



KOKOON

BOHEMIO

Experience the Essence of Refined Living in Tulum





Antique Tropical Hacienda Vibe

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ABOUT TULUM

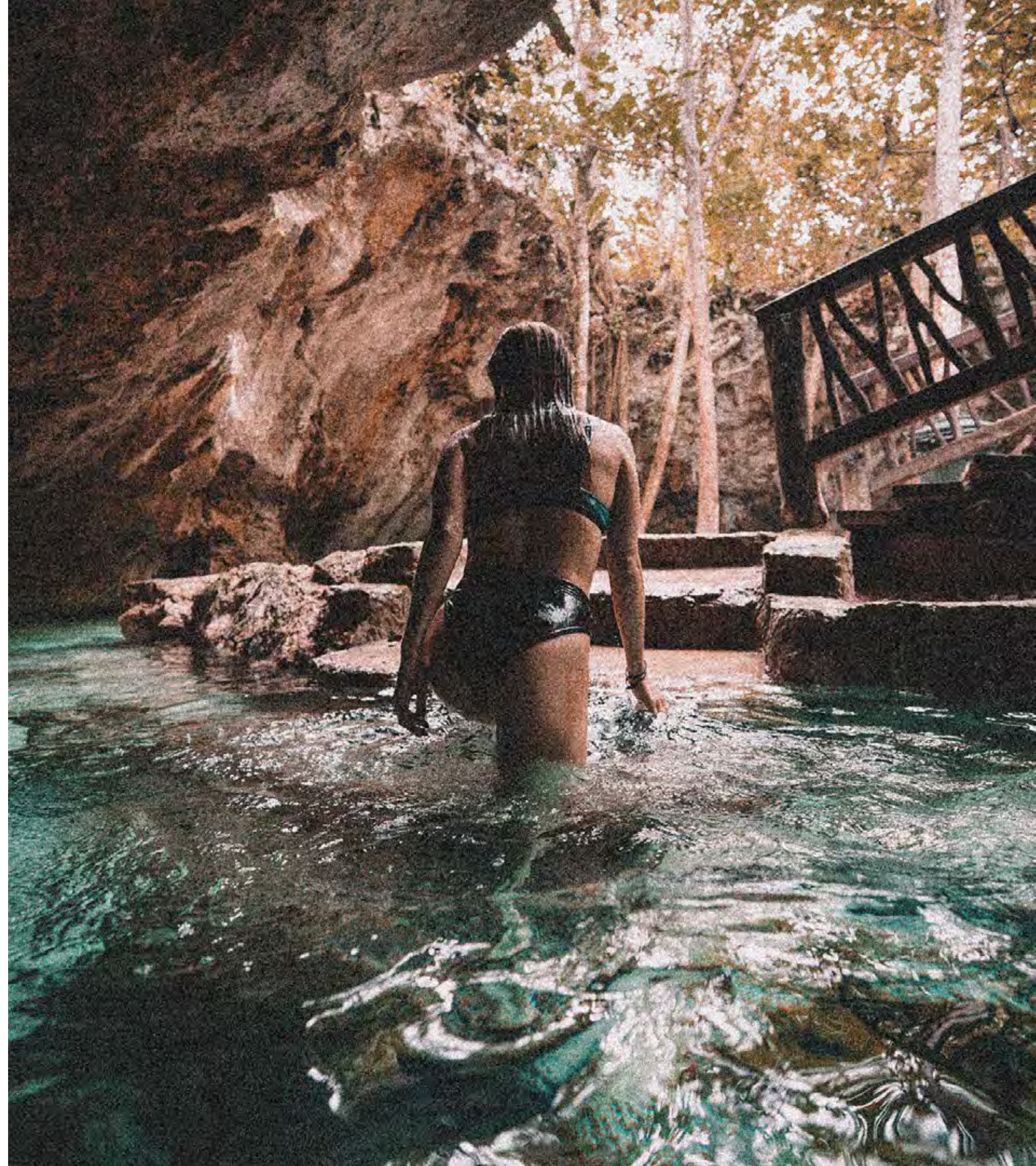
An Enchanting Oasis
of Eco-Chic Living

Where Nature Meets Luxury

Tulum, nestled along the picturesque Caribbean coastline of Mexico's Yucatán Peninsula, is an embodiment of sustainable opulence and eco-chic living. It's a place where the rhythmic heartbeat of nature intertwines seamlessly with the sophisticated pulse of modern life. Tulum invites you to step into a world where fine living harmonizes with the environment, where the pursuit of elegance aligns with a profound respect for the Earth.

Tulum is more than just a destination; it's a philosophy. Here, the pristine beaches stretch for miles, kissed by the turquoise waters of the Caribbean. The lush, enigmatic rainforest envelops the landscape, teeming with vibrant wildlife and fragrant flora. Cenotes, hidden natural wonders, offer a refreshing escape into crystal-clear waters that seem straight from a dream.

The ancient Mayan culture, with its mystique and wisdom, is etched into every stone and whispered by the wind through the leaves. Tulum is a place where eco-consciousness and sophistication coexist, where one can revel in the lap of luxury while treading lightly upon the Earth.





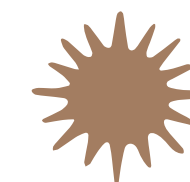
Awakening New Horizons

Tulum encourages you to awaken your senses and explore new horizons. It's a place where the simple pleasures of life take center stage, where each day begins with the symphony of birdsong and ends beneath a sky ablaze with stars. It's where you'll find freedom in the rustling palm fronds and luxury in the tranquil lull of the ocean waves.

This is the paradise you've been searching for—a place to rejuvenate your spirit, reconnect with the natural world, and rediscover the essence of eco-chic living. In Tulum, you're not just investing in a property; you're investing in a lifestyle - an opportunity to be part of a community that cherishes both luxury and nature.

