



Hunab-Ku

SANCTUARY

TULUM MÉXICO



Hunab-Ku Sanctuary is a unique place that connects with our ancestral roots, the Earth, and nature.

This sanctuary is an architectural space that combines history and energy. It represents the essence of the sacred for the ancient Mayans and offers a new way of living and experiencing life.

Hunab-Ku Sanctuary is more than a project; it is a symbol of life and unity. We have created a place surrounded by nature, with environments designed by local artisans, where families and friends gather to live in harmony with nature and the energy of the place.

In the 86 units of this building, we seek to make the heart of Region 8 beat close to the sea, connecting with the earth through the entrance of our temazcal, which merges with a water reservoir, represented by a majestic work of Kukulcan in our main pool.

Welcome to an experience of history, culture, interior design, and architecture.
Welcome to Hunab-Ku Sanctuary.

"Hunab-Ku, a Mayan word that means HUN=UNIQUE, NAB=MOVEMENT AND/OR MEASURE, and KU=GIVER, was considered the integrity of the universe and the Earth with human life, making everything complementary."



Location





Hunab-Ku
SANCTUARY



HOME
TULUM

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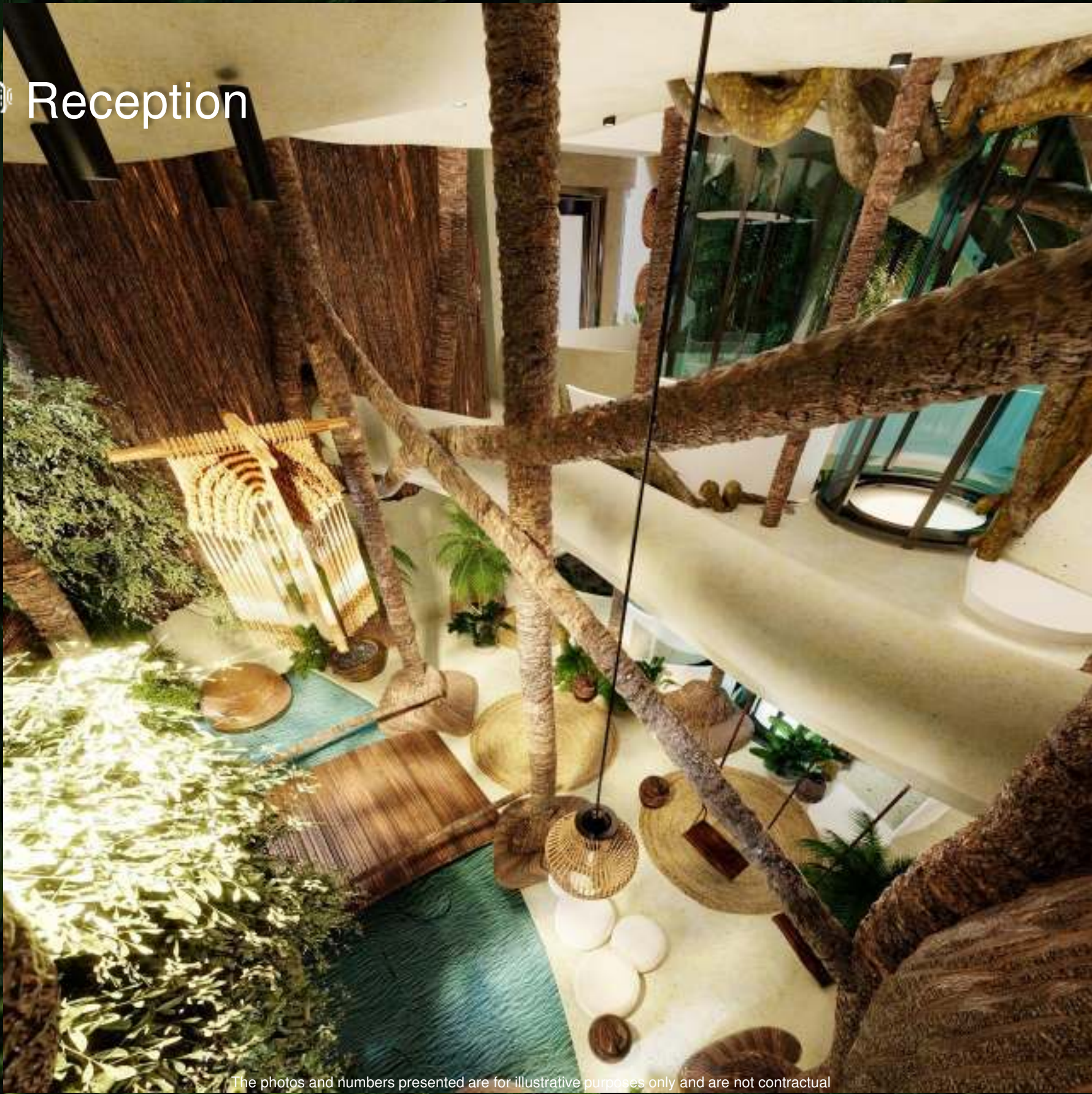
Reception



The photos and numbers presented are for illustrative purposes only and are not contractual



Reception



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Roof top



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HOME
TULUM



Viewpoints nests



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Gym



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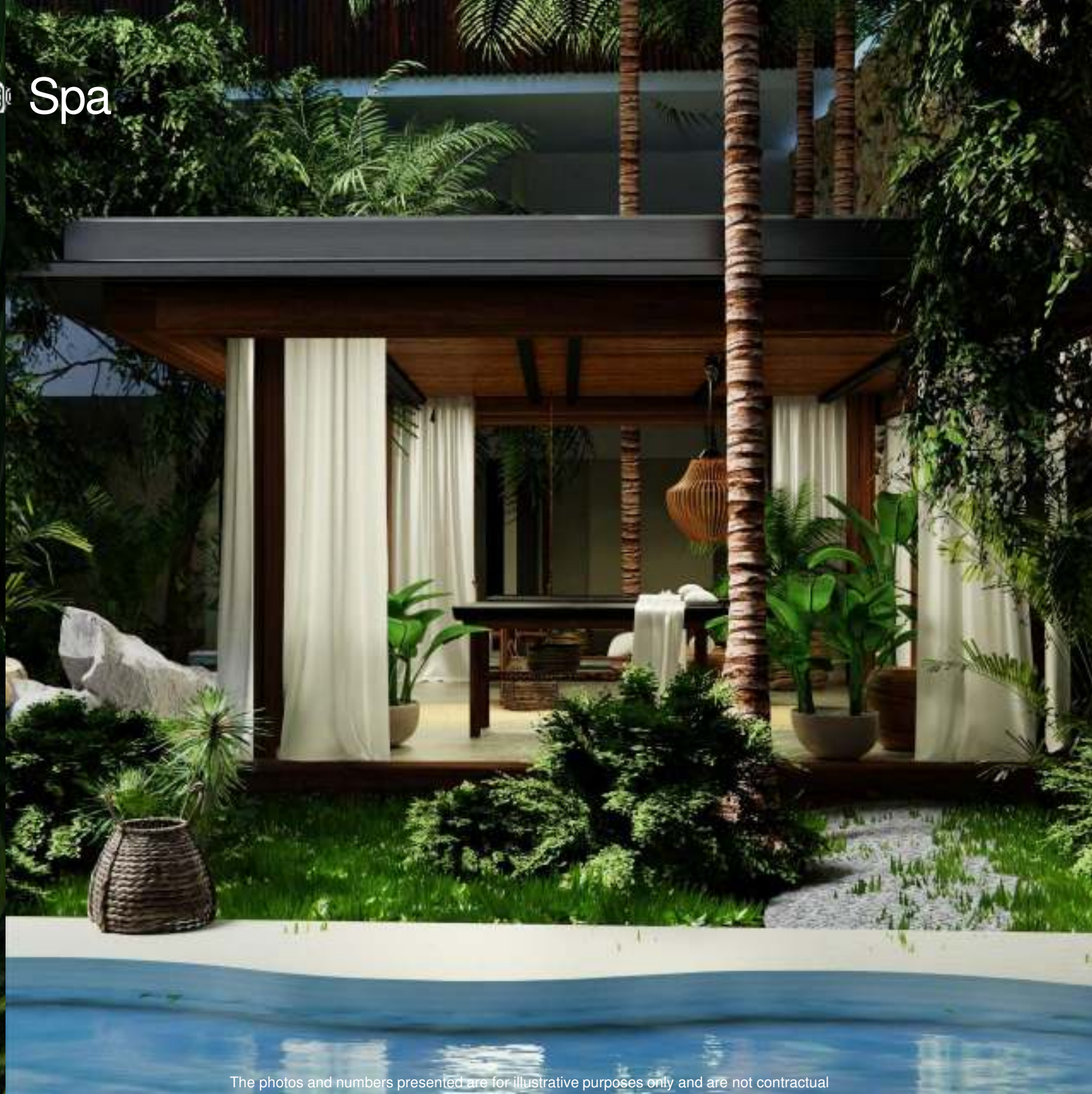


Pool – Temazcal





Spa



HOME
TULUM

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Spa - Temazcal – Kukulkàn Pool





