

PHASE I & II



EXPLORE, DISCOVER & LIVE

A NEW DESTINATION

A new habitat

Presale 2023

Delivery September 2025



DEVELOPER

A team of North American investors, passionate about the magic, culture, and positioning of Tulum as a tourist and investment destination, focused on developing sustainable projects with their own identity. They integrate the vibe of the Mayan jungle and the Mexican Caribbean into their concept.

CONCEPT BIOARCHITECTURE

Zen Tulum Habitat is a boutique architectural development inspired by a deep respect for the earth and the rich ancestral Mayan culture. It seamlessly integrates the magic and natural beauty of Tulum with the harmony of contemporary buildings.

We invite you to explore, discover, and live new experiences in connection with the natural environment and in the comfort of intimate spaces.

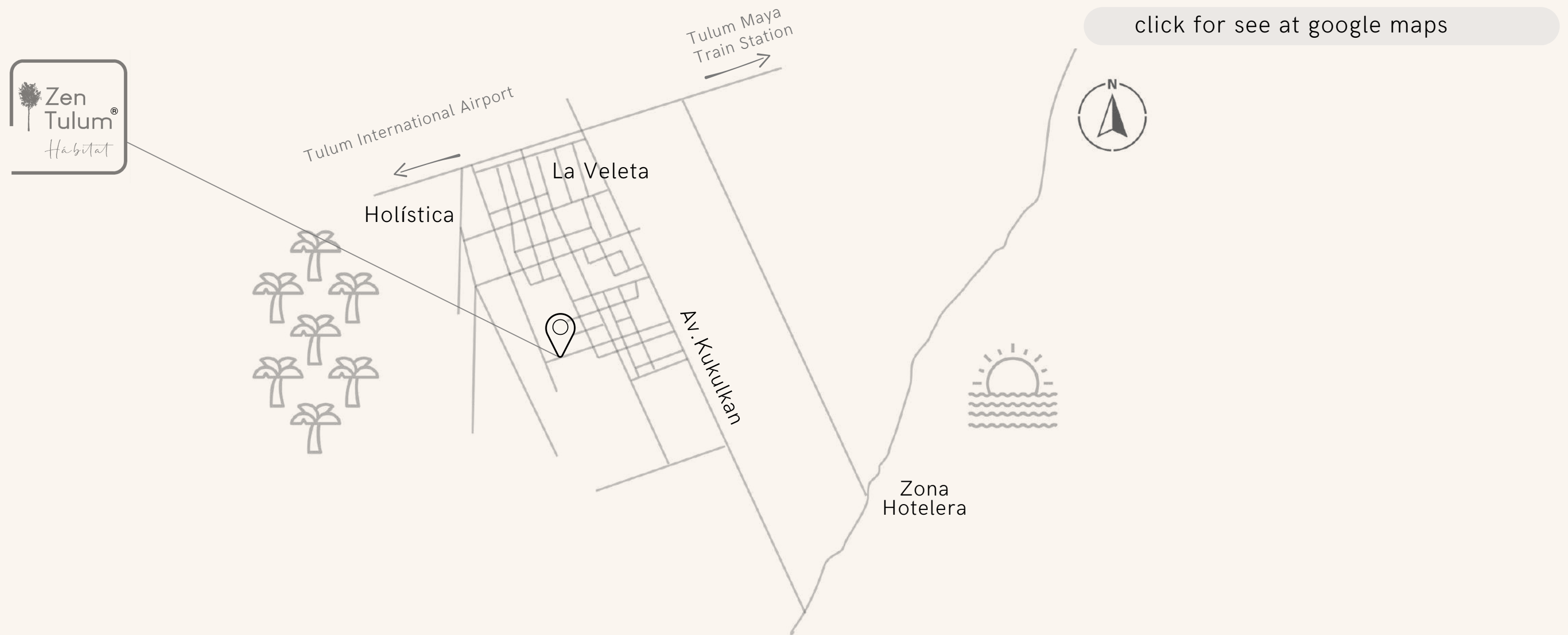



Illustrative image, subject to possible variations.

a new destination, a new habitat





PRIVILEGED LOCATION

Zen Tulum Habitat Phase I is located in Region 15 of Tulum, Riviera Maya. It is one of the areas with the highest growth and real estate development in the region, with direct access to the beach through the new Kukulcan Avenue.



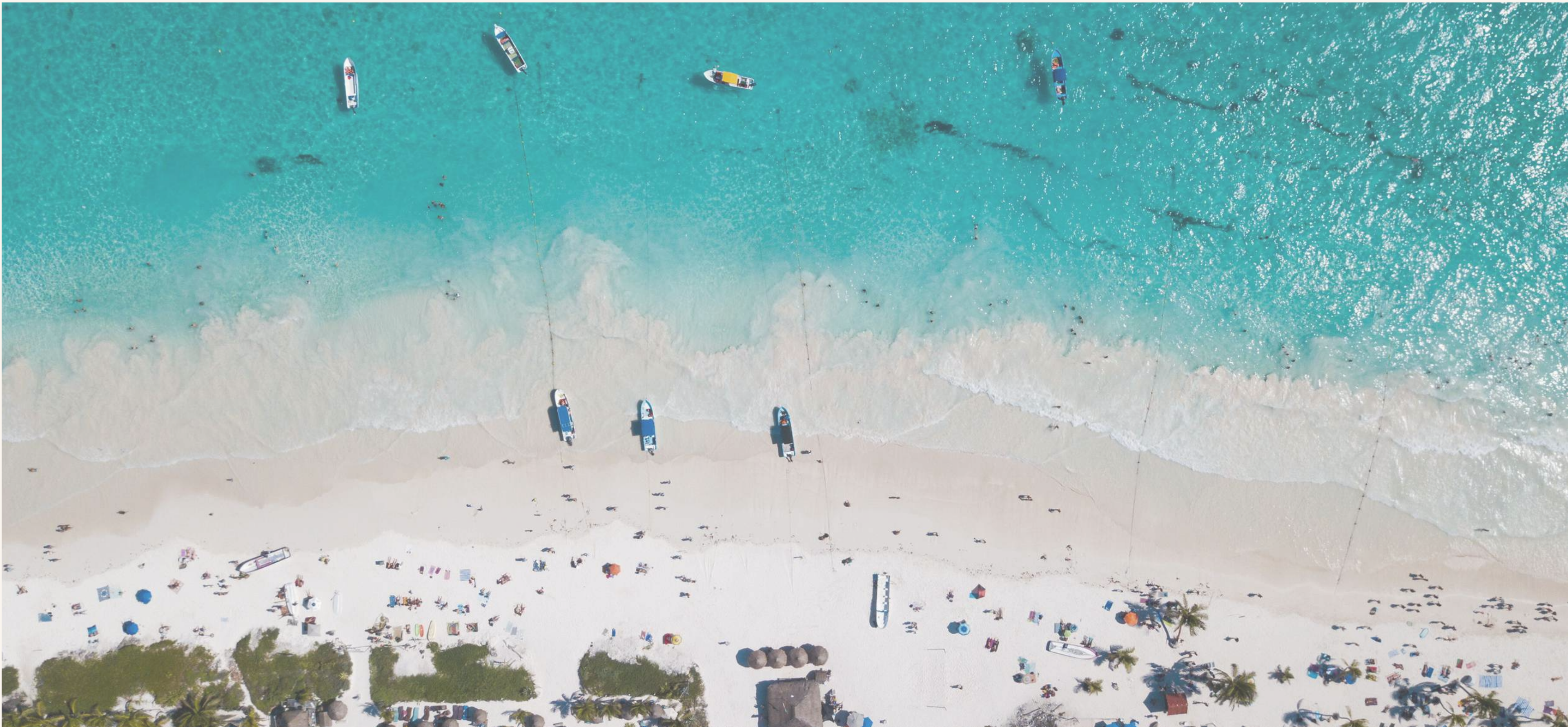
 Calle 9 Poniente. Mzna 60. Lote 11. Región 15, Tulum | Quintana Roo | Riviera Maya | México

Places of interest

-  23 Km Tulum Airport
-  ~7Km from the beach, Hotel Zone, and Cenotes
-  Restaurants
-  Beach access and the new Kukulcan Avenue.

TULUM

PUEBLO MÁGICO



In Tulum the Nature becomes the new luxury, setting the stage for the story of your everyday life. The lush jungle and turquoise tones of the Caribbean Sea provide a perfect environment to enjoy an unprecedented quality of life, from water sports to jungle hikes and visits to archaeological sites that transport you back in time.

