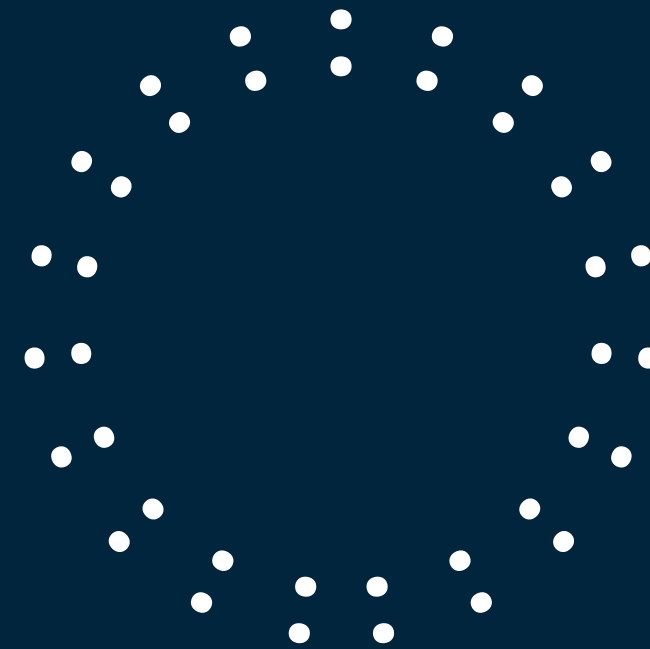


DECLUN CONCEPTS

CASA ITZA

MAGIC OF WATER IN MAYA .



