





About Us

Mangrove represents the convergence of visionary minds committed to creating efficient, natural and profitable real estate spaces.

Through its partners, Mangrove brings together over 14 years of experience in real estate across Mexico and abroad. Our boutique projects enable us to maintain close relationship with each client, fostering trust before, during and after their investment.

At Mangrove, we design environments that allow our clients to enjoy, unwind, and achieve attractive returns on their investments.



14+
YEARS OF
EXPERIENCE





Expertise and design come together to offer you a unique real estate lifestyle. Become part of our community of owners with one of our new and exclusive boutique residences. At **Mangrove**, we protect and enhance your investment.

Tulum has emerged as a destination in continuous growth. Its energy and vibrant dynamism strengthen real estate opportunities for medium and long-term investment.



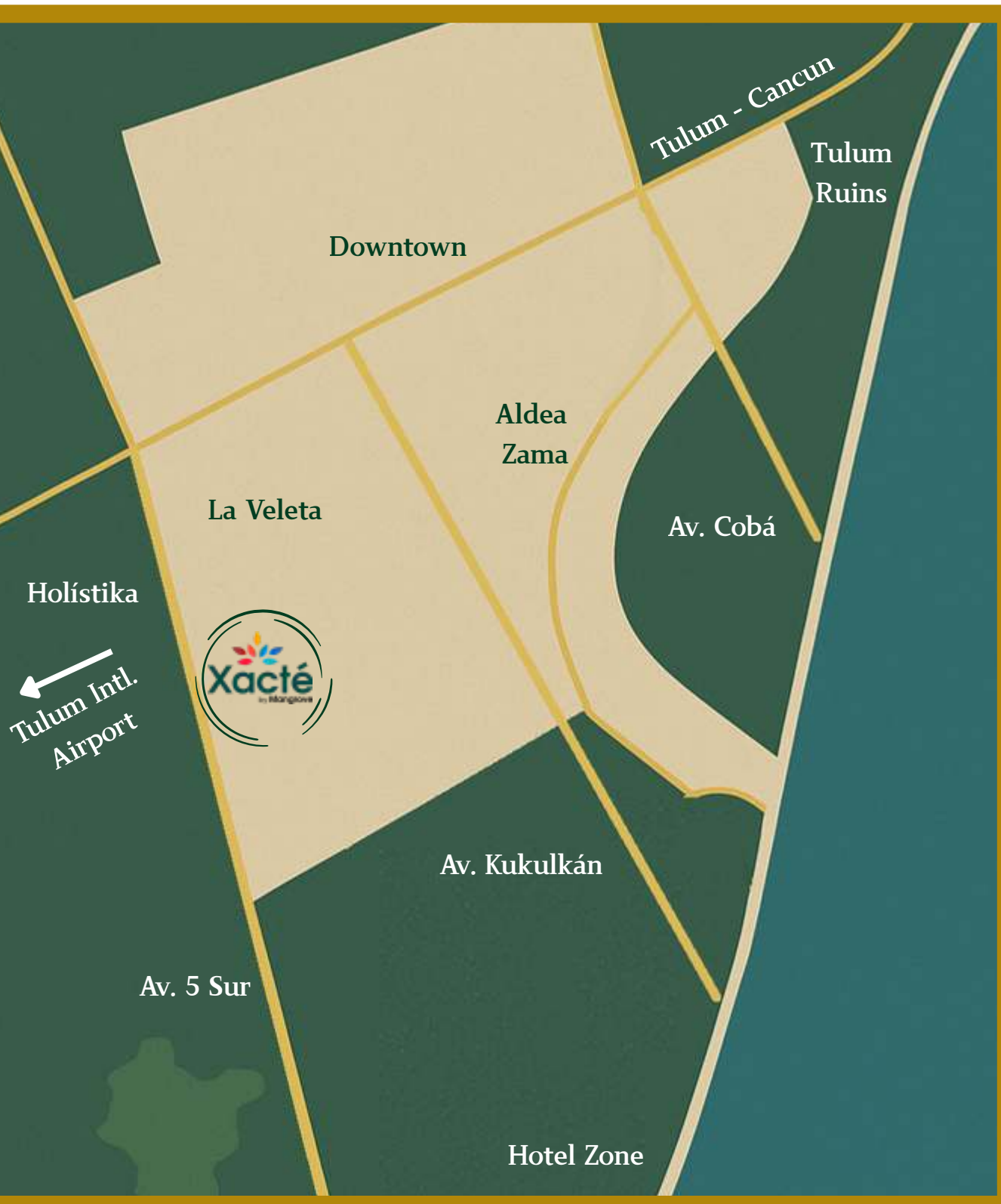
The Essence of Xacté

