D'STER INVESTLAND

Data Sheet

TULUM

Mexico

Macrolot

30 hectares
74,131.61 acres

Subdivided in 10 Lots

3 hectares each lot
7.413 acres each lot

INVESTORS

What to develop?

- Eco Tourism projects Housing & Hotels

- Thematic Villages & Condos

Just 9.5 km from the sea

10 LOTS OF URBAN LAND, IN TULUM, QUINTANA ROO.

I. BACKGROUND:

Description: 10 lots of Manzana 809, in Tulum, Q. Roo.
Owner: INMOBILIARIA ELZADA now BEL PROP MEX 2.
Property Location:
Country: Mexico **State:** Quintana Roo.
City: Tulum **Colonia:** Zone 10

LOCALIZATION	AREA (MEX)	AREA (USA)
MANZANA 809, REGION 11	30,000 hectares	74,131.61 acres
	298,041.60 (m^2: square meter)	3,229,173.13 (ft^2: square foot)

II. URBAN CHARACTERISTICS

Zone classification: (use, categ.) Housing

Predominant type of construction: (street/area): Residential - Residential.

Area Population Density: (Hab/Hec): 37 Viv/Ha

Socio-economic level: (predominant): Medium Low-Medium High and Tourist-Housing

Urban Infrastructure: Electricity in the area, well water.

Equipment and Urban Furniture: Traces of Avenues and Streets

LAND USE allowed in Zone: Housing.

III. TERRAIN DATA

Permitted housing density: H2 12 dwe/hec. Looking to change the land use to H3* 37 dwe/hec, according to the area. ***(1 hectar = 2.471 acre)***

- 12 dwe/hec = each lot/834m2
- 24 dwe/hec = each lot /416m2
- 37 dwe/hec = each lot /270m2

Authorized building intensity: 1.10 times the area of the land. **Restrictions (of the land):** Two levels. COS 0.45. ***NOTE: See the APENDIX: Cocoon Project***