But the most important aspect of Tulum is its magic, warmth, and timeless lifestyle. Here, you will find a refuge away from the hustle and bustle of urban life, where life flows in harmony with nature and tranquility is a way of living.

Tulum is for those who seek to reinvent their story, to be close to the elemental, in an eco-chic and natural environment that makes this Mayan city a magical town.

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Jungle | Caribbean Sea | Exciting | Gastronomy | Lifestyle | Wellness | Tulum Vibes | Mystic

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MASTER PLAN. ARCHITECTURAL FLOOR PLAN.

ZEN TULUM HÁBITAT 1

PHASE II

Delivery September 2025
Studio & 1 bedroom typologies
22 Units

PHASE I

Delivery September 2025
Studio & 1 bedroom typologies
22 Units

48
Units

61%

Green areas

70%

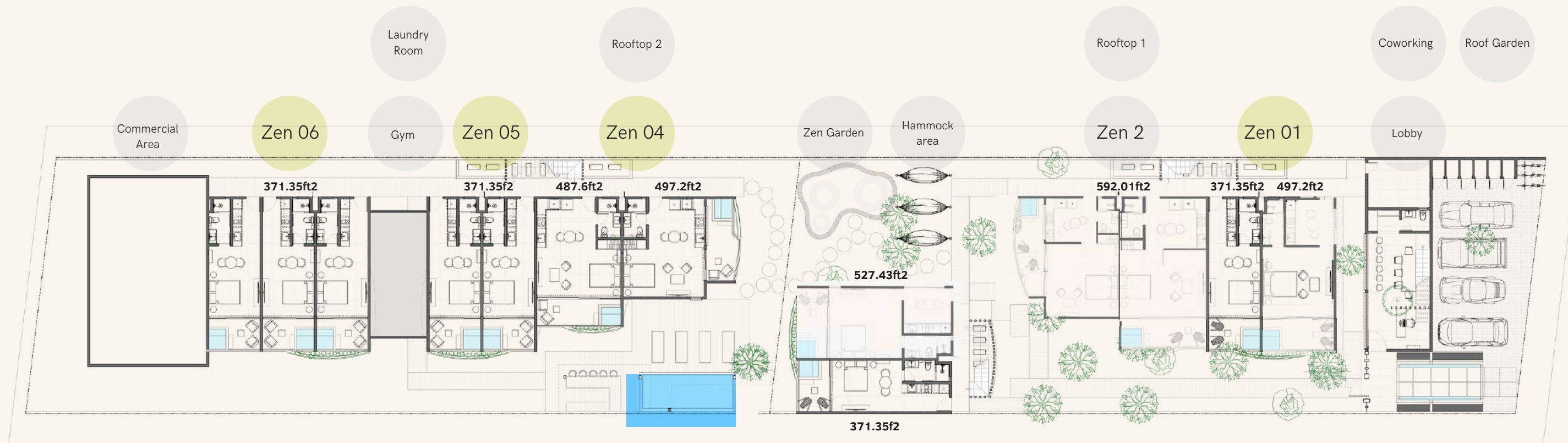
Preserved trees

2000ft²

Rooftop

360°

Panoramic View



Illustrative image, subject to possible variations.

Coming Soon
STAGE IV

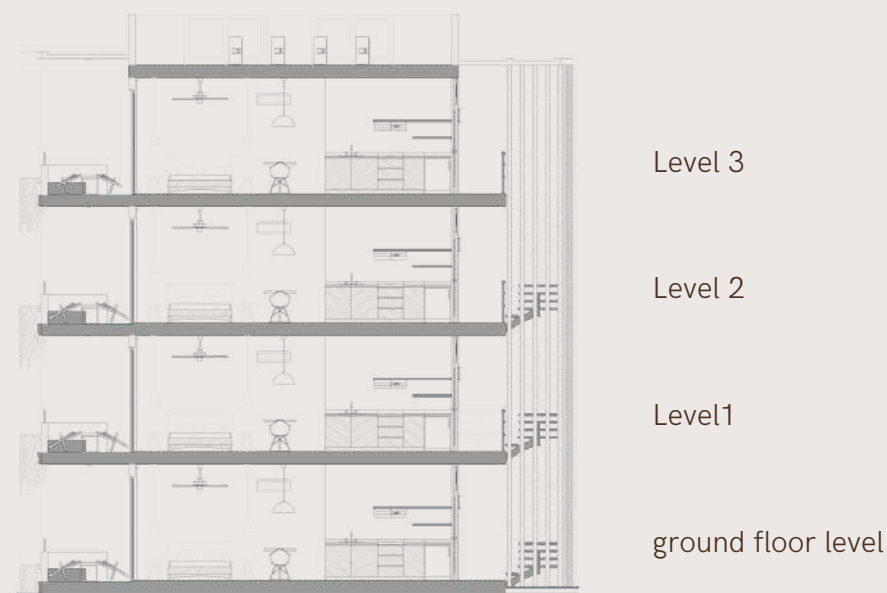
Coming Soon
STAGE III

CROSS SECTIONS



Bioarchitecture

ZEN TOWER 03



ZEN TOWER 02, ZEN 04



ZEN TOWER 01, ZEN 05, ZEN 06



Imagen ilustrativa, sujeta a posibles variaciones.

VASTU SHASTRA
FENG SHUI



a new destination, a new habitat

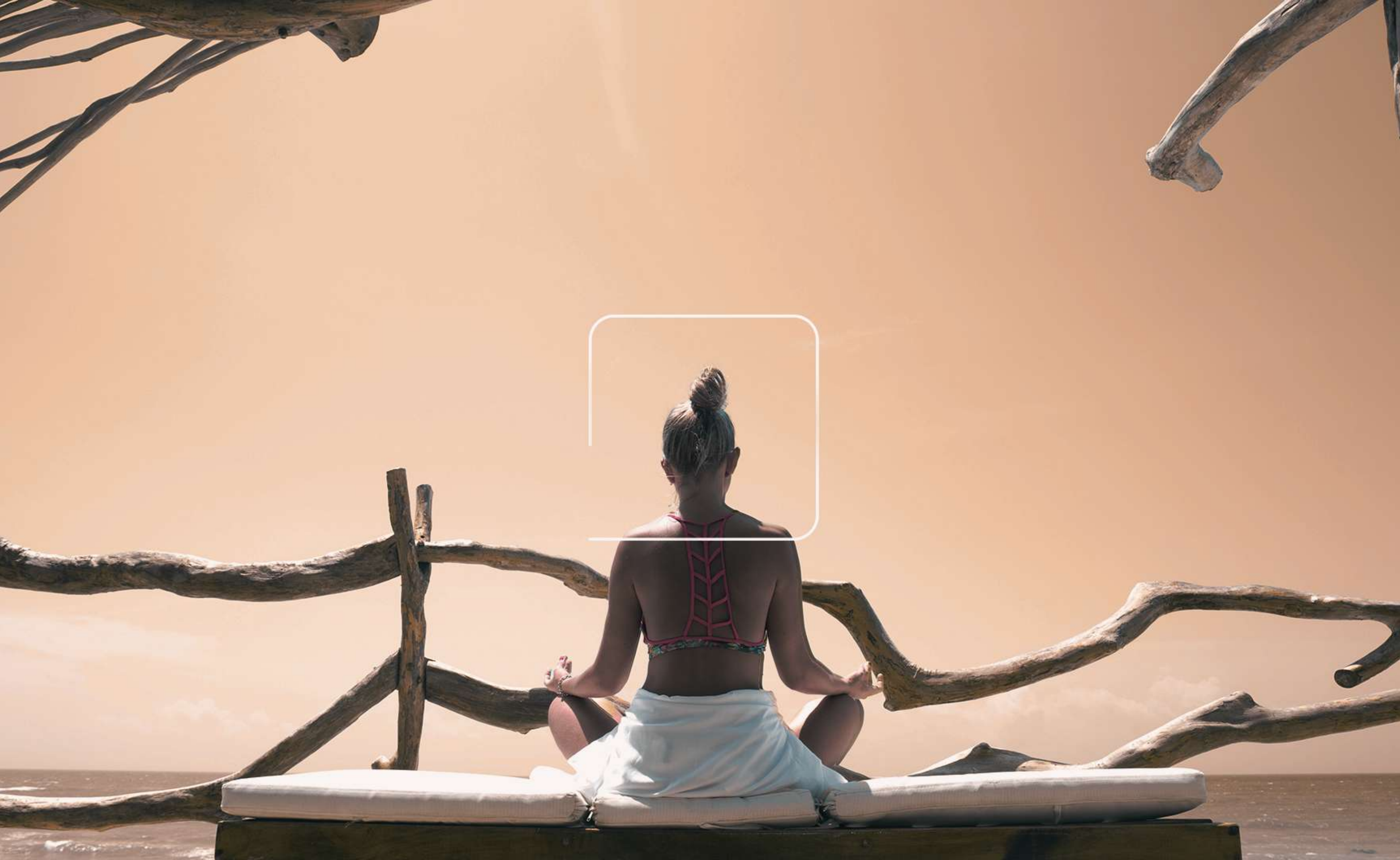




Tulum has a unique energy, which is why we have set out to achieve balance with its surroundings at Zen Tulum Habitat. We have accomplished this by applying ancient disciplines such as Vastu Shastra and Feng Shui in the architecture, orientation, and design of each of its areas.

