

Frequently Asked Questions

Reservation & Purchase

1. How much money is required to reserve a unit?

Reservations at Aflora require a fully-refundable deposit of \$3,000 USD. Please contact your sales advisor for detailed information.

2. What payment options are available?

We offer various flexible payment plans tailored to your needs. Your sales consultant will assist in selecting the best option for you.

Project Details

3. What is the exact location of Aflora Tulum?

Aflora is located in the premium neighborhood of Aldea Zamá at Aldea Zamá Avenue, Lot 10, Tulum, Quintana Roo, México. 77760.

4. When is the delivery date of the project?

Phase I of Aflora has been in operation since February of 2023, please ask your sales advisor regarding pre-sale delivery dates.

5. How many units does Aflora have in total?

Aflora consists of 211 residences divided into three distinct concepts:

- 68 - Wonder Loft Village (Short-stay lofts)
- 138 - Magic Apartment Towers (Luxury residences)
- 5 - Luxury Villas (Exclusive villas)

6. What types of residences are available?

We offer:

- Residences with one, two, and three bedrooms, featuring spacious terraces.
- Garden Houses with one or three bedrooms, private gardens, and pools.
- Penthouses with one or three bedrooms, private pools, sun decks, and outdoor dining.
- Lofts with one bedroom.
- Luxury Villas with four to six bedrooms across three levels, private gardens, and pools.

7. How large is the Aflora complex?

Aflora covers 29,264.06 m², approximately 3 hectares, (7.5 acres) making it one of the largest and greenest developments within Aldea Zamá.

Amenities & Facilities

8. What amenities does Aflora offer?

Aflora offers 14 premium amenities:

- Wellness Lagoon
- Panza Dining & Bar
- Sunset Tower (Lobby & Viewpoint)
- Bath House – Spa & Temazcal
- Wellness & Gym Tower

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- Coworking Lounge
- Semi-Olympic Swimming Lane
- Climbing Wall
- Signature Starlight Pool
- Sculpture Garden
- Children's Pool & Play Area
- Hanging Nest Lounge
- Hammock & Swing Area
- Fire Pits

9. Does Aflora have parking spaces?

Yes, common parking areas are conveniently located near the apartment towers and lofts. Villas feature private parking, and there is also designated visitor parking.

10. Is Aflora pet-friendly?

Absolutely! Aflora warmly welcomes pets on-leash as essential members of our community.

11. Does the complex have elevators?

Yes, Aflora has 10 common-area elevators distributed among the residential towers and loft village, each with a capacity of 13 people. Our Luxury Villas have optional inhouse elevators.

Maintenance (HOA) and Management

12. How much are maintenance fees?

In November 2024 the first general assembly for the condominium was celebrated with current maintenance fees under 60.00 MXN (\$3 USD) per m² of your unit. For example, a 100 m² residence would pay approximately \$6,000 MXN (\$300 USD) per month.

13. Is property management or vacation rental service available?

Yes, these services are provided by the developer but are optional and not mandatory. Your advisor can provide further details.

14. Is Aflora considered a Condo-hotel?

Aflora is a Residential Condominium, Aflora is not a Condo-hotel; however, it offers a 5-star service infrastructure and professional management akin to premium hospitality standards.

Investment & ROI

15. Does Aflora offer a guaranteed ROI?

No, Aflora does not guarantee ROI. Ask your sales advisor for Capital Appreciation data.

Sustainability and Infrastructure

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16. How environmentally friendly is Aflora?

Aflora uses Aldea Zamá's own dedicated wastewater treatment plant, separate from the municipal system, significantly reducing environmental impact and operational costs.

17. Is there a back-up power generator?

Yes, The Co-working Lounge, Lobby area and Panza Dining, are backed Power up by a Generator

18. Is there built-in water filtration?

Units include softening and filtration systems to reduce calcium and minerals as well as integrated bottled-drinking water hookups for full-size refrigerators.

Connectivity & Services

19. What internet service is available?

Each residence has a dedicated fiber-optic internet line. Internet speeds range from 25 to 200 Mbps depending on the plan selected by the owner.

20. Does Aflora provide bicycle and scooter storage?

Yes, secure outdoor storage is provided specifically for bicycles and scooters.

Usage of Facilities

21. Can owners use the restaurant and spa for free?

The Panza Dining and Spa facilities operate independently. Owners benefit from special privileges, discounts, and exclusive access by appointment, with applicable fees.

22. Are there heated pools available at Aflora?

Due to Tulum's warm climate year-round, Aflora does not offer heated pools.

23. Does Aflora offer Beach Club Access?

Yes, Aflora has built an exclusive partnership where Investors have access to the following beach clubs with a discount:

- La Zebra
- Mezzanine
- Mi Amor
- Lula
- Ikal

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Additional Information

24. What are the green and common area percentages at Aflora?

- Green areas and trails: 46% (13,373.85 m²)
- Amenities and water bodies: 9% (2,600.33 m²)
- Residential areas: 23% (6,742.36 m²)
- Urbanization: 21% (6,321.11 m²)
- Services: 1% (226.40 m²)

25. How many levels do the buildings have?

- Magic Apartment Towers: 4 levels + Private PH Roof
- Wonder Loft Village: 3 levels
- Essence Luxury Villas: 3 levels + Private PH Roof

For further inquiries or personalized assistance, please reach out directly to your dedicated sales advisor.