Tulum awaits your embrace, promising a life where every moment is a celebration of the Earth's beauty, and where the best of eco-conscious living meets the heights of chic luxury.

Discover Tulum, where nature and elegance intertwine, and eco-chic dreams come true.





ABOUT REGION 8 NEIGHBOURHOOD

Closest to the Pristine
Beaches of Tulum

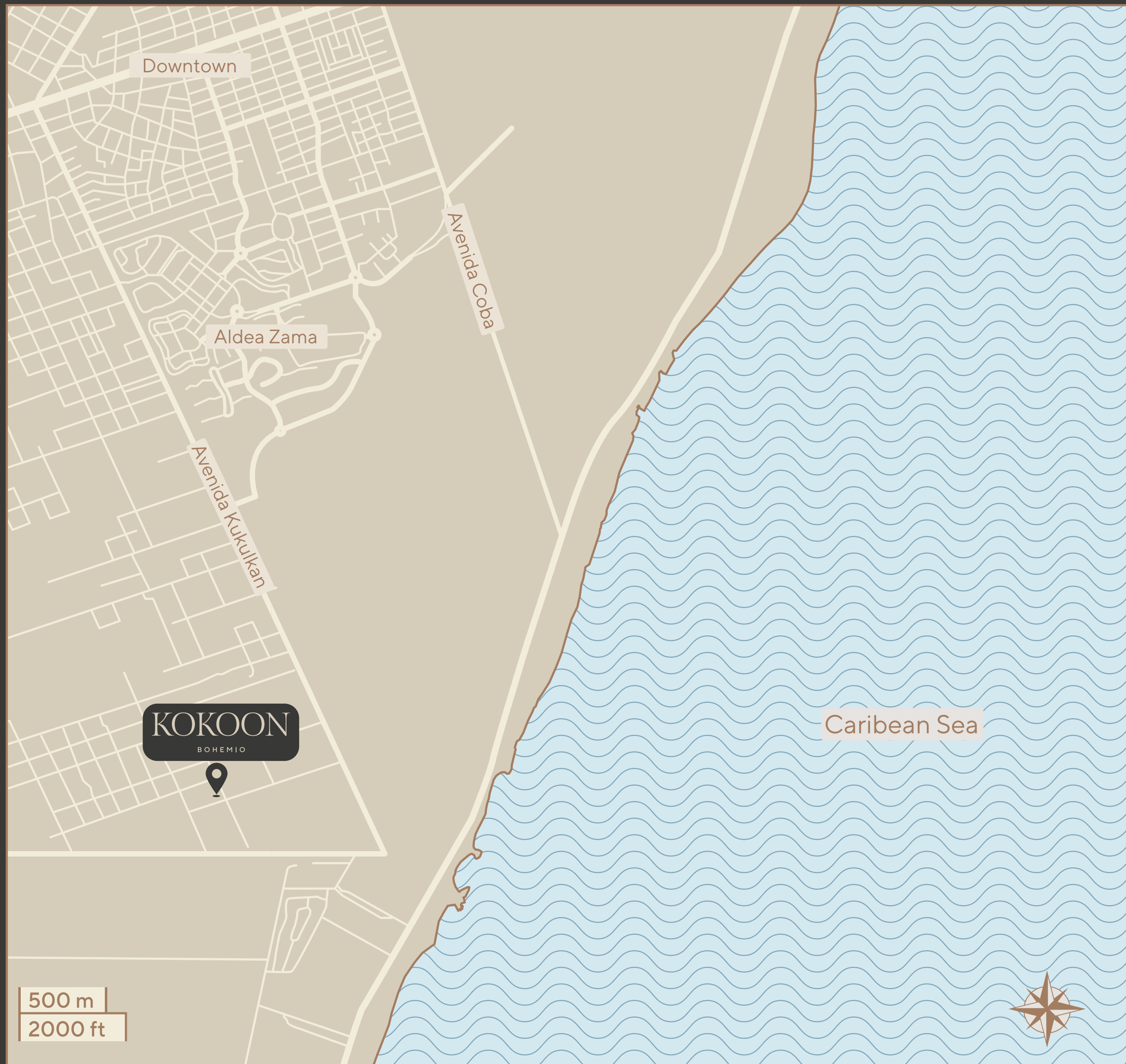
Nestled Withing Region 8

You'll find yourself mere minutes from Tulum's pristine beaches—a precious stretch of coastline where the sands are as soft as silk, and the azure waters are a testament to nature's artistry.

A leisurely stroll or a short bike ride will lead you to the beach, where the gentle waves invite you to unwind and savor the serenity.







Elevated Opulence

Region 8 is the epicenter of Tulum's exponential growth, showcasing avant-garde projects that redefine eco-chic living. Here, you'll discover a fusion of modernity and nature, where contemporary architecture and sustainable design seamlessly intertwine. The result is a lifestyle that marries comfort with ecological responsibility, setting new standards for discerning individuals who seek a sophisticated yet environmentally conscious way of life.

Embrace the allure of Region 8, where the symphony of the jungle and the allure of the beach are harmoniously entwined, offering you a life of unparalleled refinement and eco-conscious serenity.

Region 8: Where every day is a celebration of nature's majesty and the elegance of eco-chic living.



KOKOON BOHEMIO

Where Elegance
Meets Timelessness

Welcome to Kokoon Bohemio

An exquisite masterpiece of architectural ingenuity that transcends time and embodies the essence of refined living.

Situated in the heart of Tulum, this spectacular ultra-low-density boutique development draws inspiration from the enchanting towns of Yucatan, where history, culture, and natural beauty converge.

An Architectural Marvel

At Kokoon Bohemio, architecture isn't just about design; it's a testament to the historic tropical hacienda vibe.

Every corner of this development narrates a story of elegance and sophistication, where contemporary luxury seamlessly blends with the timeless allure of materials already cherished by the Mayan civilization.

