



HABANEROS

L I F E S T Y L E

Tulum

the lifestyle you deserve

habanerotulum.com



— *the* —
MAGICAL PLEASURE
of **LIVING**
— HABANEROS TULUM —

MAYACAP



HABANEROS

L I F E S T Y L E

Tulum

MAYACAP

About us:

MAYACAP is a lifestyle solutions company that offers high end developments and services for the luxury market.

Our latest development is called *Habaneros LifeStyle Tulum* and it is aimed at being a truly unique experience.

It is designed with **natural** and **regional** materials thereby making it **eco-friendly** as well as an establishment supportive of indigenous industries. It is made with the best quality to make the final product as luxurious as possible while remaining integrated with nature.

As a young and design forward company we specialize in European designs rooted in the **Mayan culture**.

Our team of architects, engineers, designers, builders and administrators have a long history of working in **Tulum** and on the localized terrain of the **Riviera Maya**.

Our first project, **PARK LANE** was the first of its kind in Tulum. Consisting of 8 **luxury** apartments, it has been integrated into the market already: we emphasize on excellence in every aspect and phase of our development process as it is our priority to offer our customers a **safe investment** in every sense of the word, and one that that also generates **high profits** within a short period of time.

MAYACAP



HABANEROS

LifeStyle Tulum

Tulum is undergoing a transformation thanks to the rapid growth and development of interesting and innovative projects focused on culture, design, art, entertainment and gastronomy. To these projects is added **Habaneros LifeStyle Tulum, 7 EXCLUSIVE** apartments in the heart of the city, with a privileged location within **ALDEA ZAMÁ PREMIUM**. As a natural consequence of the great demand in Tulum, it is literally born from the Mayan **Habaneros** jungle that due to its location offers security and privacy, but also quick access to the main attractions of the heart of Tulum.

Habaneros LifeStyle Tulum emerges from the jungle with original and unique ideas. Its bright apartments allow each of the most important spaces to have exceptional views. Thanks to the terraces and pools, an outdoor lifestyle is maintained. The entrance invites you to discover the main space in a natural environment. In the interior, the open plan contributes to give a feeling of fluidity and the organic design techniques allow to take advantage of natural light and ventilation. The team of **ARSU** Arquitectura Sustentable in collaboration with **MAYACAP** worked to choose the neutral tones and textures, creating a peaceful atmosphere where the wood provides warmth, fusing contemporary aesthetics and influences and **regional materials** such as *polished cement, stone and chukum walls, lattices of tzalam* wood with natural vegetation.

Habaneros LifeStyle Tulum una **EXPERIENCIA** para reencontrarte.





TULUM

Quintana Roo, México



TULUM

Considered one of the most popular tourist destinations in the world

It is a truly unique place that offers the **luxury** clientele an entire spectrum of **experiences**. Whether it is the vibrant nightlife highlighted by international hot spots such as Gitano and celebrity favorites such as **BeTulum** or the wide range of cenotes, caves and lakes, **Tulum** is a favorite amongst the jet set traveler seeking the best in **food, entertainment and adventure**.

One of the greatest treasures that the **Riviera Maya** holds is the **archaeological zone of Tulum**. This earthly paradise has become **one of the biggest tourist centers in Mexico**, receiving more than 3 million tourists annually. Considered one of the **five destinations** with the highest tourist inflow in the world, It has a growth rate that constantly attracts the eyes of entrepreneurs.

Visitors connect with **Tulum's nature, history and culture**, and without a doubt it is a place that appeals to the the spirit of those who seek a place of peace, of those who wish to relax the soul and disconnect from the accelerated rhythm of the cities.

The Mayan Ruins by the Caribbean Sea is the most visited place in all of Mexico.

It has the largest reef in the northern hemisphere ideal for **scuba diving**.

the paradisiac beaches of the **Riviera Maya** are considered the **best beaches in the world** according to all luxury travel portals.

¿WHY TULUM?