We interrupt the speed of modern times and create comfortable spaces in constant connection with natural elements, resulting in a true habitat. We achieve a balanced relationship between the energetic flow of the spaces, the well-being of those who inhabit them, and the Earth.

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Zen
Tulum®
Habitat

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Illustrative image, subject to possible variations.



Illustrative image, subject to possible variations

Concept

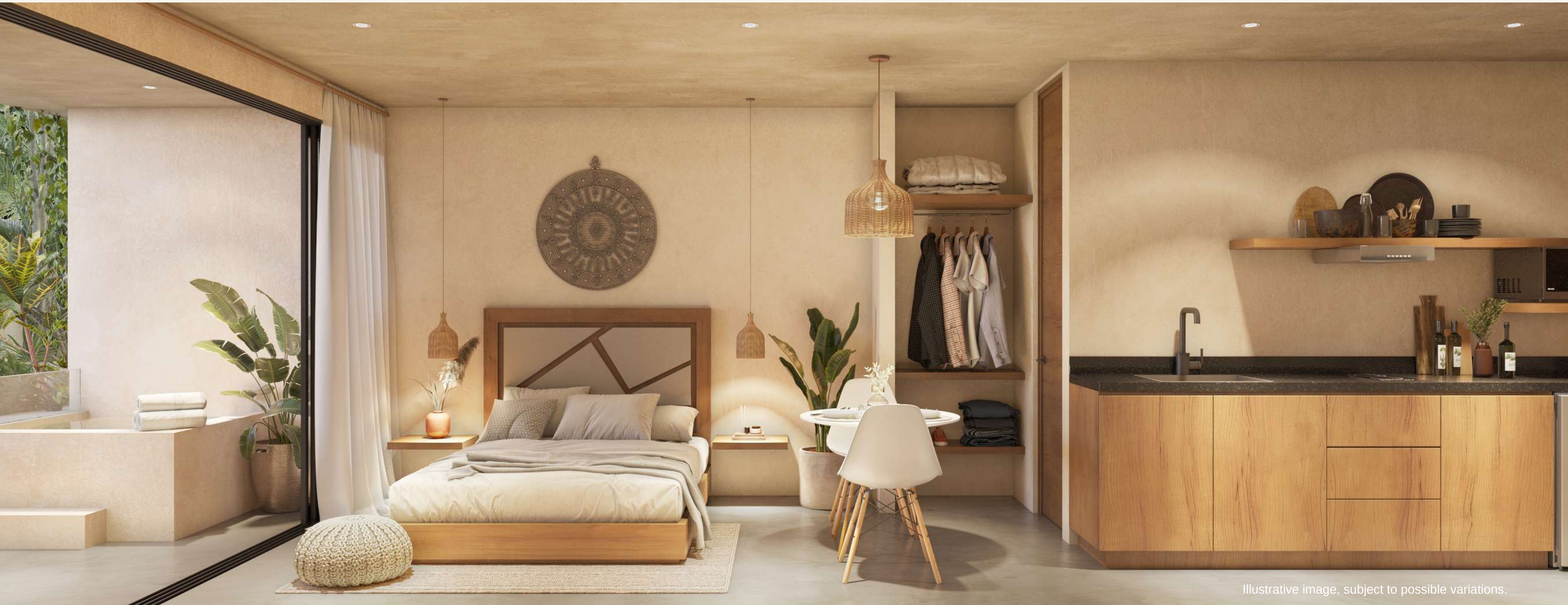
BIOARCHITECTURE INTERIOR DESIGN

Carefully designed, creating a direct connection with the natural environment from every space, through large glass windows, high ceilings, and spacious terraces.

Warmth and principles of Vastu Shastra and Feng Shui are incorporated into the orientation of the areas, curved shapes, colors, textures, and bodies of water, paying attention to every detail.

The interiors are coated with a mixture of quartz powder, promoting energetic balance and well-being.

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Illustrative image, subject to possible variations.

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371.35FT²



592.01FT²

Illustrative image, subject to possible variations.



592.01FT²

Illustrative image, subject to possible variations.

ROOFTOP 1



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Illustrative image, subject to possible variations.

Amenities

ROOFTOP 1 & 2

- Panoramic Pool
- Fire Pit
- Grill Area
- Loungers Area
- Bathroom

ROOF GARDEN

Wellness & Instagrammable
Concept

GROUND FLOOR LEVEL

- Lobby
- Coworking
- Zen Garden + Walking paths
- Hammocks Area
- Community Pool
- Bar
- Gym & Yoga
- Laundry Room
- Gastronomy + Room service
- Private Transportation

+12,900 ft² of shopping area
Zen District



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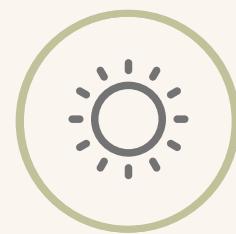
Sustainable design

A CONCEPT OF VALUE

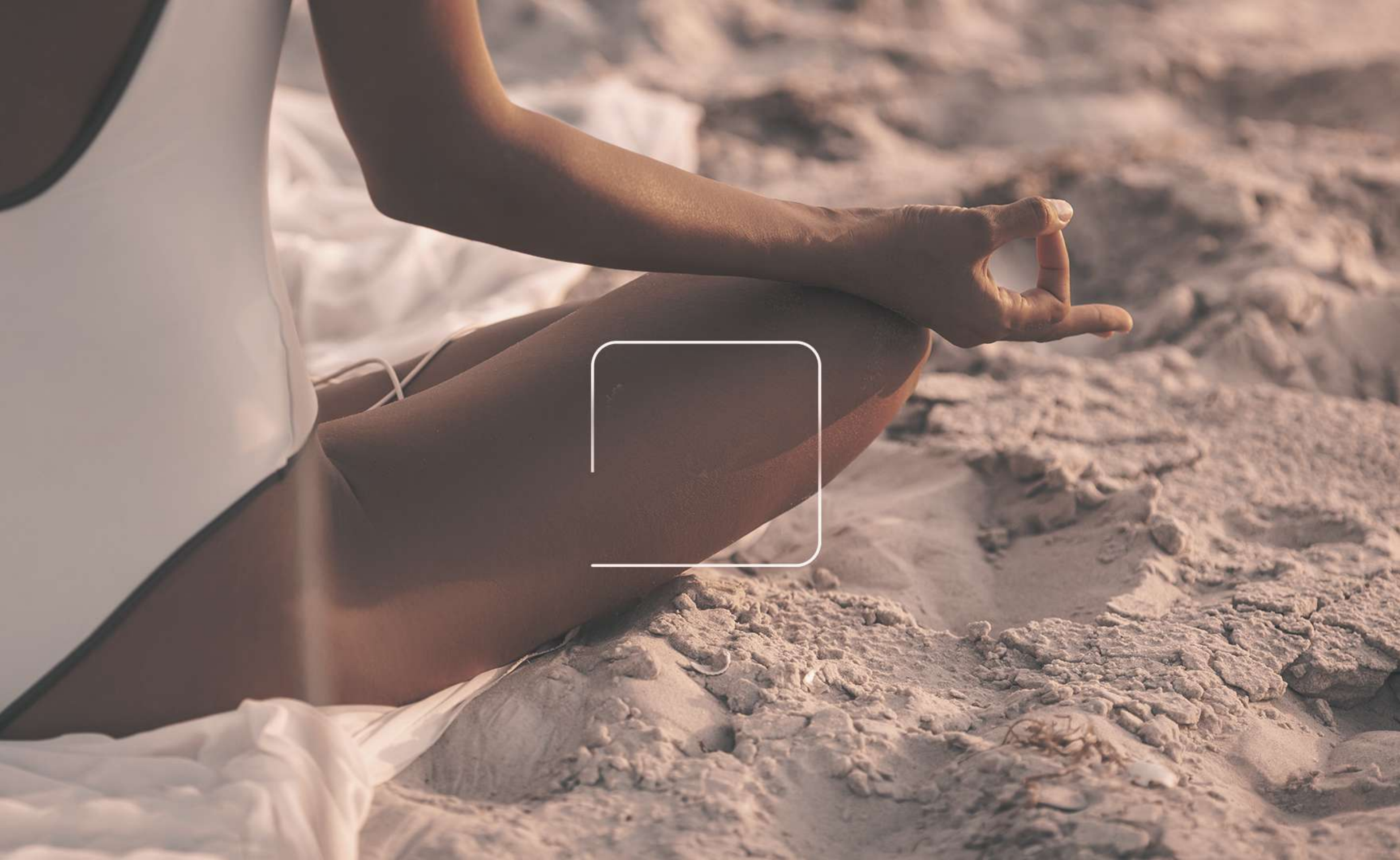
- Vastu Shastra + Feng Shui
- Dielectric Quartz
- Natural lighting + Bioclimatization

