



PIRÁMIDES • TULUM  
RESORT LIVING



*the new*  
**RESORT LIVING**  
*Assurance*

# TUUNAM

A photograph of ancient stone ruins, likely Mayan or Aztec, featuring a large, multi-tiered structure with several rectangular openings. The scene is framed by a low stone wall in the foreground and a blue sky with scattered clouds in the background. The word 'TUUNAM' is overlaid in large, white, serif capital letters across the center of the image.



PIRÁMIDES • TULUM  
RESORT LIVING

**Pirámides Tulum** se erige como una joya en el corazón de **Tulum**, un lugar donde el **Resort Living** alcanza nuevas alturas. Inspirado por la rica herencia cultural de la región, este desarrollo inmobiliario ofrece no solo una residencia, sino una conexión auténtica con la esencia de **Tulum**. Con sus intrincados detalles arquitectónicos y comodidades exclusivas, **Pirámides Tulum** refleja la esencia de esta ciudad mágica.

*Pirámides Tulum stands as a gem in the heart of Tulum, a place where Resort Living reaches new heights. Inspired by the rich cultural heritage of the region, this real estate development offers not only a residence but an authentic connection to the essence of Tulum. With its intricate architectural details and exclusive amenities, Pirámides Tulum reflects the essence of this magical city.*



# 16 PIRÁMIDES

*Pyramids*

# 9 FASES

*Phases*

- En cada pirámide rectangular hay 14 unidades, y hay 7 pirámides de este tipo, por lo tanto, son 98 unidades.
  - En cada pirámide cuadrada hay 26 unidades, y hay 7 pirámides de este tipo, por lo tanto, son 182 unidades.
  - En cada pirámide frontal hay 46 unidades, y hay 2 pirámides de este tipo, por lo tanto, son 92 unidades.
- In each rectangular pyramid, there are 14 units, and there are 7 pyramids of this type, therefore, there are 98 units.
  - In each square pyramid, there are 26 units, and there are 7 pyramids of this type, therefore, there are 182 units.
  - In each frontal pyramid, there are 46 units, and there are 2 pyramids of this type, therefore, there are 92 units.

# 372 UNIDADES

*Units*

At home experience by **MAYA OCEAN**

AV. ALDEA ZAMA

Imágenes ilustrativas sin validez oficial, sujetas a cambios sin previo aviso.  
Illustrative images without official validity, subject to change without prior notice.

Imágenes ilustrativas sin validez legal, sujetas a cambio sin previo aviso.  
Illustrative images with no legal validity, subject to change without prior notice.



Fase 4  
Phase 4

Fase 3  
Phase 3

Fase 2  
Phase 2

B

A

Fase 1  
Phase 1

Fase 7  
Phase 7

Fase 6  
Phase 6

Fase 5  
Phase 5

Fase 9  
Phase 9

Fase 8  
Phase 8



REGION 11

REGION

REGION 5

CARRETERA CHETUMAL TULUM

TULUM CENTRO

CARRETERA COBA TULUM

PARQUE DEL JAGUAR

HORIZON HOTELERA

HOLSTIKA

STA AVENIDA

LA VELETA

ALDEA ZAMA



PIRAMIDES TULUM  
RESORT BYING

SELVA ZAMA

REGION 12

REGION 15

AV KUKULKAN

REGION 10

REGION 8



# HIGHLIGHTS

- ▲ + de 50 amenidades
- ▲ Arquitectura Ancestral
- ▲ Proyecto icónico en Tulum
- ▲ Sobre Avenida principal Aldea Zama
- ▲ A 3 km del mar
- ▲ Frente a calle balam se tendrá la oficina
- ▲ A un costado de Secrets Resort Tulum & Beach Club
- ▲ Costo por noche 500 USD la noche de referencia al resort vecino
- ▲ 28% de ROI anual
- ▲ Completamente Amueblado y Equipado

- ▲ Over 50 luxury amenities
- ▲ Traditional Mayan architecture throughout
- ▲ One of Tulum's iconic properties
- ▲ On the main avenue of the best, most desirable neighborhood in Tulum
- ▲ Less than two miles from the beach
- ▲ Office/entrance on the corner of Aldea Zama & Balam street
- ▲ Next to Secrets Tulum Resort & Beach Club
- ▲ Comparable daily cost next door of \$500/night
- ▲ ROI of 28% yearly
- ▲ Fully Furnished and Equipped



