

Data
Sheet

**Tulum Business
Center Building**

Total Area
2,067.17m²

12 Corporative
Offices

2 Commercial
Spaces

Located in
Downtown Tulum

Main Avenue

In front of the
municipal office

INVESTORS:
Could change
land use to be
a **Boutique &
Business Hotel**



I. BACKGROUND:

Description: Commercial building of 3 levels, more basement and roof.

Owner: Sole Proprietor (Company)

Property Name: Tulum Business Center.

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

City: Tulum **Colonia:** Centro.

Address:

Street: Av. Tulum. Mz. 02, Lot 07, Tulum Center, Región 03,C.P. 77760.

Property Account No. / Cadastral Reg.: 902003000002007-

Age: 2014.

Useful area: 2,067.17 m².

Constructed area: 2,067.17 m².

Land Area: 753 m².

II. URBAN CHARACTERISTICS

Zone classification: (use, categ.) Commercial, of the first order.

Predominant type of construction: (street/area) :Buildings and commercial premises developed up to four levels.

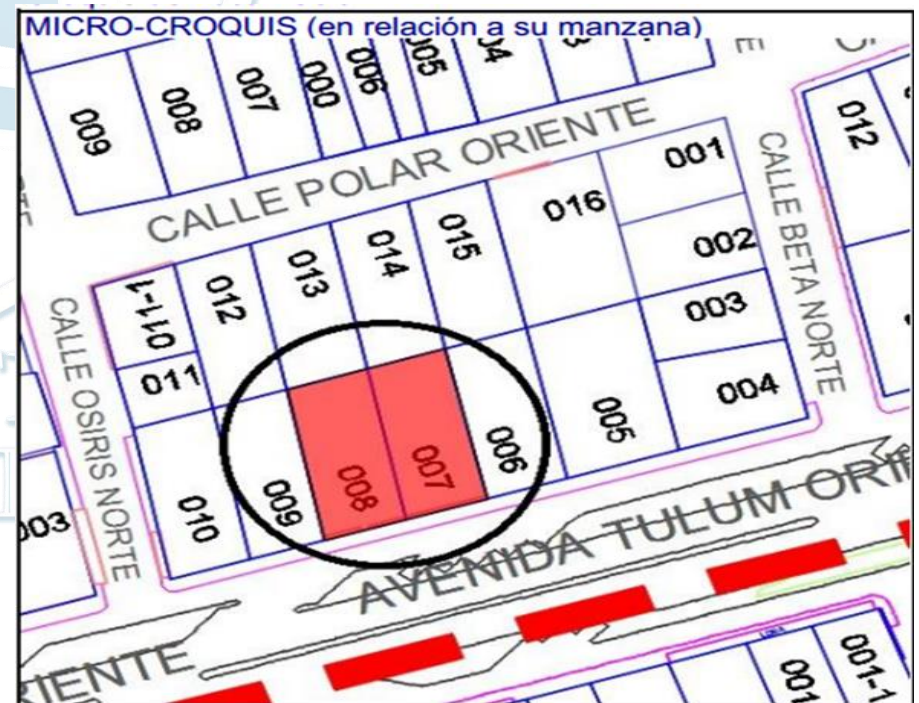
Zone Public Safety Level: High, in general.

Access roads and importance: Street: Avenida Tulum.

Type of track: Primary.

Urban Infrastructure: (Street and area): Full services. Mixed, water, electricity, good quality outdoor lighting, sanitary drainage, pavement, sidewalks and hydraulic concrete linings and telephone.

LAND USE allowed in Zone: Mixed.C.O.S.: 0.60, (Observed): 0.70 C.U.S.: 1.80



Investors may present the project to the Municipal Authorities to transform land use from Offices to Hotel or Condo-Hotel and grow the building, see the project attached.

III. LAND INFORMATION

TOTAL LAND AREA: 750.00 m².

Levels: basement, ground floor, first and second level and roof terrace.

Project Quality: Well, professional design and execution.

Current use of the property: Commercial building.

It is a land resulting from the merger of two properties (lot 007 and 008), of regular configuration and flat topography. In which a construction developed in four levels is deplanted:

Basement with 16 parking drawers and vertical communication cube made up of stairs and elevator.

Ground floor: access to the building, staircase, elevator cube, corridor and two commercial premises with surfaces of 213 m², with toilet each. To the front it has five parking drawers and access ramps to the basement. No finishes.