Amenities



INTERNET EN
COMMON AREAS



BEACH CLUB
AHAU TULUM



CONCIERGE



ROOF TOP
CLUB



SEMI-PROFESSIONAL
SWIM LANE



ELEVATOR



MOVIES



GRILL



TEMAZCAL



GYM



RESTAURANT



KIDS GAMES ZONE



MASSAGES AREA



KUKULKÁN POOL



MEETING ROOM



ADULTS
GAMES ZONE



UNDERGROUND
PARKING



YOGA AREA



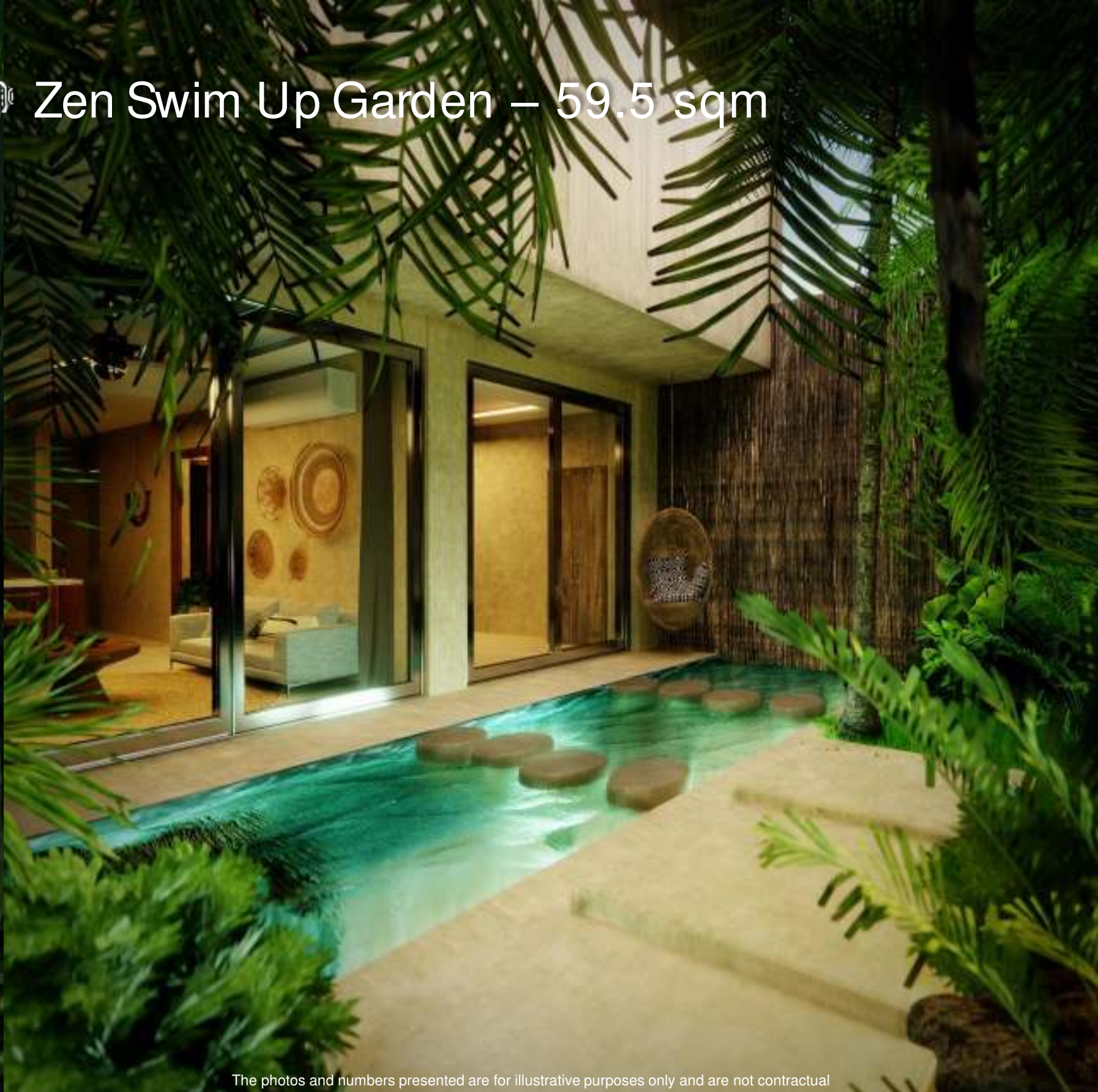
TOURS AND
TRANSPORTATIONS



VIEWPOINTS NESTS
PHOTO MOMENT



Zen Swim Up Garden – 59.5 sqm





Zen Swim Up Garden – 59.5 sqm



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Zen Swim Up Garden – 59.5 sqm



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Zen Swim Up Garden – 59.5 sqm





Zen Swim Up Garden – 59.5 sqm



Private pool

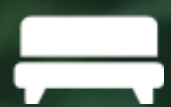
1 couch

1 bathroom

1 stove

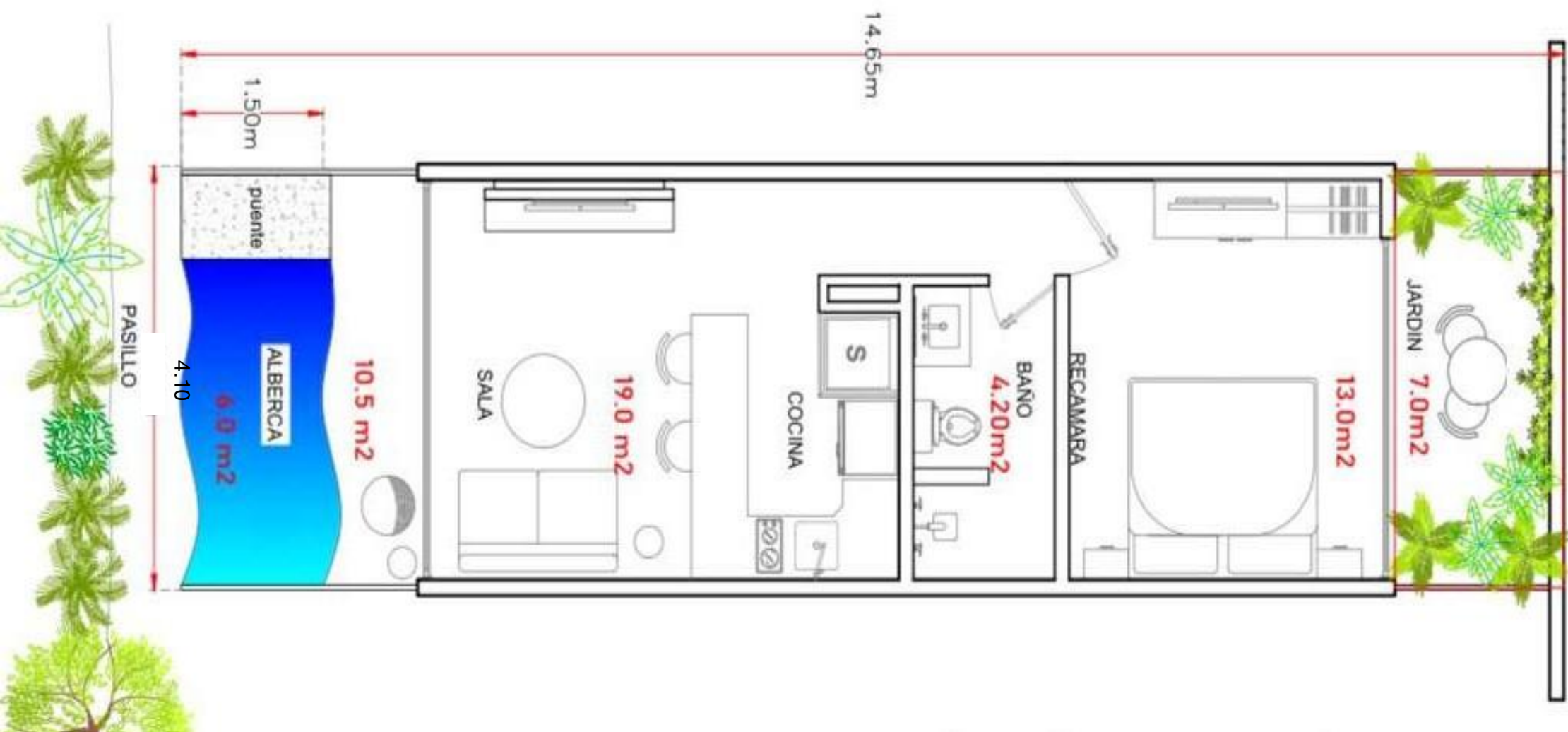
1 King size bed

Private patio





Architectural plan of the unit





Return of investment

VACATION RENTAL 1st YEAR

ZEN SWIM UP GARDEN

EXCHANGE RATE \$ 17.00

AVERAGE PRICE \$ 179,000.00
R.O.I. 13.13%

SEASON	PERIOD	# WEEKS	\$ DIARY	\$ PER WEEK	% OCCUPANCY	RENTED WEEKS	\$ TOTAL
HOLYDAYS	21 DEC - 4 JAN	2	\$ 170.00	\$ 1,190.00	95%	1.9	\$ 2,261.00
HIGH SEASON	5 JAN - MID APR	13	\$ 140.00	\$ 980.00	75%	9.75	\$ 9,555.00
SPRING BREAK	MARCH O APRIL	2	\$ 120.00	\$ 840.00	90%	1.8	\$ 1,512.00
REGULAR SEASON	MID APR - 14 AUG / 19 NOV - 20 DEC	21	\$ 97.00	\$ 679.00	67%	14.07	\$ 9,553.53
LOW SEASON	15 AUG - 19 NOV	14	\$ 79.00	\$ 553.00	30%	4.2	\$ 2,322.60
TOTAL		52			61.00%	31.72	\$ 25,204.13

GROSS INCOME \$ 25,204.13

HOA	\$ 1,750.00	Operation and maintenance of common areas
Power bill	\$ 742.00	Bimonthly electricity cost
Internet and TV	\$ 335.00	TV & Internet
Water	\$ 96.00	Monthly water cost
ADMINISTRATION QUOTE	\$ 2,400.00	Hotel
Property Tax	\$ 285.00	Annual tax
Commission	\$ 5,040.83	HOME TULUM

NET INCOME ANUAL \$ 14,555.30

ANNUAL APRECIATION 5% \$ 8,950.00

INVESTMENT VALUE \$ 23,505.30

NOTES:

Annual Return Projection only for Vacation Rental mode.

Estimated return based on full availability over the annual calendar.

Yellow cells are variable expenses.



