



525
Tulum

50% OF JUNGLE PRESERVED

AROUND THE DEVELOPMENT

18 units-studios arranged into two 3-storey towers. All apartments have a balcony with the jungle view unobstructed by neighbours. Two rooftops represent two common areas, connected by the sky bridge.

Computer generated image, details and finishes may vary

INSPIRATIONAL

FROM THE MOMENT YOU STEP INSIDE

After passing the concierge desk the lounge area surrounded by water will exude a sense of serenity amid the concrete towers of the development.



Computer generated image, details and finishes may vary

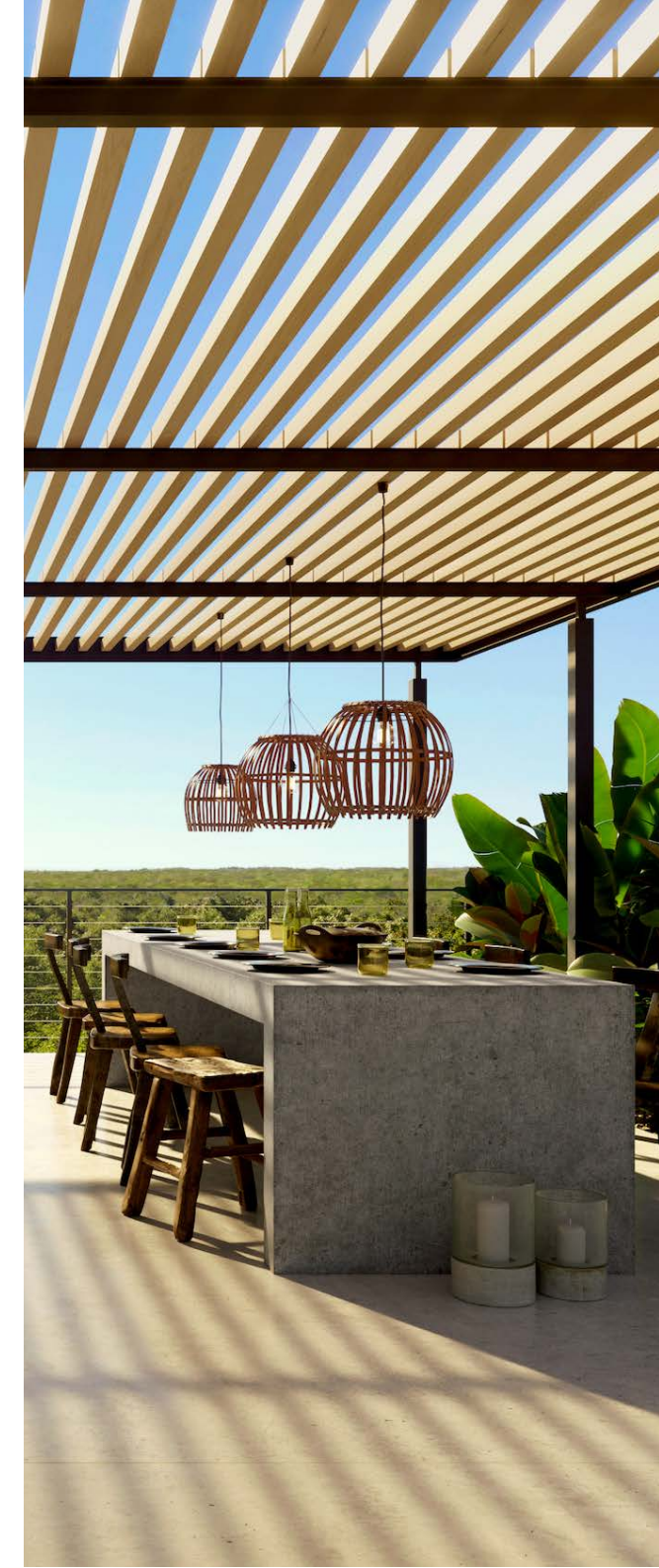


ENJOY TULUM FROM THE TOP

Computer generated image, details and finishes may vary.

AMENITIES:

- 18m length infinity sky pool.
- Sundeck.
- Shower and restrooms at the pool area.
- Yoga and gym area at the terrace.
- Rooftop grill and lounge.
- Preserved jungle buffer.
- Sky bridge.
- Elevator.
- Parking.
- 24/7 security and concierge.