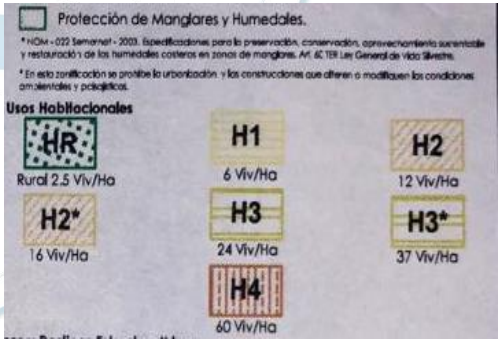
IV. PRICE

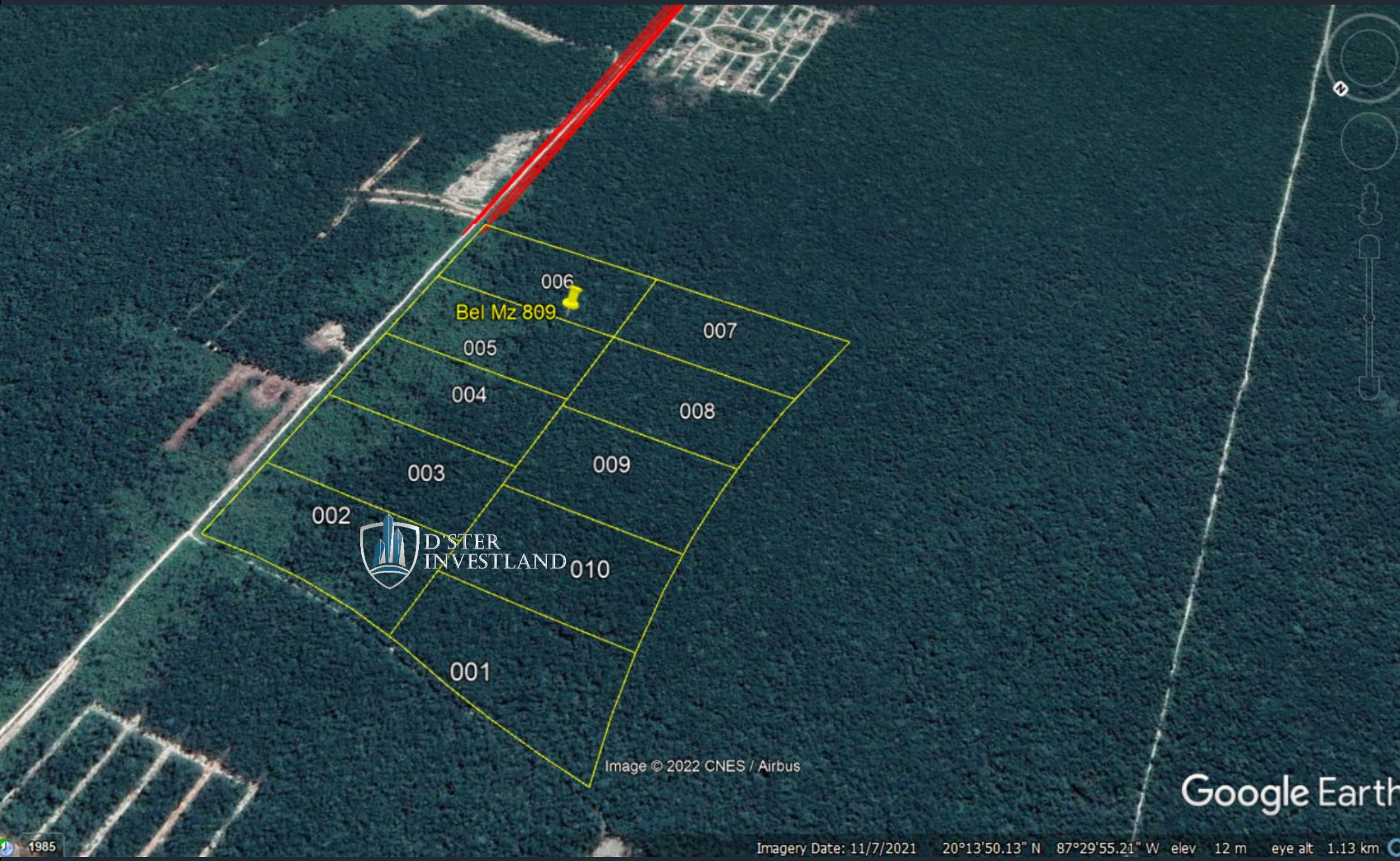
$15´000,000.00 USD

V. Authorized Land Use, for the land: Housing.

APPLE 809		
# LOT	**OWNER'S NAME**	**U.**
LOT 001	BEL	29802.05
LOT 002	BEL	29802.05
LOT 003	BEL	29801.98
LOT 004	BEL	29802.05
LOT 005	BEL	29802.05
LOT 006	BEL	29802.05
LOT 007	BEL	29837.39
LOT 008	BEL	29770.96
LOT 009	BEL	29802.05
LOT 010	BEL	29818.97

Land Use (Municipal Symbology)