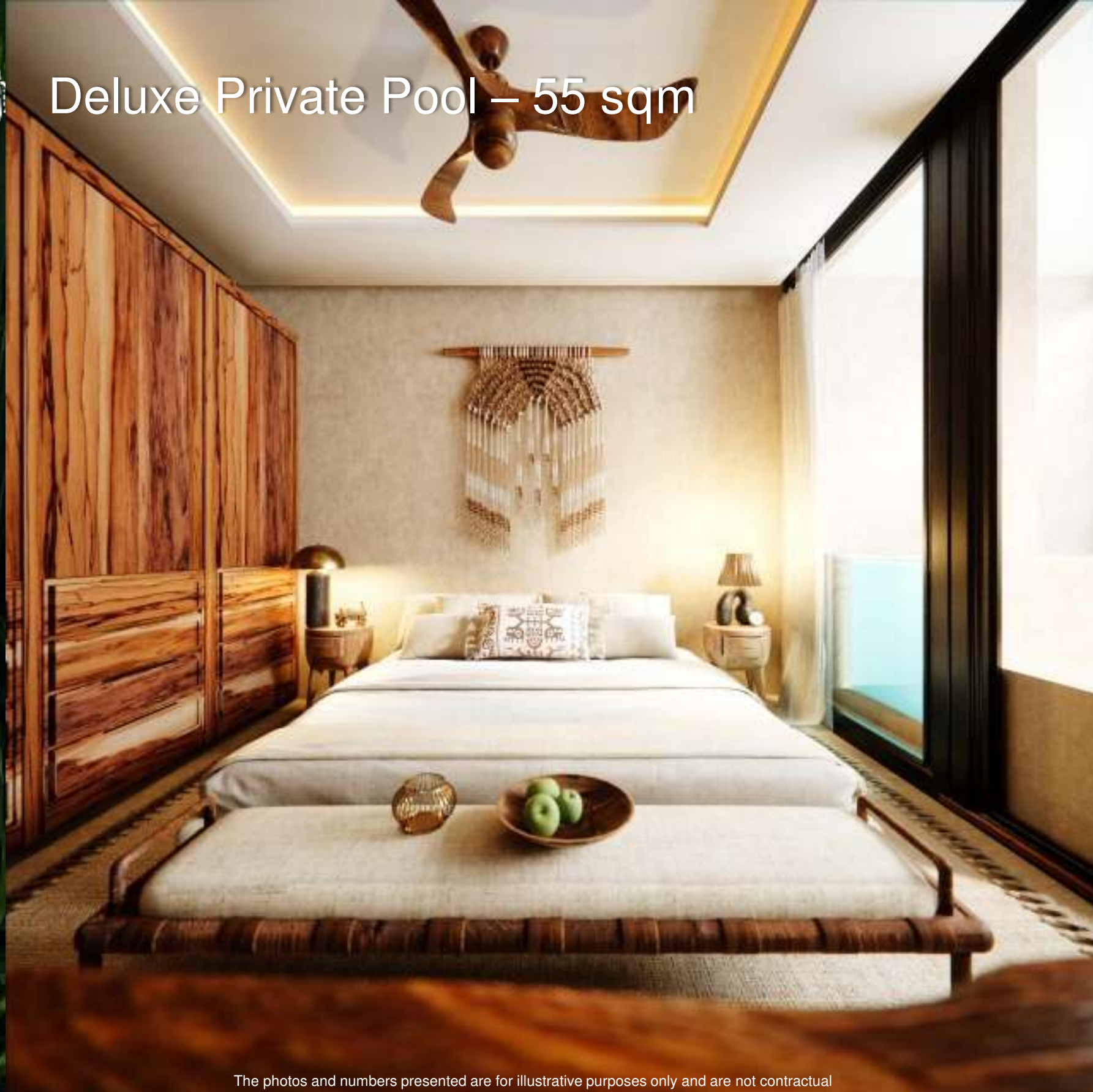
Deluxe Private Pool – 55 sqm



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Deluxe Private Pool – 55 sqm



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Deluxe Private Pool – 55 sqm



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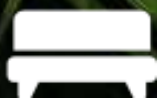
Deluxe Private Pool – 55 sqm



Private pool



1 couch



1 bathroom



1 stove



1 King size bed



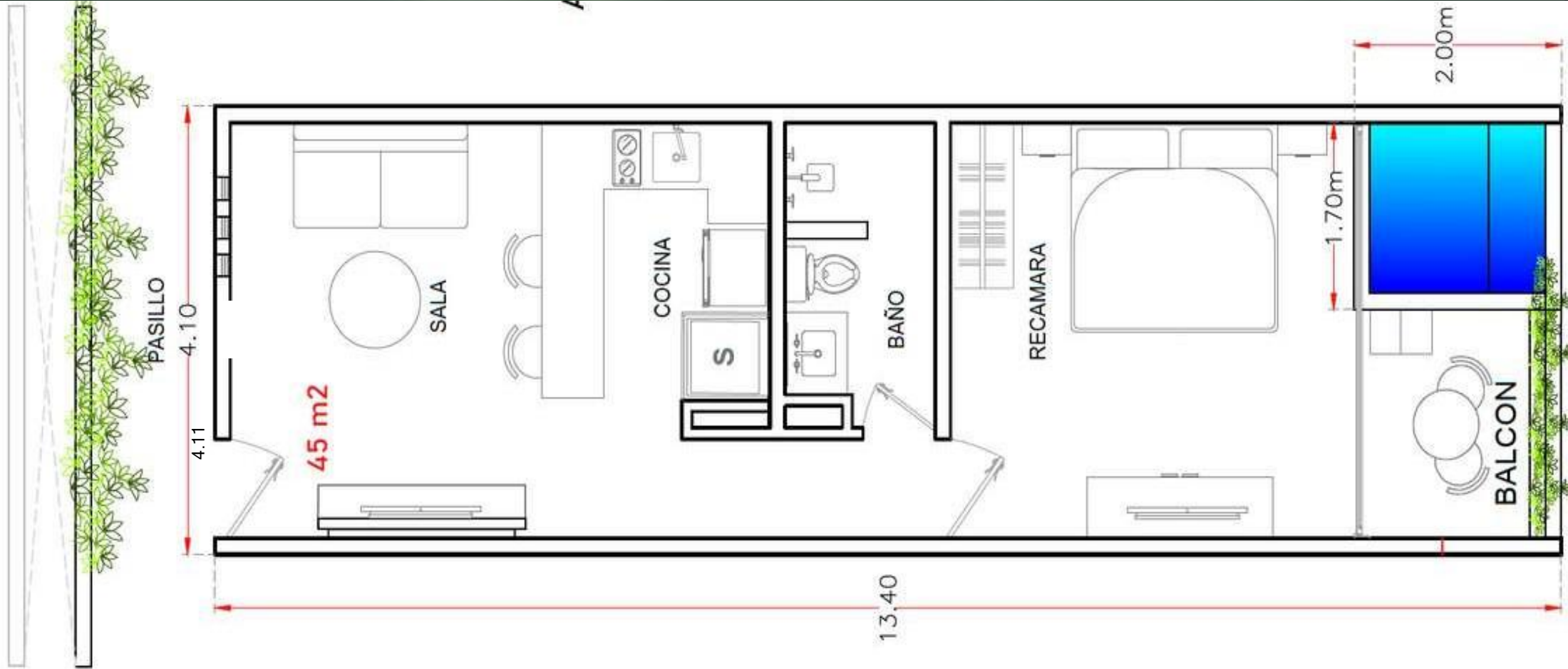
Private patio



HOME
TULUM



Architectural plan of the unit





Return of investment

VACATION RENTAL 1st YEAR

DELUXE PRIVATE POOL

EXCHANGE RATE \$ 17.00

AVERAGE PRICE \$ 159,000.00
R.O.I. 13.04%

SEASON	PERIOD	# WEEKS	\$ DIARY	\$ PER WEEK	% OCCUPANCY	WEEK RENTS	\$ TOTAL
HOLYDAYS	21 DEC - 4 JAN	2	\$ 147.00	\$ 1,029.00	95%	1.9	\$ 1,955.10
HIGH SEASON	5 JAN - MID APR	13	\$ 118.00	\$ 826.00	75%	9.75	\$ 8,053.50
SPRING BREAK	MARCH O APRIL	2	\$ 105.00	\$ 735.00	90%	1.8	\$ 1,323.00
REGULAR SEASON	MID APR - 14 AUG / 19 NOV - 20 DEC	21	\$ 85.00	\$ 595.00	67%	14.07	\$ 8,371.65
LOW SEASON	15 AUG - 19 NOV	14	\$ 67.00	\$ 469.00	30%	4.2	\$ 1,969.80
TOTAL		52			61.00%	31.72	\$ 21,673.05

GROSS INCOME \$ 21,673.05

HOA	\$ 1,606.00	Operation and maintenance of common areas
POWER BILL	\$ 742.00	Bimonthly electricity cost
INTERNET AND TV	\$ 334.00	TV & Internet
WATER	\$ 100.00	Monthly water cost
ADMINISTRATION QUOTE	\$ 1,500.00	Hotel
PROPERTY TAX	\$ 272.00	Annual tax
COMMISSION	\$ 4,334.61	HOME TULUM

NET INCOME ANNUAL \$ 12,784.44

ANNUAL APRECIATION 5% \$ 7,950.00

INVESTMENT VALUE \$ 20,734.44

NOTES:

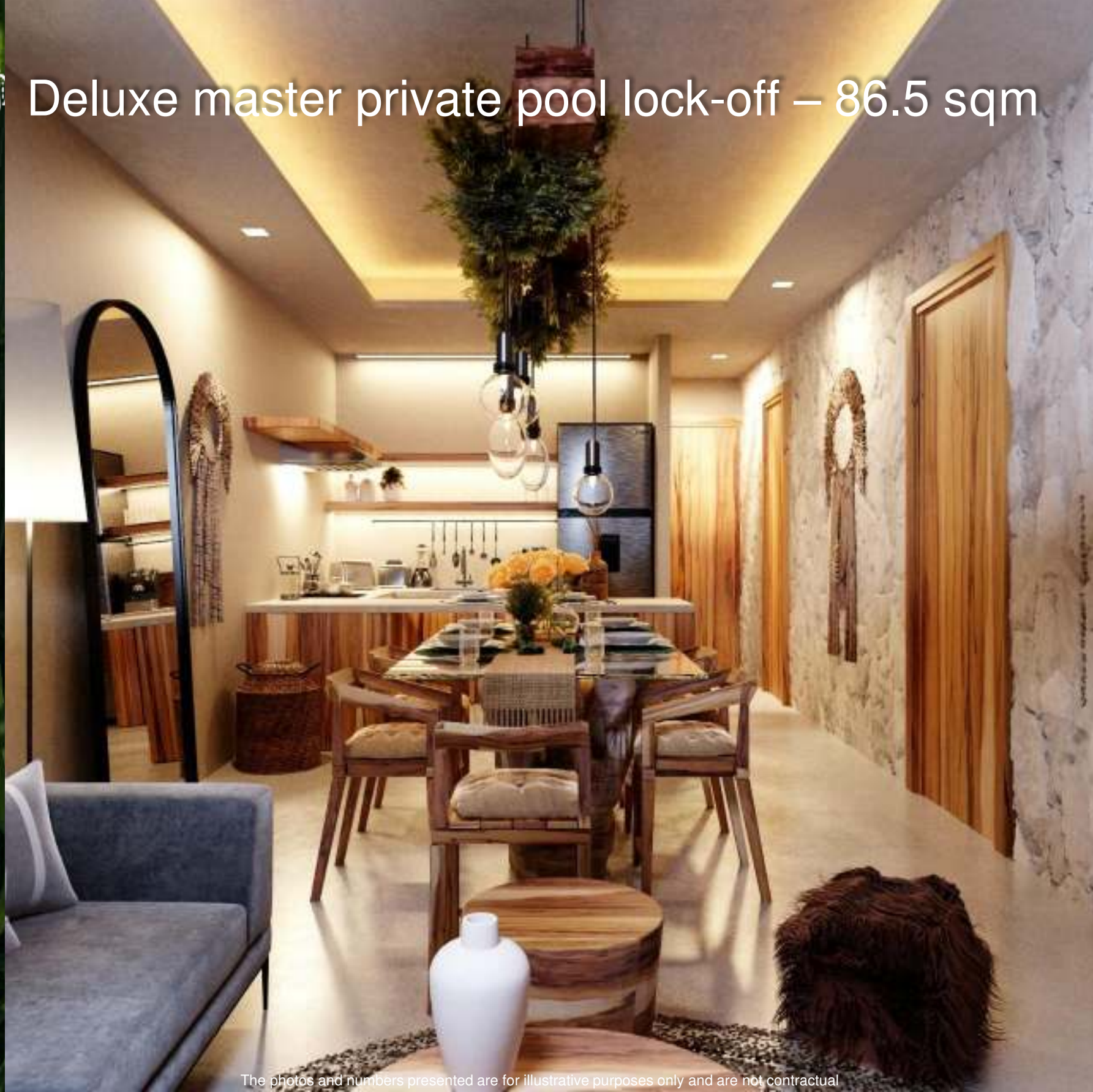
Annual Return Projection only for Vacation Rental mode.

Estimated return based on full availability over the annual calendar.

Yellow cells are variable expenses.



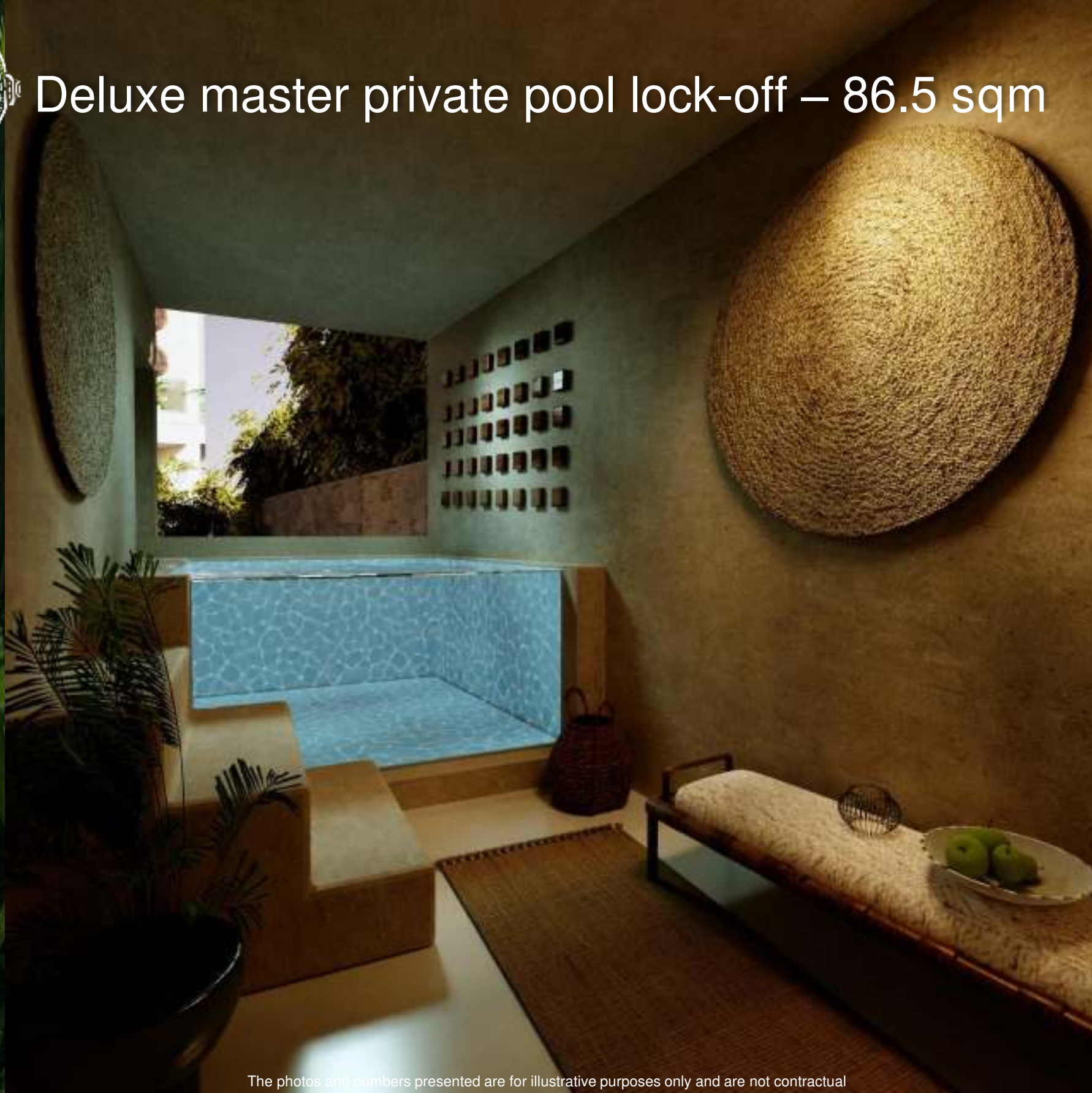
Deluxe master private pool lock-off – 86.5 sqm



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Deluxe master private pool lock-off – 86.5 sqm



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Deluxe master private pool lock-off – 86.5 sqm



Private pool

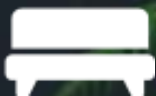
1 couch

2 bathrooms

1 stove

2 King size beds

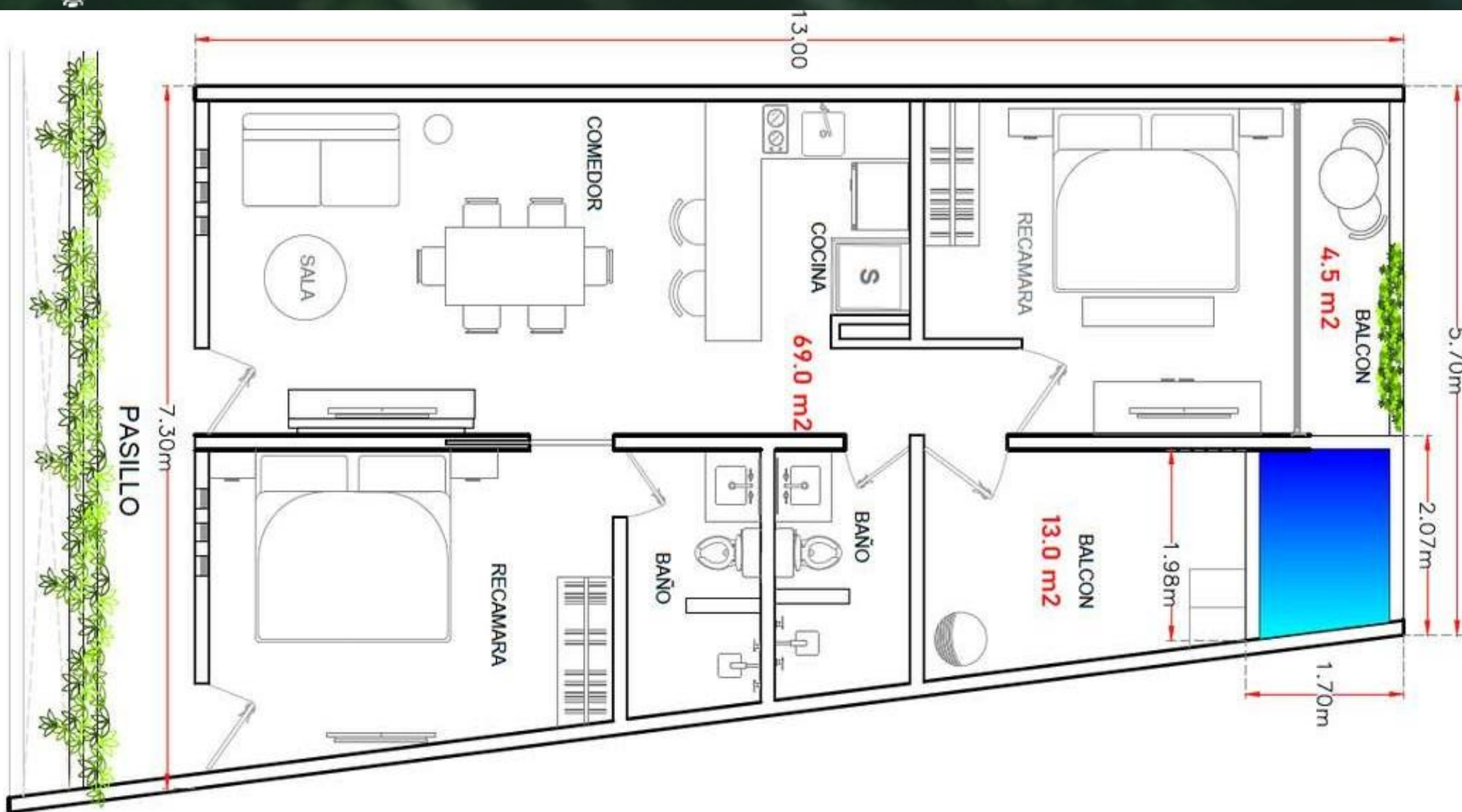
Private patio



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Architectural plan of the unit





