



XATUM®

Signature Life

A PROJECT BY 3L CAPITAL

We are a Monterrey-based group passionate about creating impactful real estate projects, guided by our values of Loyalty, Legitimacy, and Leadership. We aim to transform urban environments, beautify communities, and create a positive impact on people's lives.

We achieve this by implementing a unique, creative business model for our investors and clients, ensuring exceptional design and top quality in every project.



EXCELLENCE BY NATURE BY RDLP ARCHITECTS:



Rodrigo de la Peña holds a degree in Architecture from the Universidad de Monterrey and a Master's in Architecture and Urbanism from the Architectural Association (AA) in London, England.

He is the founder and director of RDLP Arquitectos in Monterrey, Mexico. His work has been recognized in State and National Architecture Biennials, CEMEX Building Awards, Interceramic Awards, among others.

Today, his firm has expanded to develop renowned projects of various types, including multifamily, commercial, and office spaces.





WE ARE PART OF SELVAZAMA.

Where luxury and nature come together in perfect harmony.

In this exclusive enclave of Tulum, visionary architecture blends with high-end residences, luxury hotels, boutiques, and gourmet restaurants. Surrounded by art, culture, and unique natural landscapes, Selvazama invites you to be part of an innovative lifestyle in an environment that enhances the value of every investment.



BENEFITS OF INVESTING IN SELVAZAMA.

CONNECTIVITY

Selvazama has privileged access to Av. Kukulkan and Av. Cobá, efficiently connecting the hotel zone with Aldea Zama and the federal highway. This provides unique value compared to other areas in Tulum with limited access.

INFRASTRUCTURE

Unlike other areas, Selvazama was master-planned by Grupo R4, featuring full infrastructure: paved streets, drainage, and well-defined zones for commercial areas, residences, condominiums, and spaces like the holistic market and art park.

AREA PRESERVATION

Selvazama is committed to preserving the local vegetation, ensuring a green and natural environment. With protections for cenotes and the jungle, living here offers an experience in harmony with nature, adding long-term value to your investment.

< ✈️ **Aeropuerto Tulum**
40 MIN

Aeropuerto Cancún
1.4 HRS



ZONA ARQUEOLÓGICA
15 MIN

PLAYA PARAÍSO
10 MIN

CHEDRAUI SELECTO

PARQUE NACIONAL TULUM

ALDEA ZAMÁ

ÁREA COMERCIAL

FRESH MARKET

PARQUE DEL JAGUAR

CONVERGE

XATUM

SELVAZAMA

ART PARK

AZULIK

IO SHOPPING CENTER

ZONA HOTELERA

PLAYA TULUM

MAR CARIBE

Av. Cobá Sur lote 12-13, Mondo Residencial (Selvazama)
Tulum, Quintana Roo.

CENTRO TULUM

LA VELETA

REGIÓN 15

REGIÓN 8

GYPSEA MARKET

HOLISTIKA

5A. AVE. SUR

CHETUMAL - CANCÚN

CHETUMAL - CANCÚN

AV. COBÁ

AV. KUKULKAN

LA COSTERA

ANCHOR PROJECTS:

Why is Selvazama the preferred destination for visionary investors?

Selvazama is more than just a destination; it's a unique investment in Tulum.

Its exclusivity, combined with cutting-edge architecture that integrates art, nature, and community, makes this area a benchmark of ever-growing value.

Global brands like Forbes, W Hotels, and Azulik have chosen Selvazama for their most innovative projects, reaffirming the area's appeal and potential as a solid and visionary investment opportunity.



Azulik
Residences



Converge Tulum
by Forbes

<  **TULUM AIRPORT**
40 MIN

CANCUN AIRPORT
1HR 40 MIN 

ARCHAEOLOGICAL ZONE
10 MIN

CHEDRAUI SELECTO
7 MIN

DOWNTOWN TULUM

NATIONAL PARK
TULUM

PARAISO BEACH
10 MIN

GYPSEA MARKET
11 MIN

ALDEA ZAMÁ

FRESH MARKET
5 MIN

LA VELETA

5A. AVE. SUR

AV. KUKULKAN



XATUM

GREEN SCHOOL
3 MIN

SELVAZAMA

ART PARK
4 MIN

HOTEL ZONE
5 min

TULUM BEACH
5 min

CARIBBEAN SEA

Av. Cobá Sur, Lote 12-13 Mondo Residencial
Selvazama, Tulum, Quintana Roo.