Rooftop with the 'wet' area

Computer generated image, details and finishes may vary.



Rooftop with the training area

Computer generated image, details and finishes may vary.

SUSTAINABILITY AT THE CORE OF ALL IDEAS

FOR THE BETTER COMMUNITY



ECONOMY



SUSTAINABLE TECHNOLOGIES AND TECHNIQUES:

50% of Jungle preserved within the development.

Water purification system to provide filtered water throughout the building.

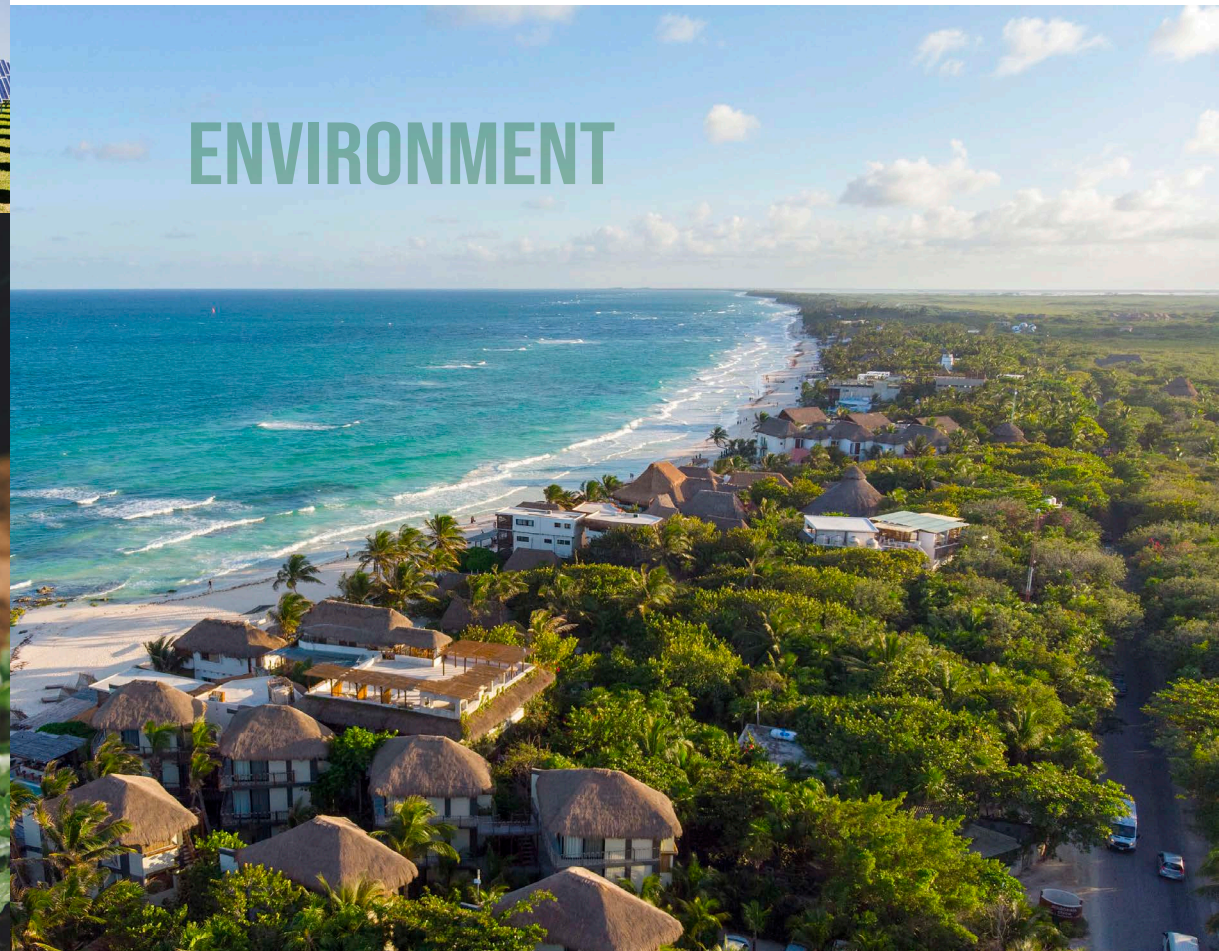
Waste treatment plant to clean the water and to reuse it for the irrigation purpose.

Solar panels.

Alignment of the building in relation to the sun.