Discover Xacté, a boutique residential development designed to offer exclusivity and peace of mind. With just over 7,000 sq. ft. of total construction, Xacté embraces an intimate concept where every detail reflects style and privacy. If peace is your luxury, you've found your place.

Comprising only 9 exclusive condos with 1, 2 and 3 bedrooms across 4 levels, the project creates an authentic Tulum living experience. The building offers different amenities, including: lobby, ground-floor pool, rooftop with social area and pool, BBQ area, laundry room, parking and CCTV.



Location



Xacté is perfectly located just 2 blocks from one of Tulum's main avenues, Av. 5 Sur. This prime location connects you directly to La Veleta's vibrant scene, Holístika's wellness district, stunning lagoons, cenotes and the new Tulum International Airport. According to the city's urban development plan, this avenue will soon offer a fast and direct connection in the future with the hotel zone and the beach, making Xacté an even more strategic place to live or invest.



La Veleta - 3 min.



Downtown Tulum - 5 min.



Beach / Hotel Zone - 8 min.



Lagoons / Cenotes - 10 min.



Tulum Ruins - 15 min.



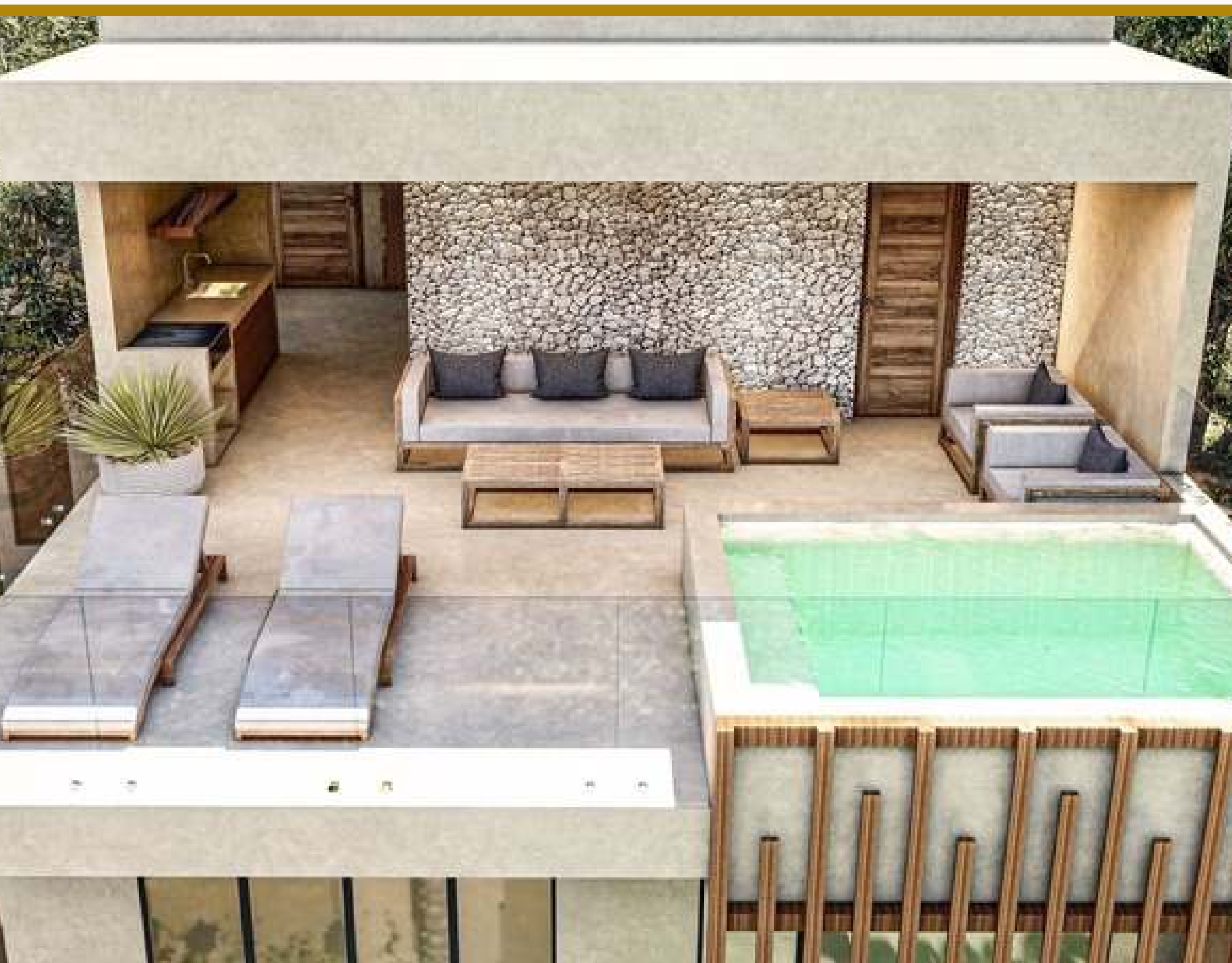
Tulum Airport - 30 min.