HUDGINS
CONCEPTS



HUDGINS DESIGN

in Collaboration
with

CASA ITZA

DECLUD CONCEPTS



CASA ITZA

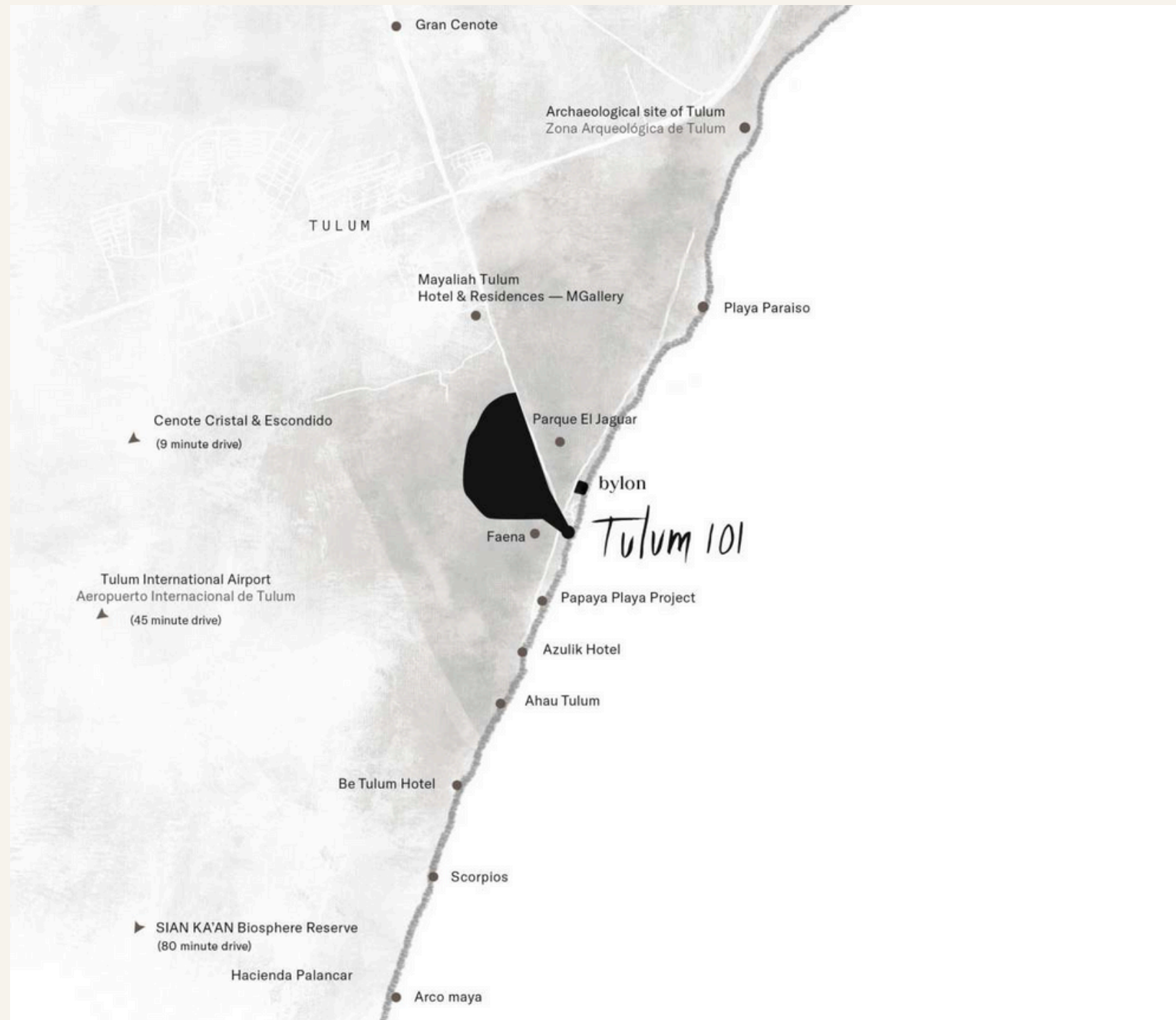
DECLUB CONCEPTS





LOCATION

Tulum 101



TULUM 101 IS THE REGION'S FIRST MASTER-PLANNED COMMUNITY

E S O F

Located 45 minutes south of Playa del Carmen (90 minutes south of Cancun International Airport), Tulum exudes a laid-back, bohemian, and effortlessly chic beach town ambiance. At the southern end of the Riviera Maya, Tulum 101 is strategically placed near Tulum's coastal Mayan architectural site, national parks, coral reefs, renowned cenotes, diverse restaurants, vibrant beach clubs, and lively nightlife. This enchanting destination is also within convenient reach of The Tulum International Airport, Felipe Carrillo Puerto and borders Jaguar National Park, adding an extra layer of accessibility and natural allure to this lush beachfront property.

Tulum 101 becomes a haven that is centrally located, allowing you to be in the midst of everything while still providing a tranquil escape from it all.