Return of investment

VACATION RENTAL 1st YEAR

DELUXE MASTER PRIVATE POOL LOCK OFF

EXCHANGE RATE \$ 17.00

AVERAGE PRICE \$ 230,000.00
R.O.I. 15.24%

SEASON	PERIOD	# WEEKS	\$ DIARY	\$ PER WEEK	% OCCUPANCY	WEEK RENTS	\$ TOTAL
HOLYDAYS	21 DEC - 4 JAN	2	\$ 250.00	\$ 1,750.00	95%	1.9	\$ 3,325.00
HIGH SEASON	5 JAN - MID APR	13	\$ 200.00	\$ 1,400.00	75%	9.75	\$ 13,650.00
SPRING BREAK	MARCH O APRIL	2	\$ 200.00	\$ 1,400.00	90%	1.8	\$ 2,520.00
REGULAR SEASON	MID APR - 14 AUG / 19 NOV - 20 DEC	21	\$ 150.00	\$ 1,050.00	67%	14.07	\$ 14,773.50
LOW SEASON	15 AUG - 19 NOV	14	\$ 105.00	\$ 735.00	30%	4.2	\$ 3,087.00
		52			61.00%	31.72	\$ 37,355.50

GROSS INCOME \$ 37,355.50

HOA	\$	2,757.00	Operation and maintenance of commons areas
POWER BILL	\$	1,060.00	Bimonthly electricity cost
INTERNET AND TV	\$	334.00	TV & Internet
WATER	\$	250.00	Monthly water cost
ADMINISTRATION QUOTE	\$	1,500.00	Hotel
PROPERTY TAX	\$	425.00	Annual tax
COMMISSION	\$	7,471.10	HOME TULUM

NET INCOME ANNUAL \$ 23,558.40

ANNUAL APRECIATION 5% \$ 11,500.00

INVESTMENT VALUE \$ 35,058.40

NOTES:

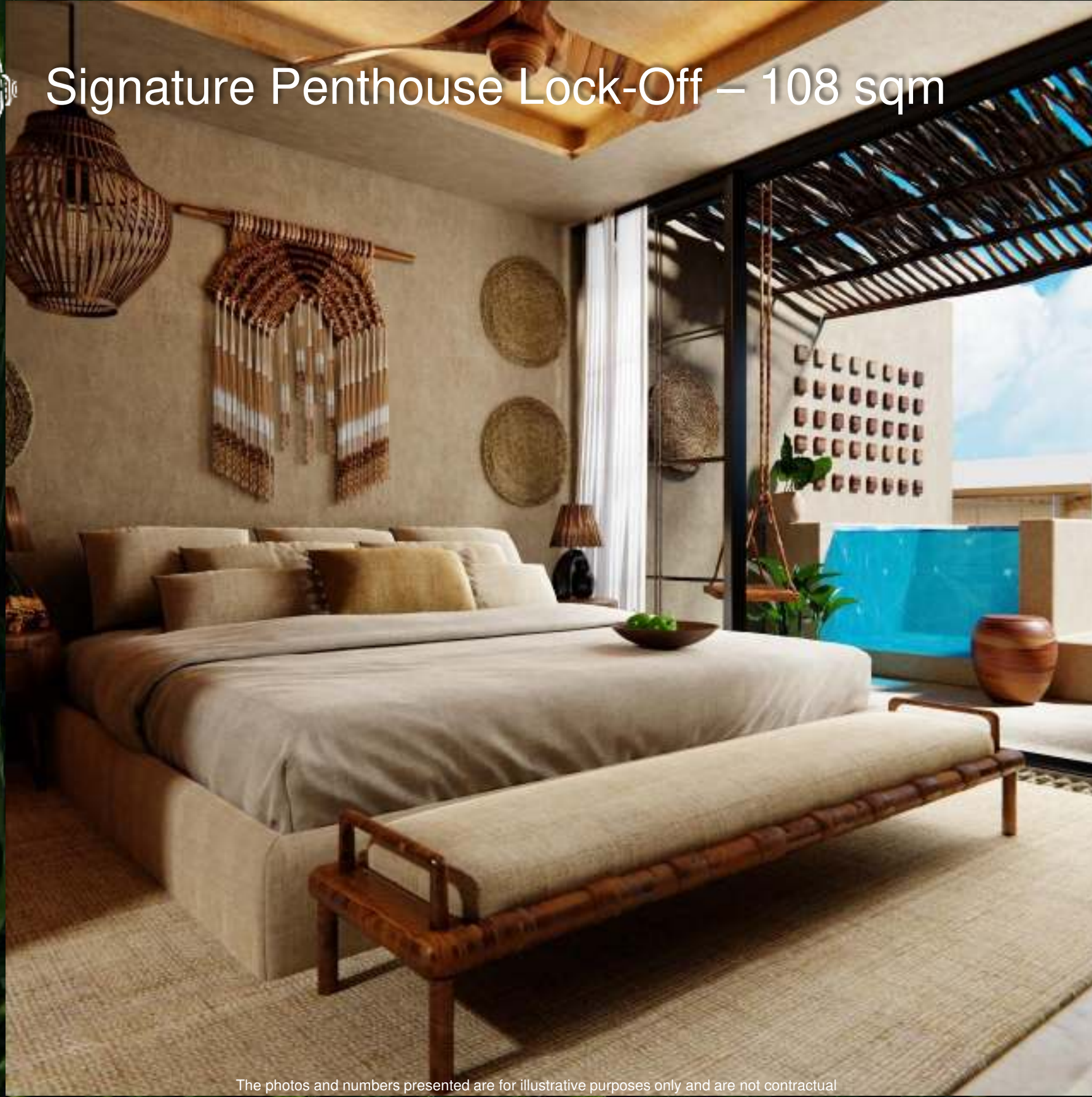
Annual Return Projection only for Vacation Rental mode.

Estimated return based on full availability over the annual calendar.

Yellow cells are variable expenses.



