



PROJECT DESCRIPTION

Vernal Tulum

General Description

Construction Area: 1.8 acres

Land Area: 22721.64 sqft

Location: Lot 12, El Mirador, Tulum, Quintana Roo.

Vernal is an exclusive residential development located in Tulum, Quintana Roo. Comprising two four-story towers, it offers a total of 37 apartments designed for comfort and seamless integration with nature. Tower A consists of 19 units, while Tower B houses 18 units, providing flexible options to suit various lifestyles.

Unit Types

One-Bedroom

This unit features a common area integrating a fully equipped kitchen with a breakfast bar for three people, a dining area for four, a living room, and a terrace. It also includes a laundry area and a bathroom shared with the bedroom, which offers space for a king-size bed, a closet, and direct access to the terrace. Some units include a jacuzzi on the terrace, while others come with pre-installed plumbing for future installation.

Two-Bedroom

This unit offers a common area with a fully equipped kitchen, a breakfast bar for three people, a dining area for four or six, a living room, and a terrace. It includes a laundry area and a full bathroom. The primary bedroom features an en-suite bathroom, a walk-in closet, and direct access to the terrace, with most units offering a lock-off option. The secondary bedroom includes a closet, space for a king-size bed, and shares a bathroom with the common area.

Three-Bedroom

This unit features a common area with a fully equipped kitchen, a breakfast bar for three, a dining area for four or six, a living room, and a terrace. Additionally, it includes a laundry area and a full bathroom. The primary bedroom has an en-suite bathroom, a walk-in closet, and can be configured as a lock-off. One of the secondary bedrooms includes a walk-in closet, space for a king-size bed, and direct access to the terrace, while the other has a closet, space for a queen-size bed, and terrace access.

Garden Suites

The development includes six Garden Suites: four in Tower A and two in Tower B. These units feature a private garden, terrace, and pool. Garden sizes range from 301 sqft to 818 sqft.

Penthouses

There are seven Penthouses distributed across both towers. Tower A houses two one-bedroom units, one two-bedroom unit, and one three-bedroom unit, all featuring private terraces and pools. These units offer breathtaking views of the Caribbean Sea, Jaguar Park, and the Tulum Archaeological Zone.

Storage Units

The development offers 15 storage units of 21.5 sqft, available for purchase in Tower A.

Level Distribution

Tower A

- **Ground Floor:** Four two-bedroom units with garden terraces and private pools. Two can be configured as lock-offs.
- **First Level:** Four two-bedroom units with terraces, two with jacuzzis and pre-installed plumbing for future installations. All four can be lock-offs. Five storage units.
- **Second Level:** Two two-bedroom lock-off units with terraces and jacuzzis. Four one-bedroom units with terraces; one with a jacuzzi, and the others with pre-installed plumbing. Five storage units.
- **Third Level:** One two-bedroom lock-off unit with a terrace and jacuzzi. Another two-bedroom unit with a 96m² private rooftop, pool, and terrace. A three-bedroom penthouse with a lock-off, a terrace, and a 102m² private rooftop with a pool. Two

one-bedroom units, each with a 61m² private rooftop, pool, and terrace. Five storage units and administrative offices.

Tower B

- **Ground Floor:** One two-bedroom lock-off unit with a garden terrace and private pool. One three-bedroom lock-off unit with a garden terrace and private pool. One two-bedroom lock-off unit with a private terrace facing the common pool. One one-bedroom unit with a terrace, located in front of the Central Plaza. Coworking space and children's playroom with a kids' pool.
- **First Level:** One two-bedroom lock-off unit with a terrace and jacuzzi. One two-bedroom lock-off unit with a terrace and pre-installed plumbing for a jacuzzi. Three one-bedroom units with terraces and jacuzzis. Gym and yoga deck.
- **Second Level:** Same layout as the first level. Hammock area for relaxation.
- **Third Level:** One two-bedroom lock-off unit with a terrace and jacuzzi. Another two-bedroom unit with a 96m² private rooftop, pool, and terrace. A three-bedroom penthouse with a lock-off, a terrace, and a 1097.9 sqft private rooftop with a pool. One one-bedroom unit with a 656.6m² private rooftop, pool, and terrace.

Amenities, Equipment, and Services

Amenities

- General swimming pool
- Children's wading pool & splash area
- Jacuzzis on balconies (optional)
- Infinity pools on each tower's rooftop
- Children's playroom
- Co-working space
- Gym
- Yoga deck
- Lounge terrace with sunbeds & hammocks
- Common rooftop for each tower
- Viewpoint overlooking Jaguar Park & the Archaeological Zone
- BBQ area on the rooftop
- Private rooftop (for PH units)

Unit Equipment

- Electric stove
- Refrigerator
- Electric oven
- Microwave oven
- Fully equipped kitchen
- Reverse osmosis water filter at the sink
- Air conditioning

- Curtains (filter in common areas, blackout in bedrooms)
- Intercom system

General Equipment & Services

- Lobby
- Controlled access at main and side entrances
- Concierge service
- Luggage storage (in lobby)
- Employee dining & office space
- Elevator
- Internet in common areas
- Backup power generator (for common areas, internet, and elevators)
- CCTV in hallways, parking lots, rooftops, and main common areas
- Solar panels for common areas
- Deli market (beverages, snacks, & basic amenities)
- Waste management area
- Car parking
- Bike parking
- Water filtration & softening system
- General & rental management services

Furniture Package

- Turnkey delivery option available

Vernal offers a unique opportunity to live or invest in one of Tulum's most exclusive areas, providing luxury, comfort, and a deep connection with nature in a location of high historical and economic value.