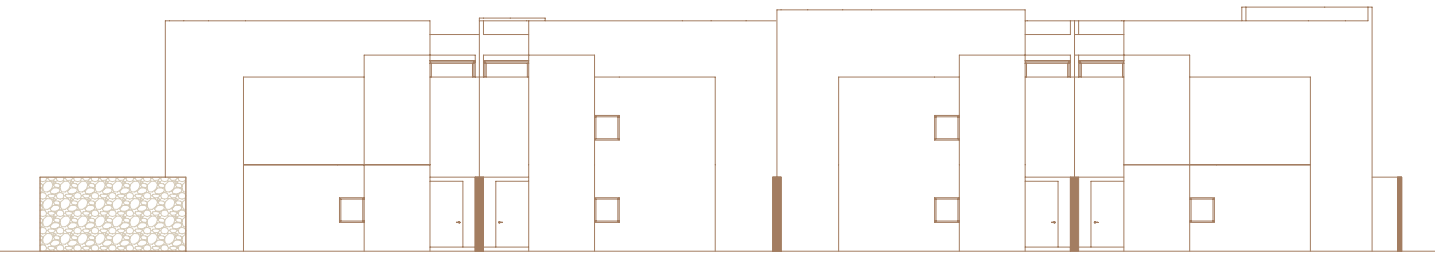




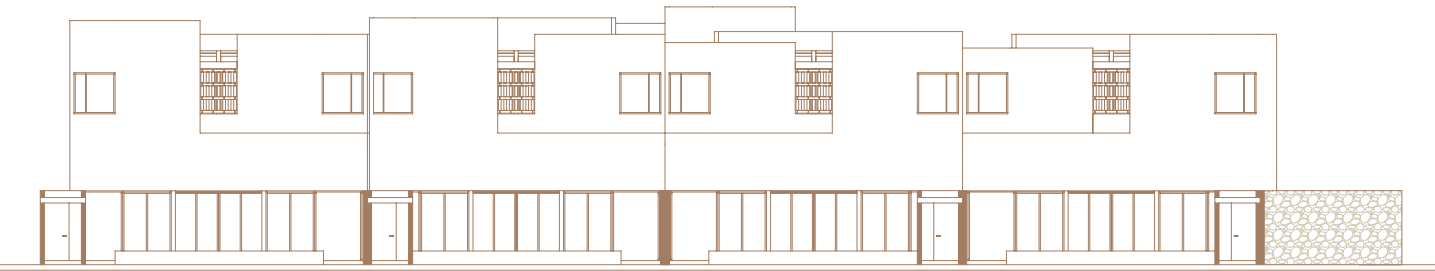
MASTER PLAN KOKOON BOHEMIO

Ground Floor

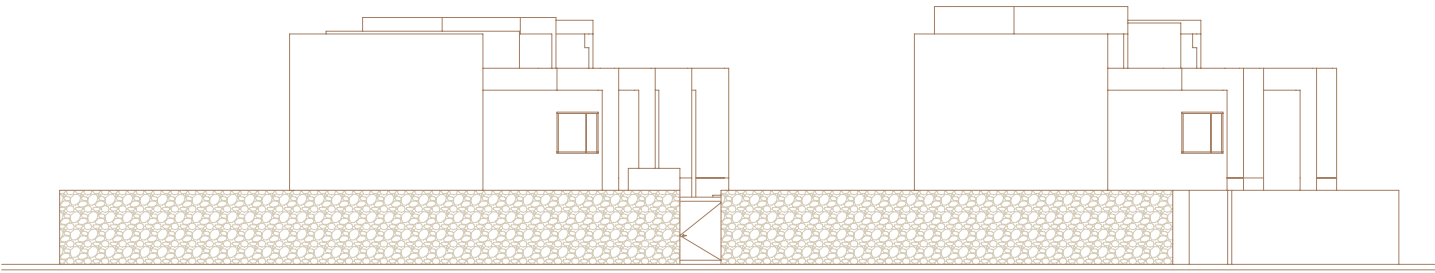
- 01 Main Entrance
- 02 Parking Area
- 03 Reception
- 04 Central Courtyard
- 05 Villa 1
- 06 Villa 2
- 07 Villa 3
- 08 Villa 4
- 09 Machine Room



NORTH ELEVATION



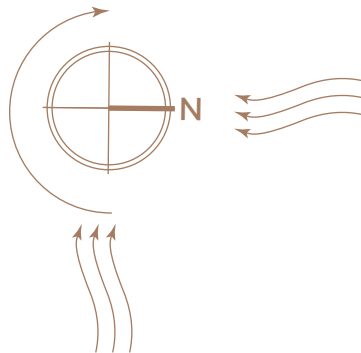
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