ROUTES BY CAR

40 MIN TULUM AIRPORT
1HR 40 MIN CANCUN INT. AIRPORT



ROUTES BY BYCICLE

7 MIN DOWNTOWN TULUM
2 MIN ALDEA ZAMÁ
3 MIN GREEN SCHOOL
4 MIN ART PARK
5 MIN HOTEL ZONE
5 MIN TULUM BEACH
10 MIN PARAISO BEACH
15 MIN ARCHAEOLOGICAL ZONE



We welcome Xatum, a development that redefines luxury and the living experience in Tulum. With unique architecture and apartments designed to maximize comfort and flexibility, Xatum offers 2- to 3-bedroom options with Flex spaces adaptable to your needs. This project stands out not only for its design but also for an exclusive rooftop with amenities that make the most of the views and tropical breeze.

Xatum is more than just a property; it's an investment opportunity inviting you to enjoy life in the Riviera Maya as you've always dreamed.

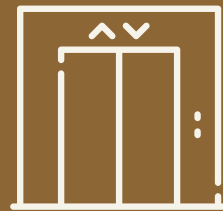


SERVICES



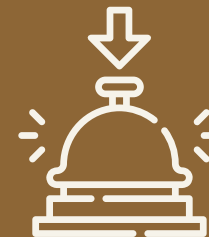
PARKING LOT

24 PARKING SPACES
IN FRONT OF THE BUILDING



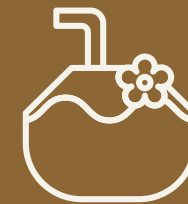
ELEVATORS

3 ELEVATORS



LOBBY

LOBBY AND DROP OFF



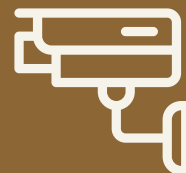
BEACH CLUB

PARTNERSHIP WITH
BEACH CLUB



24H SECURITY

ELECTRONIC AND PHYSICAL
SURVEILLANCE SYSTEMS



CCTV

IMAGE AND VIDEO
MONITORING SYSTEM



TRANSPORTATION TO THE BEACH



BIKE RACK

BIKE RENTAL

AMENITIES

RECREATIONAL



ALBERCA
PANORÁMICA



LOUNGE BAR



WET SUNDECK



PET PARK



SOCIAL DINING



FIRE PIT



COWORK



GRILL

RELAXATION



SAUNA



HOT TUB



SAND & BEDS



DRY SUNDECK

HOLISTIC



ZEN GARDEN



YOGA

FITNESS



GYM



JUNGLE GYM



Sand & Beds



Fire Pit

This image shows a sophisticated outdoor living space. A curved wooden pergola with horizontal slats covers the area. The ground is paved with large, light-colored stone tiles. In the foreground, a circular fire pit made of stacked stones contains a fire. To the left, there is a built-in lounge with concrete walls, wooden tops, and orange cushions. The background is filled with a dense wall of tropical plants, including palm trees and large-leafed foliage. The sky is blue with some clouds.



| Social Dining



| Yoga



| Panoramic Pool & Wet Sundeck



| Lounge Bar



| **Jungle Gym**



Pet Park



Gym

Our primary commitment is to the environment and to enhancing people's quality of life.

That's why we present an innovative project designed to meet the highest standards of environmental quality and sustainability. As an EDGE-certified project, Xatum is not only iconic and functional but also efficient, eco-friendly, and sustainable.

FROM 20% TO 25% IN SAVINGS REFLECTED ON YOUR BILLS

WATER CONSUMPTION SAVINGS

- High-efficiency sanitary fixtures.
- Low-maintenance landscaping with native plants.
- Condensate water recovery.
- Recovery of condensate water from the air conditioning system.

ENERGY SAVINGS

- High-efficiency inverter-type air conditioning system.
- LED lighting in apartments and common areas.
- Automated lighting control in common areas.
- Bioclimatic design and passive strategies: natural ventilation and solar protection.
- Exterior walls and roof with insulating materials.
- High-performance window system.