Exclusivity and Opportunity

- The National Tourism Plan prohibits massive development.
- Tourism housing is limited to the so-called **boutique hotels**, located a few meters from the beach and accessible to only a few.
- **There is a shortage of housing in front of a strong demand.**
- The height limitation renders the constructions well **integrated into the lush jungle of the Riviera Maya**, which maintains its surroundings and therefore its charm.
- The **average occupation** exceeds 70% annually and in high season the occupation usually ranges between 95% to 100%.
- Optimal **distance** to Cancun Airport (117 km)
- Strong growth of tourism, average of 3 million tourists in a year which is expected to triple by 2020 all make **Tulum a place full of opportunities.**





LIFESTYLE

What to do in Tulum?

ARCHAEOLOGICAL ZONE

Walled city

This archaeological site facing the sea in the **Riviera Maya** is one of the most photographed in Mexico for the beautiful contrast that occurs between the sober ruins and the radiant **Caribbean**.

The main building of the set is **El Castillo**, which was an astronomical observatory and a lighthouse that helped Mayan sailors navigate the **Great Barrier Reef** located a few meters from the coast.

Other important constructions of the **Archaeological Zone of Tulum** are The Palace, *the Temple of the Descending God* and *the Temple of the Frescoes*.

The first was a residential building of the political and religious elite of the **walled city of Tulum**, while the second is named after a figure in the doorway that seems to descend from the sky.





NATIONAL PARK

Sian Ka'an Biosphere

The archaeological site of **Tulum** is located within this national park, which also includes a long strip of beaches, wildlife reserves and many other attractions.

The Tulum National Park covers an area of 664 hectares and covers the coastal area. The reserve is 50 km from the municipal seat of Tulum.

Apart from beautiful beaches, in the park there are several reserves of great beauty and importance for biodiversity: the **mangroves, cenotes and tropical forests** that host several species of fauna at risk of disappearance, such as **white and loggerhead turtles**, which spawn on the beaches of the protected area.



CENOTES

Beautiful works of nature

The municipality of Tulum and its surrounding areas are dotted with cenotes, **the marvelous aquatic bodies** that are formed by the slow dissolution of the superficial mantle of limestone eroded by water.

The Mayans believed that the cenotes were the entrance to the underworld or world of the dead, but beyond mythology, in these bodies many organisms are alive, as can be witnessed by the thousands of tourists who go **diving** and **swimming** in them.

The Cenote **Dos Ojos** is thus named for its two cavities that resemble the eyes of a stony and colossal monster and is integrated into a system of **underwater caves** over 60 km long, rendering it a paradise for diving.

GASTRONOMY & LEISURE

Restaurants and Bars

In this beautiful place of the **Riviera Maya**, there is a marked influence of the Mayan, Yucatecan and Spanish cuisine that give rise to exquisite menus that are a blend of contemporary international with authentic soulful. Among the typical dishes of Tulum there are those prepared with products from the sea such as seafood cocktails, shrimp with garlic sauce and ceviche or the local specialty of tikin xic fish. Other dishes such as stews prepared with wild boar, venison and turkey from the bush, tacos, moles and enchiladas, are also excellent traditional options much like the poc-chuc, the cochinita pibil, the mucbil pollo and the salbutes. Some of the most globally renowned chefs have opened restaurants here such as Kin-To at Azulik, Posada Margherita and Kitchen Table.

In addition, it is good to know that the food culture in Tulum is predominantly vegan and vegetarian friendly catering to the massive subculture of holistic living that exists in the Riviera. A mix of Mayan and **international food** options that blend the magical healing of certain foods with the need to live a clean and pure life has led to a diverse and fulfilling gastronomical experience for those who visit. As the new-age hub for the conscious eater and spiritual traveler, Tulum offers holistic lifestyle solutions in ways of food, essential oils, mayan traditional purification processes such as the Temezcal, meditation and yoga centers as well as sound healing and detox spas.

You will explore a blend of all cultures: Asian, Mediterranean, Argentine, Italian, Mayan etc. Whether you want to get drinks and tacos on the beach or be seen in the trendy hotspots, Tulum allows you to enjoy your chosen way of life.