Garbage recycling area.

Eco-mobility options for owners and guests.



ENVIRONMENT



FLOOR TO CEILING JUNGLE VIEWS

NATURE COMBINED WITH THE COMFORT OF MODERN LIFE

Computer generated image, details and finishes may vary.



Separate your space to suit your style. Glass screens partition the living and sleeping areas to emphasize open-plan space or enable privacy.

MULTI-FUNCTIONAL SCREENS

PROVIDING ADAPTABLE AND ENHANCED LIVING AREAS



Computer generated image, details and finishes may vary.

Studio suite of 60.9 m² (655 ft²), lit up by the sunset light



Computer generated image, details and finishes may vary.



Energy efficient appliances provide total functionality while light colours and elegant forms capture the aesthetics of each perfectly designed kitchen at 525 Tulum.

Computer generated image, details and finishes may vary.

FUNCTIONAL & PRECISE

FOCUS ON QUALITY & STYLE

Each shower room will exude the air of refined quality coupled with sophisticated finishes of polished concrete floor, concrete countertop, MOEN chrome black fixtures and exquisite warm LED downlighting.



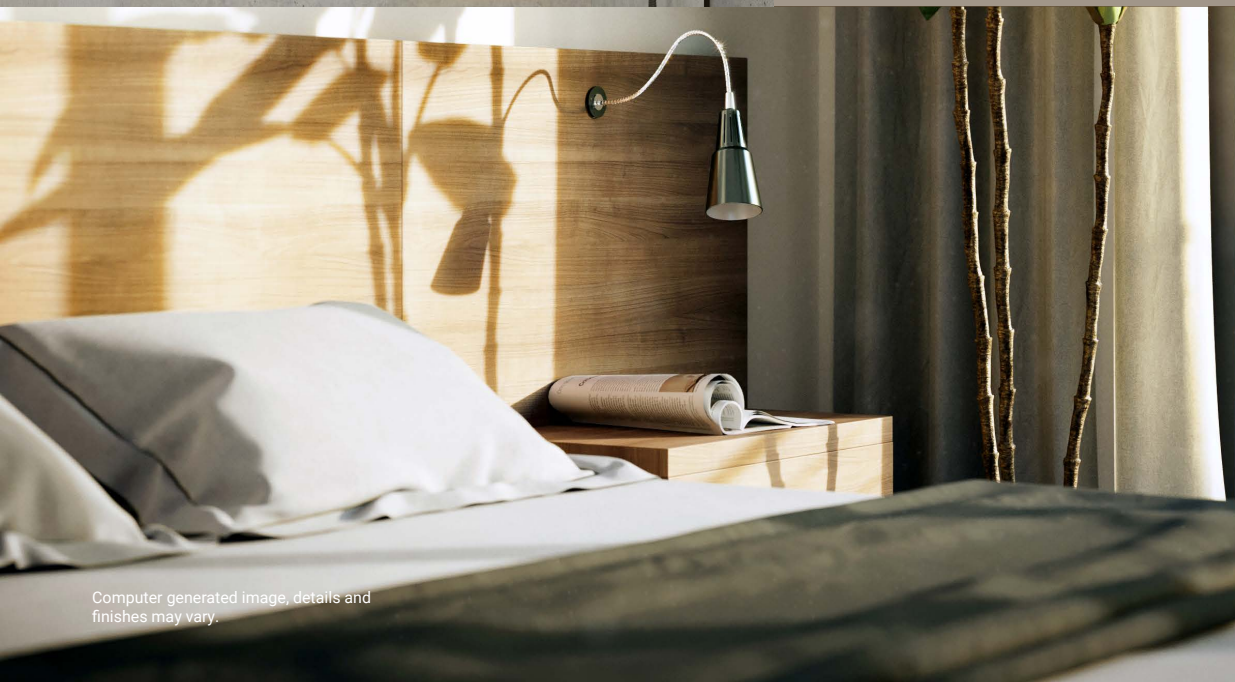
Computer generated image, details and finishes may vary.

Each unit will be finished and equipped for contemporary living.



Attention to each detail will be a standard at 525 Tulum.

QUALITY IN EVERY DETAIL



Computer generated image, details and finishes may vary.

GENERAL SPECIFICATIONS

- White painted walls and white finish smooth ceilings.
- Fiberglass exterior doors.
- Ceiling fans.
- LED downlighting with white bezels.
- Pressurised hot and cold water supplies.
- 3m high ceilings.