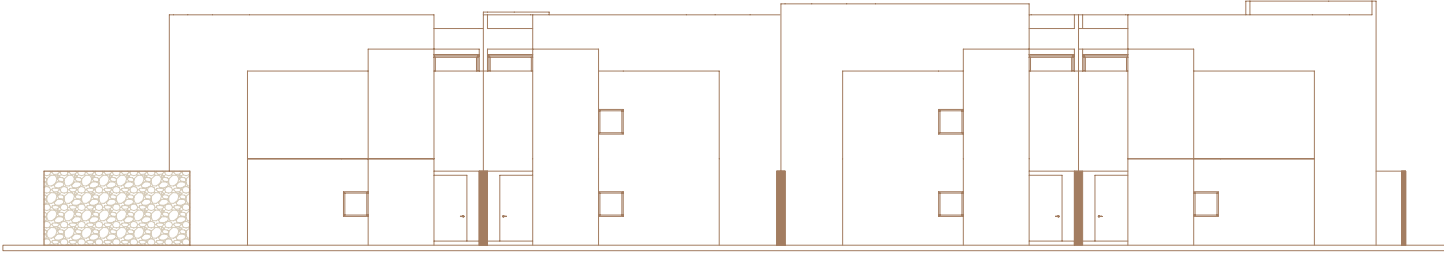




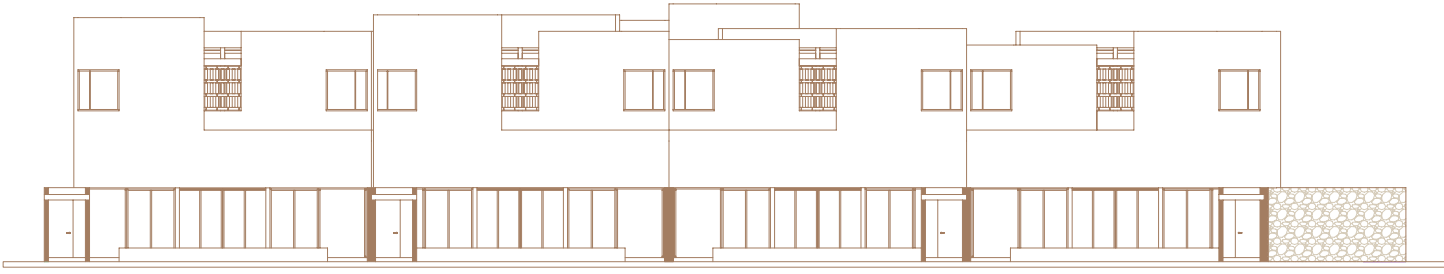
MASTER PLAN KOKOON BOHEMIO

1st Level

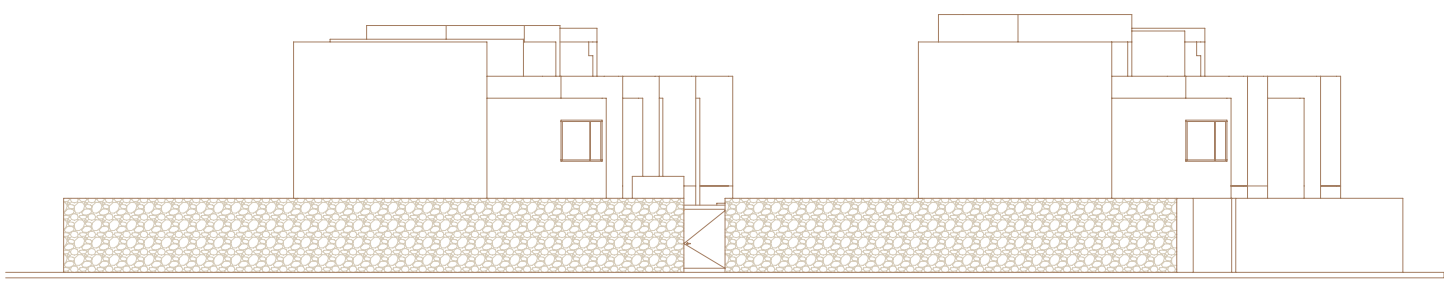
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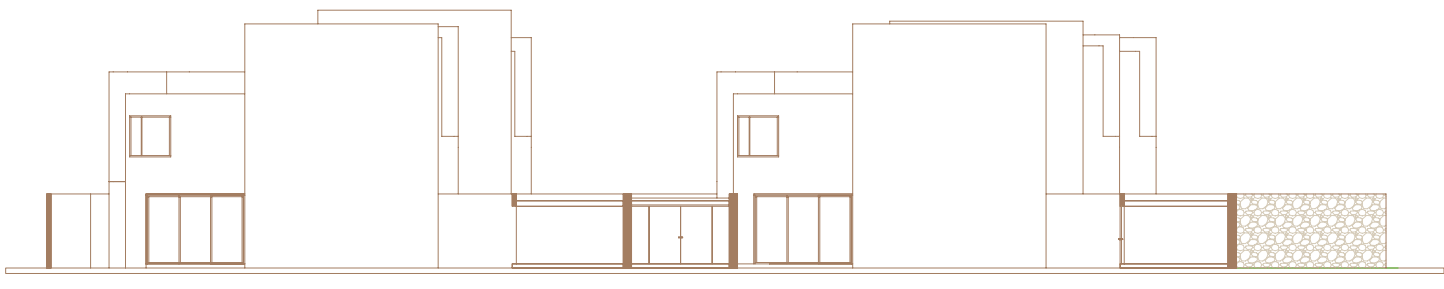
NORTH ELEVATION



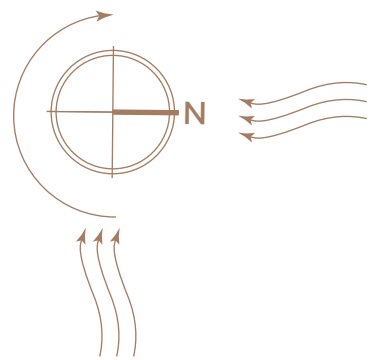
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



Exclusive Atemporal Boutique Residences

Kokoon Bohemio comprises just 4 exquisite villas, nestled within a spacious 1,220 m² plot. Each villa is a gem, meticulously crafted to offer the utmost in comfort, intimacy, and security.

Kokoon Bohemio isn't just a place to live; it's an investment in an architectural masterpiece with a timeless design that provides the opportunity to experience the very pinnacle of eco-conscious opulent living.

Become a part of the legacy that is Kokoon Bohemio, where silent elegance transcends time.





TYPOLOGIES

Diverse Living Spaces
To Suit Your Lifestyle



Kokoon Bohemio offers a versatile range of living spaces, catering to a variety of preferences. With four villas featuring four bedrooms, you have the layout that perfectly complements your lifestyle.

TPOLOGY B: Four Bedrooms:

For those seeking even more space, the four-bedroom villas provide the ultimate in luxury living. Each room is a sanctuary of style and tranquility, offering the perfect escape after a day of exploring Tulum's natural wonders.