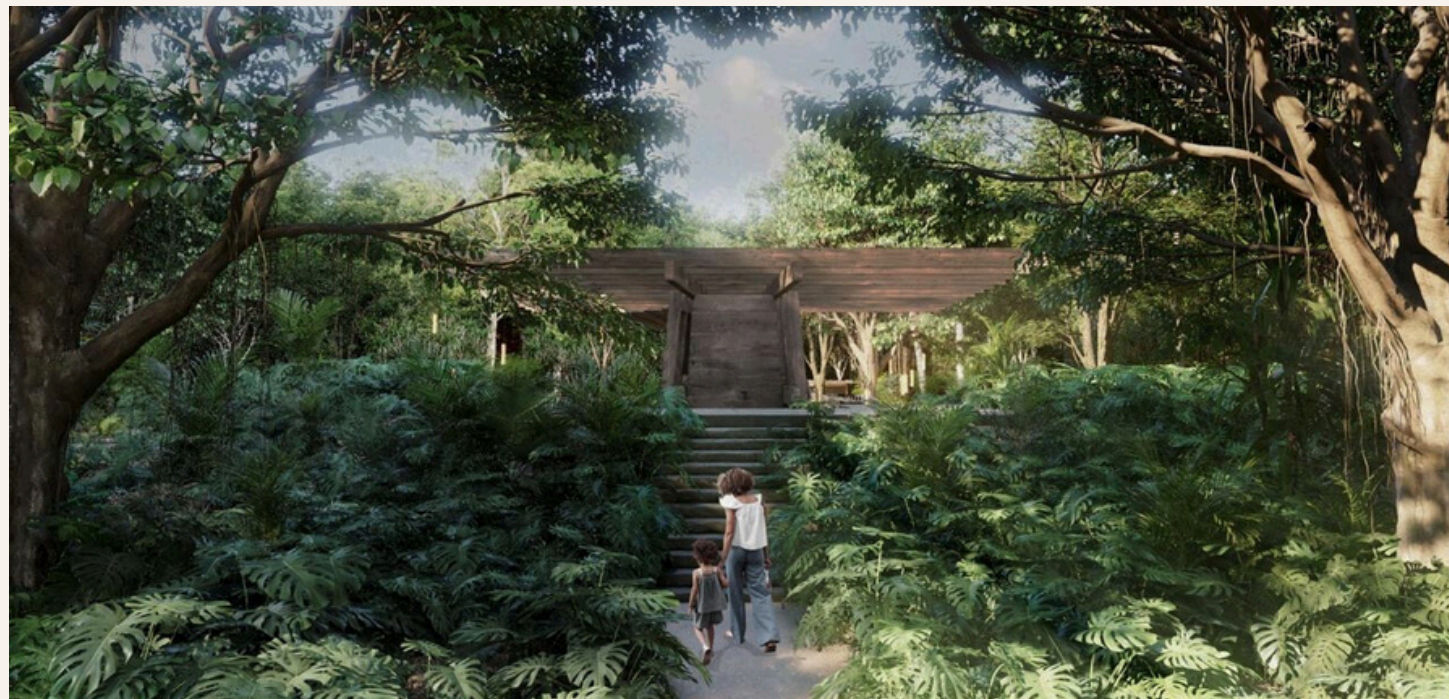


Tulum 101

PEACEFUL
PRIVATE
WELCOMING
LUXURIOUS
NATURAL
SECURE
MODERN
SUSTAINABLE
CHIC
BREEZES
RAINFALLS
SUNSHINE
SMILES
SERENITY
JUNGLE
CULINARY
HEALING

DECLUN CONCEPTS

EXCLUSIVE RESTAURANTS



PRIVATE CENOTES



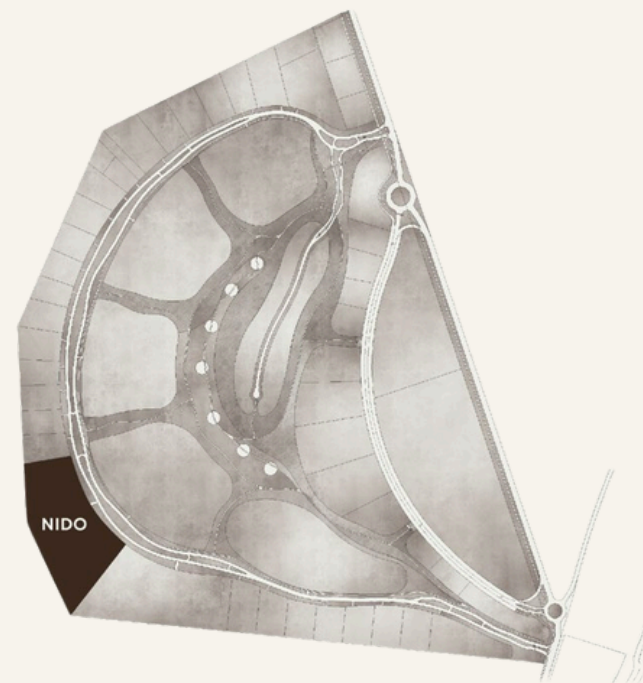
INSIDE
THE GATES
OF *Tulum 101*

| Ø | NIDO

A free life
in a safe haven.

Mingle family lots under the concept of Jungle Nesting. The best lifestyle and sophistication, immerse in the beauty of the mythical landscape of the Mayan Jungle. NIDO emerges between the green of the forest as a primal home.





Walk to the beach in 10 minutes .

Less than 1KM away from the beach, 01 NIDO® emerges amidst the green jungle as a primeval home. This concept for Jungle Nesting® brings together the comfort of wide paths and open spaces with the sensibility of its environment into a comfortable, sophisticated and natural way of living: a cluster of 85 single-family plots enmeshed in the beauty of the jungle.

NIDO
by Tulum 101

DECLUN CONCEPTS



101 NIDO®, life happens in profound connection and coexistence with nature, full of transformative experiences and surrounded with state-of-the-art design and architecture.