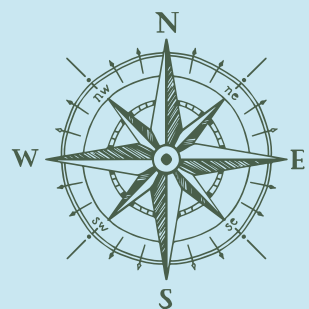
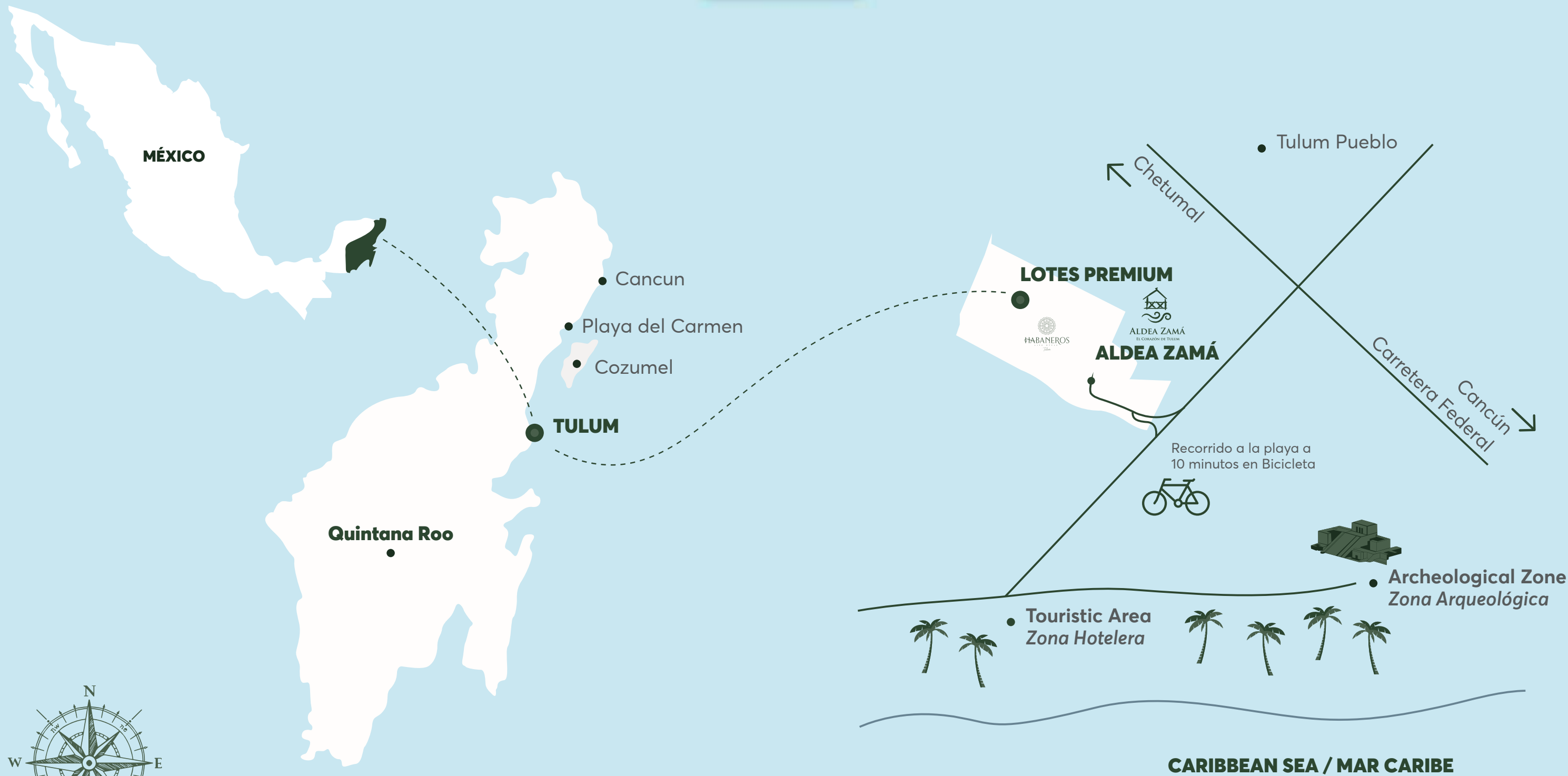