101

1 Bedroom

Ground Floor

Interior: 473 sq ft
Exterior: 452 sq ft
Total: 925 sq ft



Garden | Pool



102

Interior: 387 sq ft
Exterior: 226 sq ft
Total: 613 sq ft



1 Bedroom

Ground Floor



Garden | Pool



103

1 Bedroom

Ground Floor

Interior: 420 sq ft
Exterior: 226 sq ft
Total: 646 sq ft



Garden | Pool



Ceiling Fans and AC included



Natural Wooden Doors





Dark Window Frames

Large-Format Porcelain Flooring

Wooden Kitchen Furniture with LED Lighting



201

1 Bedroom Second Floor

Interior: 473 sq ft

Exterior: 129 sq ft

Total: 602 sq ft



Terrace | Pool



202

1 Bedroom

Second Floor

Interior: 387 sq ft

Exterior: 43 sq ft

Total: 430 sq ft



203

1 Bedroom

Second Floor

Interior: 409 sq ft

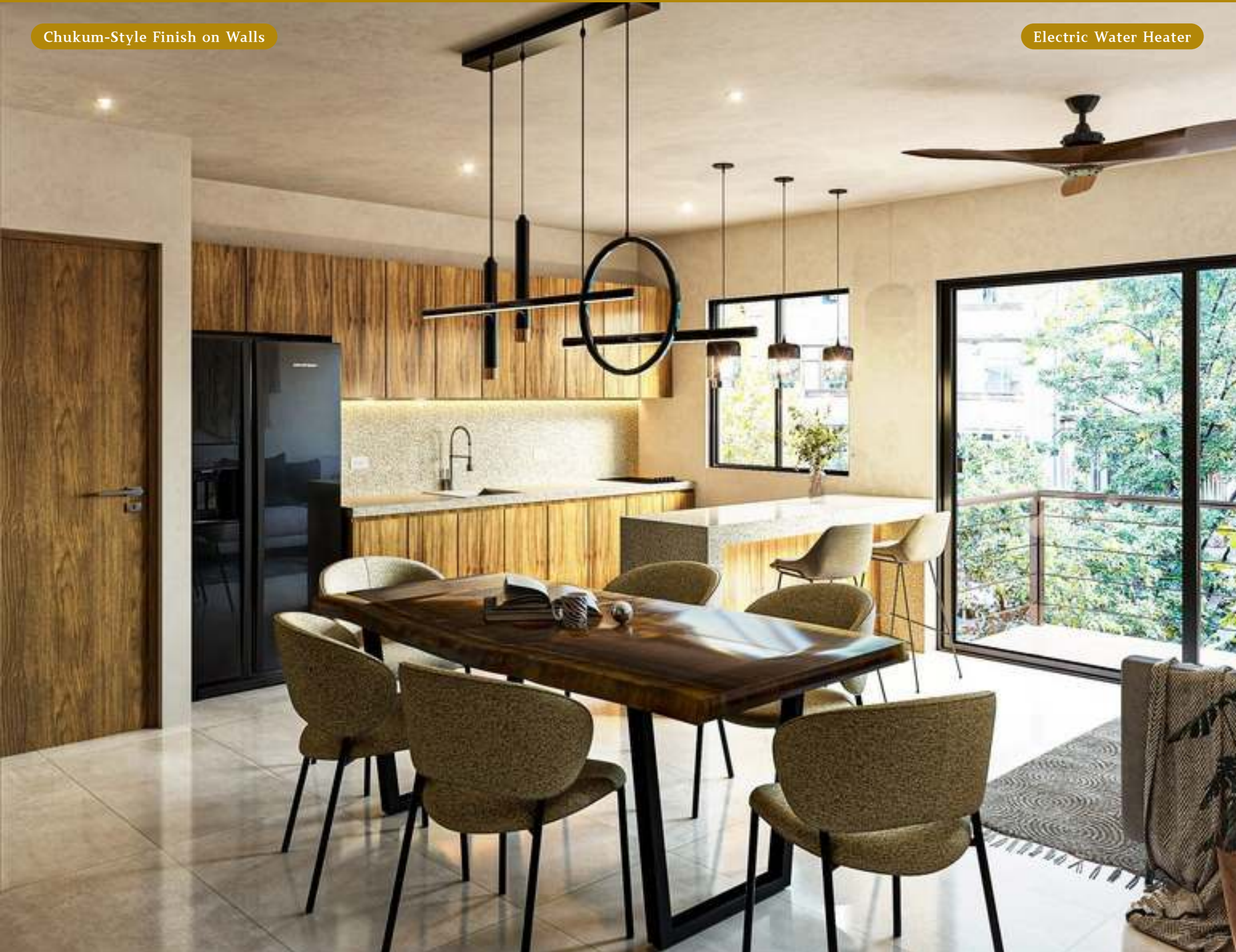
Exterior: 43 sq ft

Total: 452 sq ft



Chukum-Style Finish on Walls

Electric Water Heater





Mirror with LED lighting

Natural Lighting with Floor-to-Ceiling Windows

10mm Tempered-Glass Shower Enclosure



301

1 Bedroom Third Floor

Interior: 473 sq ft

Exterior: 129 sq ft

Total: 602 sq ft



Terrace | Pool



302

Interior: 872 sq ft
Exterior: 323 sq ft
Total: 1,195 sq ft

Option A 2 Bedrooms

Third Floor | Roof Garden



Terraces | Roof Garden
Pool | BBQ Grill