KOKOON BOHEMIO: A TRUE MASTERPIECE

Kokoon Bohemio stands as a testament to the highest standards of design and luxury living in Tulum. It transcends the ordinary, setting itself apart as one of the most beautiful and elegant projects in the region.

ECO-CHIC AT ITS BEST

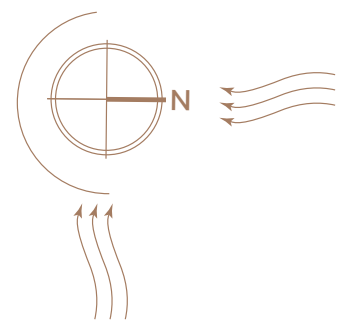
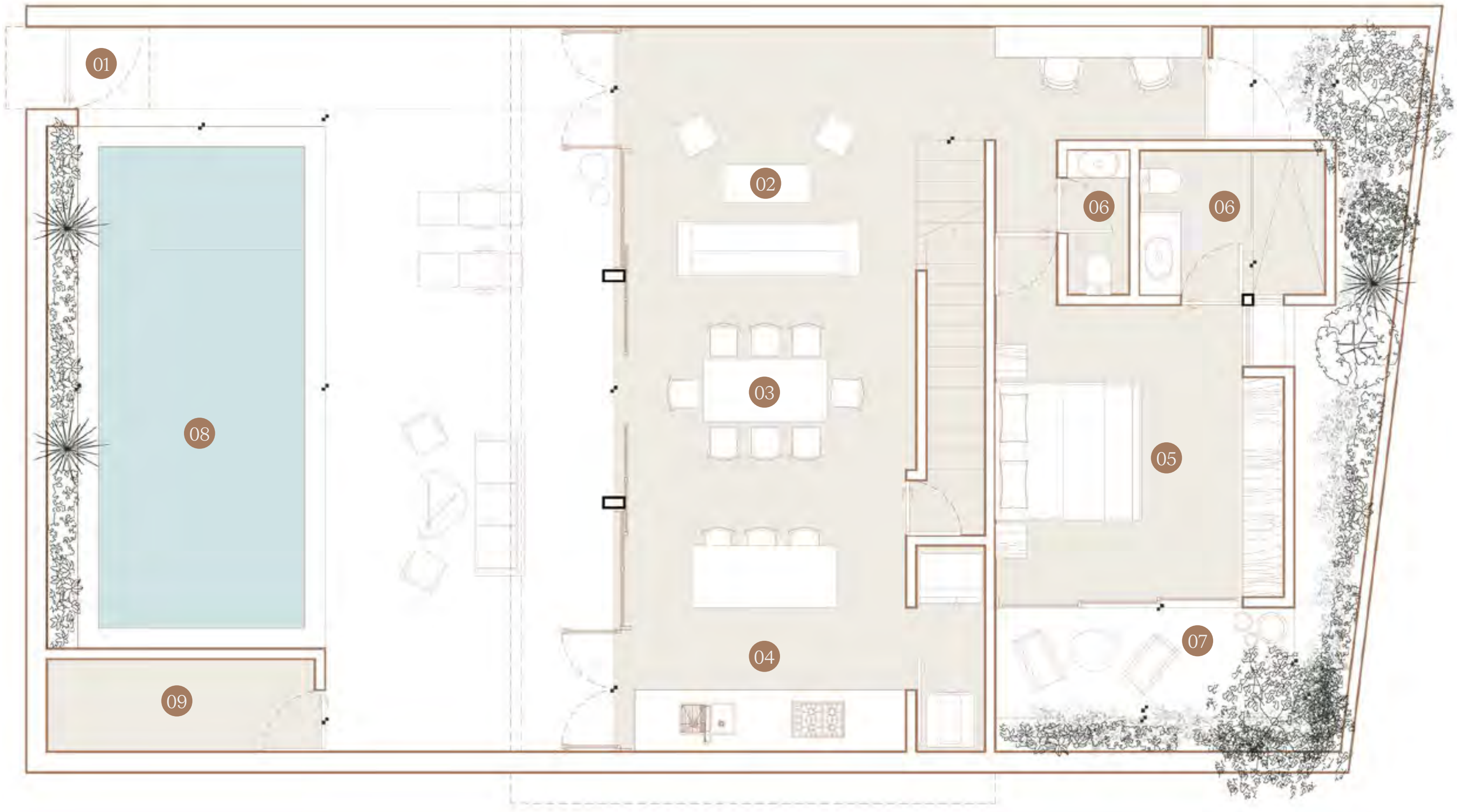
It's the ultimate choice for those who seek an eco-chic environment that effortlessly melds the beauty of nature, the opulence of luxury, the serenity of harmony, and the essence of well-being.

Kokoon Bohemio: Where living becomes an art form, and every moment is an experience in elegance and serenity.



VILLAS - TYPOLOGY

GROUND FLOOR



- 01

Entrance
- 02

Living Room
- 03

Dining Room
- 04

Kitchen
- 05

Bedroom
- 06

Bathroom
- 07

Garden
- 08

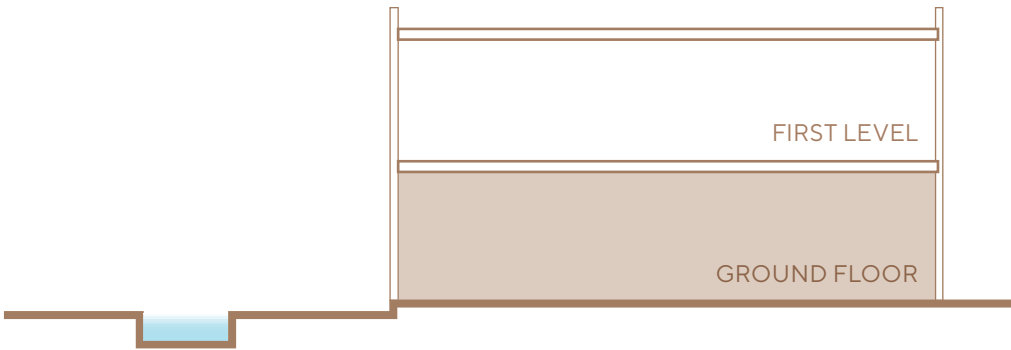
Swimming Pool
- 09

Storage Unit

TPOLOGIES



LOCATION



Ground Floor	217.50 M ²
Interior	98.50 M ²
Exterior Gardens	92.00 M ²
Storage Unit	6.00 M ²
Swimming Pool	21.00 M ²
First Level	118.50 M ²
Interior	102.00 M ²
Terrace	16.50 M ²
Total	336.00 M ²