Breathe with
the jungle .

| Ø | N I D O

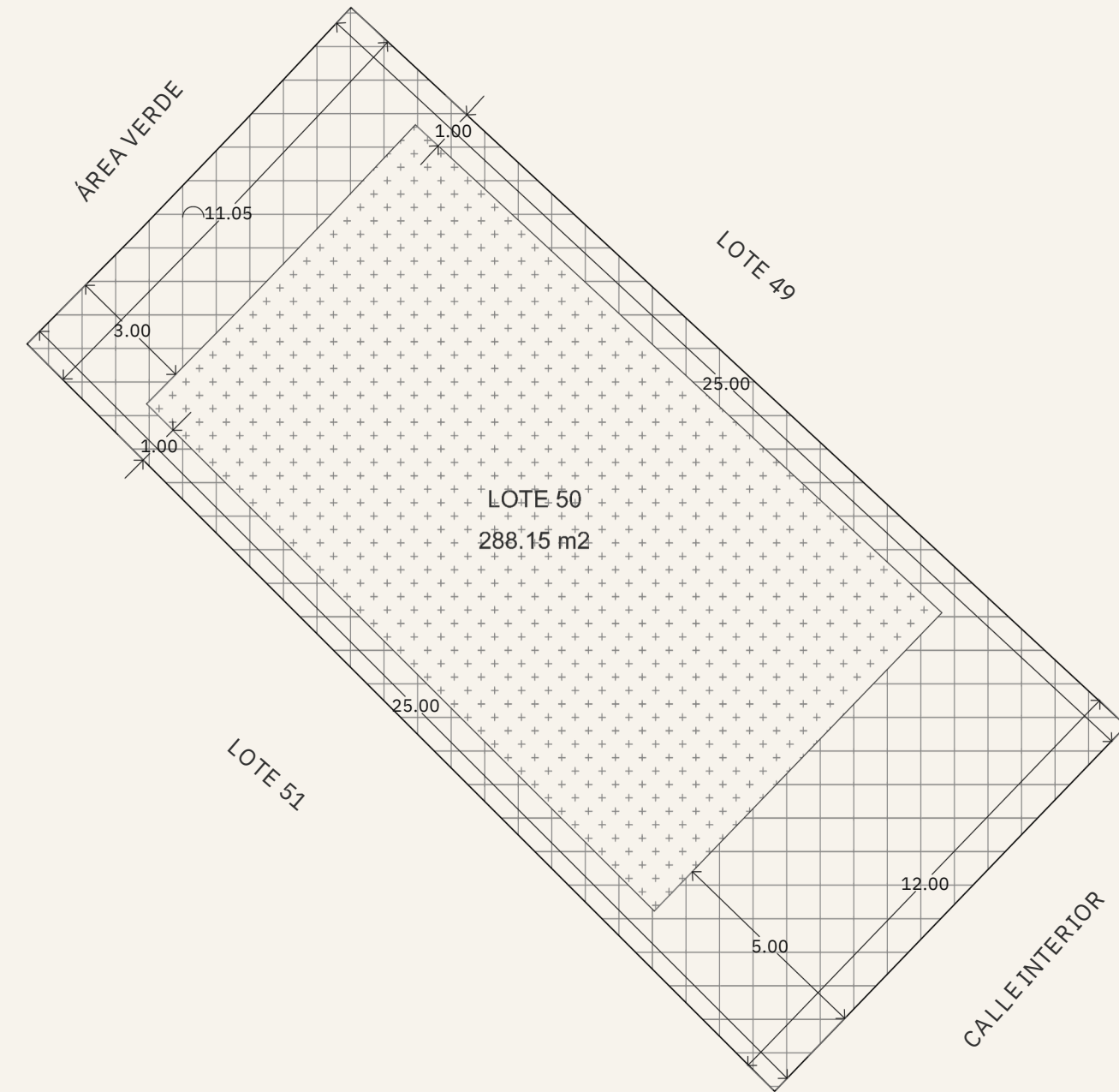
With tree-lined roads and integrating park space at its core, this safe haven breathes to the elemental rhythms of the jungle, providing spaces of harmony designed to nurture unforgettable moments with our loved ones.



