

Data
Sheet

Tulum
“La Veleta”
zone

5 km to the beach

Lots from
345 m² to 500 m²

Lots from
ft² 3,714 to 5,382 ft²

Region 15, Apples
167 & 173

Investors

- Eco -Tourism-
Housing

- Apartments
Complexes

4/10/2023

I. BACKGROUND:

Description: Land lots in Tulum.

Owner: Sole owner (Company) Legal Certainty

Property Location: La Veleta zone

Country: Mexico **State:** Quintana Roo.

City: Tulum **Colonia:** Region 15.

Location:

Apple 167 - REG. 015, [16 LOTS AVAILABLE]

Apple 173 - REG. 015, [06 LOTS AVAILABLE]

II. URBAN CHARACTERISTICS

Zone classification: (use, categ.) Tourist Housing.

Predominant type of construction: (street/area): Streets of newly urbanized.

Population density area: (Hab/Ha): Approximately 20 Hab./Ha.

Socioeconomic status: (predominant): Medium

Urban Infrastructure: Services are close to be install

Equipment and Urban Furniture: Equipment in constant growth.

LAND USE allowed in Zone: Housing

III. LAND DATA

Permitted housing density: 23 dwellings per hectare.

Permitted building intensity: 1.10 times the area of the land.

Easements and/or restrictions (of the land): Two levels. COS 0.45.

Authorized Land Use, for the land: Housing

IV. PRICE

\$250.00 USD M2 (per square meter)

	Lot Number	Area
LOTES MANZANA 167		
1	AVAILABLE LOT 001	345.05
2	AVAILABLE LOT 003	345.05
3	AVAILABLE LOT 004	345.05
4	AVAILABLE LOT 006	345.05
5	AVAILABLE LOT 007	426.58
6	AVAILABLE LOT 008	426.58
7	AVAILABLE LOT 010	426.58
8	AVAILABLE LOT 011	426.58
9	AVAILABLE LOT 012	426.58
10	AVAILABLE LOT 013	426.58
11	AVAILABLE LOT 017	345.05
12	AVAILABLE LOT 018	345.05
13	AVAILABLE LOT 019	345.05
14	AVAILABLE LOT 020	345.05
15	AVAILABLE LOT 021	345.05
16	AVAILABLE LOT 022	345.05

6009.98

IV. LOCATION AND DISTANCES

- 5 Minutes from Tulum Beach (5.4 km)
- 8 minutes Downtown Tulum (5.4 km)
- 15 Minutes to the Archaeological Site of Tulum (9.2 km)

- 20 Minutes Tulum Airport (*projected 2024*) (20 km)*

Location - Video Tour:

https://www.youtube.com/watch?v=TzXae_EM0Kk

PLEASE CLICK





Bel Lots Mzs 167 & 173

Bel CET (Building)
COLIURAGANES

Tulum Piramides

Parque Nacional Tulum

Playa Santa Fe

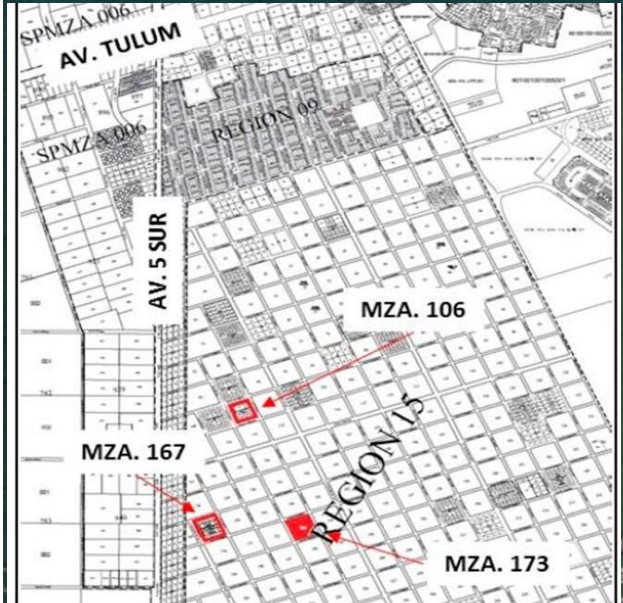
Playa Paraiso

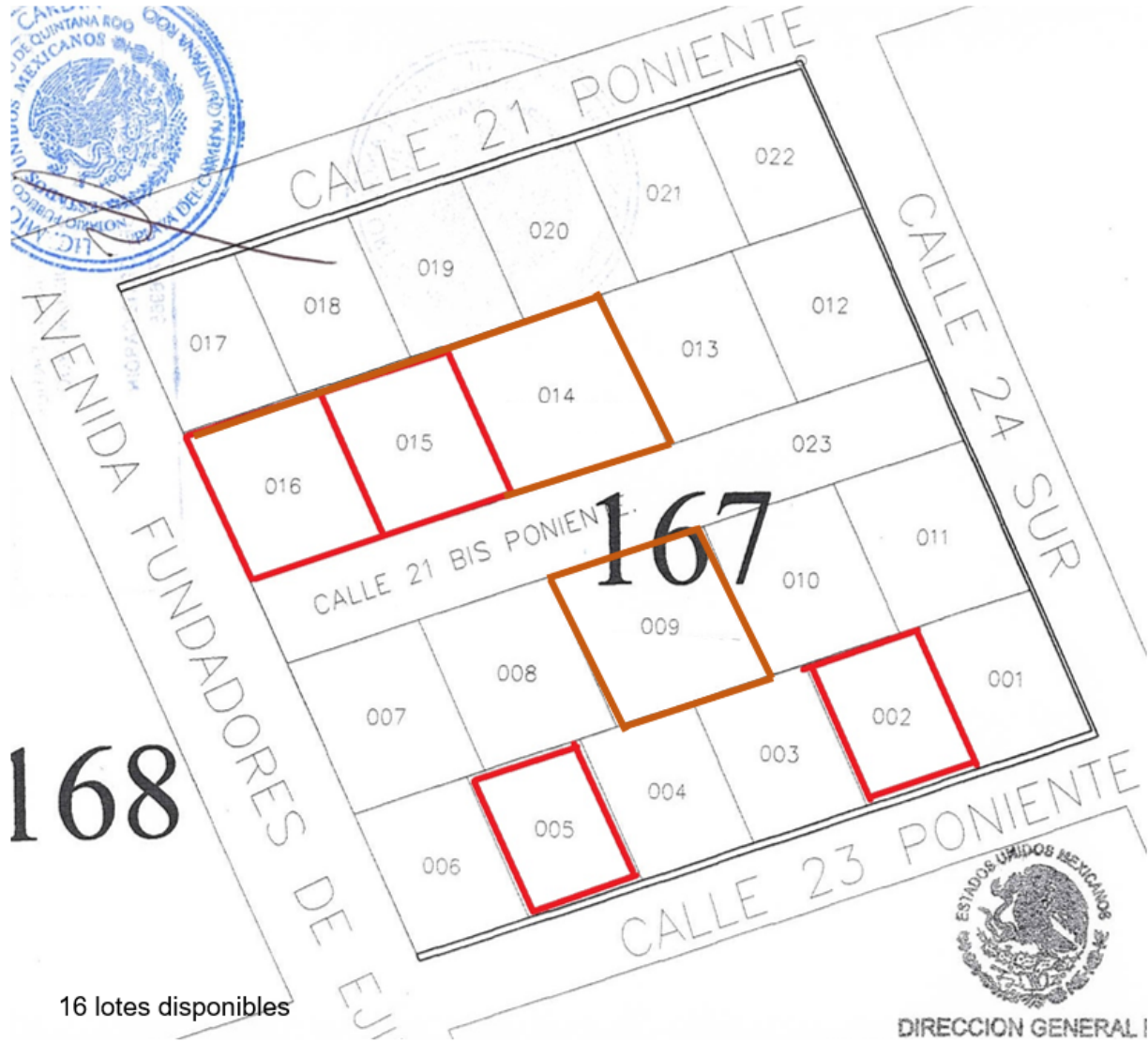
Playa Las Palmas

ZONA HOTELERA TULUM

SFER IK

TULUM BEACH





168

16 lotes disponibles



DIRECCION GENERAL I

INVESTLAND

MANZANA 167		
# LOTE	NOMBRE DEL PROPIETARIO	SUP. m2
LOTE 001	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 003	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 004	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 006	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 007	FINMAG OVER SEAS S.A. DE C.V.	426.58
LOTE 008	FINMAG OVER SEAS S.A. DE C.V.	426.58
LOTE 010	FINMAG OVER SEAS S.A. DE C.V.	426.58
LOTE 011	FINMAG OVER SEAS S.A. DE C.V.	426.58
LOTE 012	FINMAG OVER SEAS S.A. DE C.V.	426.58
LOTE 013	FINMAG OVER SEAS S.A. DE C.V.	426.58
LOTE 017	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 018	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 019	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 020	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 021	FINMAG OVER SEAS S.A. DE C.V.	345.05
LOTE 022	FINMAG OVER SEAS S.A. DE C.V.	345.05



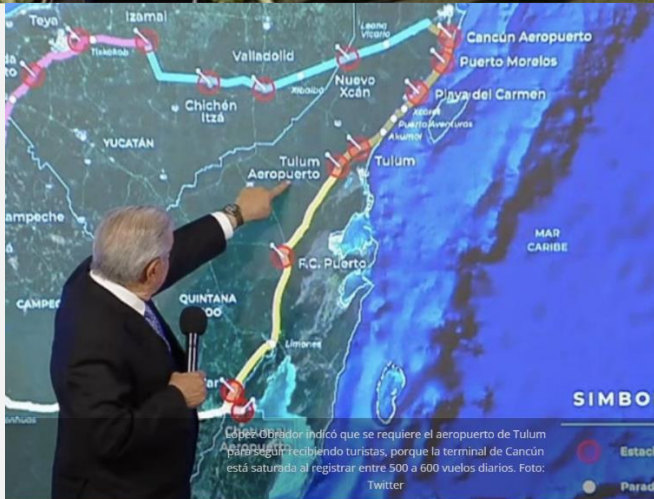
D'STER[®]
INVESTLAND

ONE-STOP REALTY INVEST

*The **Mayan Train and Tulum Airport** are projected to be finished 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



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