The new  
RESORT LIVING  
Experience



# AMENIDADES

*Amenities*



Alberca  
*Pool*



Yoga  
*Yoga*



Temazcal  
*Temazcal*



Camastros  
*Loungers*



Paddle  
*Paddle tennis*



Restaurante  
*Restaurant*



Bodegas  
*Storage Room*



Kids Club  
*Kids Club*



Gimnasio  
*Gym*



Zona de Negocios  
*Business Center*



Sala de TV  
*TV Room*



Lavandería  
*Laundry Room*



Zona Zen  
*Zen Zone*



Spa  
*Spa*



Lazy River  
*Lazy River*



Sports Bar  
*Sports Bar*



Sauna  
*Sauna*



Ping Pong  
*Ping Pong*



Sala Lounge  
*Lounge Room*

# Spa SAUNNA



Coworking  
*Coworking*



Tennis  
*Tennis*



Snack Bar  
*Snack Bar*



Show  
Restaurant



Restaurante  
Italiano



Buffet  
*Buffet*



Hookah  
*Hookah*



Cava  
Wine Cellar



Underground  
Mayan  
Restaurant



Jardín Botánico  
*Botanical Garden*



Renta de bicis  
*Bike rental*



Pet Hotel  
*Pet Hotel*



Repostería  
*Bakery*



Multi-Sports  
court



Amenidades  
*Amenities*



Cinema  
*Cinema*



Masajes  
*Massages*



Recepción  
*Lobby*



Sala de lectura  
*Reading Room*

# Underground RESTAURANT





Pared para escalar  
*Climbing wall*



Disco  
*Disco*



Zona Comercial  
*Shopping Center*



Toallas  
*Towels*



Estación de carga  
*Charging Station*



BBQ House  
*BBQ House*



Sala de juegos  
*Game Room*



Horno de Pizza  
*Pizza Oven*



Estacionamiento de bicis  
*Bike parking lot*



Fogatas  
*Fire pits*



Ajedrez  
*Chess*



Cafetería  
*Cafeteria*



Transporte  
*Shuttle*



Estacionamiento  
*Parking Lot*



Wine Tasting  
*Wine Tasting*



Carritos de Golf  
*Golf Carts*



Wifi  
*Wifi*



Escenarios  
*Theater*



Video Games  
*Room*

*Wine*  
**CELLAR**

# AMENIDADES

*Amenities*



Flotadores  
*Life savers*



Biblioteca  
*Library*



Cascadas  
*Waterfall*



Coffe Lab  
*Gourmet Coffe Bar*



Sauna Seco  
*Dry Sauna*



Nail Bar  
*Nail Bar*



Cenote Subterraneo  
*Underground Cenote*



Hamacas  
*Hammocks*



Juice Bar  
*Juice Bar*



Paddle Surf  
*Paddle Surf*



Galería de Arte  