First level: staircase and elevator cube, six offices with toilet each. Sin finishes.

Second level: ladder and elevator cube, six offices with toilet each.

Description	surface of construction
Type 1: 2 Commercial premises	426.73 m ²
Type 2: 12 Offices	880.72 m ²
Type 3: Corridors	242.90 m ²
Type 4: Basement	514.98 m ²

IV. PRICE

\$3'500,000.00 USD

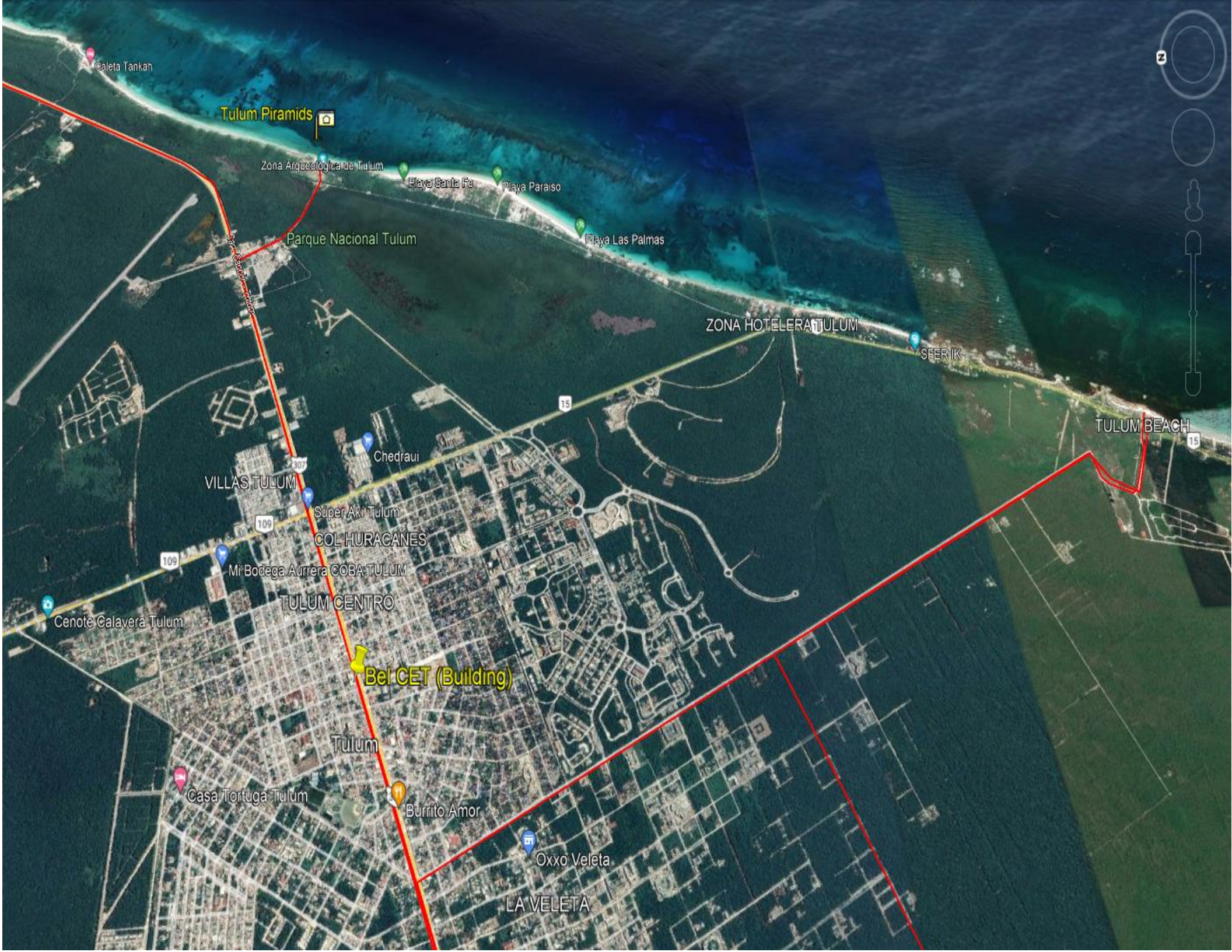


Vista de estacionamiento en sótano.



Vista de estacionamiento en sótano.