BEDROOM AREA

- Polished concrete flooring.
- Floor to ceiling fitted melamine closets Egger of espresso colour with interior hanging rails and drawers.
- Panoramic windows with black aluminum frame.
- Air conditioning unit.
- TV socket.

SHOWER ROOM

- Polished concrete flooring and pcelain tile on floor and walls in the shower.
- Concrete countertop with the wooden shelf.
- MOEN black mate fixtures.
- LED downlighting.

KITCHEN AREA

- Polished concrete flooring.
- Quartz countertop of 'Tenerife' brand.
- Egger MDF kitchen units with matte white finish, all units with soft close hinges and concealed handles.
- Fully integrated electric appliances* to include:
 - LG Fridge/freezer
 - Electric stove
 - Cooker hood
 - LG washing machine and dryer

*All electric appliances are high efficiency appliances.

COMMON AREAS

- Entrance lobby and a water-featured waiting area.
- Concierge and security services.
- Elevator to all apartment levels.
- Parking.
- Secure cycle storage.
- Swimming pool area with lounge area.
- Yoga and fitness area.
- Sky lounge and BBQ.



BEACH

5^{KM}

CENTRE

3.3^{KM}



ALDEA ZAMÁ

2^{KM}



HOLISTIKA

1^{KM}

CONVENIENT LOCATION IN TULUM

In one of the greenest and most exclusive areas of Region 15
Corner of 5th Avenue South and street 25



FLOOR PLANS

STUDIO A

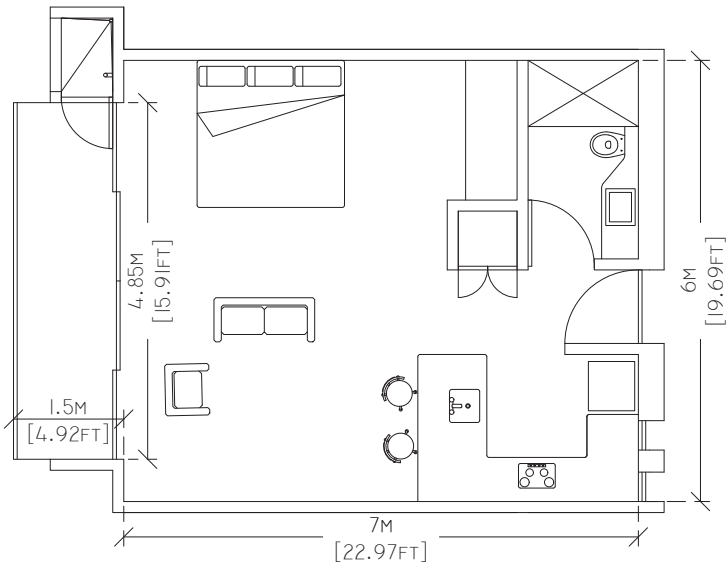
UNITS: 102-105, 202-205, 302-305

TOTAL AREA 50.3 m² / 540 ft²

Interior 42.8 m² / 460 ft²

Balcony 7.5 m² / 80 ft²

- Equipped kitchen
- Bedroom
- Interior closet
- Utility closet
- Bathroom
- Balcony
- Exterior closet