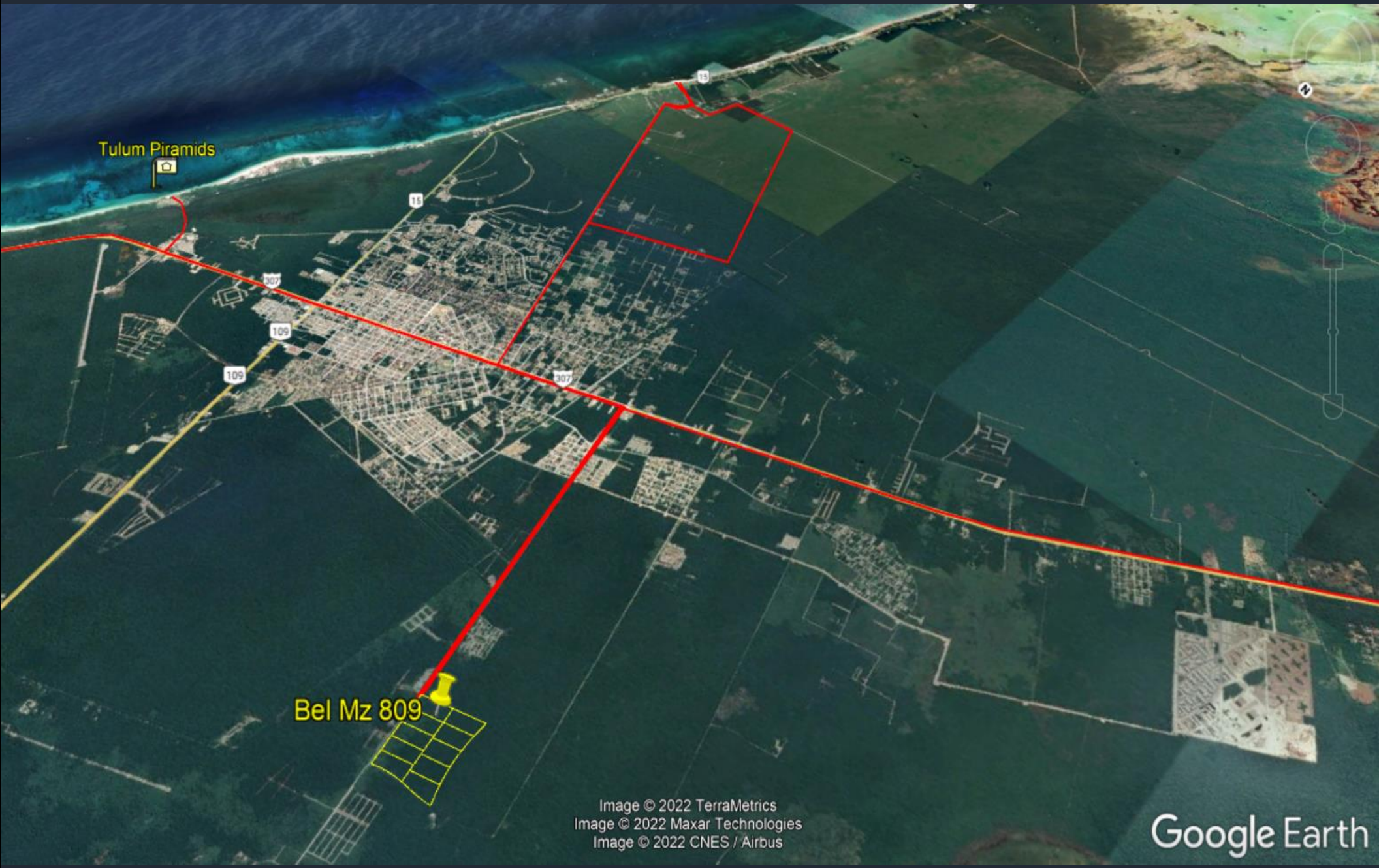



006
Bel Mz 809
007
005
004
008
003
009
002
D'STER
INVESTLAND
010
001
Image © 2022 CNES / Airbus
Google Earth
1985
Imagery Date: 11/7/2021 20°13'50.13" N 87°29'55.21" W elev 12 m eye alt 1.13 km

IV. LOCATION AND DISTANCES

- 8 Minutes to Tulum Downtown (5.4 km)
- 10 Minutes to the Archaeological Site of Tulum (9.2 km)
- 15 Minutes from Tulum Beach (9.5 km)
- 17 Minutes from the Mayan Train Terminal *projected* (13 Km)*
- 20 Minutes Tulum Airport *projected* (20 km)*

Location Video Tour: https://youtu.be/1VSL1L02i-w


Tulum Piramids
Bel Mz 809
Image © 2022 TerraMetrics
Image © 2022 Maxar Technologies
Image © 2022 CNES / Airbus
Google Earth

Bel Mz 809
Bel CET (Building)
Tulum Piramids
Bel Lots Mzs 167 & 173

-***The Mayan Train and Tulum Airport*** *are projected to open in 2023 -* ***CNM****:* *https://youtu.be/vWO_SeVeTmM .*

Video Presentation of the Mayan Train and TULUM Airport by the ***President of Mexico***
https://youtu.be/EmRS8DFI01g

Bloomberg – El Financiero *report on the New Tulum Airport: https://youtu.be/lq1vBoBVn-0*

NEW Infrastructure for TULUM

Tulum Airport and Maya Train

Projected for 2024

D'Ster Investland® is a Mexican Real Estate Agency. For more information and price of the property, please **contact us:**

www.DsterInvestland.com.mx

Contact: Adan Aranda +52.998.2752899 info@investland.com.mx

APENDIX

What other developers are projected to build in TULUM, with no beach front?
COCOON, an AMAZING project example in the middle of the Mayan Jungle.
COCOON

DNA Barcelona company:
architecture, planning, landscape, interiors and design that develops projects

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COCOON is a DNA's Project HOTEL & RESORT in Tulum, Mexico.

