



D'STER[®]
ONE-STOP REALTY INVEST

Data
Sheet

TULUM

Mexico

Macrolot



Subdivided in
10 Lots

30 hectares

74,131.61 acres

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 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**

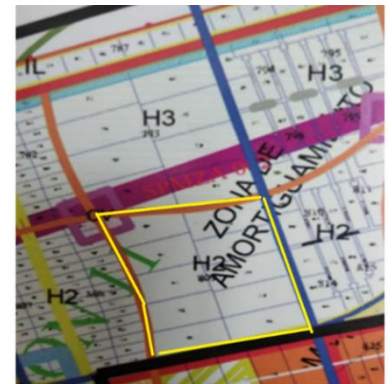
IV. PRICE

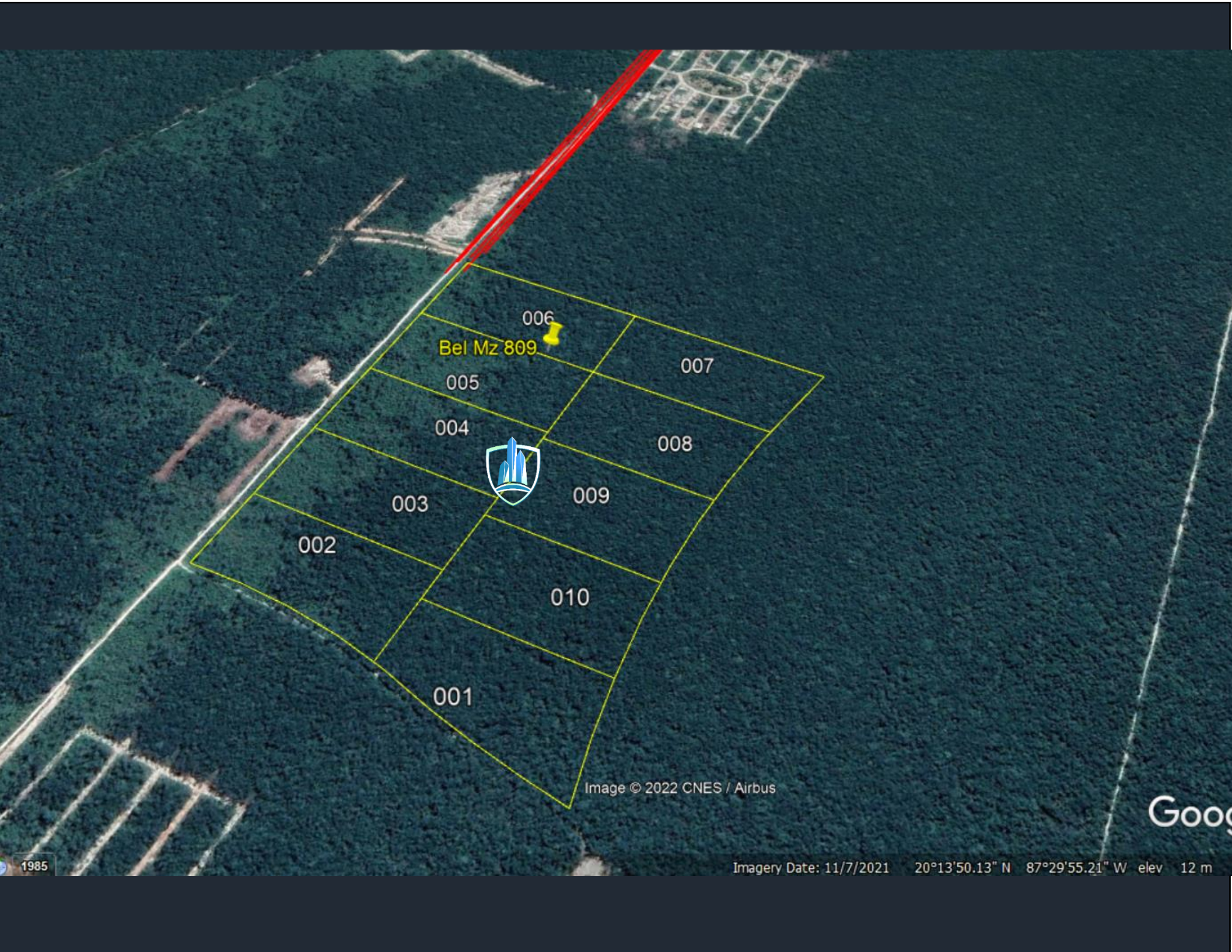
\$100.00 USD x m²

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)