DECLUN CONCEPTS

DECLUN CONCEPTS

LOT #50 NIDO - TULUM 101



DATOS GENERALES:

LOTE:	50
SUPERFICIE:	288.15 M2
COS MÁXIMO 50%:	144.08 M2
CUS MÁXIMO 1.1:	316.97 M2

RESTRICCIONES:

ALTURA MÁXIMA:	3 NIVELES Y/O 10.5 MTS
FRONTAL:	5 MTS
LATERALES:	1 MTS
POSTERIOR:	3 MTS + 1.50 POR CADA NIVEL ADICIONAL

SIMBOLOGÍA:

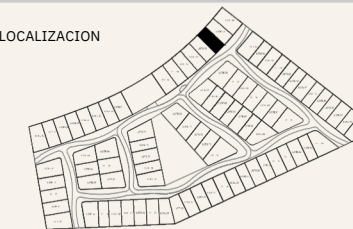
ÁREA PERMITIDA PARA CONSTRUCCIÓN	
RESTRICCIÓN DE CONSTRUCCIÓN	



LA PRIVADA 2
Propietario
INMOBILIA
Ubicación
Tulum, Quintana Roo, México

Fecha
AGOSTO 20
Escala
1:250
Acotación
METROS

CROQUIS LOCALIZACION



Our neighbors.



