature and the diversity of environments honors the modern architectural code of this mystical town in the heart of the Riviera Maya.







# LOCATION

Calle 12 sur, block 61, lot 5, Region 15  
77760 Tulum, Q.R.









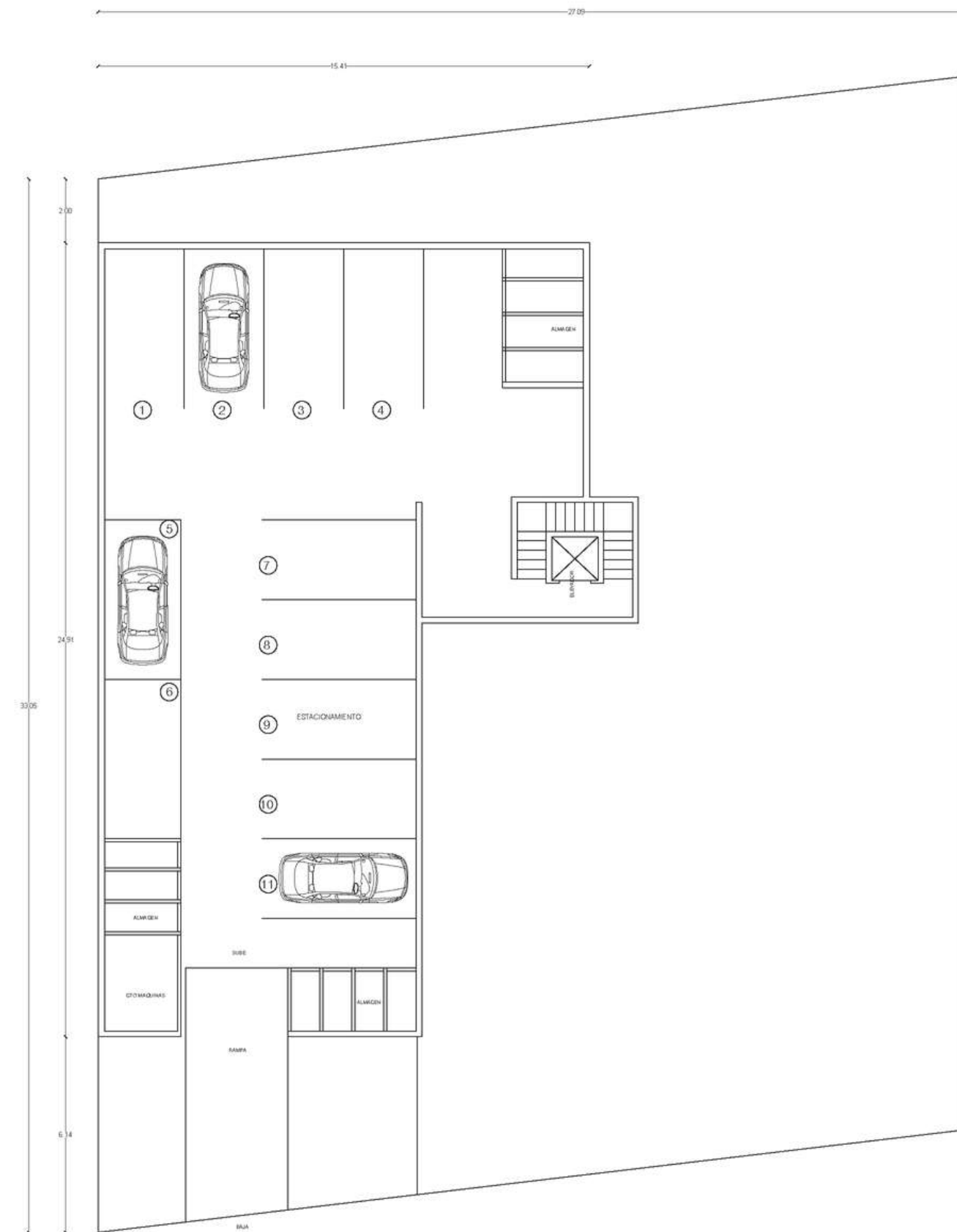


■ 47 UNITS ■ 4 LEVELS  
BASEMENT & ROOFTOP

*Nature, architecture & lifestyle*



# BASEMENT







# GROUND FLOOR/ FIRST LEVEL



# 2-4 LEVELS







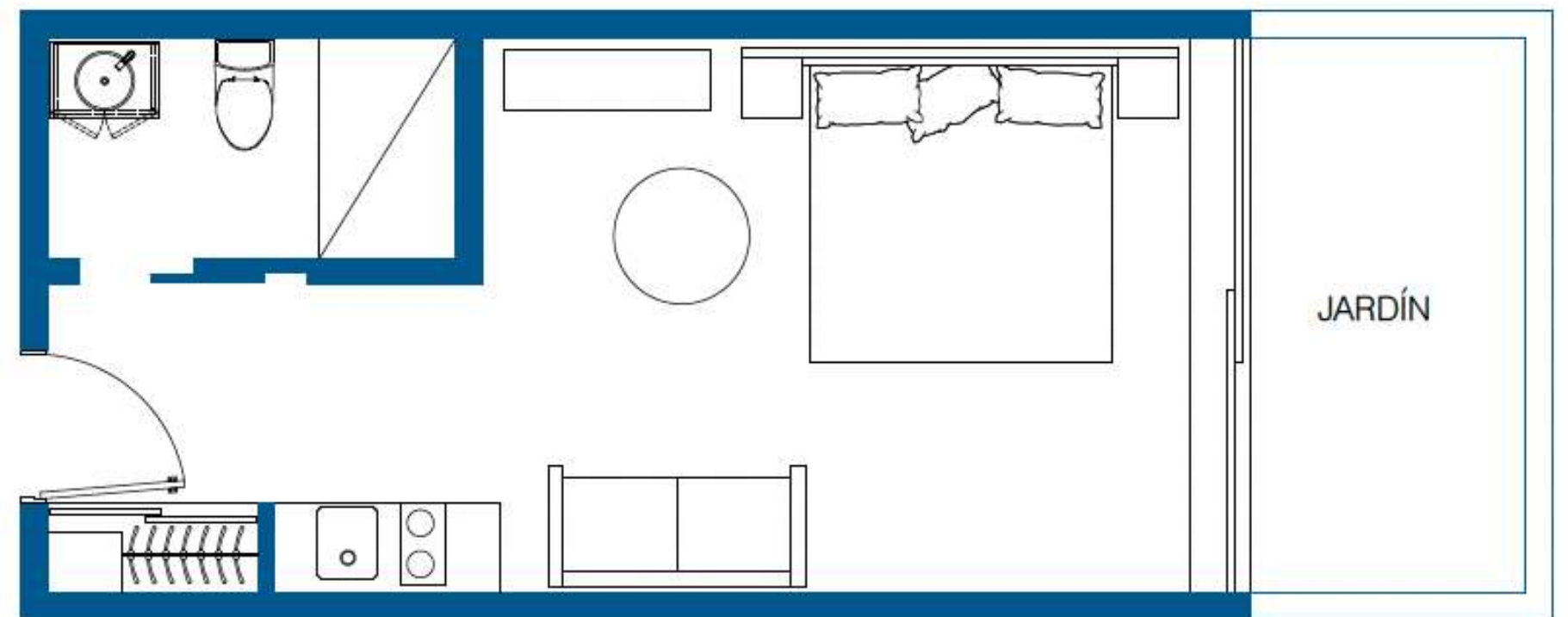