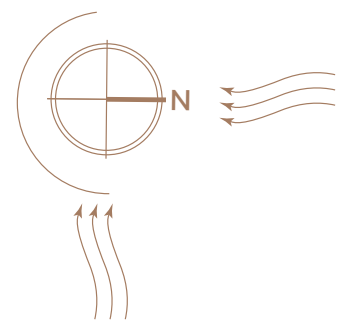
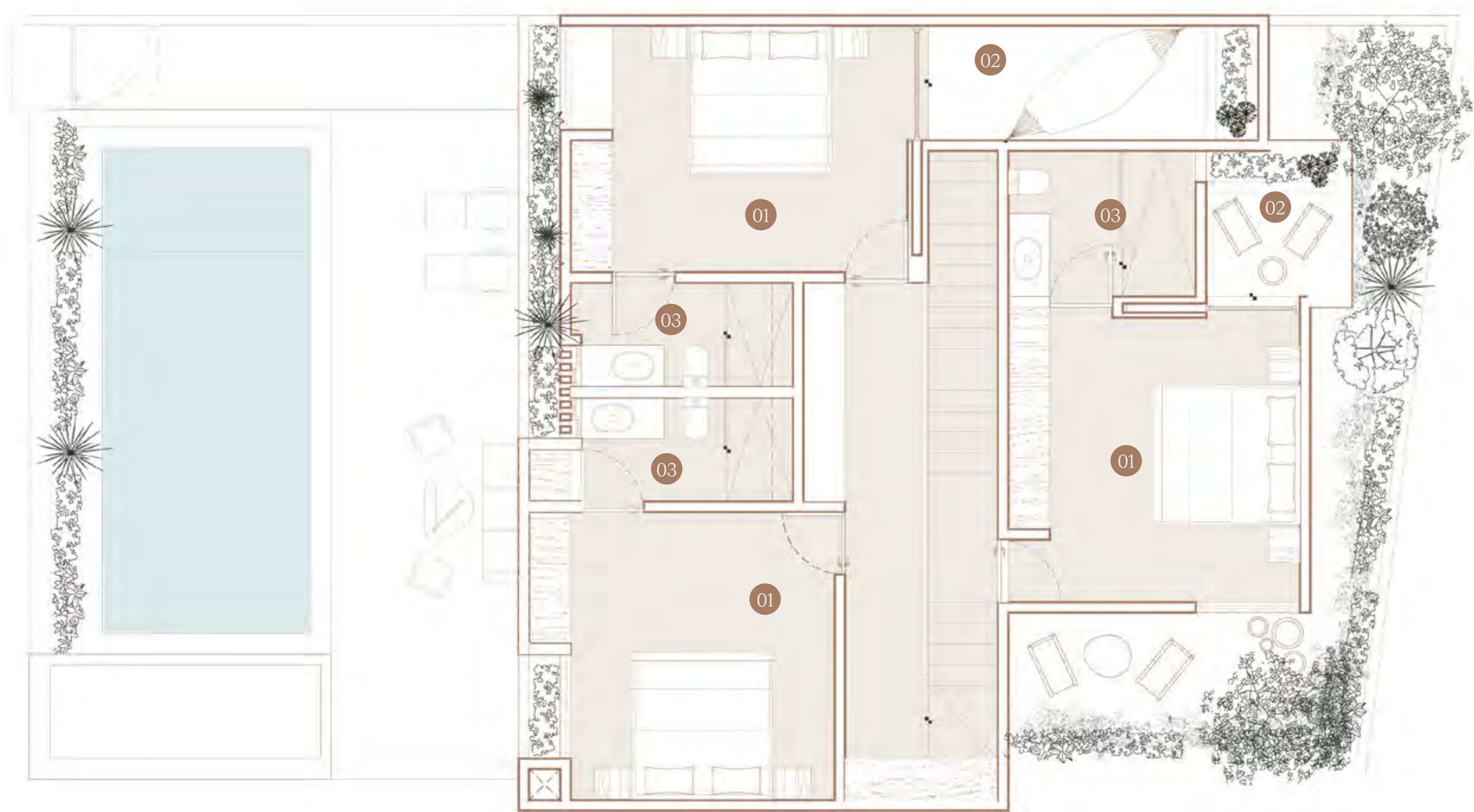


TERRACE & SWIMMING POOL



BEDROOM 1

VILLAS - TYPOLOGY
FIRST LEVEL

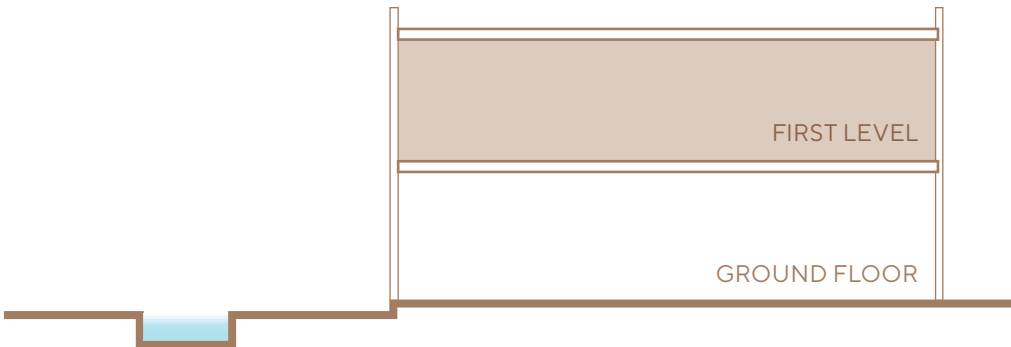


- 01 Bedroom
- 02 Terrace
- 03 Bathroom

TPOLOGIES



LOCATION



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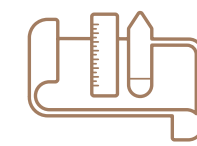






AMENITIES

Indulge in Luxurious Living



EXQUISITE DESIGN:
Every detail carefully considered.