— *the* —
PARADISE
your **HOME**
— HABANEROS TULUM —



MAP

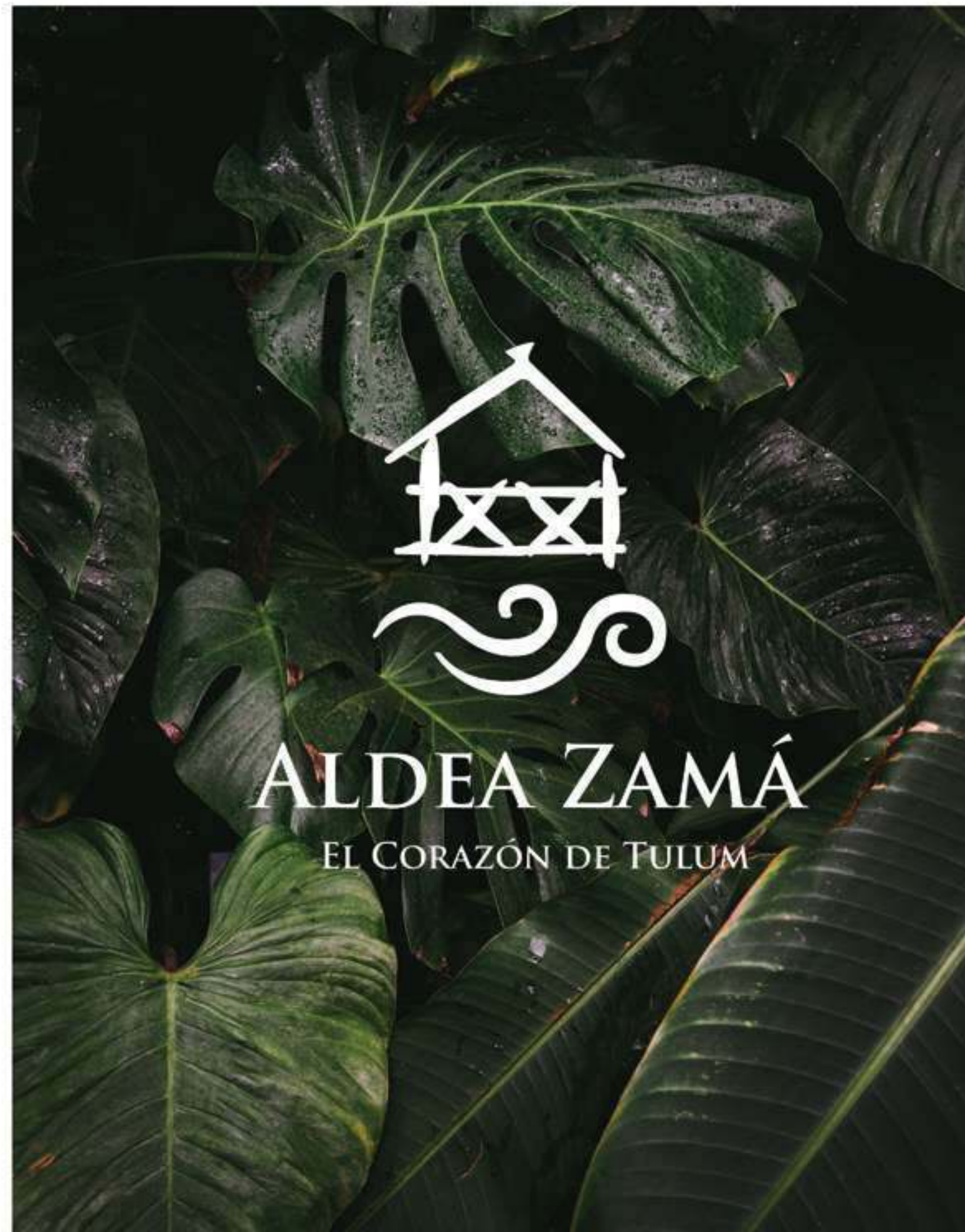
Where is Tulum located?

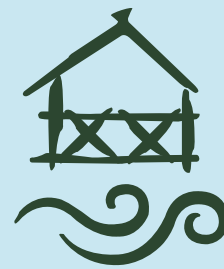


ALDEA ZAMÁ

Literally in the heart of **Tulum** is this spectacular complex with an infrastructure perfectly designed to build any type of project.

Located a few minutes from the commercial area of **Aldea Zama**. The streets and cycle paths surrounded by greenery are illuminated, offering a safe and welcoming environment.