FLOOR PLANS

STUDIO B - TYPE 1

UNITS: 201, 206

TOTAL AREA 60.9 m² / 655 ft²

Interior 53.9 m² / 580 ft²

Balcony 7 m² / 75 ft²

Equipped kitchen

Bedroom

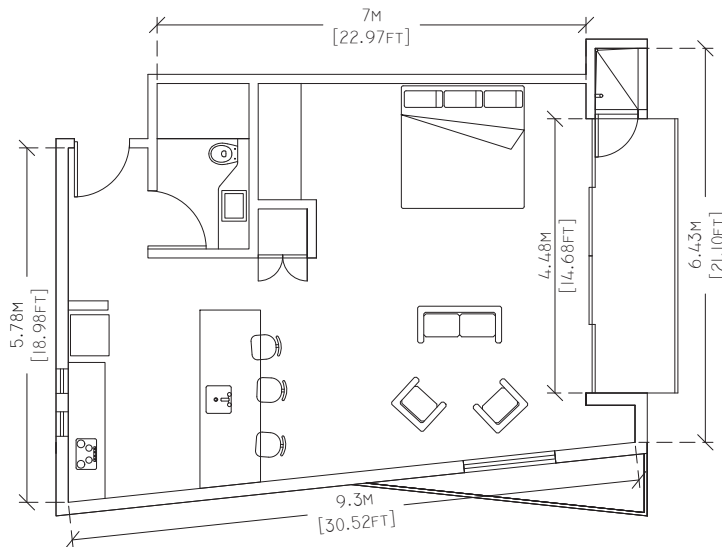
Interior closet

Utility closet

Bathroom

Balcony

Exterior closet



FLOOR PLANS

STUDIO B - TYPE 1

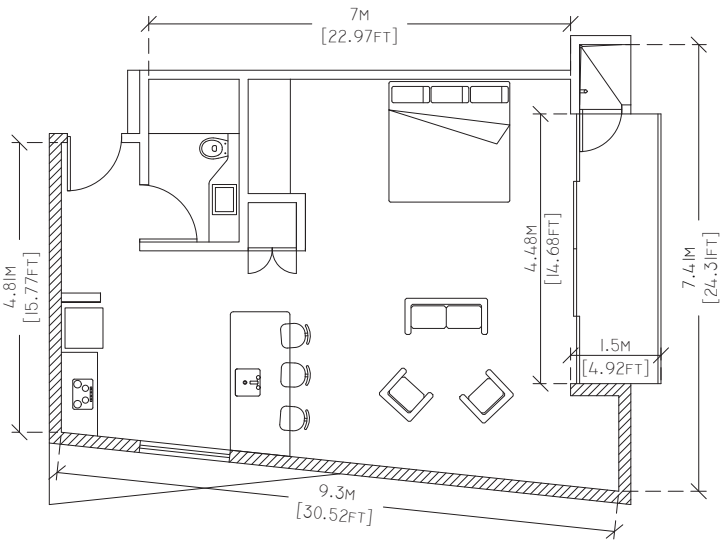
UNITS: 101, 106, 301, 306

TOTAL AREA 60.9 m² / 655 ft²

Interior 53.9 m² / 580 ft²

Balcony 7 m² / 75 ft²

- Equipped kitchen
- Bedroom
- Interior closet
- Utility closet
- Bathroom
- Balcony
- Exterior closet



ROI ESTIMATION

STUDIO A **2,150,000 MXN / EQUIV 108,500 USD**

The numbers are in USD.
Average occupation rate - 60%.

SEASON	OCUPATION RATE	DAILY RATE	TOTAL REVENUE PER ANNUM	TOTAL EXPENSES PER ANNUM	NET INCOME PER ANNUM
High (60 days)	83%	100	5,000	945	4,055
Medium (180 days)	67%	70	8,400	2,458	5,942
Low (125 days)	40%	50	2,500	1,287	1,213
TOTAL			15,900	4,690	11,210

MONTHLY EXPENSES	USD
Water	12
Electricity	40
Property management fee	331
HOA fee (incl. internet)	115
Preventative maintenance	30
Property tax	15
TOTAL PER MONTH	543

Variable expenses, incurred only when the unit is occupied.

ANNUAL EARNINGS
11,210 USD

ROI
10.33%

*Property management fee - 25% of the total revenue.

ROI ESTIMATION

STUDIO B **2,500,000 MXN / EQUIV 125,000 USD**

The numbers are in USD.
Average occupation rate - 60%.

SEASON	OCUPATION RATE	DAILY RATE	TOTAL REVENUE PER ANNUM	TOTAL EXPENSES PER ANNUM	NET INCOME PER ANNUM
High (60 days)	83%	110	5,500	996	4,504
Medium (180 days)	67%	75	9,000	2,582	6,418
Low (125 days)	40%	55	2,750	1,342	1,408
TOTAL			17,250	4,919	12,331

MONTHLY EXPENSES	USD
Water	12
Electricity	40
Property management fee	359
HOA fee (incl. internet)	115
Preventative maintenance	30
Property tax	17
TOTAL PER MONTH	573

Variable expenses, incurred only when the unit is occupied.

ANNUAL EARNINGS
12,331 USD

ROI
9.86%

*Property management fee - 25% of the total revenue.

DELIVERY MAY 2021



+52 (984) 231 34 77
loamdesarrollos.com
info@loamdesarrollos.com