- Swimming Pool - Chemical-Free
- Endemic Gardening
- Solar Panels

a wellness destination

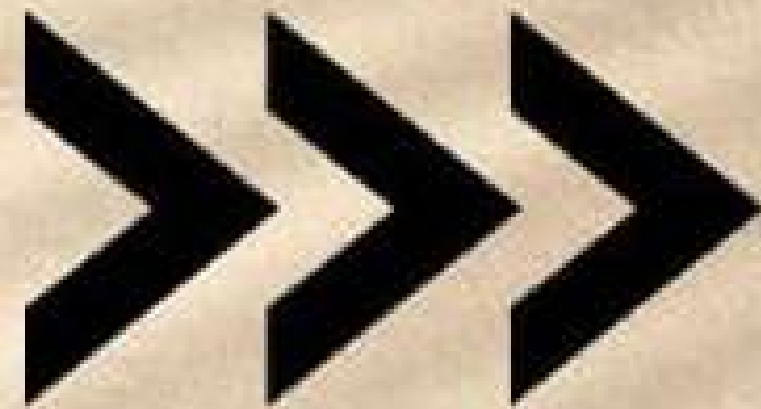


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Open

SHOWROOM





TYOLOGIES

48 UNITS

Turnkey

28 UNITS 371.35 ft²

03 UNITS 1 BEDROOM 487.60 ft²

05 UNITS 1 BEDROOM 592.01 ft²

06 UNITS 1 BEDROOM 497.20 ft²

04 UNITS 1 BEDROOM 527.34 ft²

Options: Private Plunge Pool | Lock off

1 BEDROOM

#TULUM+ 1R

TURNKEY

04 UNITS

Fully equipped and furnished

Total Area

497.20 ft²

Interior Space
376.73 ft²

Terrace
119.47 ft²

TOWER
ZEN 01

Units:

A01 | A03 | A05 | A07



Kitchen



Bathroom



One Bedroom



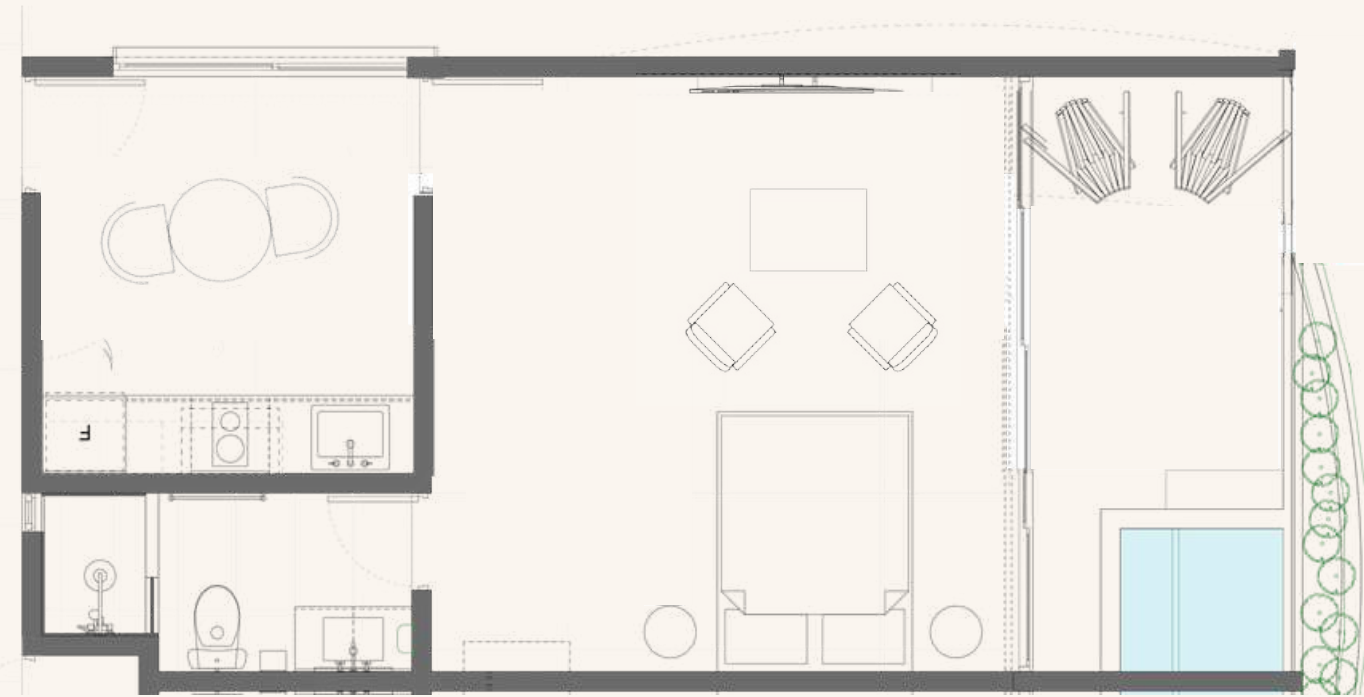
Terrace



Private Plunge Pool
(Optional)



Lock Off (Optional)



Corner location. Spacious window in the kitchen area. Terrace with a view of the internal central garden.



Illustrative image, subject to possible variations.