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Video

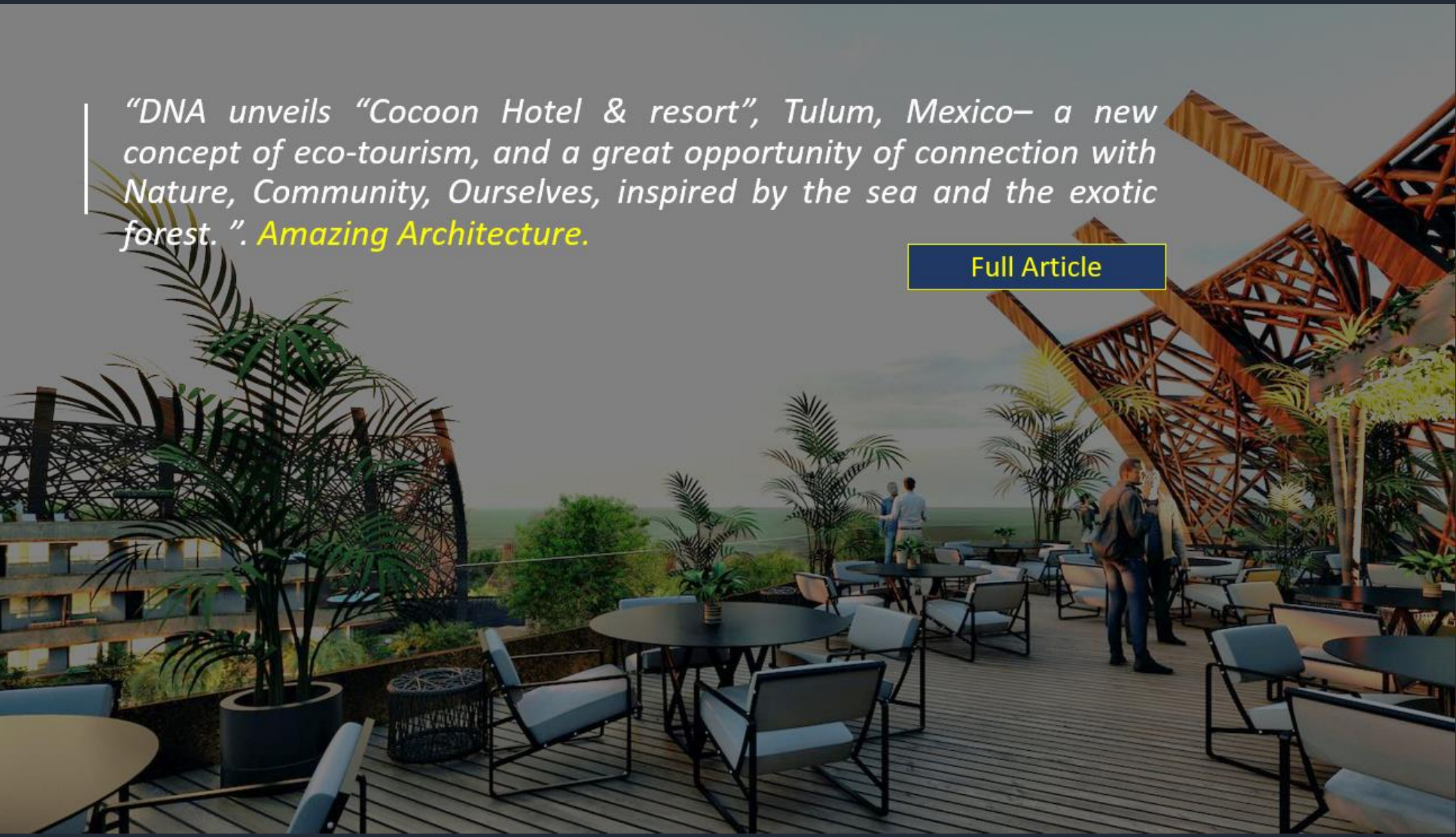
Cocoon Project:

PROGRAM: Residential & Hotel
– 204 Apartments
– 167 Rooms
– 16 Private Villas
SITE: 59,402 m2
BUILT: 46.181 m2

Project Info

The site of Cocoon Project will be built on a similar surface of 2 lots of Apple 809 of BEL: 59,402 m2.

Each of the 10 lots of Apple 809 has 30,000 m2, so the BEL's land would be enough to build 5 projects with the same land requirements as Cocoon.


"DNA unveils "Cocoon Hotel & resort", Tulum, Mexico– a new concept of eco-tourism, and a great opportunity of connection with Nature, Community, Ourselves, inspired by the sea and the exotic forest. ". Amazing Architecture.
Full Article