ALDEA ZAMÁ

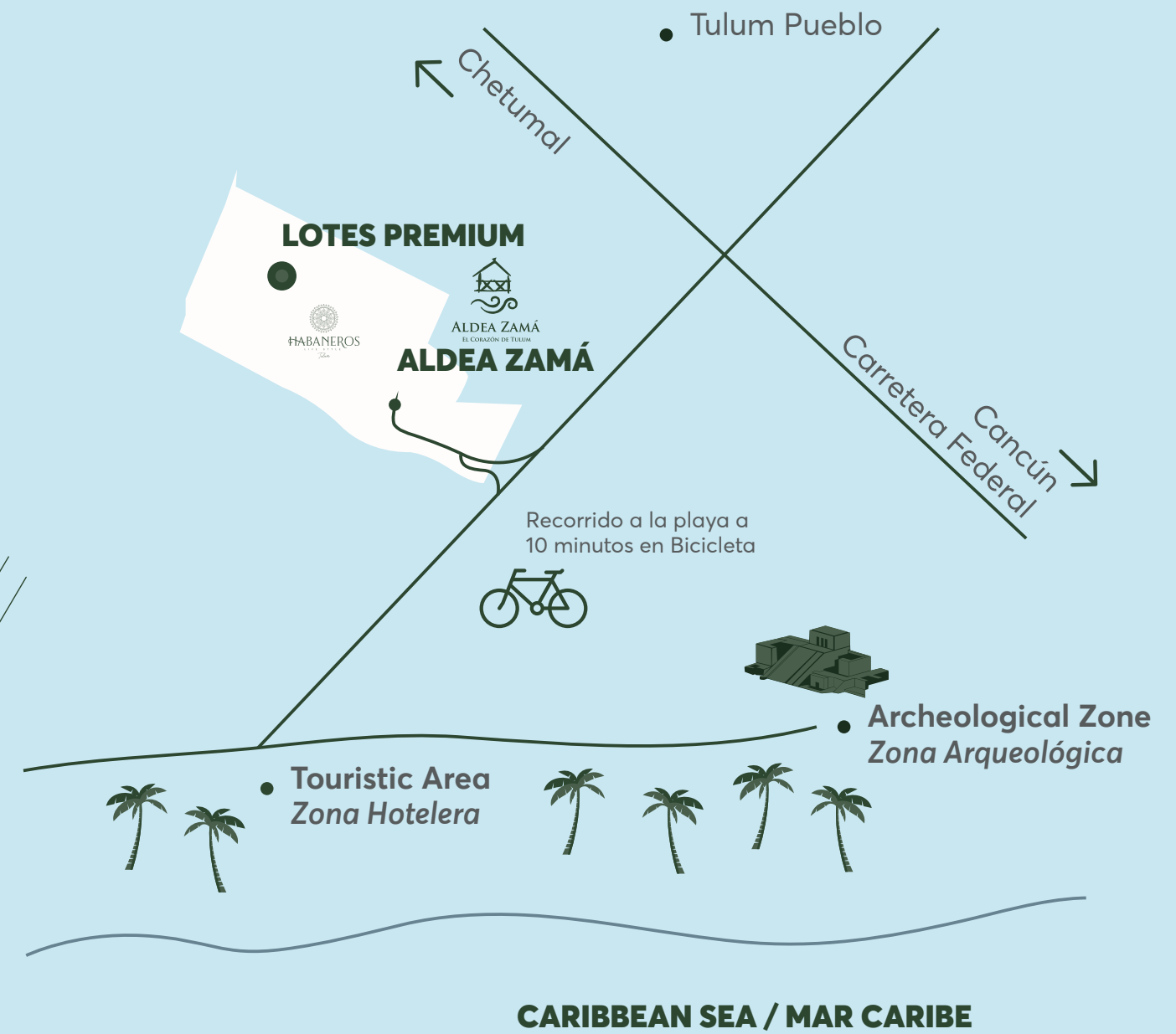
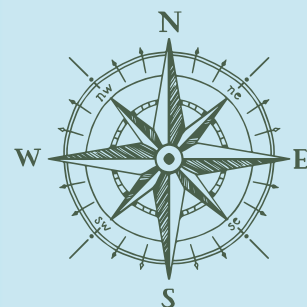
EL CORAZÓN DE TULUM