FAENA DISTRICT



TRAIN MAYA - JAGUAR PARK

DECLUN CONCEPTS



KITCHEN TO SIDE YARD



DINING TO ENTRY





LIVING



POOL CONCEPTS



LIVING TO POOL











SAUNA. STEAM ROOM. JACUZZI



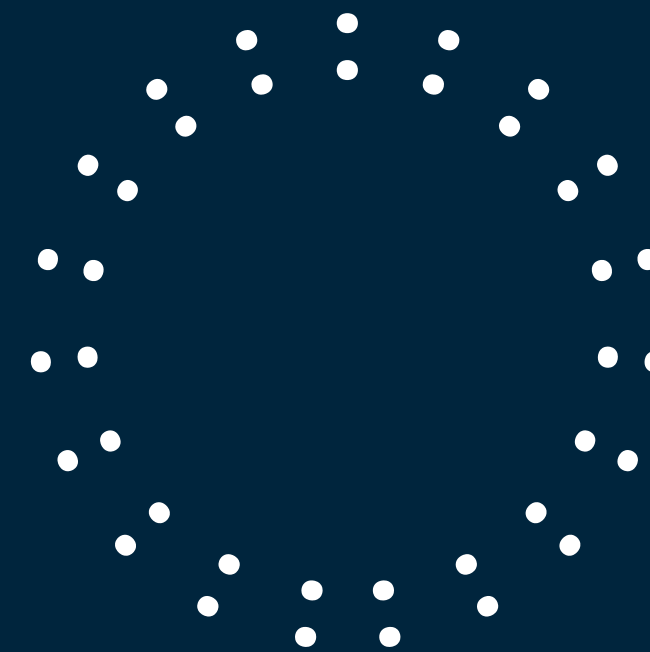




SIDE ELEVATION

3,762 TOTAL SQFT

5 BEDS - 6 BATHS

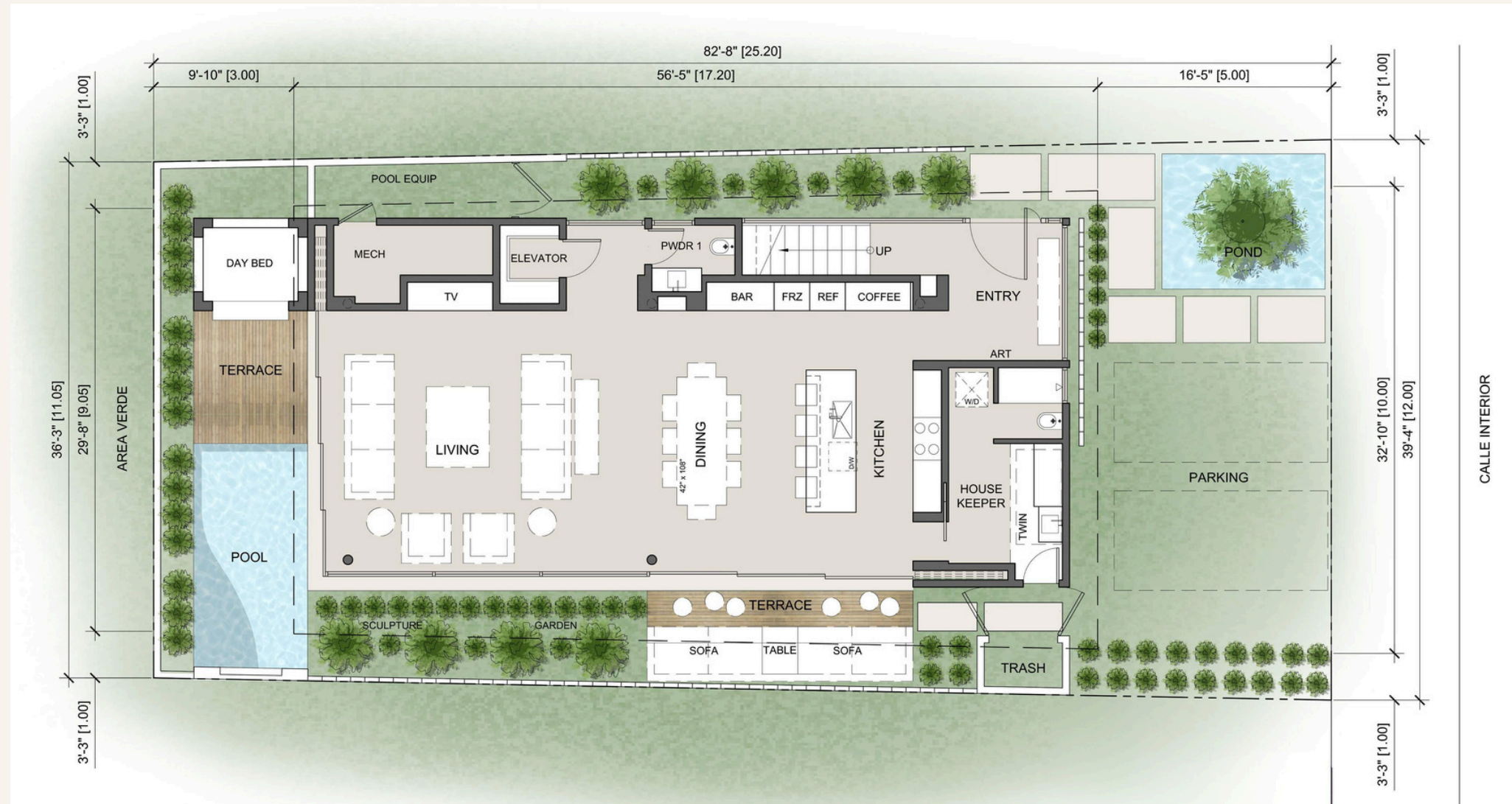


CASA ITZA



