

A person is swimming in a pool at sunset. The sky is filled with orange and yellow clouds, and the sun is low on the horizon. A large, stylized letter 'F' is superimposed on the sky, with the sun visible through its central opening. The pool is surrounded by a dark wooden deck. On the left side of the deck, there is a pair of sunglasses and a green bottle. On the right side, there is a green bottle. The water in the pool is calm, reflecting the sunset colors.

F

EXISTENCE

Cozumel

“A SPACE DESIGNED FOR THOSE SEEKING
TO EXPLORE NEW EXPERIENCES IN
HARMONY WITH NATURE, SURROUNDED
BY LUXURY AND ADVENTURE.

TSALACH
REAL ESTATE

EXISTENCE



AMENITIES



INFINITY POOL
30 METERS LONG



BEACH CLUB
PARAISO BAJO



OBSERVATORY



ASSIGNED
PARKING



SPA & WELLNESS



SECURITY 24/7



SUNSET JACUZZI



BAR & GRILL



GREEN AREAS
& LOUNGE CHAIRS



SKY FLOAT POOL



GYM



FIRE PIT

36 LUXURY UNITS

SPREAD ACROSS 6 LEVELS

WITH SPACES RANGING FROM 120 M² TO 150 M²



A map of Mexico is shown in a dark teal color. A callout line points from the Gulf of Mexico to a small orange map of Mexico. Within this orange map, a grey triangle highlights the location of Isla Cozumel, which is shown in a larger, detailed red map to the right. The word 'MÉXICO' is written in white capital letters to the left of the orange map, and 'MEXICO CITY' is written below it. The Gulf of Mexico is labeled in the center of the map.

MÉXICO

MEXICO CITY

The Isla Cozumel Biosphere Reserve spans an area comparable to the size of Mexico City.

GULF OF
MÉXICO

AN INTERNATIONALLY RECOGNIZED PARADISE

Designated as a **Biosphere Reserve by UNESCO**, with over 134,624 hectares of protected land, this area is renowned for its unparalleled natural beauty.

The landscape features white-sand beaches, crystal-clear waters, and world-famous reefs, creating a haven for nature lovers.

50% of the island is declared a protected natural area, including:

- **A National Park.**
- **A Marine Protected Park covering a large part of the island.**

A unique, preserved environment of great ecological value.

DOWNTOWN

PRESIDENTE INTERCONTINENTAL

NATIONAL REEF PARK

EXISTENCE COZUMEL

PARAÍSO BAJO, BEACH CLUB

FIESTA AMERICANA HOTEL



DOWNTOWN
10 MIN (7.5 KM)



AIRPORT
15 MIN (8.5 KM)



MARINA FONATUR
3 MIN (1.1 KM)



FERRYS
10 MIN (7.5 KM)

STRATEGIC CONNECTIVITY

Facing the Caribbean coast, with direct access to the sea.

Only 60 meters from the Cozumel National Reef Park.

Just minutes away from the airport and the marina.

A modern lounge area with a large, open view of the ocean during a sunset. The room features a large, open-plan design with a high ceiling and a large, open view of the ocean. The sun is low on the horizon, casting a warm, golden glow over the scene. The sky is filled with soft, orange and yellow clouds. The ocean is calm, reflecting the light from the sun. In the foreground, there is a large, open-plan lounge area with a white sofa and a wooden coffee table. A person is sitting on the sofa, looking out at the ocean. To the right, there is a large, open-plan area with a white sofa and a wooden coffee table. A person is sitting on the sofa, looking out at the ocean. In the background, there is a large, open-plan area with a white sofa and a wooden coffee table. A person is sitting on the sofa, looking out at the ocean. The overall atmosphere is relaxed and luxurious.

E EXISTENCE *Cozumel*

WHERE BOUNDARIES FADE AND THE VIEW OPENS
UP TO THE NATURAL BEAUTY OF COZUMEL.

TSALACH
REAL ESTATE

LUXURY RESIDENCES
OCEANFRONT

EXCLUSIVITY IN SPACES

Experience exclusivity in spaces ranging from **120 m² to 150 m²**, designed to offer the utmost comfort and a unique connection with nature.

Enjoy private terraces with uninterrupted views of the Caribbean and the jungle, complete with **private parking** and full accessibility.

The pool, made with high-quality acrylic, is the perfect place to relax while enjoying the surrounding landscape.





MASTER PLAN

TYPES

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REAL ESTATE



MODEL 1

130 M²

LIVING ROOM - DINING ROOM - KITCHEN

2 BEDROOMS
2 FULL BATHROOMS
BALCONY + PRIVATE POOL









MODEL 2

120 M²

LIVING ROOM - DINING ROOM - KITCHEN

2 BEDROOMS
2 FULL BATHROOMS
BALCONY + PRIVATE POOL





CARIBBEAN SEA



TROPICAL JUNGLE

ROOF

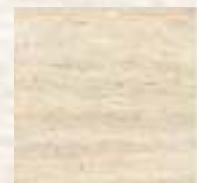
FINISHES MANUAL

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EXTERIOR AREAS



- **Pool:** White polished concrete + sealer.



- **Wet area floors:** Beige non-slip porcelain (matte/textured).



- **Front façade walls:** Acrylic paint or polished concrete (warm white, matte or satin).



- **Rear façade walls:** Acrylic paint (warm white).



- **Volumes (pools, jacuzzis, fire pits):** Stone or travertine-style porcelain (beige, matte or semi-polished).



- **Pools and jacuzzis:** Transparent structural acrylic with anti-UV treatment.

INTERIOR AREAS



- **Jacuzzi/pool:** White polished concrete + sealer.



- **Interior floors:** Marble-style porcelain (light beige, satin/matte).



- **Front terrace floors:** Wood-style porcelain (dark brown, non-slip/glossy).



- **Rear terrace floors:** Bamboo-style porcelain (light beige).



- **General walls:** Acrylic paint or polished concrete (warm white, matte or satin).



- **Main door:** Wood-style finish.

BEACH
CLUB

SKY FLOAT
POOL

POOL

SKY VIEW
SHOWER

SPA &
WELLNESS

UNITS

GYM

OBSERVATORY



DESIGN INSPIRED BY THE
ARCHITECTURAL ICONS OF THE WORLD.

“DISCOVER AN EXCLUSIVE PARADISE
THROUGH OUR PARTNERSHIP, OFFERING
YOU PREFERENTIAL ACCESS AND
DISCOUNTS AT AN INCREDIBLE BEACH CLUB.

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PARAÍSO BAJO BEACH CLUB





AN EXCLUSIVE PARADISE

As part of our *special partnership*, enjoy *preferential access with discounts* at this incredible beach club.

Relax at the restaurant, bar, massage area, and lounge chairs, or experience the thrill of snorkeling, scuba diving, kayaking, and other water sports.

With a capacity for **300 people**, this destination is perfect for events, all set in a paradisiacal environment where the reef and horizon merge over crystal-clear waters.

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