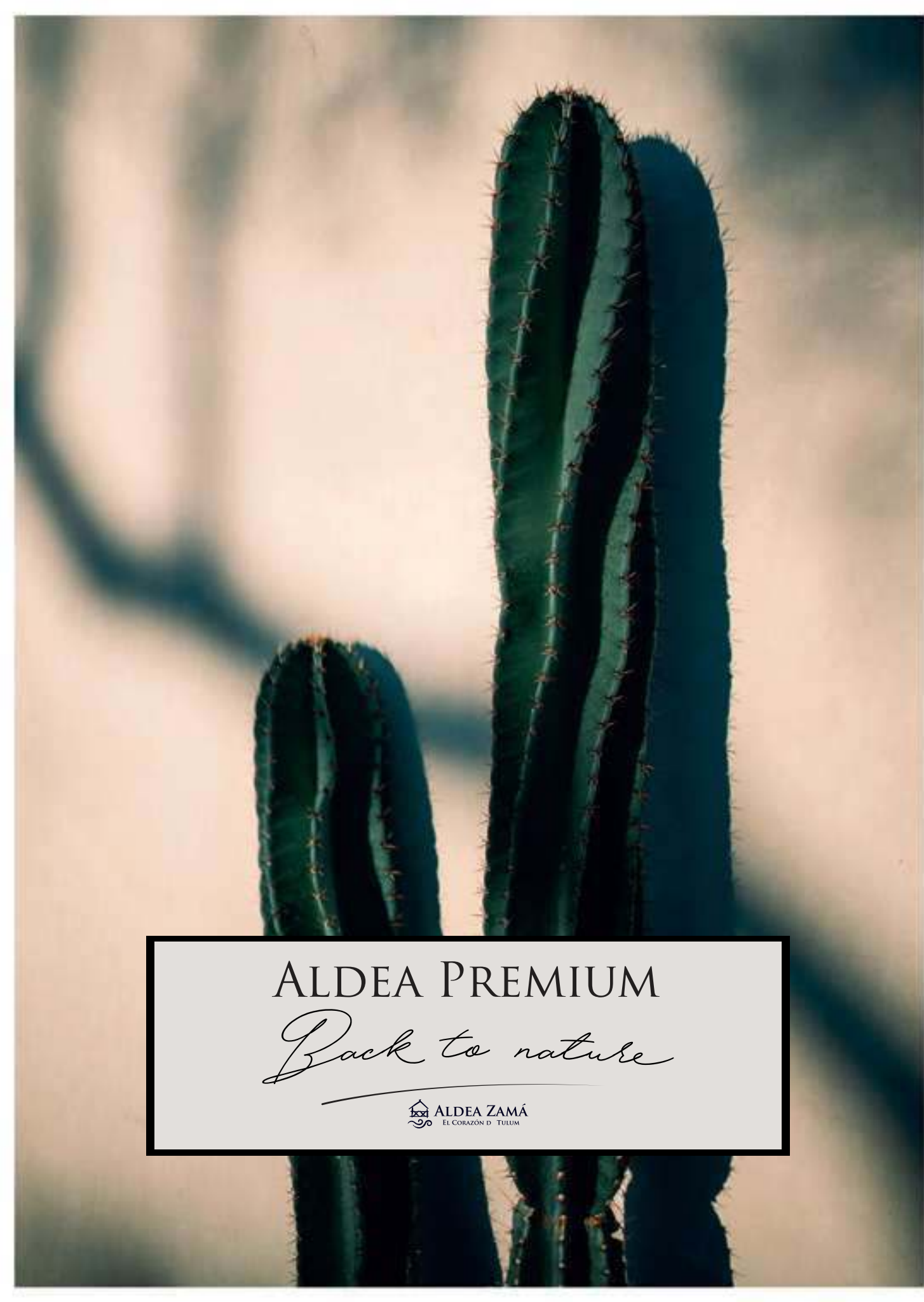
-MAPA ALDEA ZAMA-



ALDEA PREMIUM
Back to nature
ALDEA ZAMÁ

LOTES ZAMA





ALDEA ZAMÁ PREMIUM

The extraordinary **ALDEA ZAMÁ** complex opens the sales of a new stage: Premium Village, located in the southeast part of ALDEA ZAMÁ, just in front of the commercial zone it is the only luxury gated community in Tulum.

