



D'STER
INVESTLAND

Data
Sheet

**22 Lots in
Tulum**

**"La Veleta"
zone**

5 km to the beach

Lots from
325 m² to 426 m²

Lots from
ft² 3,498 to 4,585 ft²

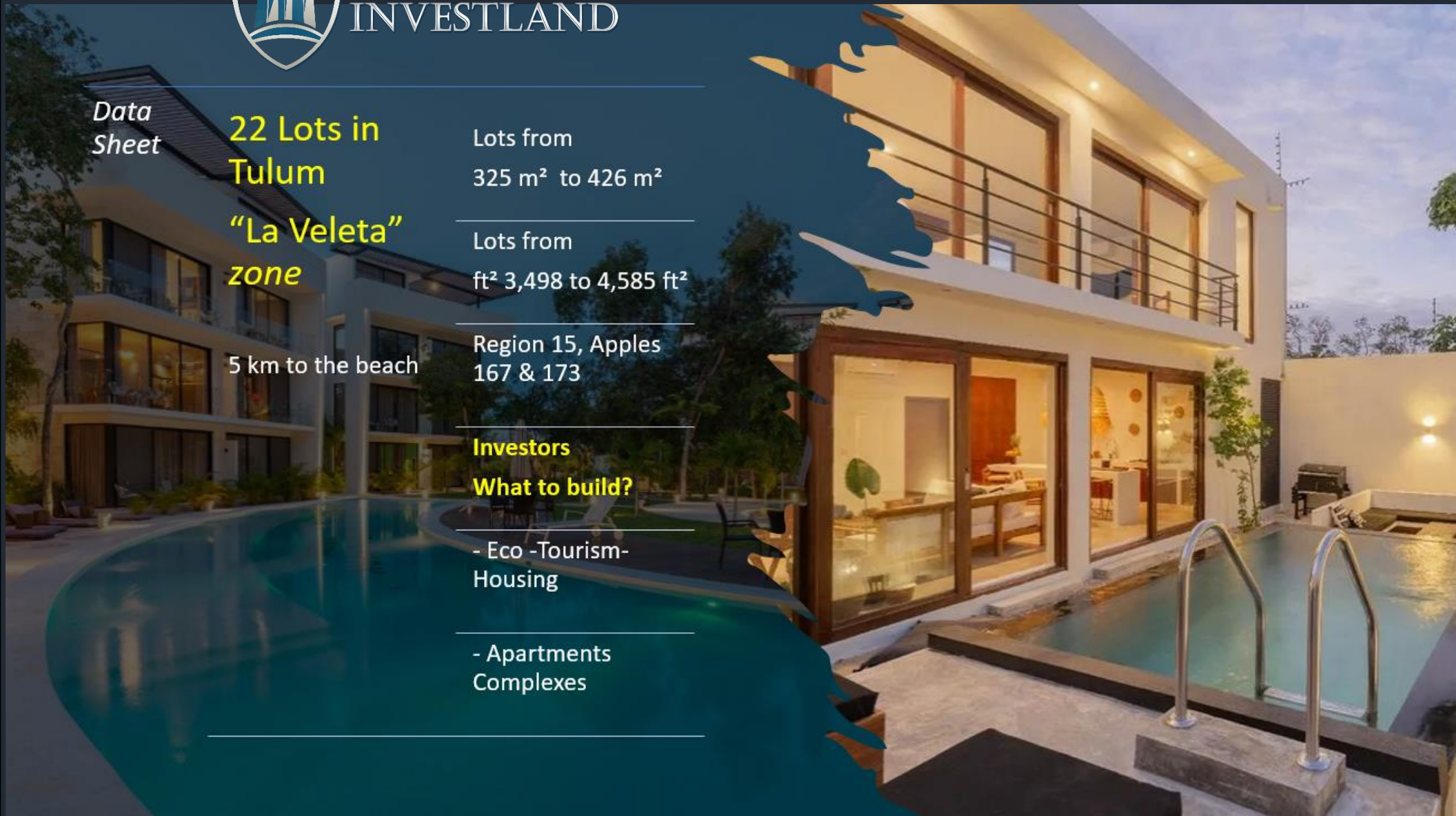
Region 15, Apples
167 & 173

Investors

What to build?