Signature Penthouse Lock-Off – 108 sqm

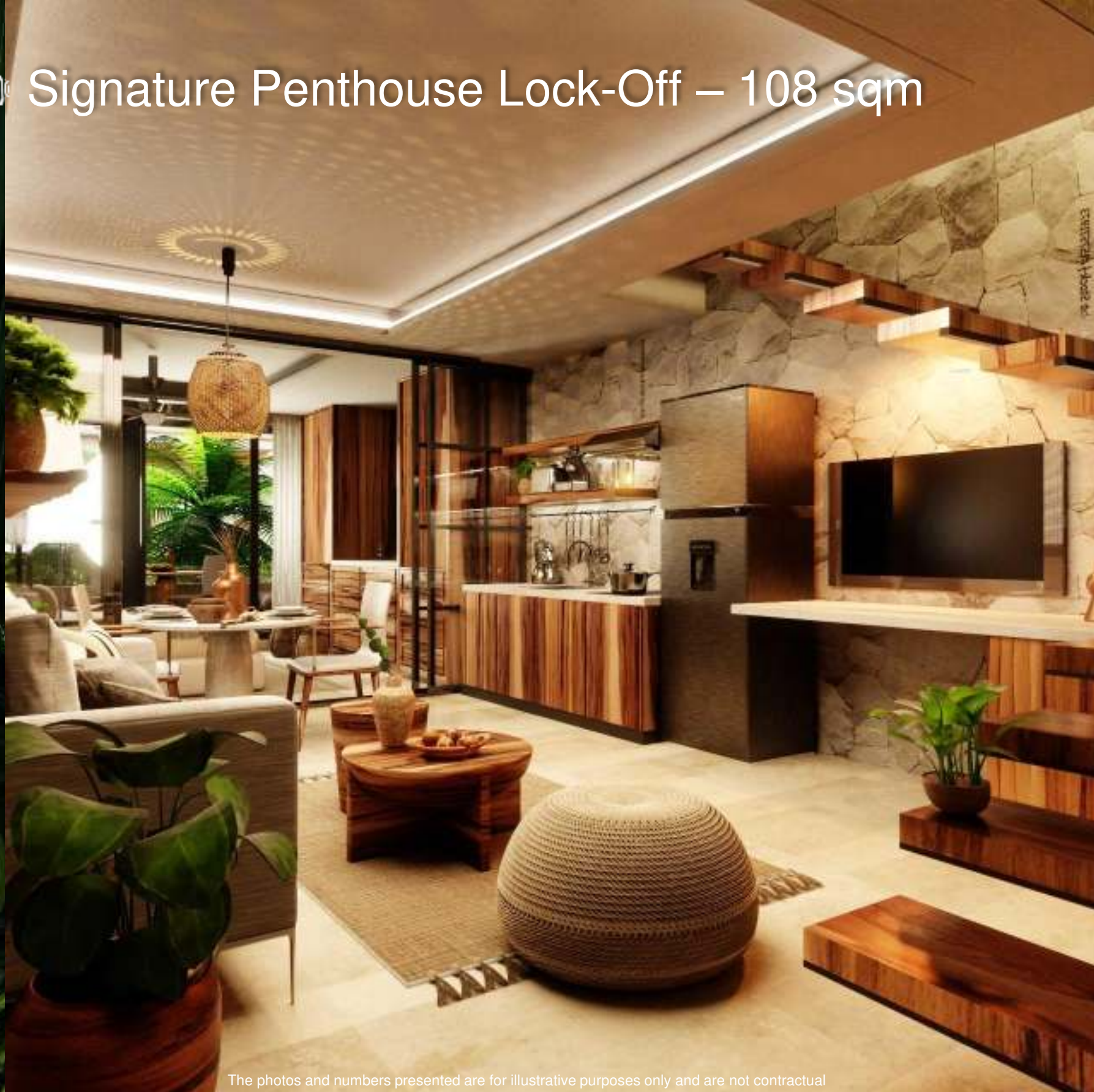


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HOME
TULUM



Signature Penthouse Lock-Off – 108 sqm

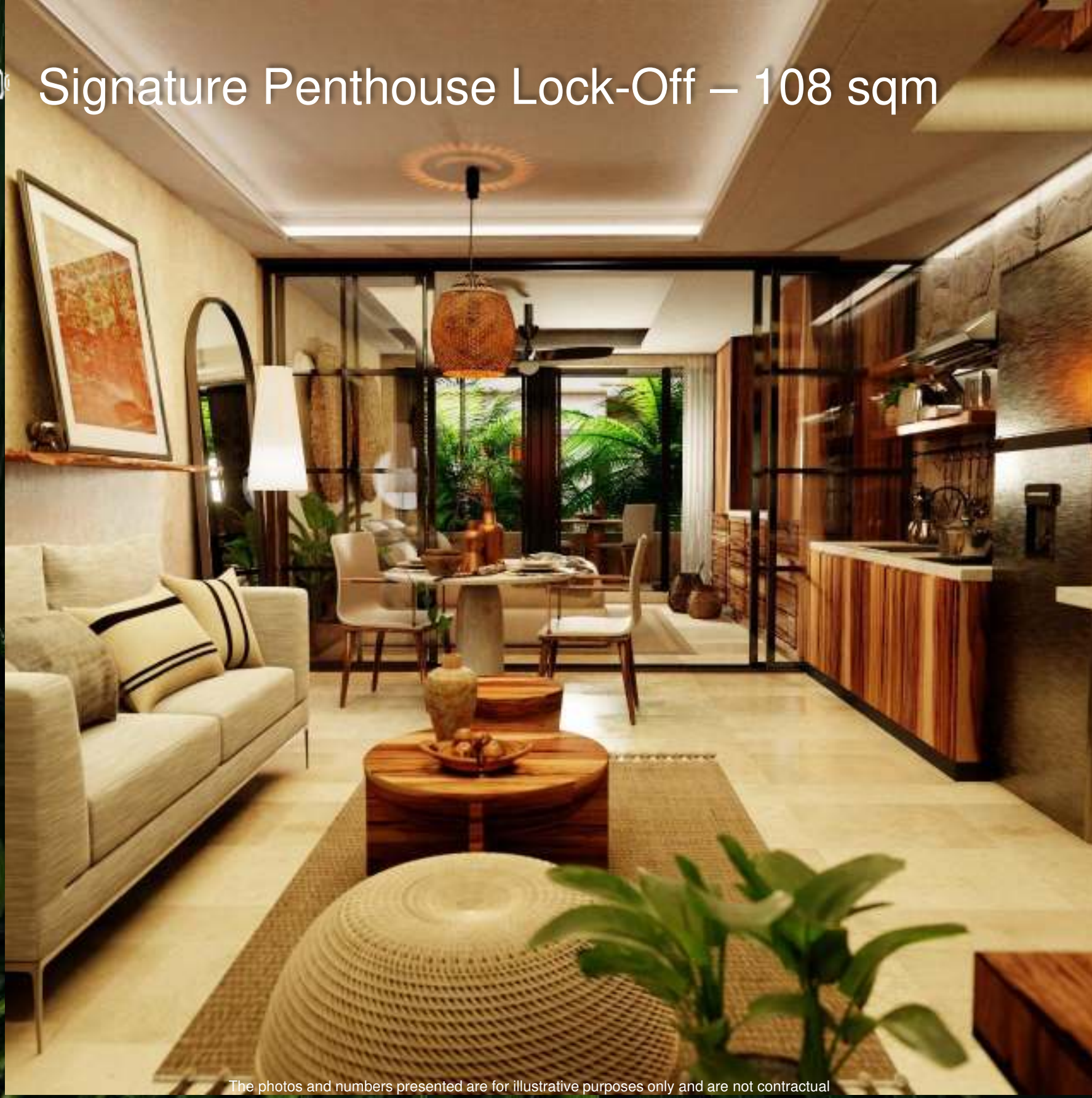


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HOME
TULUM



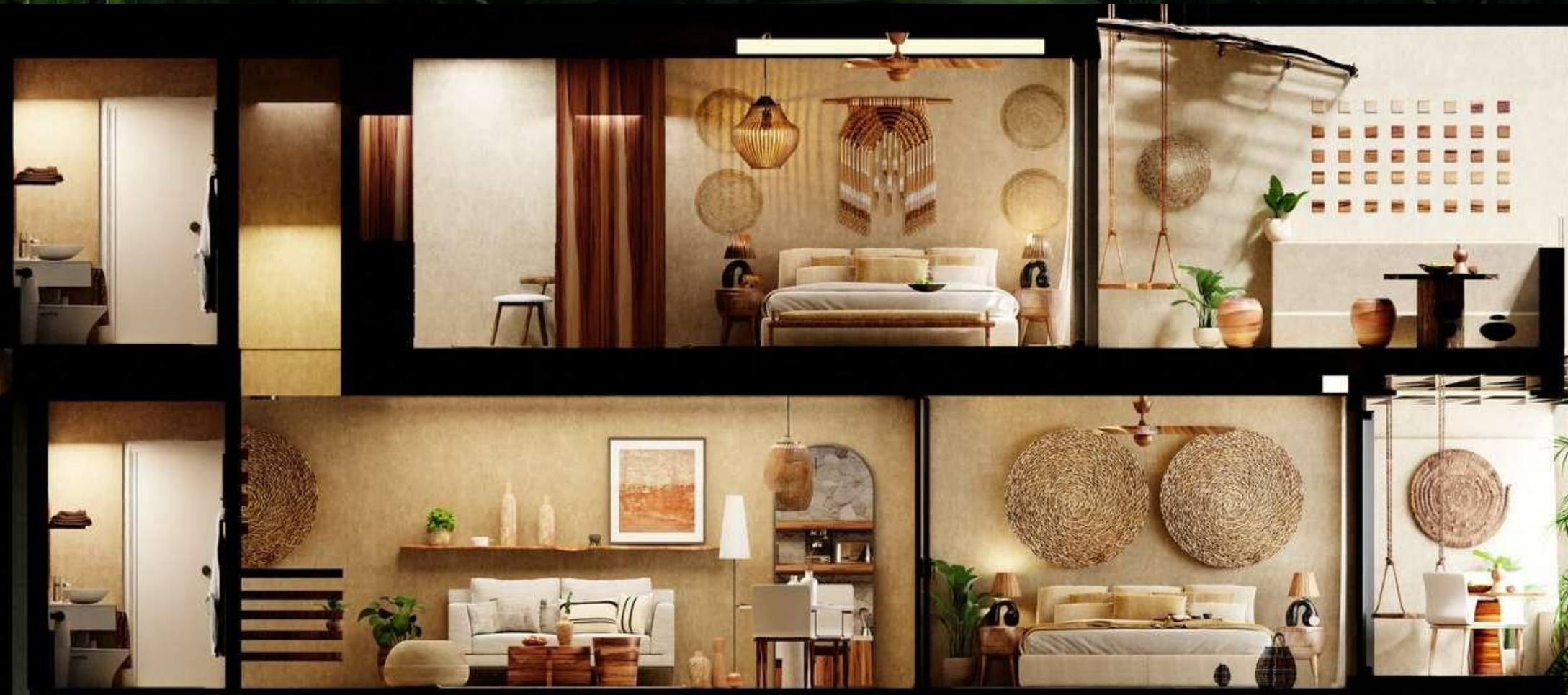
Signature Penthouse Lock-Off – 108 sqm



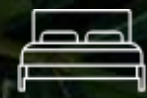
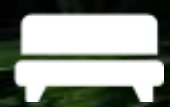
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Signature Penthouse Lock-Off – 108 sqm



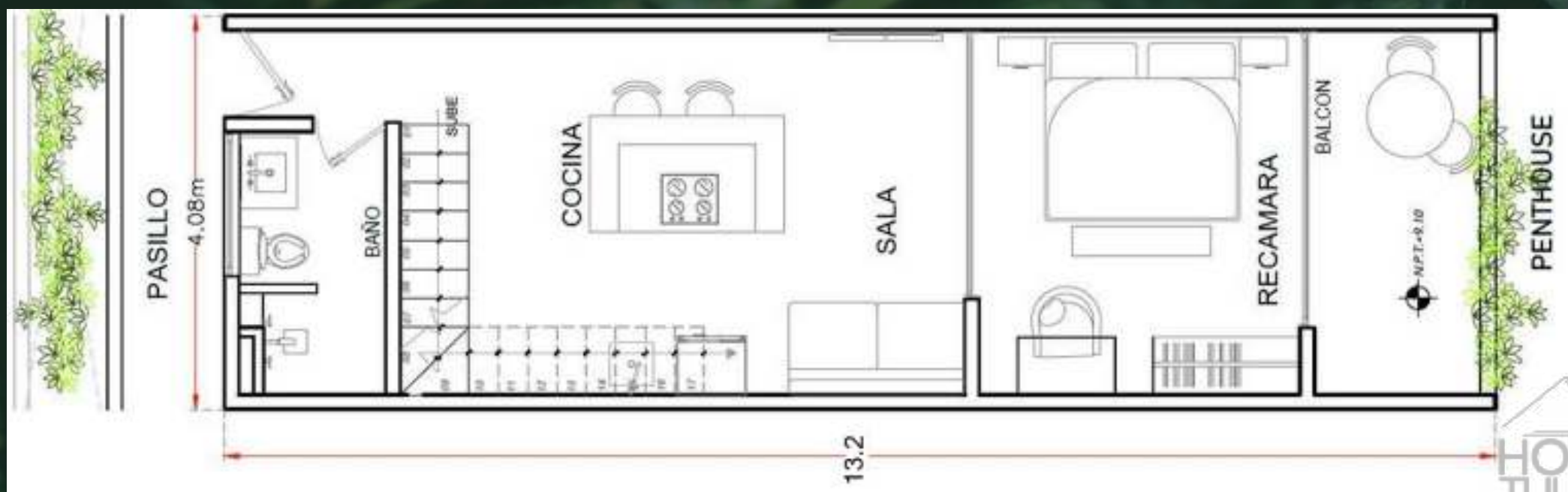
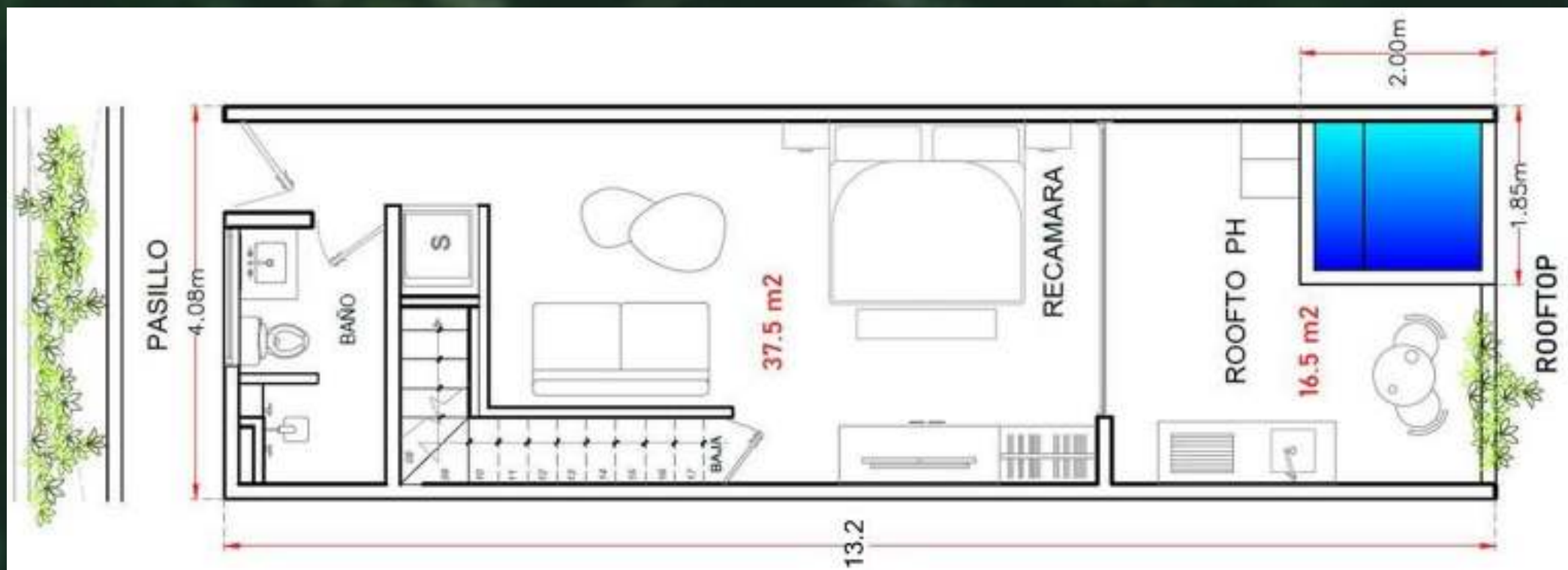
Private pool | 1 couch | 2 bathrooms | 1 stove | 2 King size beds | Private patio