STUDIO

#TULUM LIVE+
TURNKEY

04 UNITS

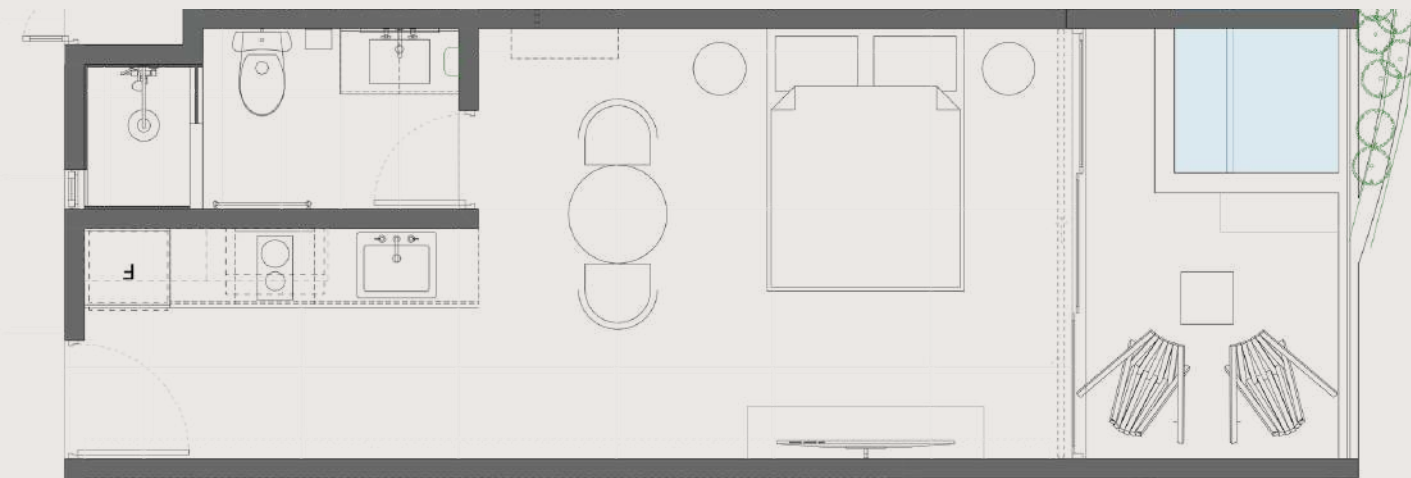
Fully equipped and furnished

Total Area

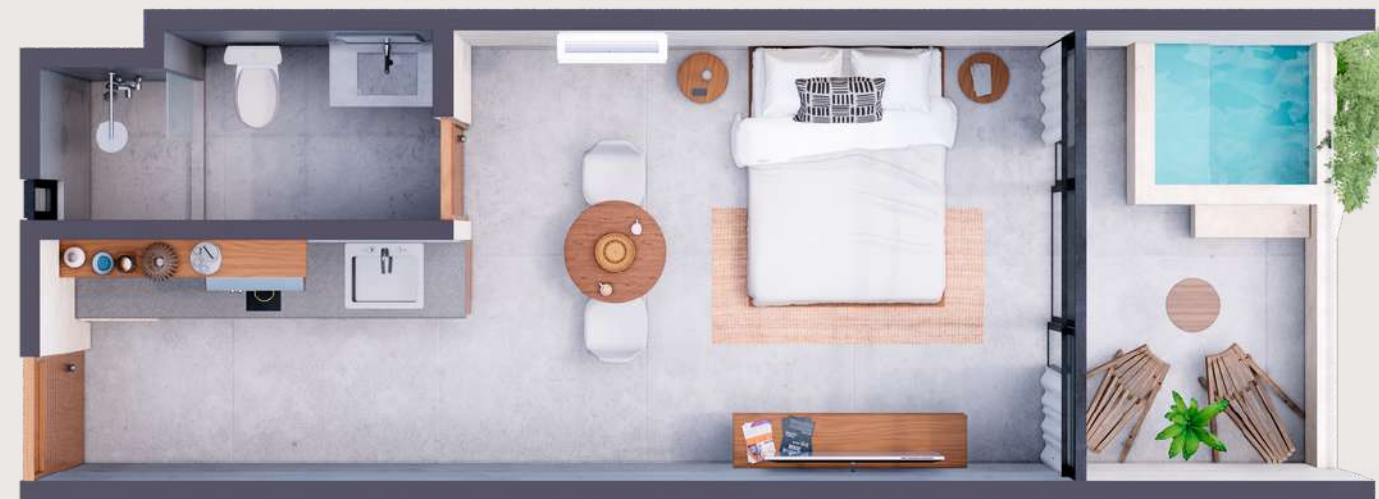
371.35 ft²

Interior Space
292.88 ft²

Terrace
78.47 ft²



View of the internal central garden.



Illustrative image, subject to possible variations.

TOWER

ZEN 01

Units:

A02* | A04 | A06 | A08



Kitchen



Bathroom



Studio



Terrace



Private Plunge Pool (Optional)



Lock Off (Optional)

These measurements are Ad Corpus

03 UNITS

Fully equipped and furnished

1 BEDROOM #TULUM+ 1R TURNKEY

The spacious terrace includes a larger window, allowing for a greater connection with the natural surroundings.

Illustrative image, subject to possible variations.







Total Area
592.01 ft²

Interior Space
460.26 ft²

Terrace
131.75 ft²

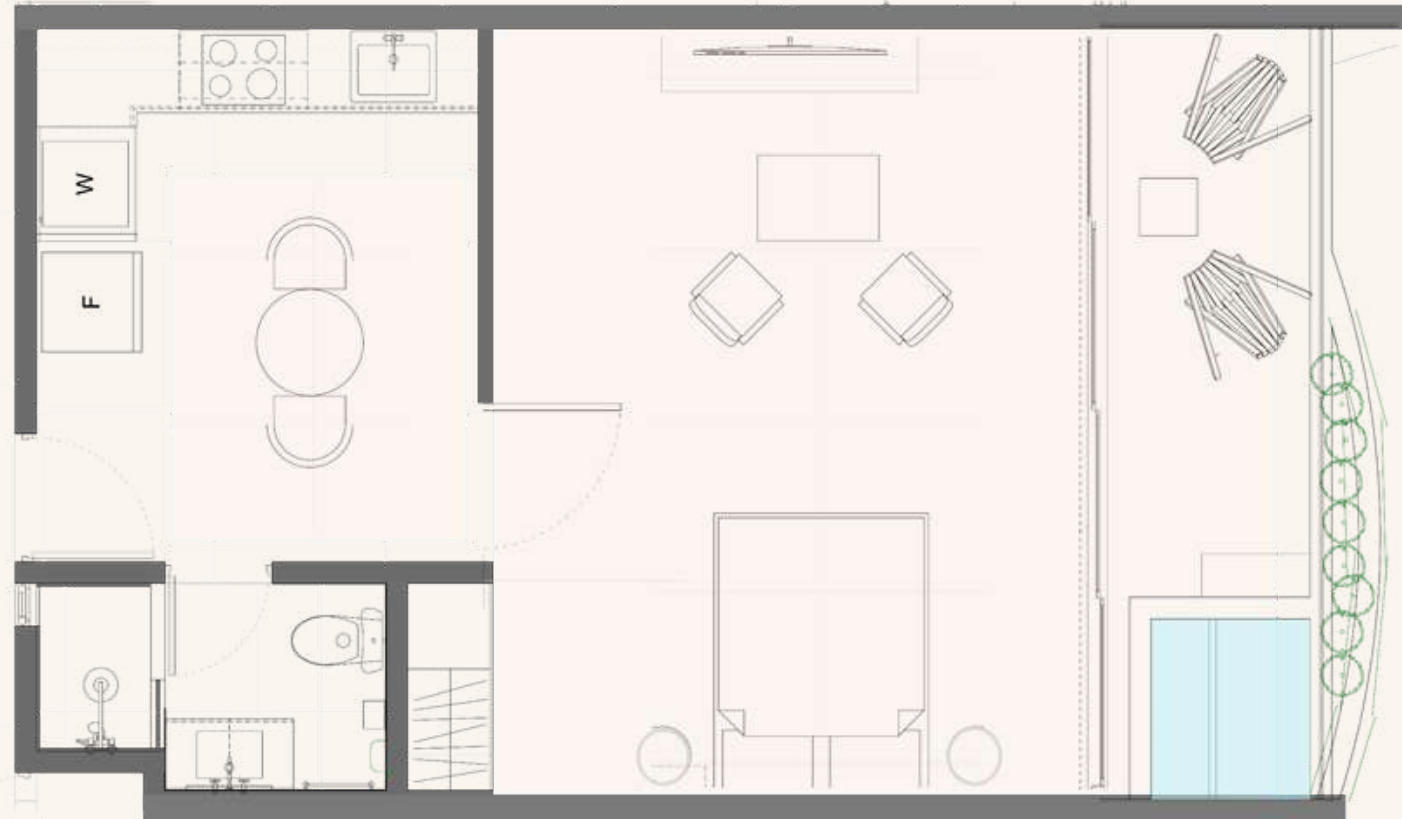
TOWER
ZEN 02

Units:
B01 | B03 | B05

-  Kitchen
-  Bathroom
-  One Bedroom
-  Terrace
-  Private Plunge Pool (Optional)
-  Lock Off (Optional)

These measurements are Ad Corpus

Pre-sale 2023



03 UNITS

Fully equipped and furnished

1 BEDROOM #TULUM+ 1R TURNKEY

Corner location, spacious terrace with a view of green spaces, approximately 80 square meters² Zen garden, reading area, and hammocks.

Illustrative image, subject to possible variations.