- Eco -Tourism-
Housing

- Apartments
Complexes



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

\$200.00 USD M2 (per square meter)

	Lot Number	Area
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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

LOTES MANZANA 173

1	AVAILABLE	LOT 003	325
2	AVAILABLE	LOT 004	325
3	AVAILABLE	LOT 006	325
4	AVAILABLE	LOT 019	325
5	AVAILABLE	LOT 020	325
6	AVAILABLE	LOT 021	325

1950

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)

- 15 Minutes from the Mayan Train Terminal (*projected 2024*) (13 Km)*
- 20 Minutes Tulum Airport (*projected 2024*) (20 km)*

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





Bel Lots Mzs 167 & 173

Bel C&T (Building)
COL. HURACANES

Tulum Piramides

Parque Nacional Tulum

Playa Santa Fe

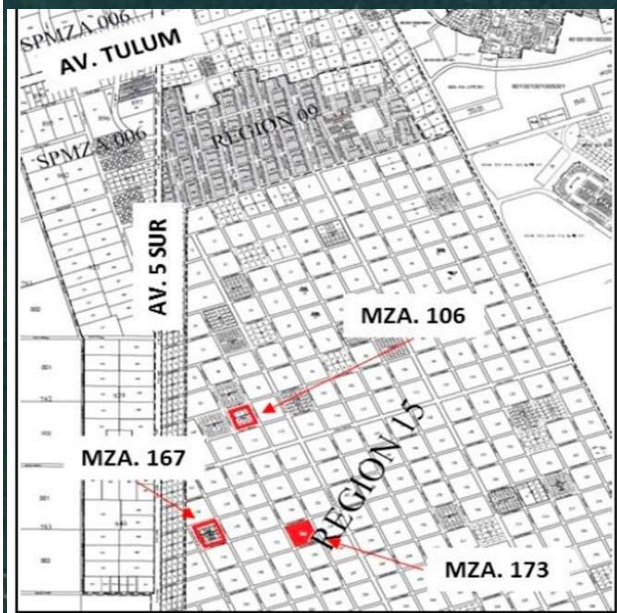
Playa Paraiso

Playa Las Palmas

ZONA HOTELERA TULUM

SFER IK

TULUM BEACH





168

16 lotes disponibles

CALLE 21 PONIENTE

CALLE 24 SUR

CALLE 21 BIS PONIENTE

CALLE 23 PONIENTE

167



DIRECCION GENERAL I

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



MZA. 173

MZA. 173
CALLE 23 PONIENTE

CALLE 18 SUR

CALLE 19 SUR

SITE 18

12:00

22:19

CALLE 25 PONIENTE

MANZANA 173

# LOTE	NOMBRE DEL PROPIETARIO	SUP.
LOTE 003	FINMAG OVER SEAS S.A. DE C.V.	325
LOTE 004	FINMAG OVER SEAS S.A. DE C.V.	325
LOTE 006	FINMAG OVER SEAS S.A. DE C.V.	325
LOTE 019	FINMAG OVER SEAS S.A. DE C.V.	325
LOTE 020	FINMAG OVER SEAS S.A. DE C.V.	325
LOTE 021	FINMAG OVER SEAS S.A. DE C.V.	325

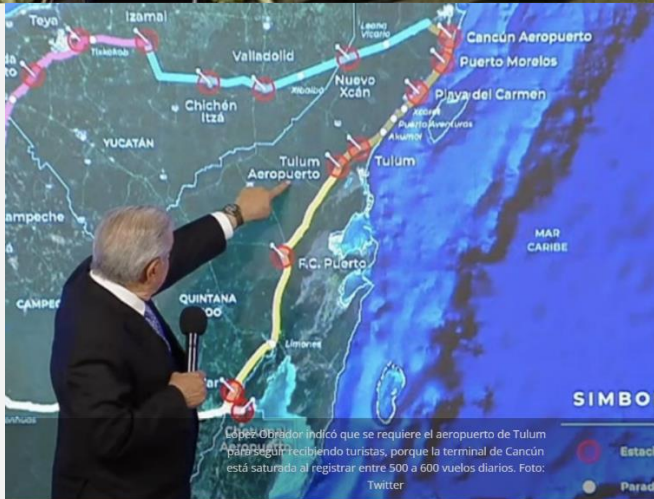


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*The **Mayan Train and Tulum Airport** are projected to be finished in 2023 - **CNM**: https://youtu.be/vWO_SeVeTmM.

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



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