# ROOFTOP



# STUDIO

## GARDEN

From 37.87 m<sup>2</sup> - 39.71 m<sup>2</sup>

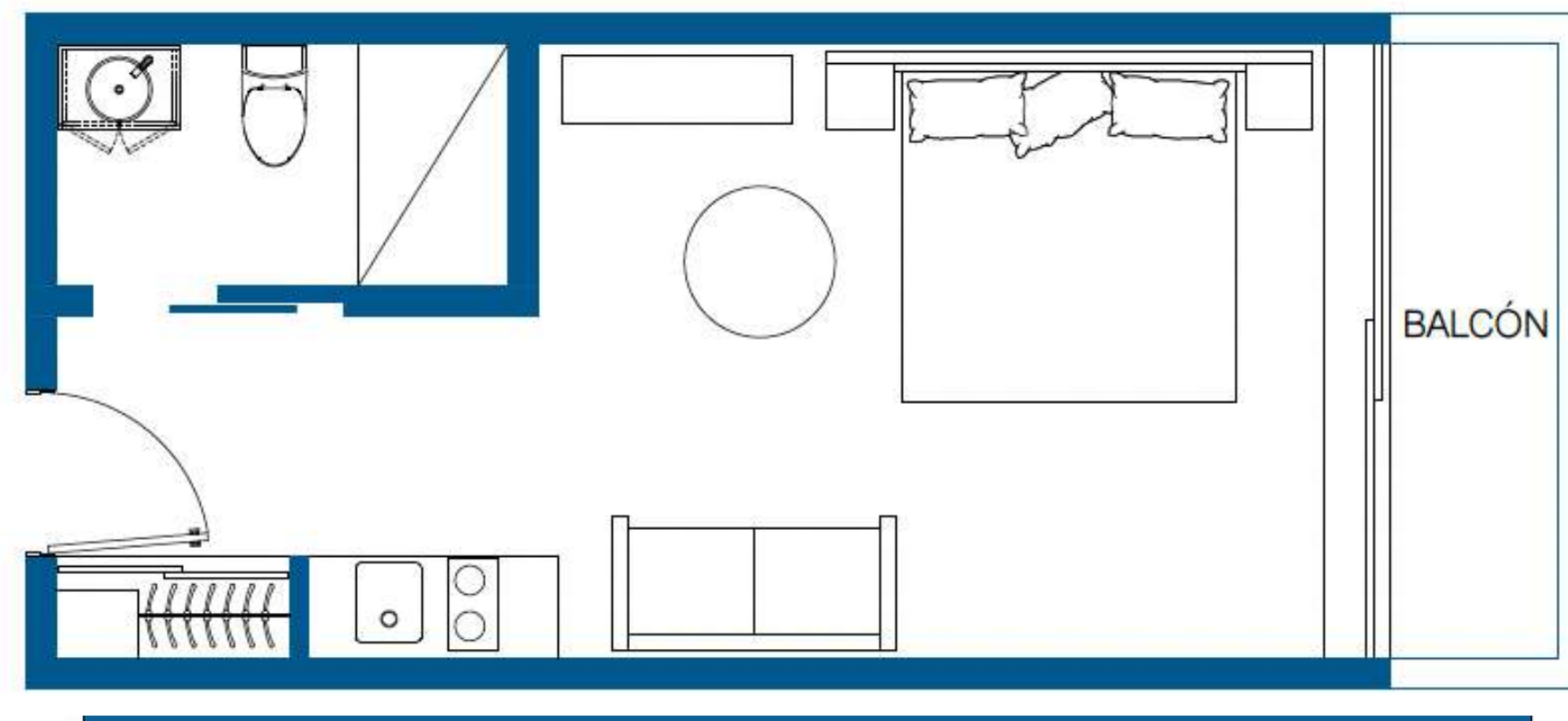




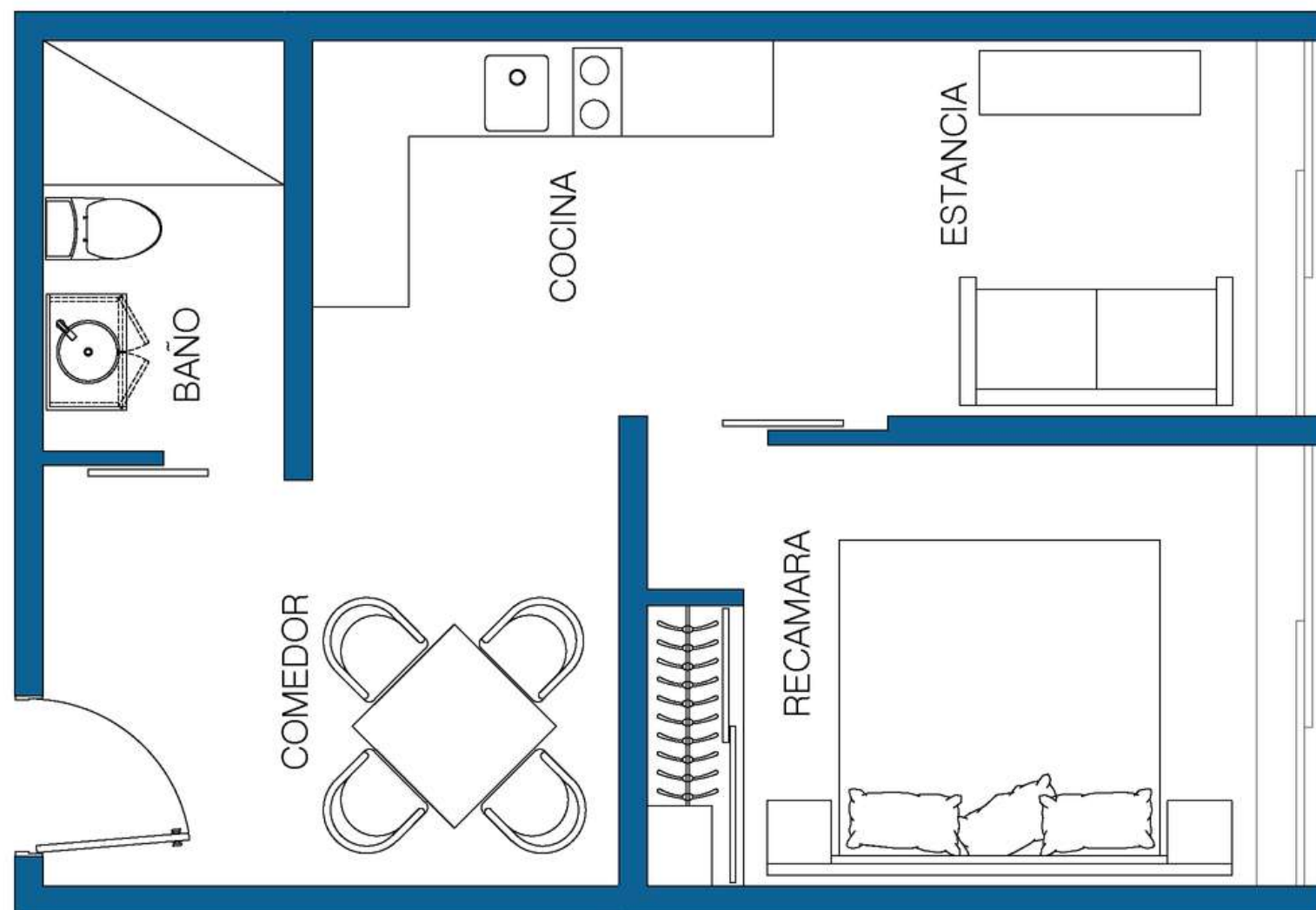
# STUDIO

## BALCONY

From 31.51 m<sup>2</sup> - 36.47 m<sup>2</sup>