Total Area
592.01 ft²

Interior Space
460.26 ft²

Terrace
131.75 ft²

TOWER ZEN 02

Units:

B02 | B04 | B06



Kitchen



Bathroom



1 Bedroom



Terrace

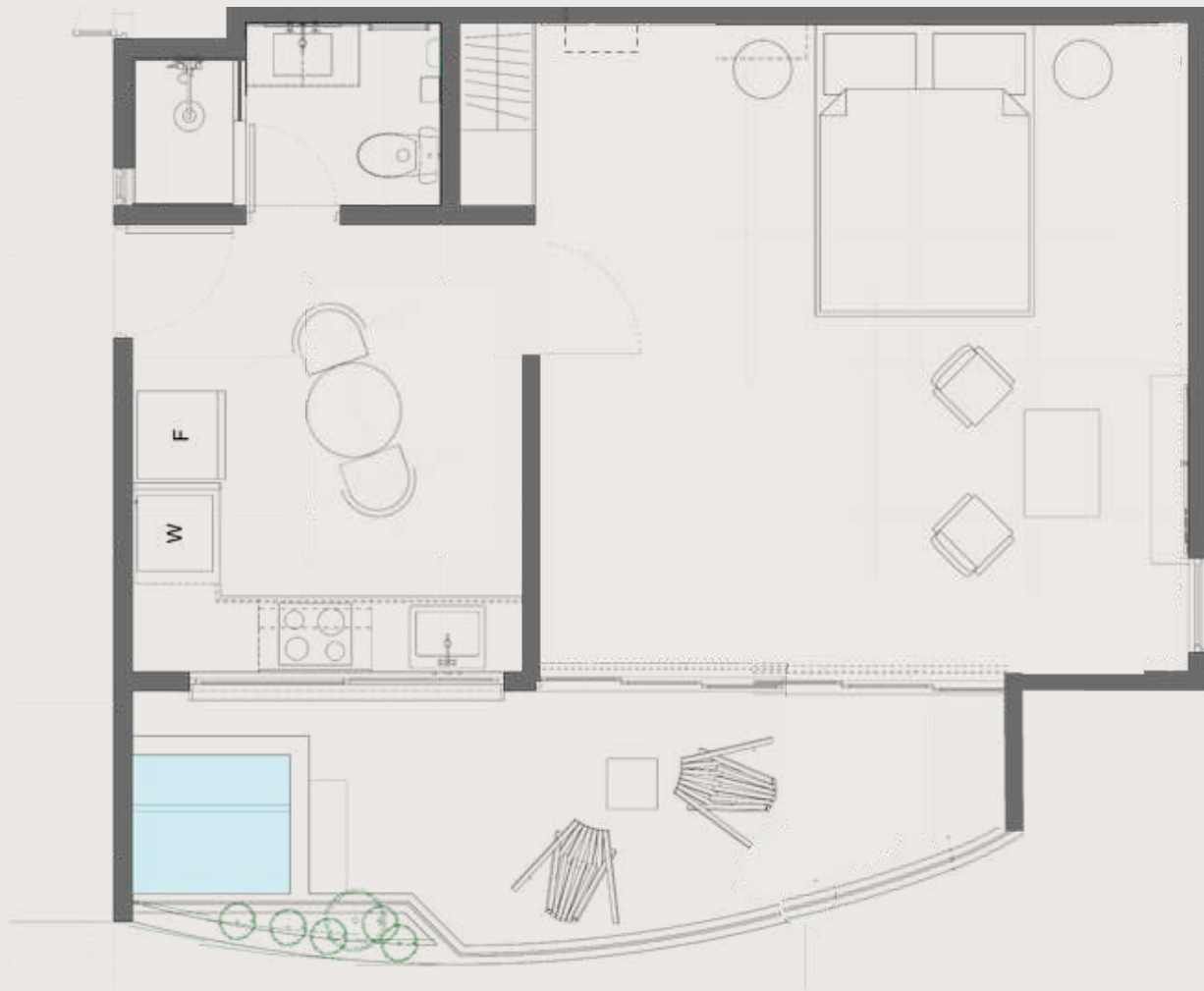


Private Plunge Pool (Optional)



Lock Off (Optional)

These measurements are Ad Corpus



STUDIO

#TULUM LIVE+ TURNKEY

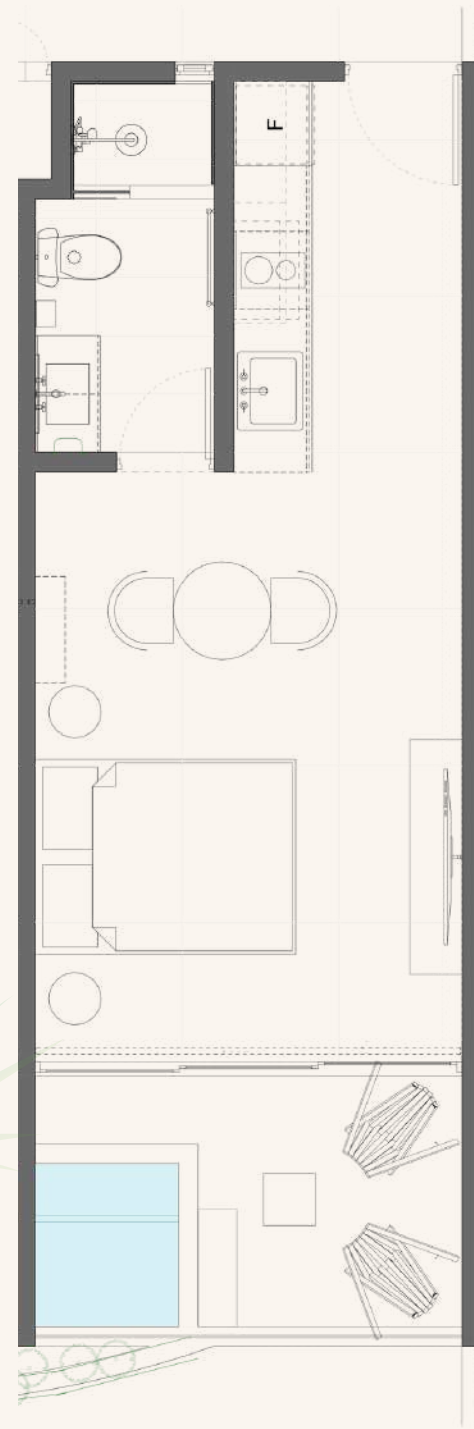


Imagen ilustrativa, sujeta a posibles variaciones.

04 UNITS

Fully equipped and furnished

Terrace with a view of Phase II and amenities, community pool and gardens area.



Total Area

371.35 ft²

Interior Space
292.88 ft²

Terrace
78.47 ft²

TOWER
ZEN 03

Units:

C01 | C03 | C05 | C07



Kitchen



Bathroom



Studio



Terrace



Private Plunge Pool
(Optional)



Lock Off (Opcional)

STUDIO

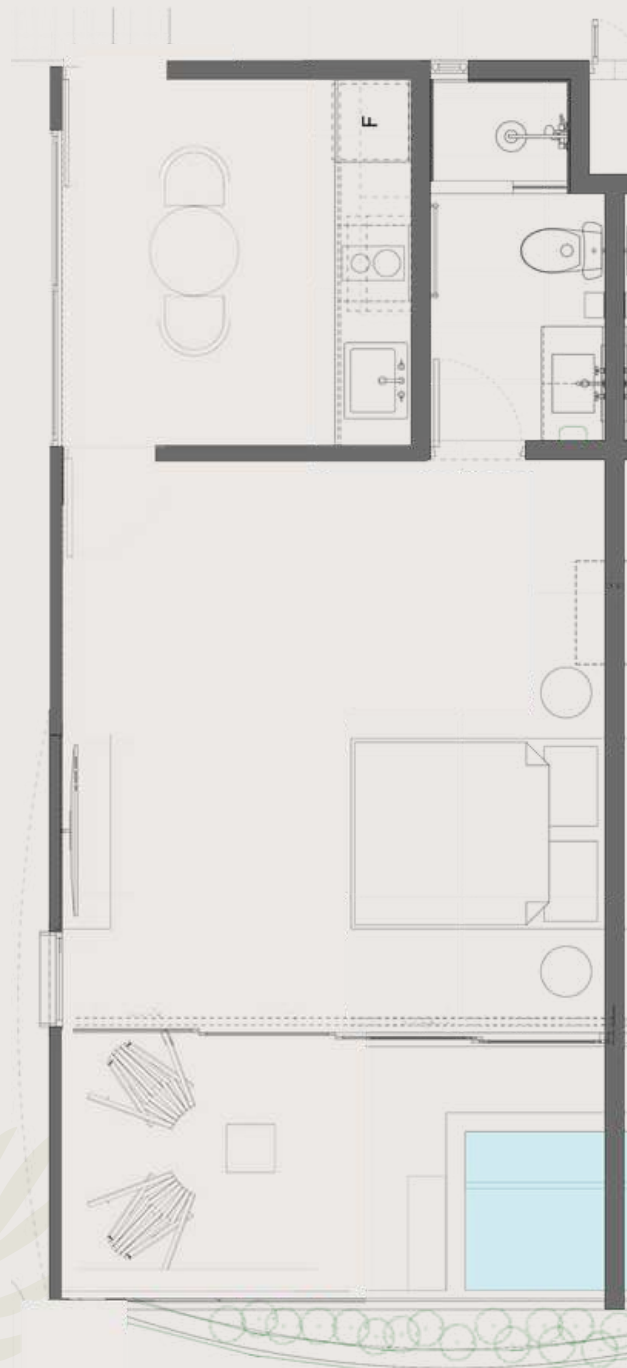
#TULUM LIVE+

TURNKEY

04 UNITS

Fully equipped and furnished

Corner location, wide horizontal window in the kitchen area, terrace with a view of Phase II and amenities; community pool and gardens.