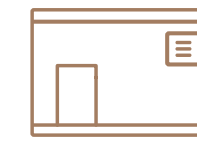
CENTRAL COURTYARD:
Surrounded by lush vegetation.



PRIVATE SWIMMING POOL IN EACH UNIT:
Relax and refresh in style.



PRIVATE GARDENS:
Connect with nature in your own green oasis.



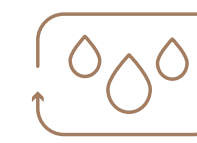
PRIVATE STORAGE AREA:
Ample room to accommodate your possessions with ease.



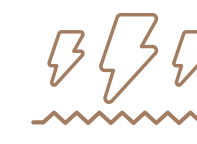
PARKING LOT:
Easy and secure parking for each unit.



SECURITY BOOTH:
24/7 surveillance for your peace of mind.



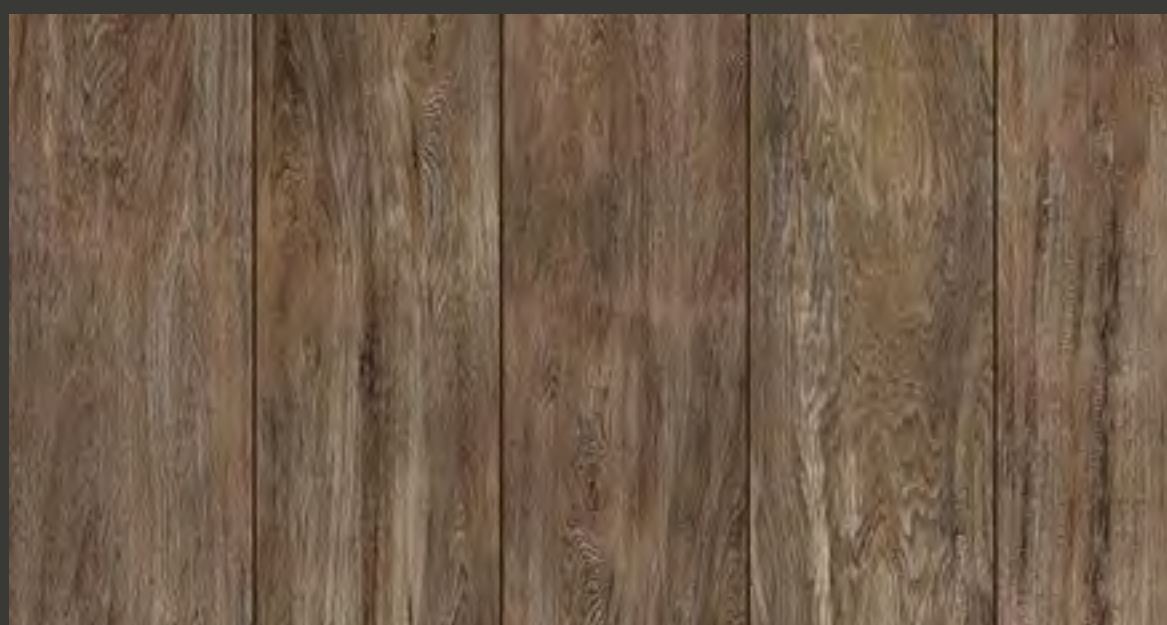
WATER TREATMENT PLANT:
Sustainable living at its finest.



EMERGENCY POWER PLANT:
Ensuring uninterrupted comfort and convenience in the heart of the jungle.