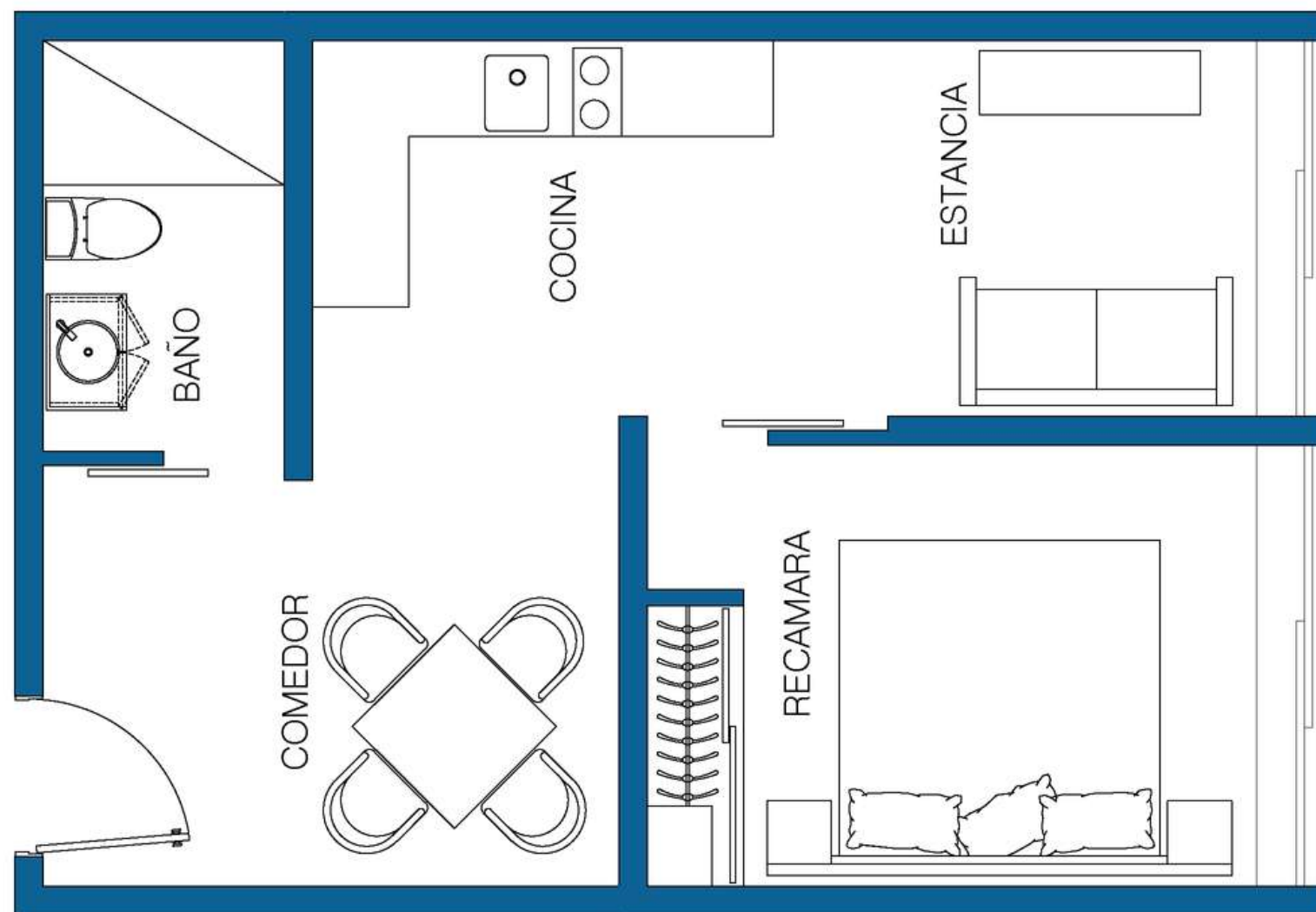


# 1 BEDROOM

## GARDEN

from 55.82 m<sup>2</sup> - 60.43 m<sup>2</sup>





# 1 BEDROOM

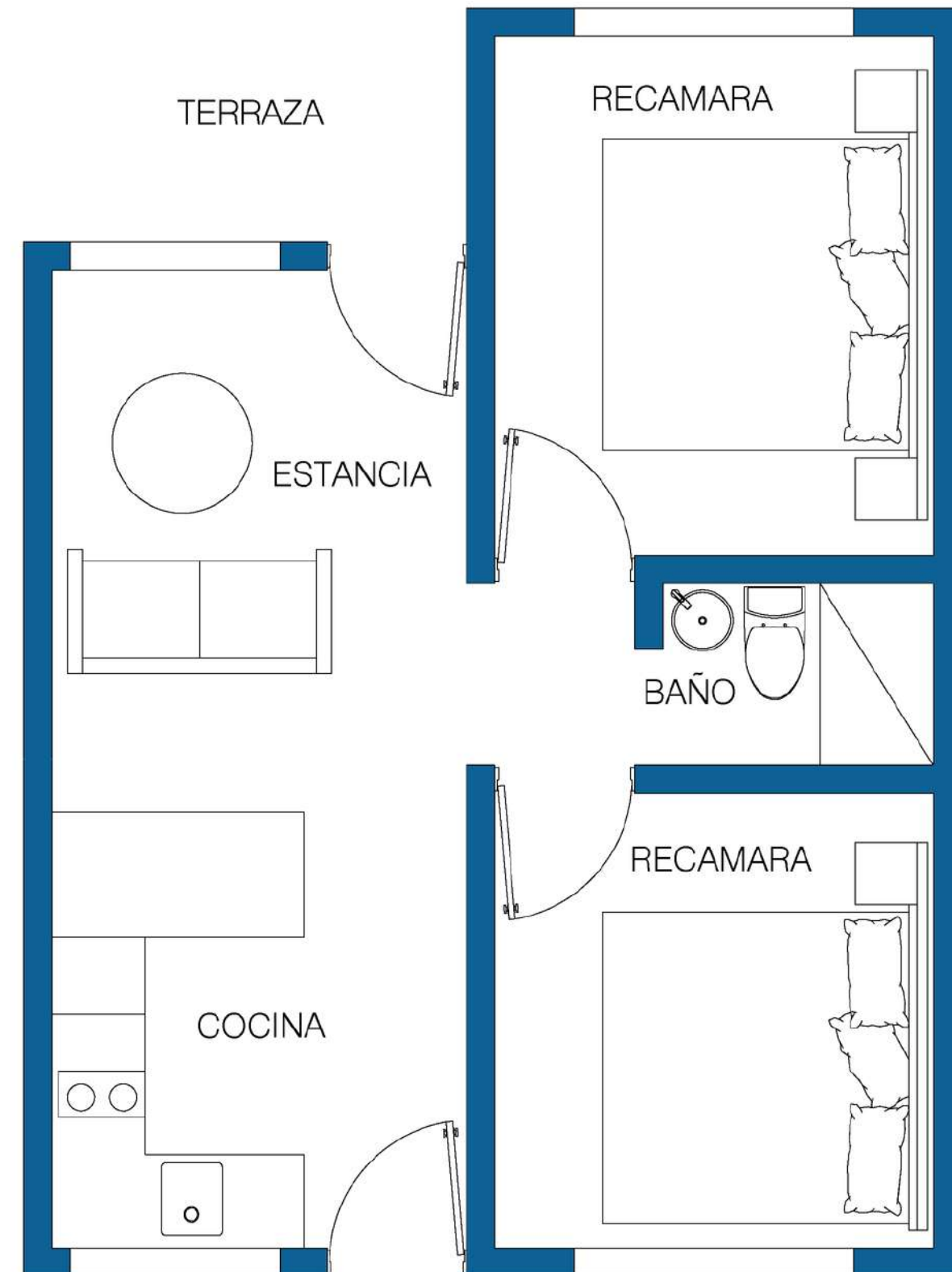
## BALCONY

From 50.37 m<sup>2</sup> - 51.41 m<sup>2</sup>