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Architectural plan of the unit





Return of investment

VACATION RENTAL 1st YEAR

SIGNATURE PENTHOUSE LOCK OFF

EXCHANGE RATE \$ 17.00

AVERAGE PRICE \$ 299,000.00
R.O.I. 13.64%

SEASON	PERIOD	# WEEKS	\$ DIARY	\$ PER WEEK	% OCCUPANCY	WEEK RENTS	\$ TOTAL
HOLYDAYS	21 DEC - 4 JAN	2	\$ 255.00	\$ 1,785.00	95%	1.9	\$ 3,391.50
HIGH SEASON	5 JAN - MID APR	13	\$ 233.00	\$ 1,631.00	75%	9.75	\$ 15,902.25
SPRING BREAK	MARCH O APRIL	2	\$ 203.00	\$ 1,421.00	90%	1.8	\$ 2,557.80
REGULAR SEASON	MID APR - 14 AUG / 19 NOV - 20 DEC	21	\$ 151.00	\$ 1,057.00	67%	14.07	\$ 14,871.99
LOW SEASON	15 AUG - 19 NOV	14	\$ 121.00	\$ 847.00	30%	4.2	\$ 3,557.40
		52			61 %	31.72	\$ 40,280.94

GROSS INCOME \$ 40,280.94

HOA	\$	2,758.00	Operation and maintenance of commons areas
POWER BILL	\$	1,060.00	Bimonthly electricity cost
INTERNET AND TV	\$	335.00	TV & Internet
WATER	\$	300.00	Monthly water cost
ADMINISTRATION QUOTE	\$	1,500.00	Hotel
PROPERTY TAX	\$	425.00	Annual tax
COMMISSION	\$	8,056.19	HOME TULUM

NET INCOME ANNUAL \$ 25,846.75

ANNUAL APRECIATION 5% \$ 14,950.00
INVESTMENT VALUE \$ 40,796.75

NOTES:

Annual Return Projection only for Vacation Rental mode.

Estimated return based on full availability over the annual calendar.

Yellow cells are variable expenses.



Master Presidential Penthouse Lock-off – 180 sqm



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HOME
TULUM



Master Presidential Penthouse Lock-off – 180 sqm



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Master Presidential Penthouse Lock-off – 180 sqm



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Master Presidential Penthouse Lock-off – 180 sqm



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Master Presidential Penthouse Lock-off – 180 sqm



Private pool

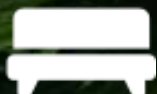
1 couch

3 bathrooms

1 stove

3 King size beds

Private patio

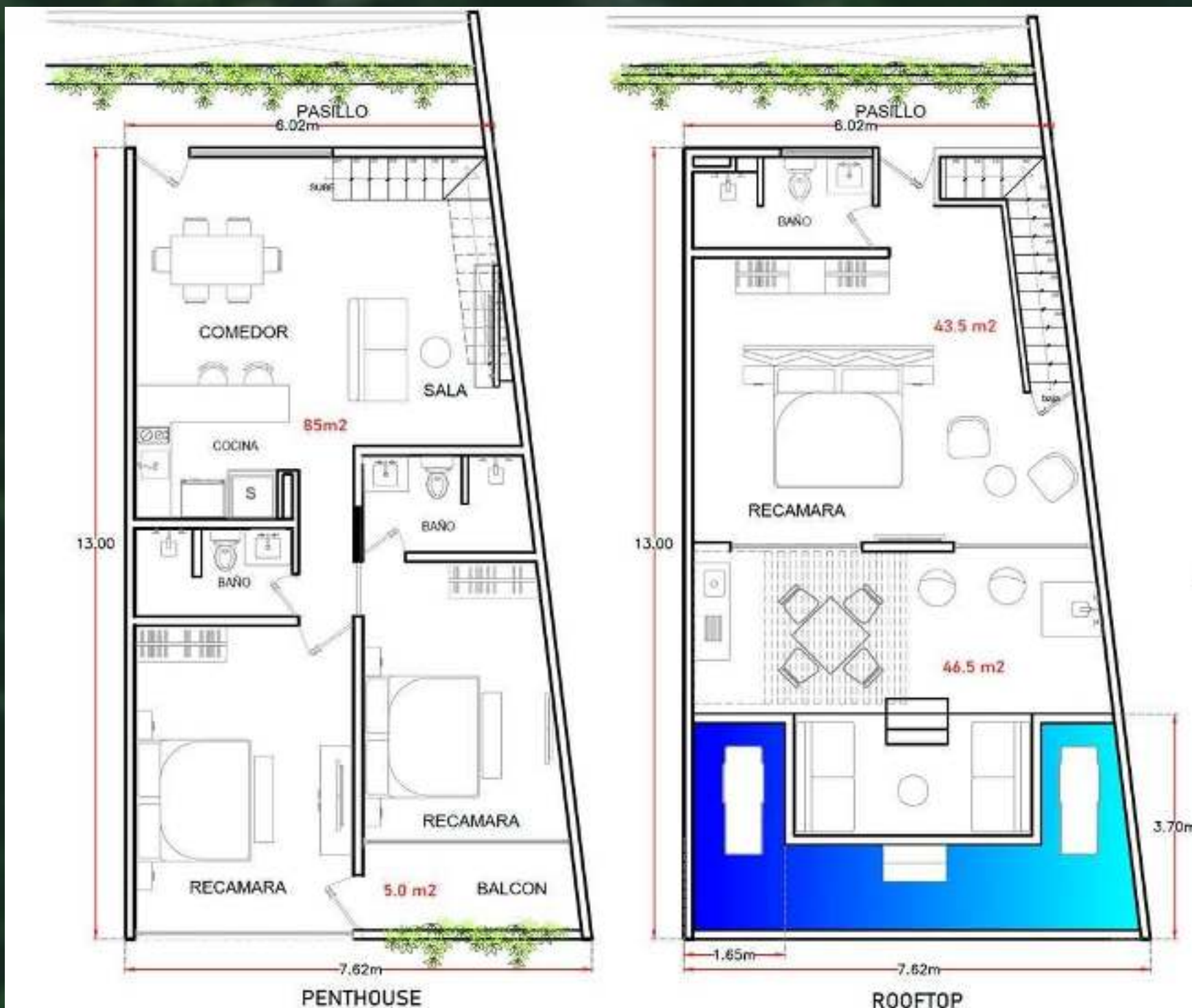


HOME
TULUM

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Architectural plan of the unit





Return of investment

VACATION RENTAL 1st YEAR

MASTER PRESIDENTIAL PH LOCK OFF + + ROOF

EXCHANGE RATE \$ 17.00

AVERAGE PRICE \$ 576,000.00
R.O.I. 13%

SEASON	PERIOD	# WEEKS	\$ DIARY	\$ PER WEEK	% OCCUPANCY	WEEK RENTS	\$ TOTAL
HOLYDAYS	21 DEC - 4 JAN	2	\$ 509.00	\$ 3,563.00	95%	1.9	\$ 6,769.70
HIGH SEASON	5 JAN - MID APR	13	\$ 350.00	\$ 2,450.00	75%	9.75	\$ 23,887.50
SPRING BREAK	MARCH O APRIL	2	\$ 333.00	\$ 2,331.00	90%	1.8	\$ 4,195.80
REGULAR SEASON	MID APR - 14 AUG / 19 NOV - 20 DEC	21	\$ 275.00	\$ 1,925.00	67%	14.07	\$ 27,084.75
LOW SEASON	15 AUG - 19 NOV	14	\$ 210.00	\$ 1,470.00	30%	4.2	\$ 6,174.00
		52			61%	31.72	\$ 68,111.75

GROSS INCOME \$ 68,111.75

HOA	\$	5,750.00	Operation and maintenance of commons areas
POWER BILL	\$	1,300.00	Bimonthly electricity cost
INTERNET AND TV	\$	335.00	TV & Internet
WATER	\$	400.00	Monthly water cost
ADMINISTRATION QUOTE	\$	1,500.00	Hotel
PROPERTY TAX	\$	610.00	Annual tax
COMMISSION	\$	13,622.35	HOME TULUM

NET INCOME ANNUAL \$ 44,594.40

ANNUAL APRECIATION 5% \$ 28,800.00

INVESTMENT VALUE \$ 73,394.40

NOTES:

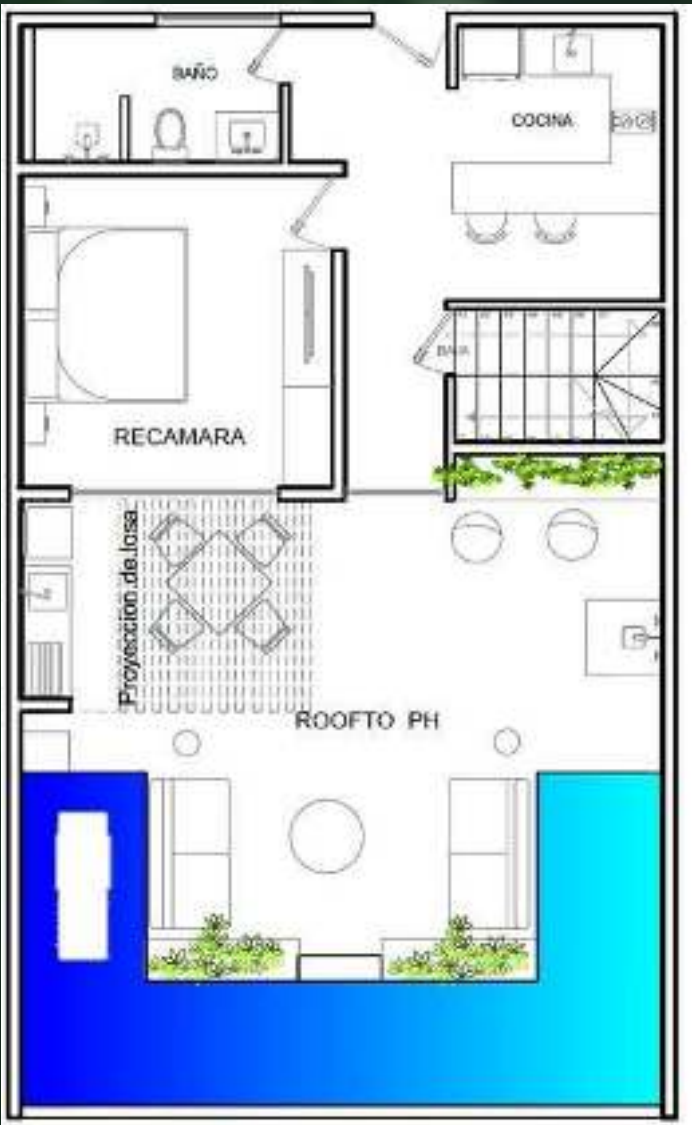
Annual Return Projection only for Vacation Rental mode.

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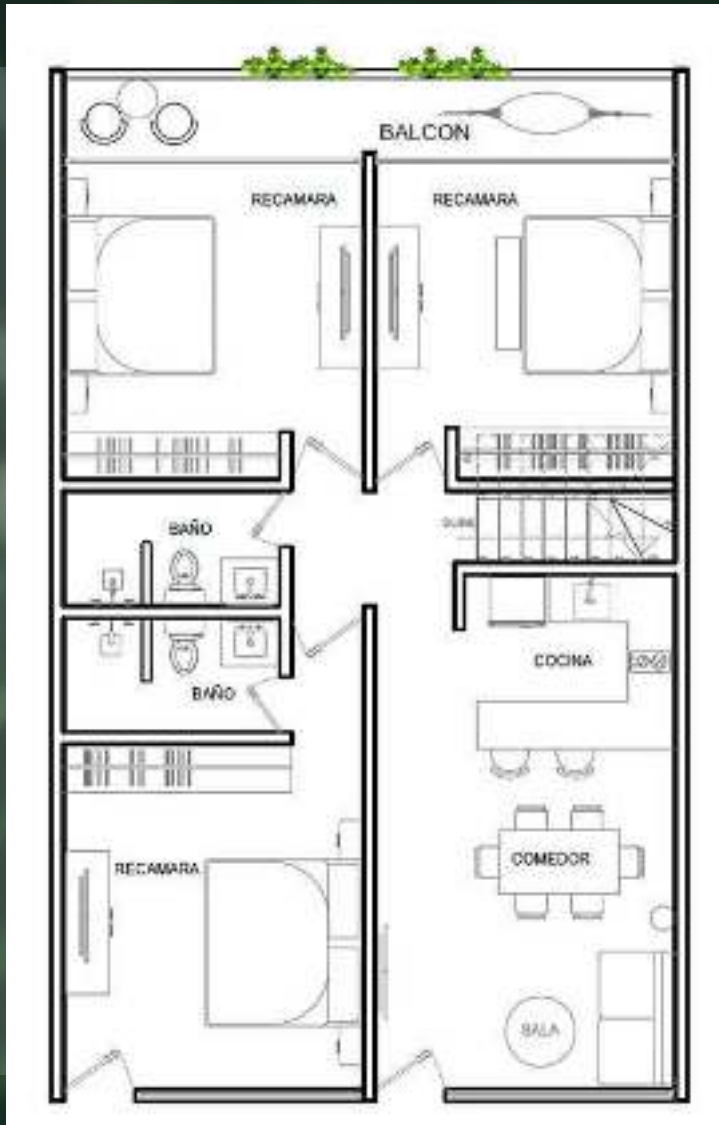
Yellow cells are variable expenses.



Penthouse villa designed – 208 sqm



A space
designed
for you



- Private pool
- 1 couch
- 3 bathrooms
- 1 stove
- 4 King size beds
- Private patio





Construction materials



Mayab stone



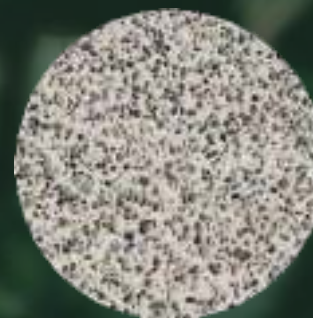
Chukum



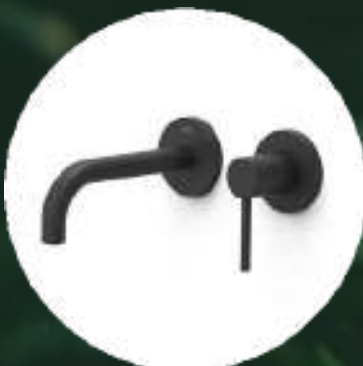
Traventino moka
marble



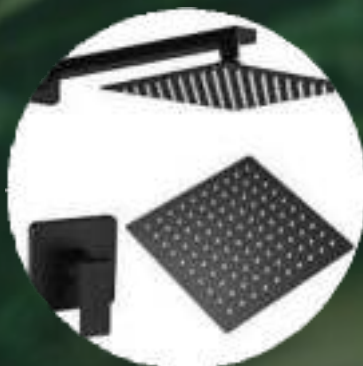
Mate artesanal
floor



“Lavado
con gavilla” floor



Accesorios en negro mate



Parota



Tzalam



"Hunab-Ku Sanctuary merges interior design and architecture to offer a unique sensory experience.

With marble interiors, natural floors, and hallways adorned with artisanal tzalam and parota wood, the complex integrates ancient luxury with chukum color and vibrant gardens.

The drip irrigation system and water collection promote sustainability. Hunab-Ku Sanctuary also contributes to the economic and cultural development of the region, creating a space for environmental responsibility and a love for nature."



Property Management

[HTTP://WWW.AIRBNB.MX/P/HOMETULUMRENTALS](http://www.airbnb.mx/p/hometulumrentals)





Co-ownership

- Opportunity to own.
- Usage time.
- Deeded property and equity.
- Shared maintenance costs and responsibilities.

PROS

CONS

- Fewer financing options.
- Less freedom





60 000 USD PRICE

30%
Down payment

60%
**DURING
CONSTRUCTION**

10%
DELIVERY

0%
DISCOUNT

50%
Down payment

40%
**DURING
CONSTRUCTION**

10%
DELIVERY

3%
DISCOUNT

90%
Down payment

**0% DURING
CONSTRUCTION**

10%
DELIVERY

7%
DISCOUNT



Explore Tulum



Ruins



Cenotes



Jungle



Security



Museums



International
airport



Organics
markets



Bike rental



Gym



Gastronomy



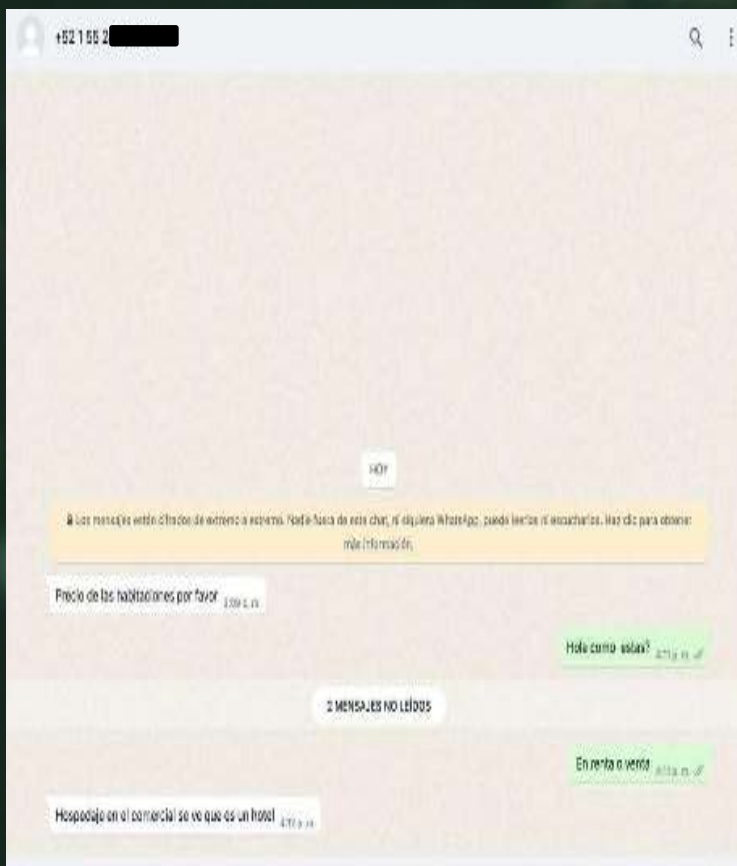
Beachclubs



Mayan train



It will be a success!!



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