FLOOR PLAN - LEVEL ONE

8



NIDO TULUM 101 LOTE 50

LEVEL ONE

Level 1 1,356 SF | 126SM
 Level 2 1,287 SF | 120 SM
 Level 3 1,119 SF | 104 SM

Total 3,762 SFV | 350
 DM





FLOOR PLAN - LEVEL TWO



NIDO TULUM 101 LOTE 50

LEVEL TWO

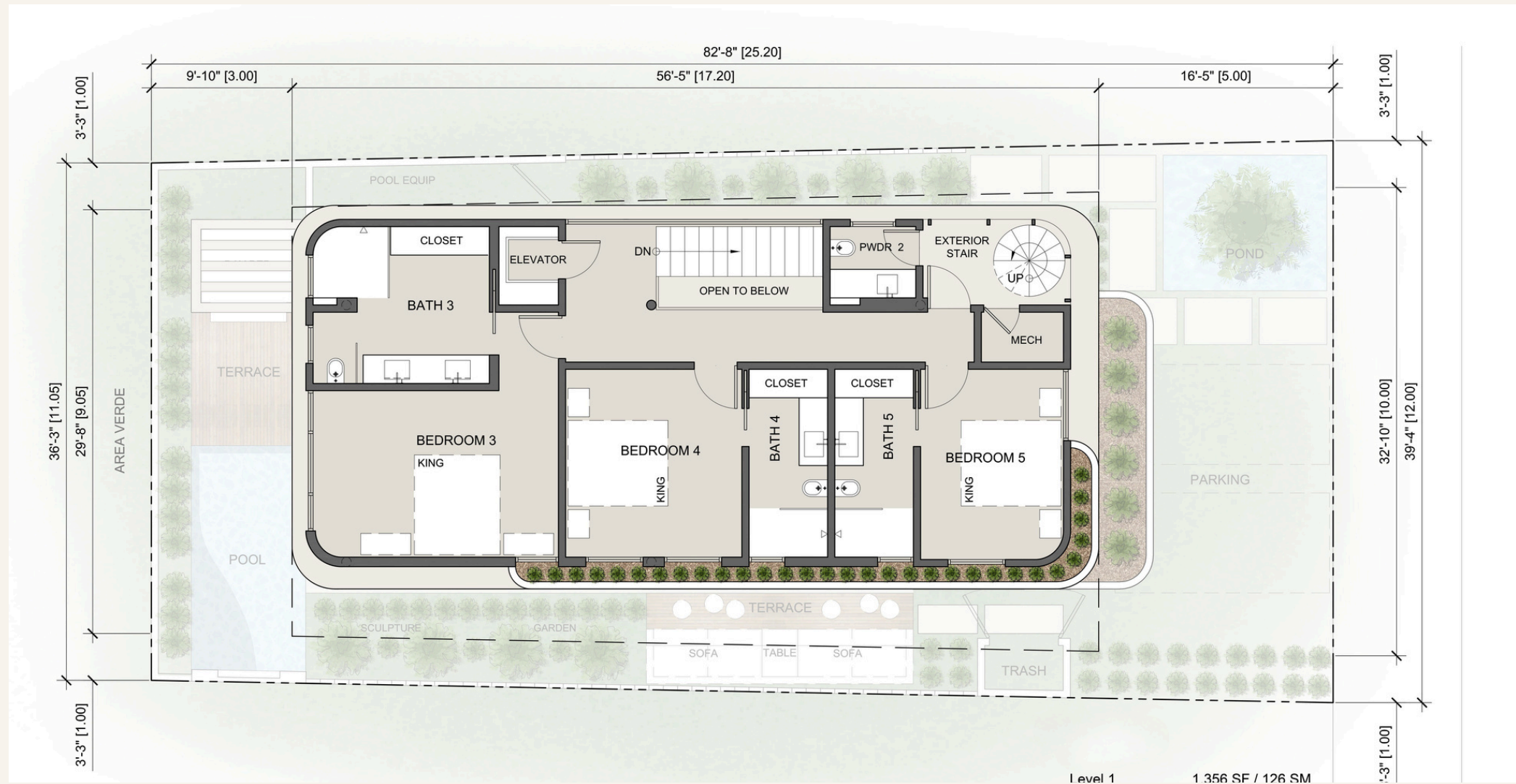
Level 1	1,356 SF		126 SM
Level 2	1,287 SF		120 SM
Level 3	1,119 SF		104 SM