*Art Gallery*



Observatorio  
*Observatory*



Salón de Belleza  
*Beauty Salon*



Solarium  
*Solarium*



Valet Parking  
*Valet Parking*



Room Service  
*Room Service*



Estudio de Grabación  
*Recording Studio*



Mirador  
*LookOut Point*

# Underground GYM

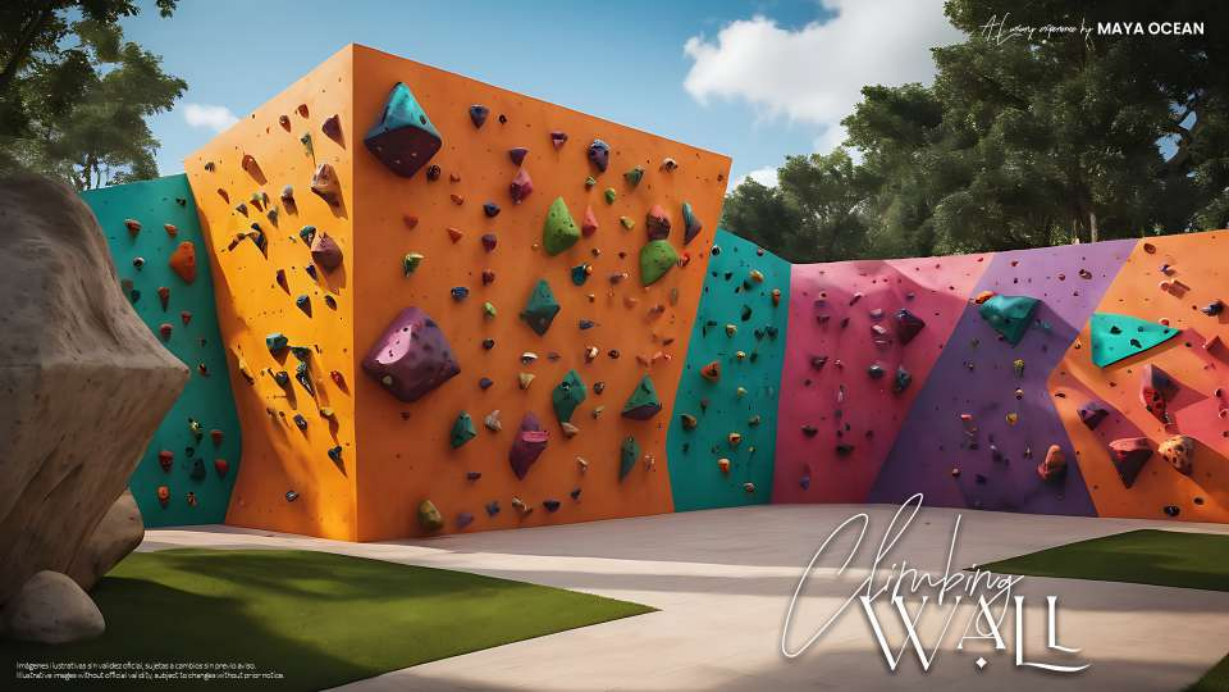


The new  
RESORT LIVING  
Experience

Imágenes ilustrativas sin carácter oficial, sujeta a cambios sin previo aviso.  
Ilustrative images without official validity, subject to change without prior notice.

A luxury experience by **MAYA OCEAN**

*A Maya experience by* MAYA OCEAN



# Climbing WALL

Imágenes ilustrativas sin validez oficial, sujetas a cambios sin previo aviso.  
Illustrative images without official validity, subject to changes without prior notice.



# Botanical GARDEN

Imágenes ilustrativas sin validez oficial, sujetas a cambios sin previo aviso.  
Illustrative images without official validity, subject to changes without prior notice.

A luxury experience by **MAYA OCEAN**

Imágenes ilustrativas e no validas oficialmente, sujeta a cambios sin previo aviso.  
Illustrative images without official use, subject to changes without prior notice.



Outdoor  
CINEMA

A luxury experience by MAYA OCEAN







# PIRÁMIDE CUADRADA



PLANTA BAJA  
PIRÁMIDE CUADRADA "A"

GROUND FLOOR  
Square Pyramid "A"



PRIMER NIVEL

PIRÁMIDE CUADRADA "A"

FIRST LEVEL

Square Pyramid "A"



SEGUNDO NIVEL  
PIRÁMIDE CUADRADA "A"

SECOND LEVEL  
*Square Pyramid "A"*



TERCER NIVEL  
PIRÁMIDE CUADRADA "A"

THIRD LEVEL  
*Square Pyramid "A"*



ROOFTOP  
PIRÁMIDE CUADRADA "A"

ROOFTOP  
*Square Pyramid "A"*





# DEPARTAMENTO 1 RECÂMARA

# 1 BEDROOM APARTMENT



Área Total: 50,80 m<sup>2</sup>    Total Area: 50,80 m<sup>2</sup>  
Área Living: 40,76 m<sup>2</sup>    Living Area: 40,76 m<sup>2</sup>  
Área Balcón: 10,04 m<sup>2</sup>    Balcony Area: 10,04 m<sup>2</sup>

- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room
- 4 Recámara | Bed Room
- 5 Terraza | Terrace
- 6 Baño | Bathroom