Caleta Tankah

Tulum Piramids

Zona Arqueológica de Tulum

Playa Santa Fe

Playa Paraiso

Playa Las Palmas

Parque Nacional Tulum

ZONA HOTELERA TULUM

SEERIK

TULUM BEACH

15

VILLAS TULUM

Chedraui

Súper Aki Tulum

COL HURACANES

Mi Bodega Aurrera COBA TULUM

TULUM CENTRO

Cenote Calaverá Tulum

Bel CET (Building)

Tulum

Casa Tortuga Tulum

Burrito Amor

Oxxo Veleta

LA VELETA

109

109

307

2

Google Maps: <https://goo.gl/maps/6wJpPKMairNrPyra6>



Centro Empresarial Tulum



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4.0 ★★★★★ 23 opiniones

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Visitaste este lugar hace 4 años

Av. Tulum 120, Tulum Centro, 77760 Tulum, Q.R., México

Abierto · Cierra a las 17:00

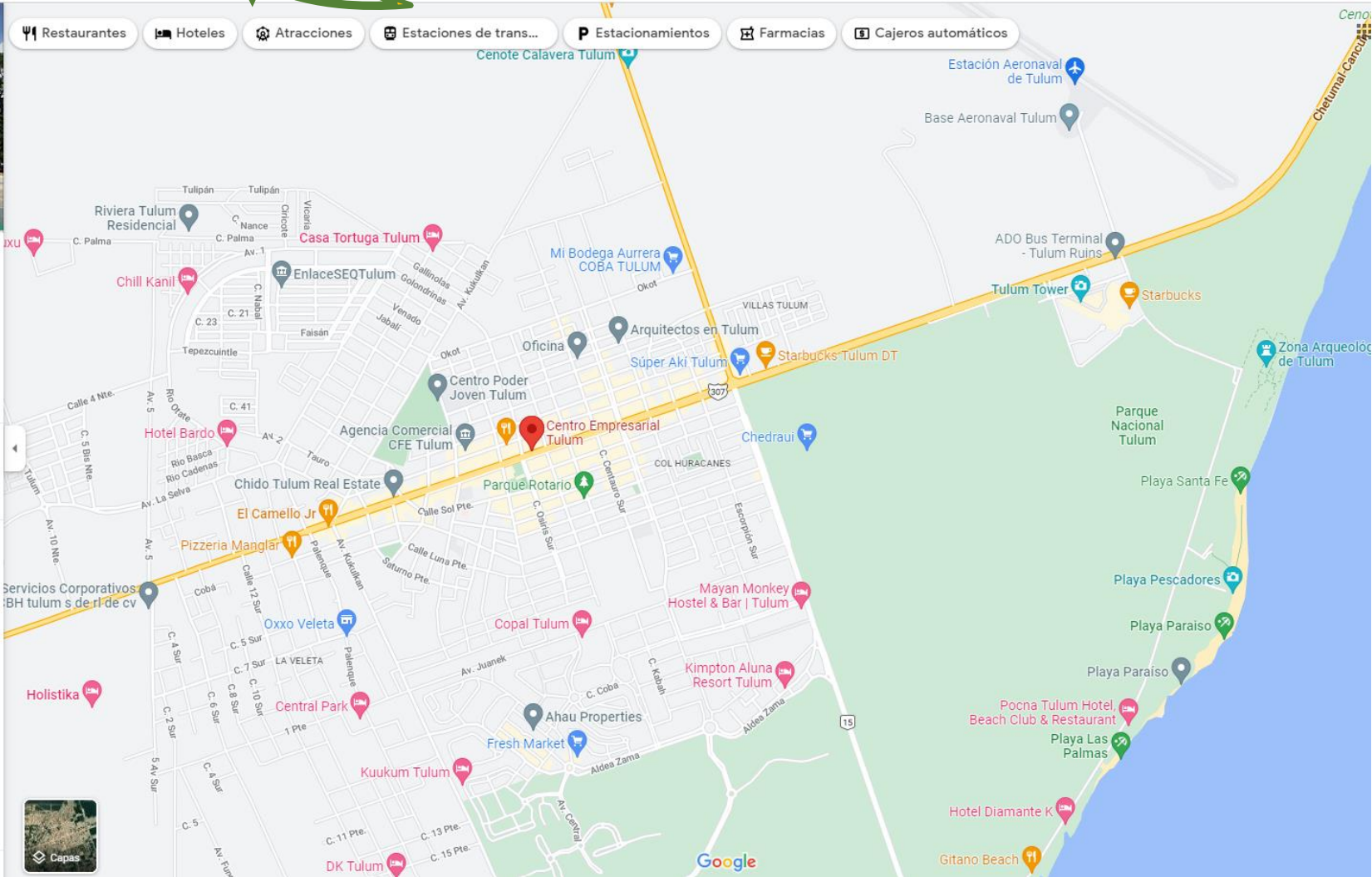
+52 984 871 3824

6G6Q+J3 Tulum, Quintana Roo, México

Agregar una etiqueta

Sugerir una edición

Agregar la información que falta



IV. MAP OF LOCALIZACIÓN AND DISTANCES

- Located in Tulum Downtown (0 km)
- 10 minutes to the Archaeological Site of Tulum (9.2 km)
- 10 minutes from Tulum Beach (9.8 km)

- 10 minutes to the Maya Train Terminal (*projected 2024*) (13 Km)*
- 20 minutes to Tulum Airport (*projected 2024*) (20 km)*



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



*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 Real Estate Agency with an exclusive contract with the Owner. For more information and price of the property, please contact us. **Contact:**  +52.998.2752899 / info@investland.com.mx / www.DsterInvestland.com.

