



GOLD GARDEN

TULUM LUXURY APARTMENTS

PROJECT DESCRIPTION REPORT

INTRODUCTION

Gold Garden Tulum is an exceptional luxury apartment complex located at very heart of the new Tulum. It consists of 12 exclusive apartments distributed in 3 levels.

Featuring an avant-garde design, surrounded by original “gardens” made of golden cages that will make you truly feel immersed in the exotic and exuberant Caribbean jungle.

LOCATION

The project is located on plot 08, block 47, within region 15 of the municipality of Tulum, Quintana Roo. The plot has a total area of 505.00 sqm, with the following measurements and boundaries: on the north side 30.00m bounded by plot 009, on the south side 30.00m bounded by 9 west street, on the east side 16.96m bounded by plot 022 (Road), and on the west side 16.96m bounded by plot 021.

Access points are located on the south and east sides of the plot, while the adjacent buildings are located on the east and north sides of the plot.

PROJECT DESCRIPTION

The project has a super built-up area of 874.44 sqm, including saleable areas, as well as shared and service areas.

Gold Garden is distributed as follows:

GROUND FLOOR

Lobby area with security, gym with basic equipment, common area restroom, coworking space, firepit, golden tower, multipurpose area, storage room and 6 parking spaces. In the private areas, there are 4 loft apartments (ground floor and mezzanine) each with its own pool and private garden.

FIRST FLOOR

It has 2 studio type units, 1 one bedroom type unit, and 1 two bedroom type unit.

SECOND FLOOR

It has 2 studio type units, 1 one bedroom type unit, and 1 two bedroom type unit.

THIRD FLOOR

On the west wing of the building there is a machine room, laundry area and a common area bathroom, as well as a multi-purpose area.

On the east wing of the building there is a rooftop that has a barbecue area and a pool with an area of 22.00 sqm and a depth of 1.20 meters.

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BUILDING SYSTEM

Gold garden is divided into two buildings that are connected by an access stairwell. Both buildings will be built with strip and isolated footings, reinforced concrete beams and joist and vault system for slabs, as well as reinforced concrete balconies. Block walls confined with tie-beams and tie-columns layered with plaster.

FINISHINGS AND MATERIALS

GENERAL AREAS

The floors inside the units will be made of gray color microcement with sealer. Walls with fine plaster and white vinyl paint. Bedrooms and living rooms will be equipped with air conditioning.

POOLS

All project pools will be covered with specialized gray stucco for architectural finishing and acrylic sealant, as well as all filtering equipment necessary for their correct operation.

KITCHEN

Kitchen area countertops will be made of of gray stucco specialized for architectural finishing. Doors and shelves will be made of walnut colored wood native to the region. The studios and lofts includes an electric grill with two burners, and in the one bedroom units, an electric grill with four burners.

BATHROOMS

Washbasin made on site with a gray stucco finish specialized for architectural finishing, nickel faucet, mirror and basic accessories. Glacier Bay white toilet, electric heater for hot water in the shower, chrome accessories and glass shower partition.

CLOSETS

Doors, shelves and drawers will be made of walnut colored wood from the region.

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SYSTEMS

All facilities comply with the construction regulations established by the municipality of Tulum.

AIR CONDITIONING

All units will include air conditioning equipment and evaporators completely installed and inspected by specialists.

ELECTRICAL SYSTEM

The design is calculated in accordance with all regulations and in accordance with Tulum's construction standards as calculated by specialists. Recessed ceiling lights, white colored sockets and switches.

HYDRAULIC SYSTEM

The project has a clean water cistern capable of holding 3 days of consumption, which will be filtered by water softeners before being sent to each unit (not suitable for consumption).

SANITATION SYSTEM

All wastewater will be directed to a septic tank, which by means of a water treatment system will be directed to a wetland and filtered into the subsoil. This system will comply with municipal regulations.

RAINWATER SYSTEM

Rainwater will be captured and directed to a soakaway to filter all water into the subsoil.

Note:

Equipment specifications, measurements and designs may be verified on construction drawings.

Equipment and materials may vary depending on availability.

Any changes affecting the proper operation of any system will be notified to the client.

Design project by:

alternativo
TULUM

Construction by:

exera
ESTUDIO