# DEPARTAMENTO 1 RECÁMARA 1 BEDROOM APARTMENT

- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room
- 4 Recámara | Bed Room
- 5 Terraza | Terrace
- 6 Baño | Bathroom
- 7 Área de lavado | Laundry area
- 8 Walk-In Closet



Área Total: 77.30 m<sup>2</sup>  
Área Living: 49.42 m<sup>2</sup>  
Área Balcón: 27.88

Total Area: 77.30 m<sup>2</sup>  
Living Area: 49.42 m<sup>2</sup>  
Balcony Area: 27.88 m<sup>2</sup>



- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room
- 4 Recámara | Bed Room
- 5 Terraza | Terrace
- 6 Baño | Bathroom
- 7 Área de lavado | Laundry area

## DEPARTAMENTO 2 RECAMARAS 2 BEDROOM APARTMENT

Área Total: 109.81 m<sup>2</sup>  
Área Living: 75.99 m<sup>2</sup>  
Área Balcón: 33.82 m<sup>2</sup>

Total Area: 109.81 m<sup>2</sup>  
Living Area: 75.99 m<sup>2</sup>  
Balcony Area: 33.82 m<sup>2</sup>



DEPARTAMENTO  
2 RECAMARAS  
2 BEDROOM  
APARTMENT

- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room
- 4 Recámara | Bed Room
- 5 Terraza | Terrace
- 6 Baño | Bathroom
- 7 Área de lavado | Laundry area



Área Total: 77.51 m<sup>2</sup>  
Área Living: 59.92 m<sup>2</sup>  
Área Balcón: 17.59 m<sup>2</sup>

Total Area: 77.51 m<sup>2</sup>  
Living Area: 59.92 m<sup>2</sup>  
Balcony Area: 17.59 m<sup>2</sup>



- |   |                     |   |                               |
|---|---------------------|---|-------------------------------|
| 1 | Entrada   Entrance  | 5 | Terraza   Terrace             |
| 2 | Cocina   Kitchen    | 6 | Baño   Bathroom               |
| 3 | Sala   Living Room  | 7 | Área de lavado   Laundry area |
| 4 | Recámara   Bed Room | 8 | Walk-In Closet                |

## DEPARTAMENTO 2 RECÁMARAS LOCK OFF

Área Total: 111.50 m<sup>2</sup>  
 Área Living: 93.91 m<sup>2</sup>  
 Área Balcón: 17.59 m<sup>2</sup>

## 2 BEDROOM LOCK OFF APARTMENT

Total Area: 111.50 m<sup>2</sup>  
 Living Area: 93.91 m<sup>2</sup>  
 Balcony Area: 17.59 m<sup>2</sup>



DEPARTAMENTO 2 BEDROOM  
2 RECAMARAS  
LOCK OFF

2 BEDROOM  
LOCK OFF  
APARTMENT

- |   |                     |   |                               |
|---|---------------------|---|-------------------------------|
| 1 | Entrada   Entrance  | 5 | Terraza   Terrace             |
| 2 | Cocina   Kitchen    | 6 | Baño   Bathroom               |
| 3 | Sala   Living Room  | 7 | Área de lavado   Laundry area |
| 4 | Recámara   Bed Room | 8 | Walk-In Closet                |



Área Total: 94.20 m<sup>2</sup>  
Área Living: 76.61 m<sup>2</sup>  
Área Balcón: 17.59

Total Area: 94.20 m<sup>2</sup>  
Living Area: 76.61 m<sup>2</sup>  
Balcony Area: 17.59 m<sup>2</sup>



- |   |                     |   |                               |
|---|---------------------|---|-------------------------------|
| ① | Entrada   Entrance  | ⑤ | Terraza   Terrace             |
| ② | Cocina   Kitchen    | ⑥ | Baño   Bathroom               |
| ③ | Sala   Living Room  | ⑦ | Área de lavado   Laundry area |
| ④ | Recámara   Bed Room |   |                               |

DEPARTAMENTO  
3 RECAMARAS  
LOCK OFF

3 BEDROOM  
LOCK OFF  
APARTMENT

Área Total: 166.20 m<sup>2</sup>  
 Área Living: 123.42 m<sup>2</sup>  
 Área Balcón: 42.78 m<sup>2</sup>