Project

Boutique & Business Hotel

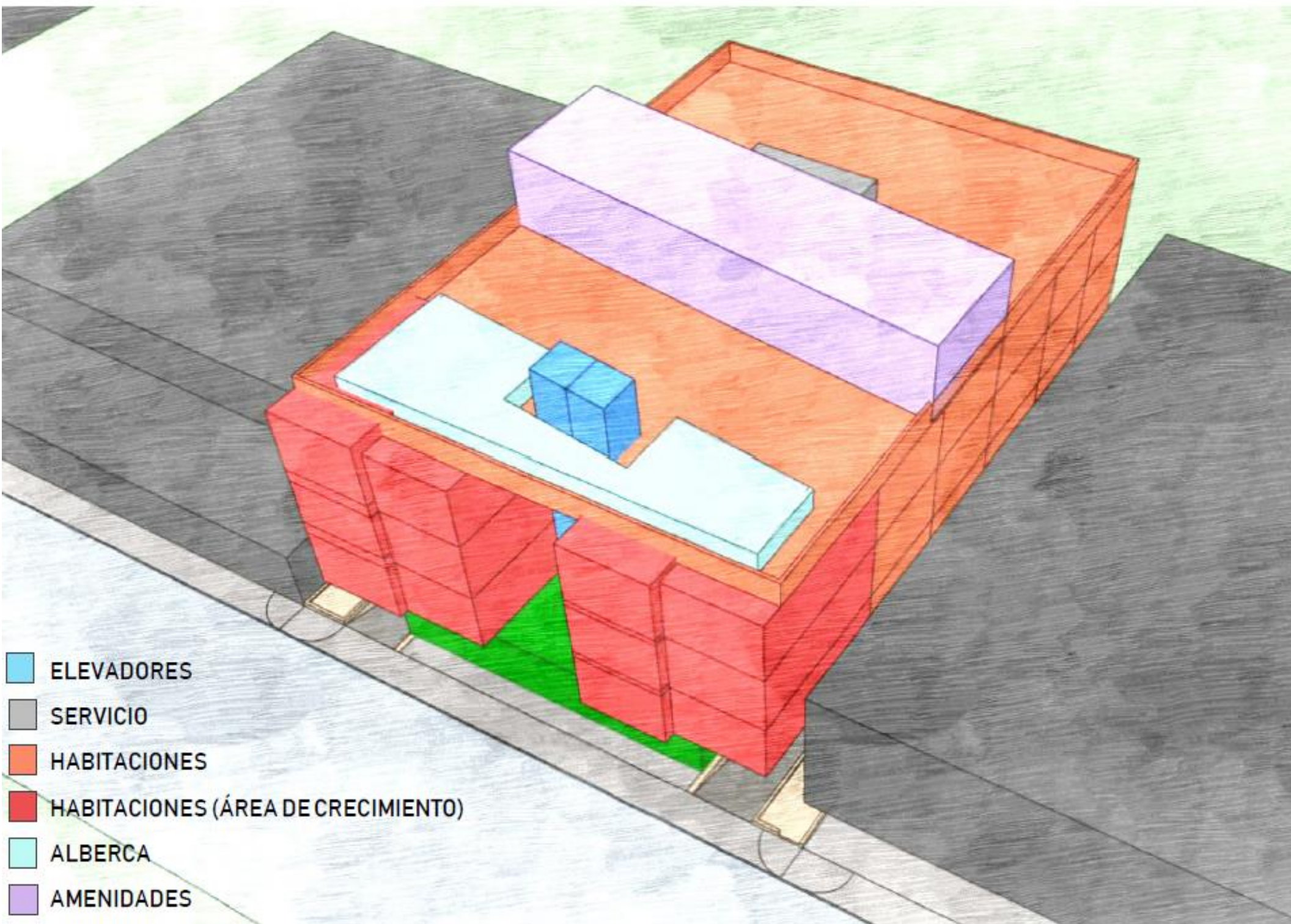


Video Project:

Click: <https://youtu.be/impZGZVvpUo>







RESUMEN DE HABITACIONES

PLANTA BAJA

4	Habitación A tipo 1	31.15 m ²	124.60 m ²
4	Habitación A tipo 2	30.92 m ²	123.68 m ²
			248.28 m²

1N

4	Habitación A tipo 1	31.15 m ²	124.60 m ²
6	Habitación A tipo 2	30.92 m ²	185.52 m ²
1	Habitación B tipo 1	31.93 m ²	31.93 m ²
1	Habitación B tipo 2	23.75 m ²	23.75 m ²