FINISHES

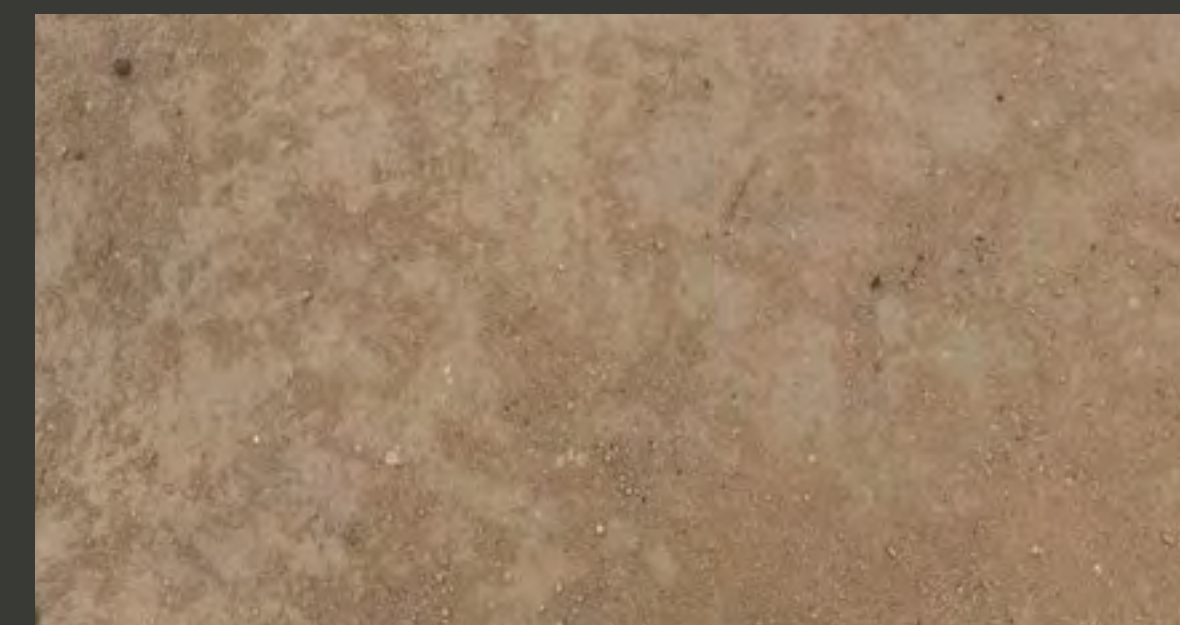
Finest Materials With Ancient Tradition



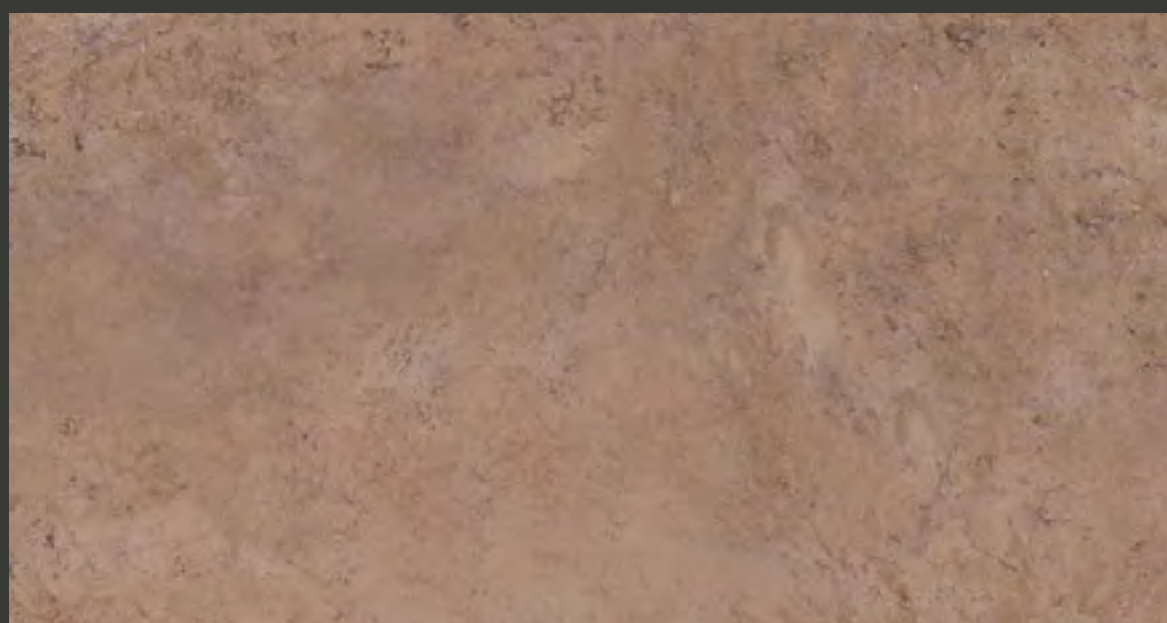
Wood



Mayan Stone



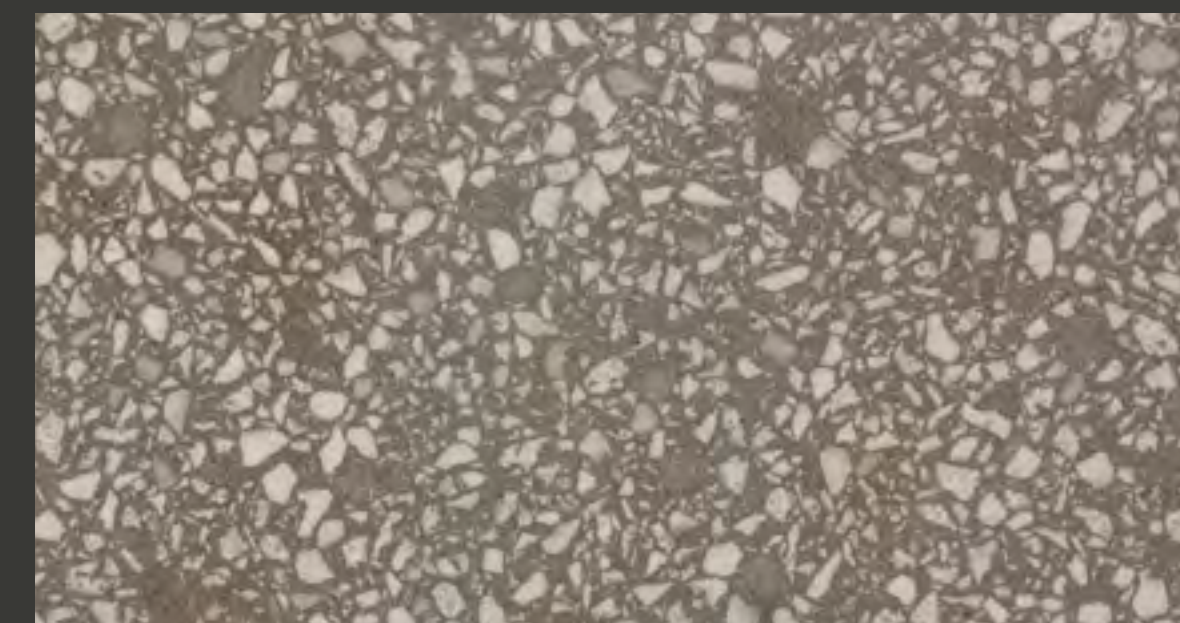
Ground



Revoco



Stucco



Terrazzo



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