Bel Mz 809



Image © 2022 CNES / Airbus

Goog

1985

Imagery Date: 11/7/2021 20°13'50.13" N 87°29'55.21" W elev 12 m

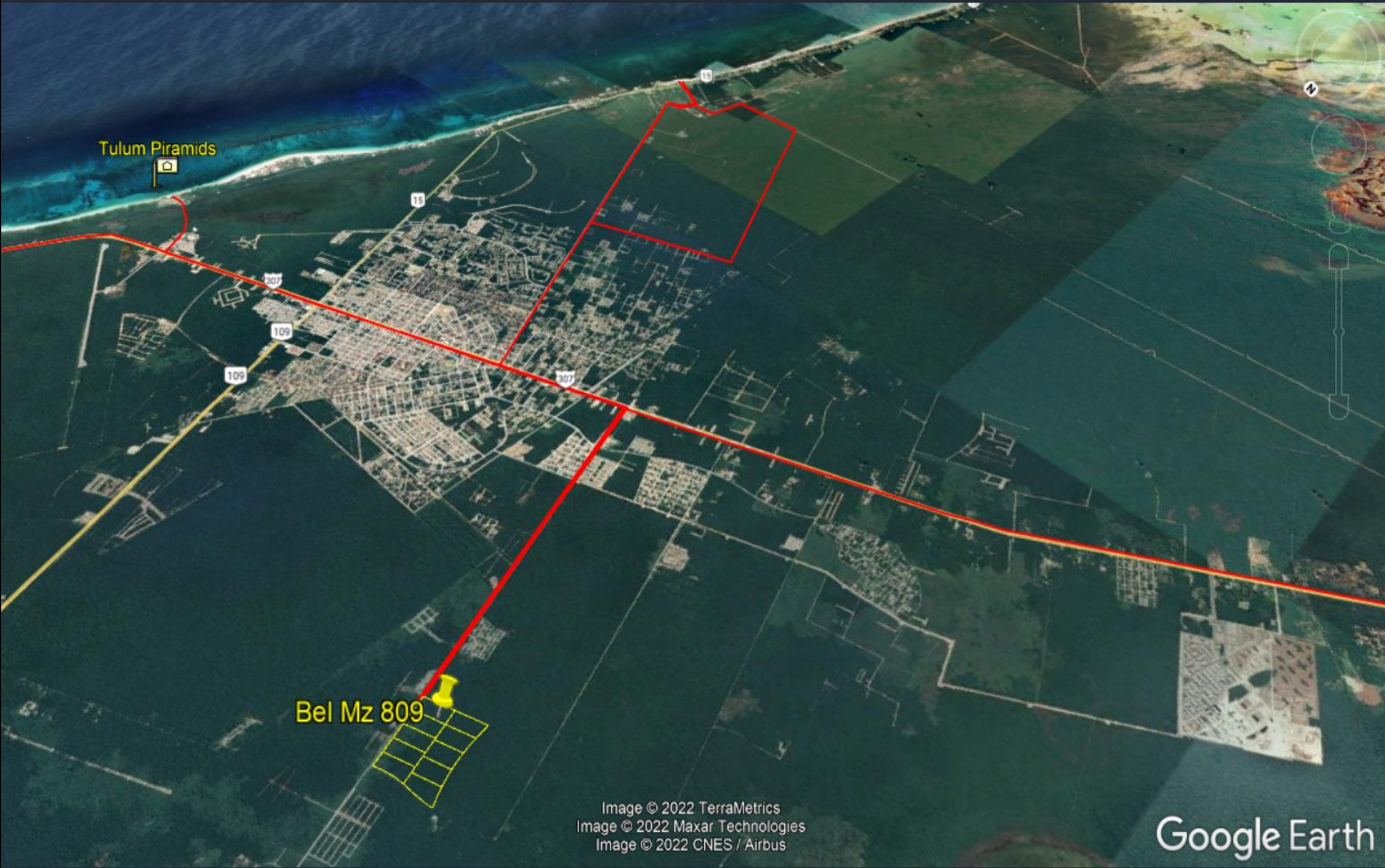
IV. LOCATION AND DISTANCES

- 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 Pyramids

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/EmRS8DFI01q>



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

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APPENDIX

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.



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

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](#)