Illustrative image, subject to possible variations.



Total Area

527.43 ft²

Interior Space

395.57 ft²

Terrace

131.85 ft²

TOWER

ZEN 03

Units:

C02 | C04 | C06 | C08



Kitchen



Bathroom



Studio



Terrace



Private Plunge Pool (Optional)

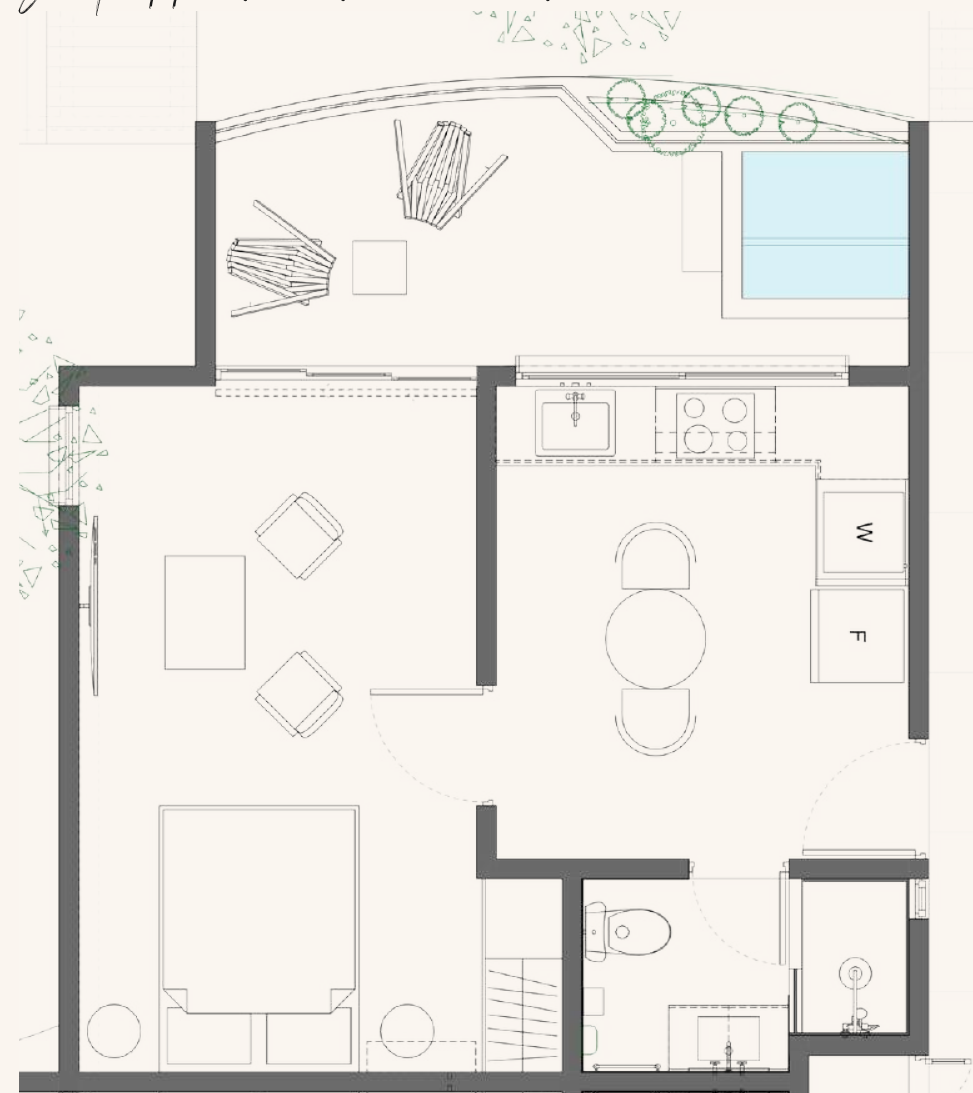


Lock Off (Optional)

These measurements are Ad Corpus

03 UNITS

Fully equipped and furnished



1 BEDROOM

#TULUM+ 1R

TURNKEY

Corner location, spacious terrace with view of green spaces, approximately 80 square meters². Zen garden, reading area, and hammocks.



Illustrative image, subject to possible variations.

Total Area
497.20 ft²

Interior Space
376.74 ft²

Terrace
120.46 ft²

TOWER
ZEN 04

Units:
D01 | D03 | D05



Kitchen



Bathroom



1 Bedroom



Terrace



Private Plunge Pool (Optional)



Lock Off (Optional)

03 UNITS

Fully equipped and furnished

1 BEDROOM #TULUM+ 1R TURNKEY

The spacious terrace includes a larger window, allowing for a greater connection with the natural surrounding, with a view of Phase II, amenities and community pool.

Total Area
487.60 ft²

Interior Space
380.93 ft²

Terrace
106.67 ft²







TOWER ZEN 04

Units:

D02 | D04 | D06

Illustrative image, subject to possible variations.



-  Kitchen
-  Bathroom
-  1 Bedroom
-  Terrace
-  Private Plunge Pool (Optional)
-  Lock Off (Optional)

STUDIO

#TULUM LIVE+

TURNKEY

12 UNITS

Fully equipped and furnished

Terrace with a view of Phase II and amenities; community pool and gardens. Allowing an integration with the habitat.

Total Area

371.35 ft²

Interior Space

292.88 ft²

Terrace

78.47 ft²

TOWER

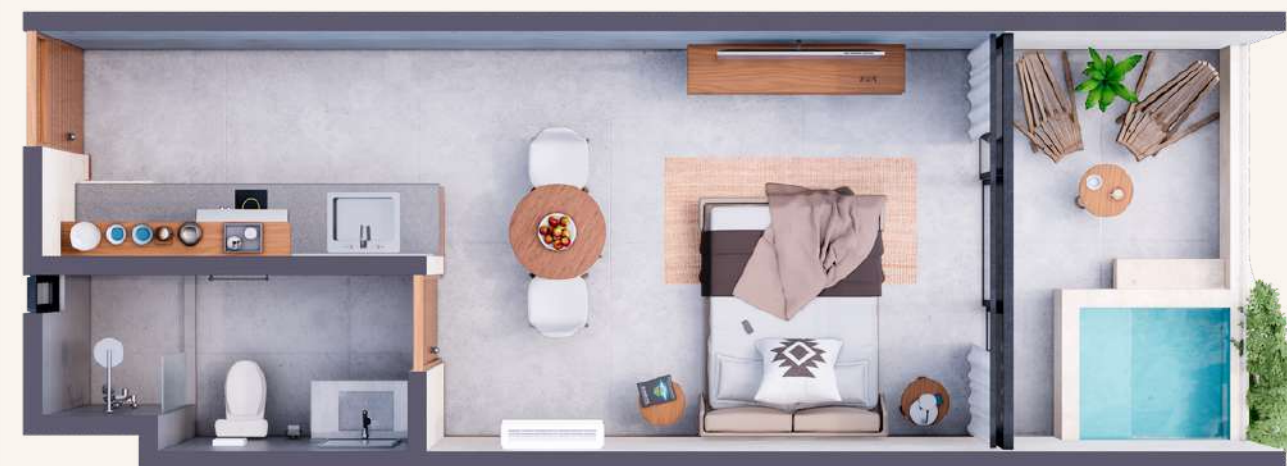
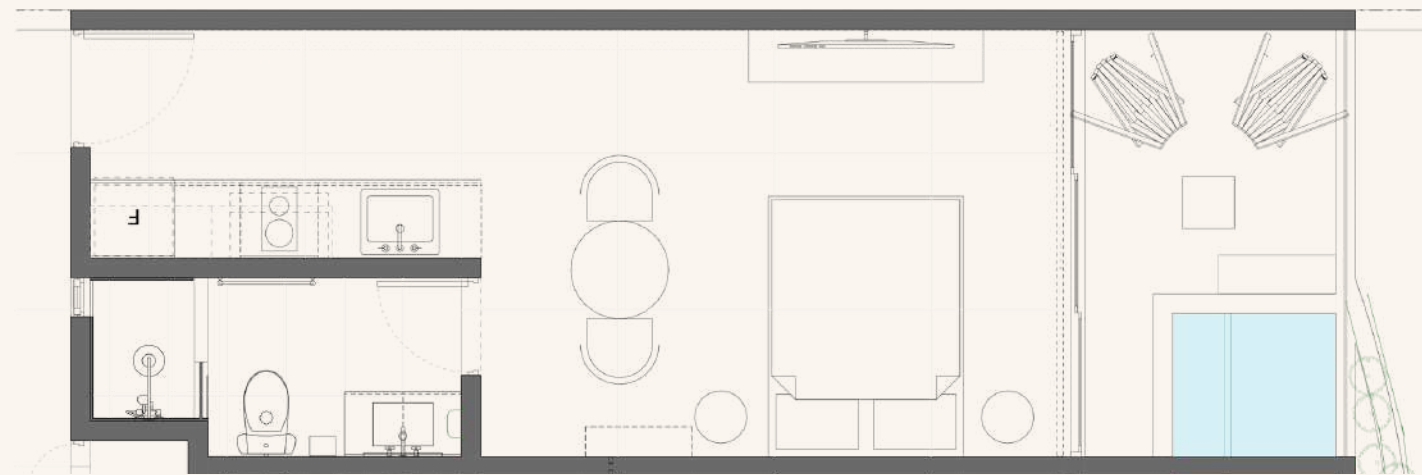
ZEN 05- ZEN 06