Total Area: 166.20 m<sup>2</sup>  
 Living Area: 123.42 m<sup>2</sup>  
 Balcony Area: 42.78 m<sup>2</sup>



# ESTUDIO STUDIO

- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Recámara | Bed Room
- 4 Terraza | Terrace
- 5 Baño | Bathroom
- 6 Área de lavado | Laundry area

Área Total: 44.71 m<sup>2</sup>  
Área Living: 34.67 m<sup>2</sup>  
Área Balcón: 10.04 m<sup>2</sup>

Total Area: 44.71 m<sup>2</sup>  
Living Area: 34.67 m<sup>2</sup>  
Balcony Area: 10.04 m<sup>2</sup>







- ① Entrada | Entrance
- ④ Terraza | Terrace
- ② Cocina | Kitchen
- ⑤ Baño | Bathroom
- ③ Recámara | Bed Room
- ⑥ Área de lavado | Laundry area



# ESTUDIO STUDIO

Área Total: 48.99 m<sup>2</sup>    Total Area: 48.99 m<sup>2</sup>  
 Área Living: 35.25 m<sup>2</sup>    Living Area: 35.25 m<sup>2</sup>  
 Área Balcón: 13.74 m<sup>2</sup>    Balcony Area: 13.74 m<sup>2</sup>

# PENTHOUSE 4 RECÁMARAS LOCK OFF

# PENTHOUSE LOCK OFF APARTMENT

Área Total: 275.95 m<sup>2</sup>  
Área Living: 137.49 m<sup>2</sup>  
Área Balcón: 138.46 m<sup>2</sup>

Total Area: 275.95 m<sup>2</sup>  
Living Area: 137.49 m<sup>2</sup>  
Balcony Area: 138.46 m<sup>2</sup>



- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room
- 4 Recámara | Bed Room
- 5 Terraza | Terrace
- 6 Baño | Bathroom
- 7 Área de lavado | Laundry area
- 8 Walk-In Closet
- 9 Rooftop



Imágenes ilustrativas sin validez oficial, sujetas a cambios sin previo aviso.  
Illustrative images without official validity, subject to changes without prior notice.



Night  
CLUB

A luxury experience by MAYA OCEAN

# PIRÁMIDE RECTANGULAR B





PLANTA BAJA

PIRÁMIDE RECTANGULAR "B"

GROUND FLOOR

Rectangular Pyramid "B"



PRIMER NIVEL

PIRÁMIDE RECTANGULAR "B"

FIRST LEVEL

Rectangular Pyramid "B"



SEGUNDO NIVEL  
PIRÂMIDE RECTANGULAR "B"

SECOND LEVEL  
*Rectangular Pyramid "B"*



# TERCER NIVEL

PIRÁMIDE RECTANGULAR "B"

# THIRD LEVEL

Rectangular Pyramid "B"





ROOFTOP  
PIRÁMIDE RECTANGULAR "B"

ROOFTOP  
*Rectangular Pyramid "B"*

The new  
RESORT LIVING

*Experience*



PIRAMIDES TULUM

# TIPOLOGIAS

*tipologias*



- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room
- 4 Recámara | Bed Room
- 5 Terraza | Terrace
- 6 Baño | Bathroom
- 7 Área de lavado | Laundry area
- 8 Walk-In Closet

# DEPARTAMENTO 1 RECAMARA 1 BEDROOM APARTMENT

Área Total: 89.08 m<sup>2</sup> Total Area: 89.08 m<sup>2</sup>  
 Área Living: 58.01 m<sup>2</sup> Living Area: 58.01 m<sup>2</sup>  
 Área Balcón: 31.07 m<sup>2</sup> Balcony Area: 31.07 m<sup>2</sup>



1 Entrada | Entrance

2 Cocina | Kitchen

3 Sala | Living Room

4 Recámara | Bed Room

5 Terraza | Terrace

6 Baño | Bathroom

7 Walk-In Closet



DEPARTAMENTO  
1 RECÁMARA  
1 BEDROOM  
APARTMENT

Área Total: 86.22 m<sup>2</sup>  
Área Living: 55.60 m<sup>2</sup>  
Área Balcón: 30.62 m<sup>2</sup>