302

Interior: 1,012 sq ft

Exterior: 183 sq ft

Total: 1,195 sq ft



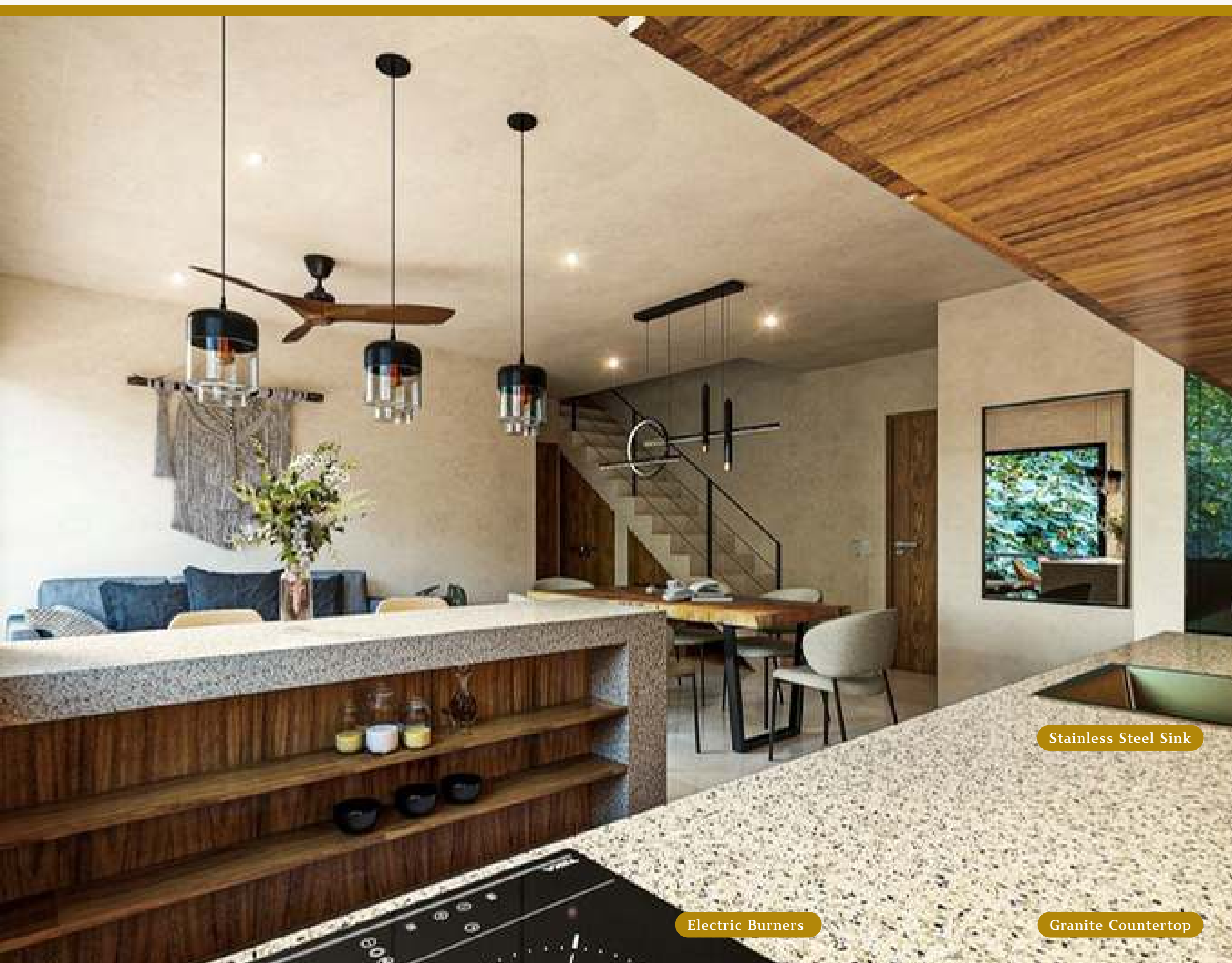
Option B 3 Bedrooms

Third Floor | Roof Garden



Terraces | Pool





Stainless Steel Sink

Electric Burners

Granite Countertop





Decorative Local Stone

Tempered Glass / Wrought Iron Railings



401

1 Bedroom Roof Garden

Interior: 484 sq ft

Exterior: 43 sq ft

Total: 527 sq ft





EXCLUSIVE ADVANTAGES

1.

Discounts based on payment method and volume

2.

Guaranteed income during construction!

3.

Complimentary property management for 1 year

4.

Direct and constant post-sale communication