Total 3,762 SFV | 350 DM





FLOOR PLAN - LEVEL THREE



NIDO TULUM 101 LOTE 50

LEVEL THREE

Level 1 1,356 SF | 126SM
 Level 2 1,287 SF | 120 SM
 Level 3 1,119 SF | 104 SM

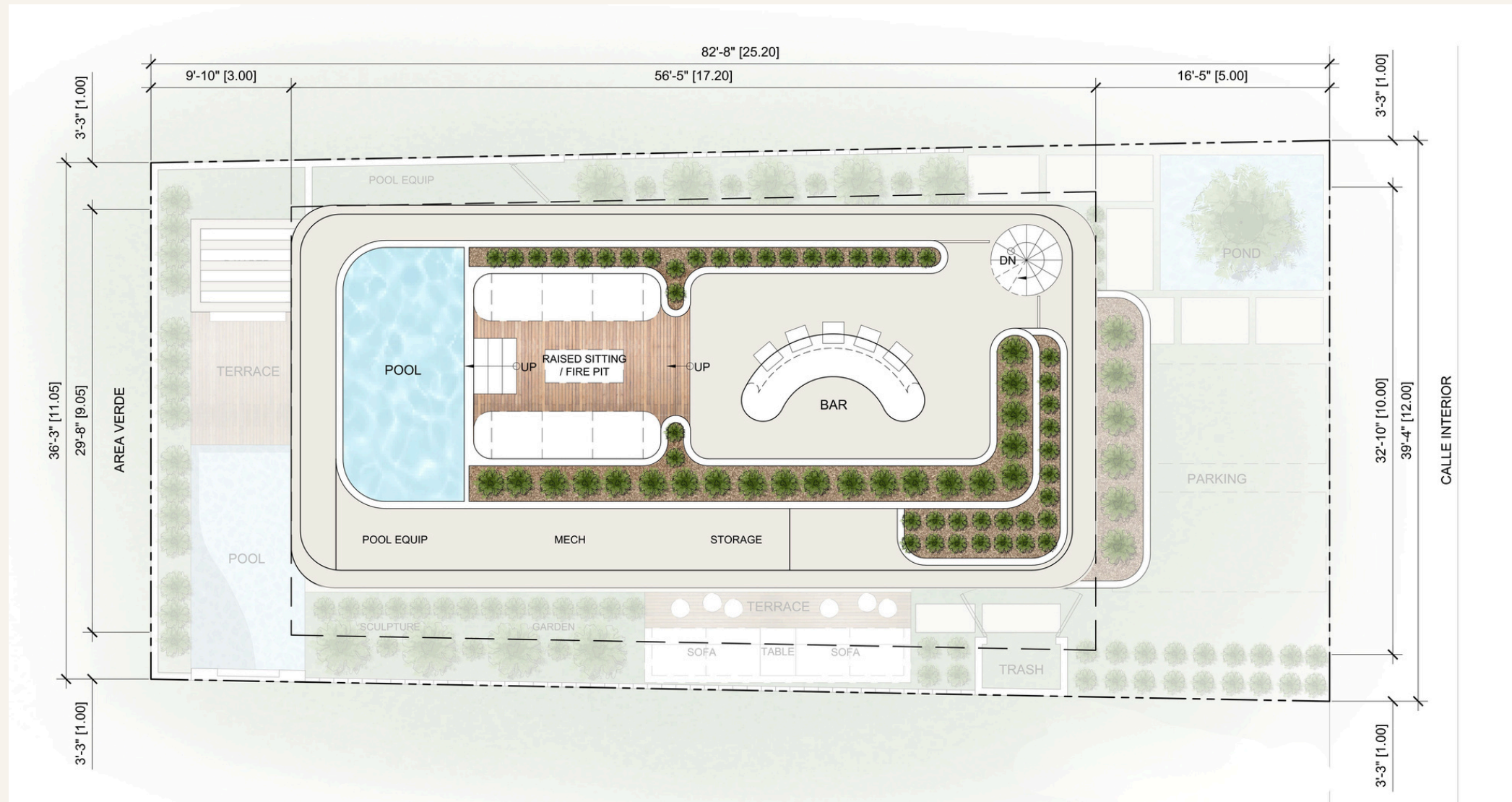
Total 3,762 SFV | 350 DM





FLOOR PLAN - ROOF TOP

8



NIDO TULUM 101 LOTE 50

ROOF TOP

Level 1	1,356 SF 126SM
Level 2	1,287 SF 120 SM
Level 3	1,119 SF 104 SM
Total	3,762 SFV 350 DM

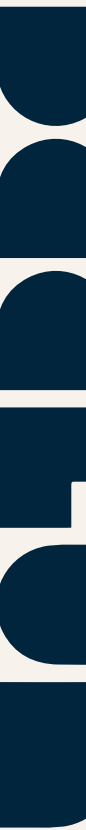


AT DEELUM, OUR PRIORITY
IS TO CREATE HOMES
THAT ENRICH THE LIVES OF
THOSE WHO CHOOSE TO
LIVE IN THEM.

[SEE PRICE LIST](#)



& WE LIKE MAKING
YOU SMILE!





24 HR BESPOKE CONCIERGE

RENTAL CARS IN RIVIERA MAYA
LUXURY YACHT EXPERIENCES
BACHELORETTE EXPERIENCES
PERSONAL SERVICES
PRIVATE DINING AND EVENTS
PRIVATE SERVICES

[LEARN MORE](#)



CREATE
MOMENTS
WITH US .