Total Area: 86.22 m<sup>2</sup>  
Living Area: 55.60 m<sup>2</sup>  
Balcony Area: 30.62 m<sup>2</sup>



- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room
- 4 Recámara | Bed Room

- 5 Terraza | Terrace
- 6 Baño | Bathroom
- 7 Área de lavado | Laundry area
- 8 Walk-In Closet

## DEPARTAMENTO 1 RECÁMARA 1 BEDROOM APARTMENT

Área Total: 91.48 m<sup>2</sup>

Área Living: 59.99 m<sup>2</sup>

Área Balcón: 41.49 m<sup>2</sup>

Total Area: 91.48 m<sup>2</sup>

Living Area: 59.99 m<sup>2</sup>

Balcony Area: 41.49 m<sup>2</sup>



1 Entrada | Entrance

2 Cocina | Kitchen

3 Sala | Living Room

4 Recámara | Bed Room

5 Terraza | Terrace

6 Baño | Bathroom

7 Área de lavado | Laundry area



## ESTUDIO STUDIO

Área Total: 54.62 m<sup>2</sup>

Área Living: 42.38 m<sup>2</sup>

Área Balcón: 12.24 m<sup>2</sup>

Total Area: 54.62 m<sup>2</sup>

Living Area: 42.38 m<sup>2</sup>

Balcony Area: 12.24 m<sup>2</sup>



- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Recámara | Bed Room
- 4 Terraza | Terrace
- 5 Baño | Bathroom

Área Total: 54.33 m<sup>2</sup>    Total Area: 54.33 m<sup>2</sup>  
Área Living: 29.84 m<sup>2</sup>    Living Area: 29.84 m<sup>2</sup>  
Área Balcón: 24.49 m<sup>2</sup>    Balcony Area: 24.49 m<sup>2</sup>

ESTUDIO A  
STUDIO A



1 Entrada | Entrance

2 Cocina | Kitchen

3 Sala | Living Room

4 Recámara | Bed Room

5 Terraza | Terrace

6 Baño | Bathroom

7 Área de lavado | Laundry area



## ESTUDIO B STUDIO B

Área Total: 61.51 m<sup>2</sup>

Área Living: 36.16 m<sup>2</sup>

Área Balcón: 25.35 m<sup>2</sup>

Total Area: 61.51 m<sup>2</sup>

Living Area: 36.16 m<sup>2</sup>

Balcony Area: 25.35 m<sup>2</sup>





- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room

- 4 Recámara | Bed Room
- 5 Terraza | Terrace
- 6 Baño | Bathroom

# ESTUDIO C

## STUDIO C

Área Total: 45.48 m<sup>2</sup>

Área Living: 33.24 m<sup>2</sup>

Área Balcón: 12.24 m<sup>2</sup>

Total Area: 45.48 m<sup>2</sup>

Living Area: 33.24 m<sup>2</sup>

Balcony Area: 12.24 m<sup>2</sup>



# PENTHOUSE 2 RECAMARAS LOCK OFF

# PENTHOUSE LOCK OFF APARTMENT!

Área Total: 144.34 m<sup>2</sup> Total Area: 144.34 m<sup>2</sup>

Área Living: 71.40 m<sup>2</sup> Living Area: 71.40 m<sup>2</sup>

Área Balcón: 72.94 m<sup>2</sup> Balcony Area: 72.94 m<sup>2</sup>

- 1 Entrada | Entrance
- 2 Cocina | Kitchen
- 3 Sala | Living Room
- 4 Recámara | Bed Room
- 5 Terraza | Terrace
- 6 Baño | Bathroom
- 7 Área de lavado | Laundry area





# PIRÁMIDES TULUM

Imágenes ilustrativas sin fines de lucro. Se reserva el derecho de modificar sin previo aviso.  
Illustrative images without office visits subject to changes without prior notice.





Mayan  
TENZEL  
Spa

Imágenes ilustrativas sin validez de ley, sujetas a cambios sin previo aviso.  
Ilustrative images without official validity, subject to change without prior notice.

Always experience by **MAYA OCEAN**



PIRAMIDES TULUM  
RESORT LIVING



by MAYA OCEAN