1	Habitación B tipo 3	25.24 m ²	25.24 m ²
1	Habitación B tipo 4	29.91 m ²	29.91 m ²
			419.73 m²

2N

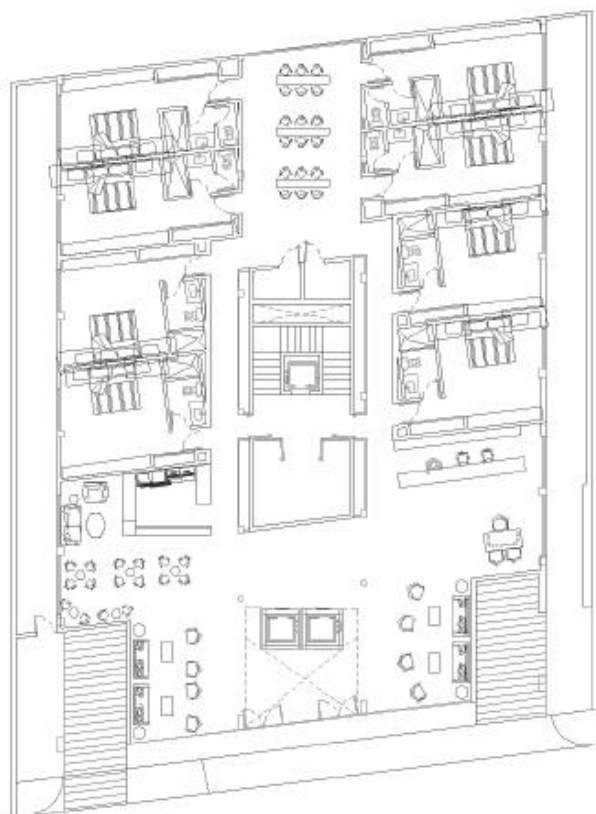
4	Habitación A tipo 1	31.15 m ²	124.60 m ²
6	Habitación A tipo 2	30.92 m ²	185.52 m ²
1	Habitación B tipo 1	31.93 m ²	31.93 m ²
1	Habitación B tipo 2	23.75 m ²	23.75 m ²
1	Habitación B tipo 3	25.24 m ²	25.24 m ²
1	Habitación B tipo 4	29.91 m ²	29.91 m ²
			419.73 m²