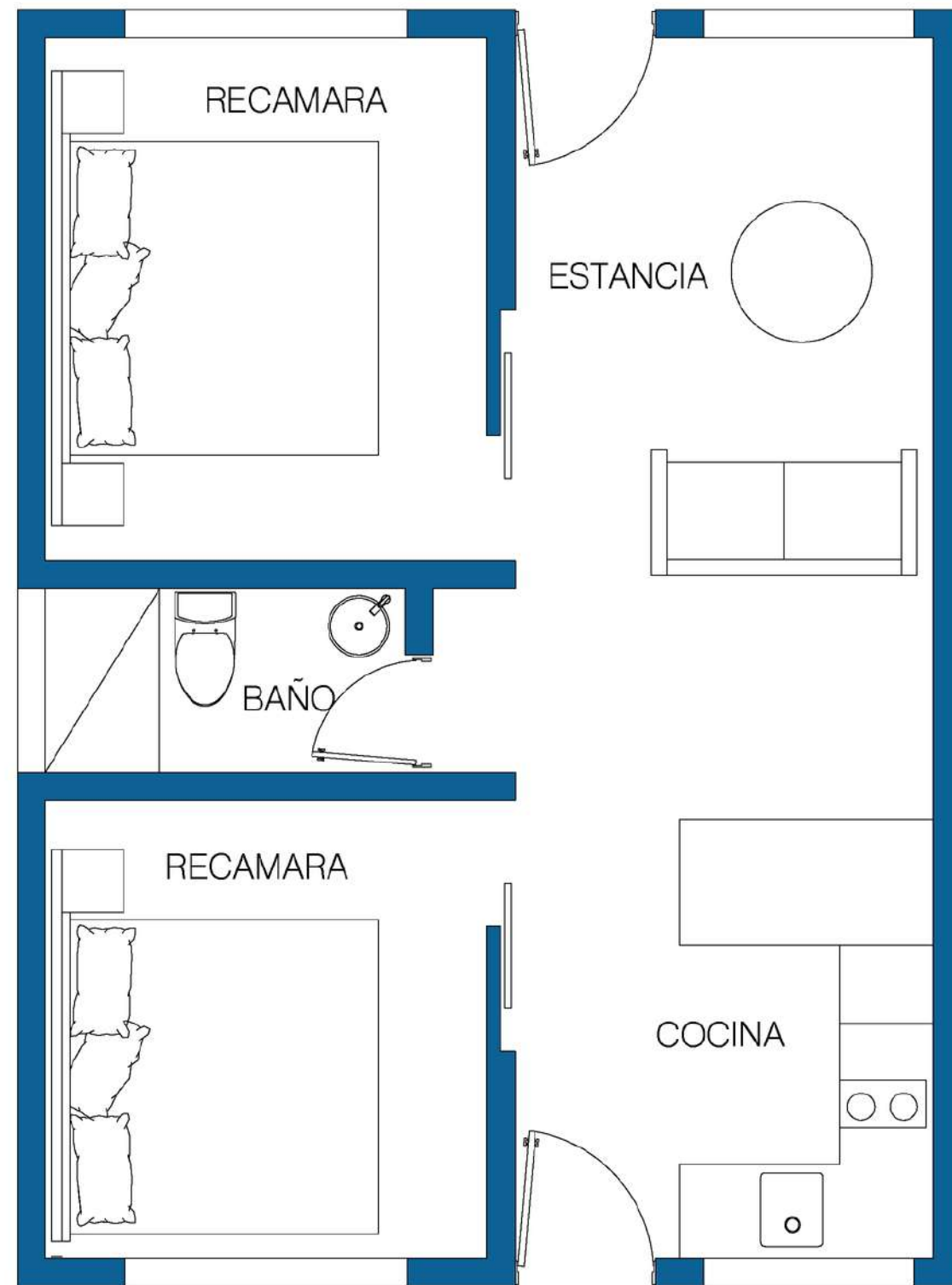
# 2 BEDROOMS TYPE A

From 53.57 m<sup>2</sup> - 61.84 m<sup>2</sup>





TERRAZA



# 2 BEDROOMS TYPE B

From 52.67 m<sup>2</sup> - 65.11 m<sup>2</sup>









# AMENITIES



• Rooftop



• Grills



• Loungers



• Fire pit



• Showers on rooftop



• Restaurant



• Two Rooftop pools



• Elevator



• Underground parking lot



• Outdoor parking lot



• Laundry area



• Storage







# HIGHLIGHTS

- Tulum's holistic area
- Nature inspired development with 2 pools
  - Surrounded by relevant tourist sites
- Near main roads and direct access to the beach
  - Minutes away from the hotel zone