Level 5 - Rooftop

- 4. Yoga
- 5. Sauna
- 6. Sand & Beds
- 7. Dry Sundeck
- 8. Panoramic Pool
- 9. Wet Sundeck
- 10. Hot Tub

- 11. Lounge Bar
- 12. Social Dining
- 13. Grill
- 14. Fire Pit
- 15. Jungle Gym
- 16. Pet Park



Level 2 - Level 4

- Typologies Level 2-4
- 3. Gym



Ground Floor

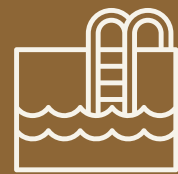
- Garden Apartments
- Parking Lot
- Lobby
- 1. Cowork
- 2. Zen Garden



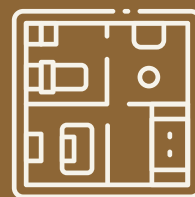
DISCOVER OUR UNIT TYPES



2 and 3
Bedrooms



Garden models
with private pool



Lock-Off



Fully equipped
apartments



Flex Spaces

FLEX SPACES

The Flex Space is a standout feature of our apartments. It's a versatile area that adapts to the user's needs, whether as an additional bedroom, an entertainment room, or a home office.

Versatility is key, and this space adjusts to your lifestyle.



GARDEN APARTMENT



TYPE B
2 BEDROOMS + PRIVATE
POOL APARTMENT
2.5 BATHROOMS
GARDEN
WALK-IN CLOSET
LAUNDRY ROOM
VIEW: NORTH & SOUTH
TOTAL: 106.40 M2

GARDEN APARTMENT



TYPE B
2 BEDROOMS + PRIVATE
POOL APARTMENT
2.5 BATHROOMS
GARDEN
WALK-IN CLOSET
LAUNDRY ROOM
VIEW: NORTH & SOUTH
TOTAL: 118.61 M2

GARDEN APARTMENT



TYPE C
2 BEDROOMS + FLEX +
PRIVATE POOL APARTMENT
2.5 BATHROOMS
GARDEN
WALK-IN CLOSET
LAUNDRY ROOM
VIEW: NORTH & SOUTH
TOTAL: 124.66 M2

GARDEN APARTMENT



TYPE C
2 BEDROOMS + FLEX +
PRIVATE POOL APARTMENT
2.5 BATHROOMS
GARDEN
WALK-IN CLOSET
LAUNDRY ROOM
VIEW: NORTH & SOUTH
TOTAL: 129.17 M2









APARTMENTS LEVEL 2-4



TYPE A
FROM 64.77 M2
TO 74.64 M2
1 BEDROOM
1 FLEX
1.5 BATHROOM
WALK-IN CLOSET
1 BALCONY
LAUNDRY ROOM

APARTMENTS LEVEL 2-4



TYPE B

FROM 86.54 M2

TO 96.47 M2

2 BEDROOMS

2.5 BATHROOMS

WALK-IN CLOSET

1 OR 2 BALCONIES

LAUNDRY ROOM

APARTMENTS LEVEL 2-4



TYPE C

FROM 94.35 M2

TO 109.44 M2

2 BEDROOMS

1 FLEX

2.5 BATHROOMS

WALK-IN CLOSET

1 OR 2 BALCONIES

LAUNDRY ROOM

APARTMENTS LEVEL 2-4



TYPE D

115.81 M2

3 BEDROOMS

3 BATHROOMS

WALK-IN CLOSET

1 BALCONY

LAUNDRY ROOM

TIPOLOGÍAS NIVEL 2-4



TYPE E

135.54M2

3 BEDROOMS

1 FLEX

3.5 BATHROOMS

WALK-IN CLOSET

LOCK OFF

2 BALCONIES

LAUNDRY ROOM











What makes XATUM the unbeatable choice in Tulum?

XATUM is the perfect blend of security, innovative design, and an exclusive location in Selvazama, Tulum. With flexible units, private pools, and a Rooftop packed with amenities, it's the ideal investment in the fastest-growing and most promising area of the Riviera Maya.



ARE YOU READY TO DISCOVER HOW
XATUM CAN REDEFINE YOUR CONCEPT OF INVESTMENT?