3N

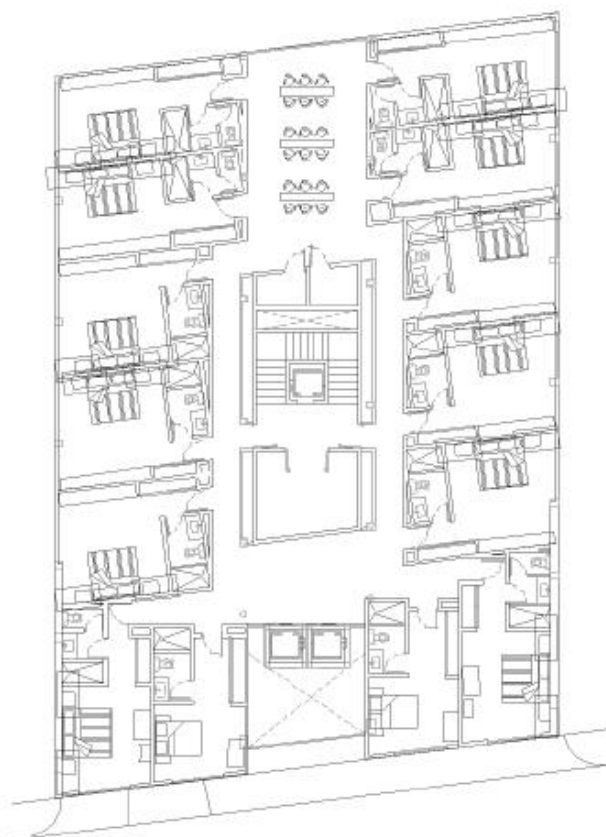
4	Habitación A tipo 1	31.15 m ²	124.60 m ²
6	Habitación A tipo 2	30.92 m ²	185.52 m ²
1	Habitación B tipo 1	31.93 m ²	31.93 m ²
1	Habitación B tipo 2	23.75 m ²	23.75 m ²
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1	Habitación B tipo 4	29.91 m ²	29.91 m ²
			419.73 m²

RESUMEN POR NIVEL

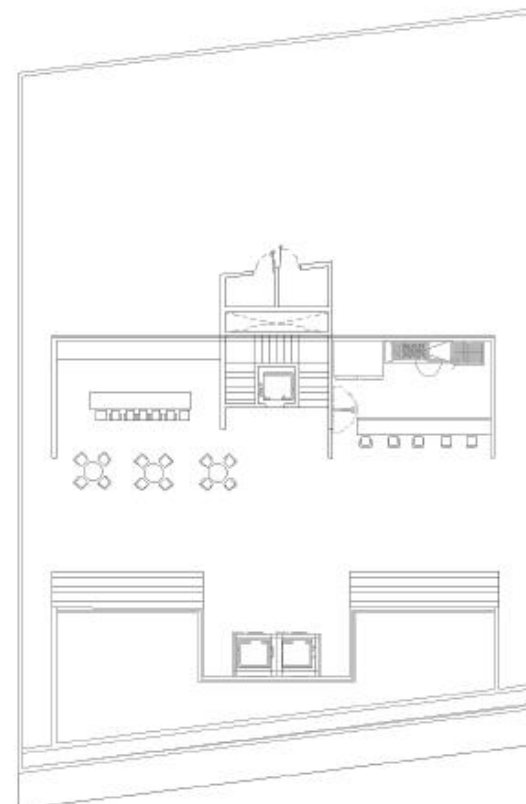
8	PLANTA BAJA	248.28 m ²
14	PRIMER NIVEL	419.73 m ²
14	SEGUNDO NIVEL	419.73 m ²
14	TERCER NIVEL	419.73 m ²
50	TOTAL	1507.47 m²



PLANTA BAJA



PLANTA TIPO



ROOF GARDEN

PROPUESTA



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arquitectos

RESUMEN DE ÁREAS

SÓTANO	
Circulaciones y cajones	489.00 m ²
Servicio	33.20 m ²
	522.20 m²

PLANTA BAJA	
Lobby/Recepción	153.77 m ²
Elevadores	6.38 m ²
Servicio	77.90 m ²
Habitaciones	248.28 m ²
Área común	38.87 m ²
	525.20 m²

PLANTA TIPO (1N, 2N, 3N)	
Elevadores	6.38 m ²
Servicio	77.90 m ²
Habitaciones	419.73 m ²
Área común	38.87 m ²
	597.32 m²

ROOF GARDEN	
Alberca	66.17 m ²
Amenidades	120.72 m ²
Elevadores	6.38 m ²
Servicios	36.56 m ²
Azotea	349.79 m ²
	579.62 m²

TOTAL DE NIVELES	3,418.98 m²
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PROPUESTA



M:O
arquitectos





D'STER
INN