Units:

E01 | E03 | E05 | E07

F01 | F04 | F07 | F10

F03 | F06 | F09 | F12



Illustrative image, subject to possible variations.



Kitchen



Bathroom



Studio



Terrace



Private Plunge Pool (Optional)



Lock Off (Optional)

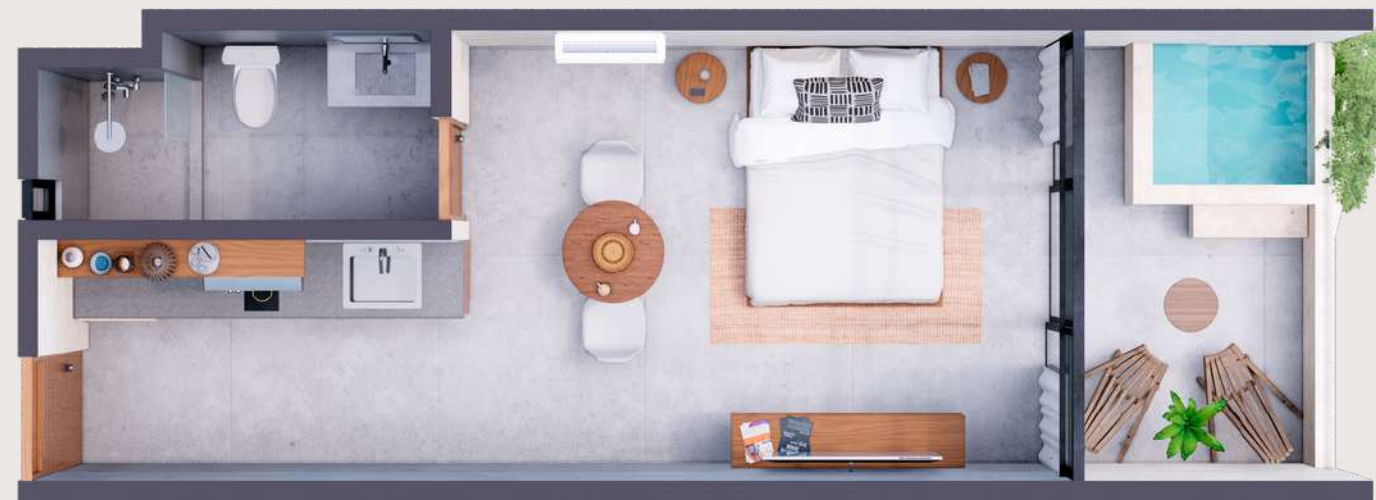
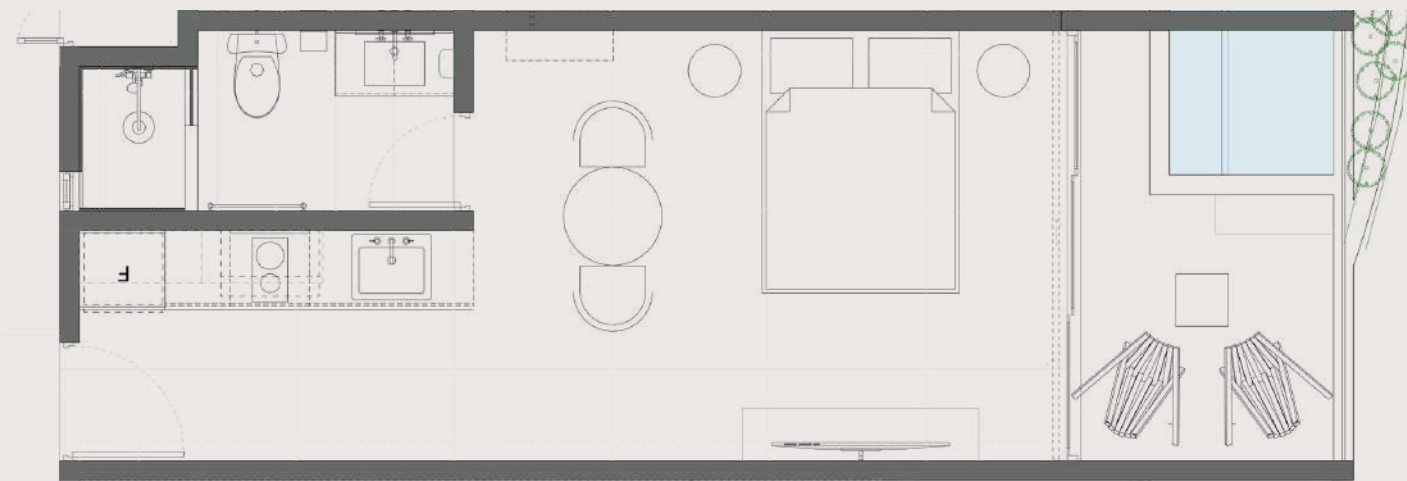
STUDIO

#TULUM LIVE+ TURNKEY

08 UNITS

Fully equipped and furnished

Terrace with a view of Phase II and amenities; community pool and gardens. Allowing an integration with the habitat.



Illustrative image, subject to possible variations.

Total Area

371.35 ft²

Interior Space
292.88 ft²

Terrace
78.47 ft²

TOWER

ZEN 05 - ZEN 06

Units:

E02 | E04 | E06 | E08

F02 | F05 | F08 | F11



Kitchen



Bathroom



Studio



Terrace



Private Plunge Pool (Optional)



Lock Off (Optional)

These measurements are Ad Corpus

An aerial photograph of a tropical coastline. The top half of the image shows clear, turquoise water with visible coral reefs and sandy patches. The bottom left corner shows a sandy beach with several buildings, including a large resort-style structure with a swimming pool. The rest of the image is a light teal gradient.

TULUM

INVESTMENT OPPORTUNITY

Tulum, Riviera Maya, the new jewel of the Mexican Caribbean, is positioned as the preferred real estate market for investors, attracted by its significant appreciation and business model of vacation rentals and long-term rentals. It is part of the global tourism and real estate scene.

Expecting further growth and profitability in the medium term, driven by the infrastructure projects currently being developed.

+1.5 MILLIONS

visitors per year

ROI

8% to 9% anual
Vacation rentals y
Long-term Rentals

MAYA TRAIN

1,500km + 20 Stations

OCCUPANCY

81.8% Occupancy Rate
Hotel occupancy rate *

NEW

AIRPORT - TQO

Tulum+ 5 million annual passengers *
Opened December 1st 2023

INCOME

Due to the tourist activity
in Tulum over the past 5 years
USD1,081 MM *

* Sources: Forbes México, SEDETUR 2022, Tulum Hotel
Association 2022 y Mexican Government.



a new destination. a new habitat



EXPLORE, DISCOVER & LIVE

A NEW DESTINATION

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