PREMIUM VILLAGE has natural parks, streets and paved avenues, public lighting, walkers and areas for parking. Ideal for family homes and luxury rentals, all urban services are installed underground.

ALDEA PREMIUM

Back to nature





ALDEA PREMIUM

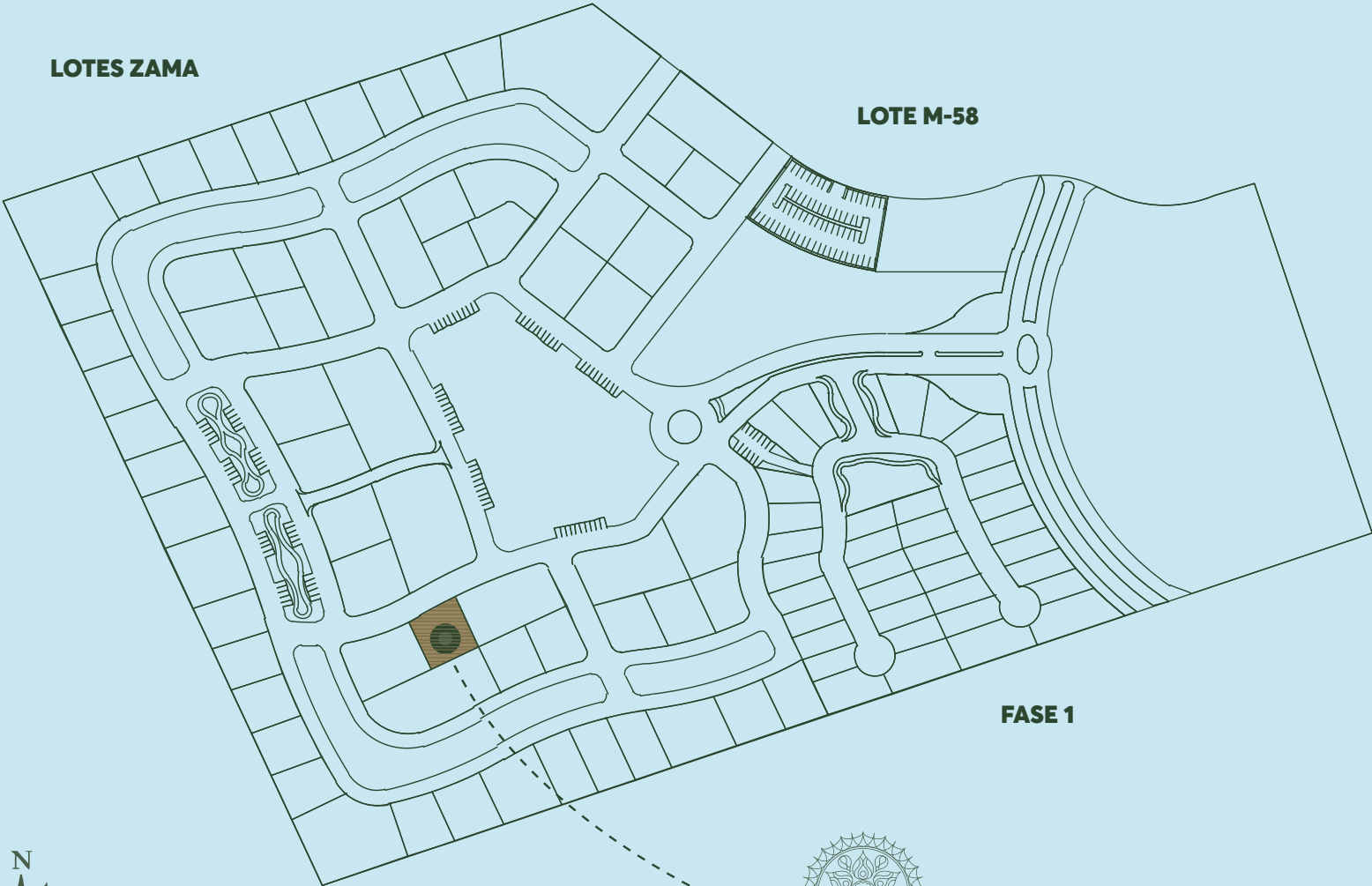
Back to nature

 ALDEA ZAMA
EL COMARQUEO DE TULUM

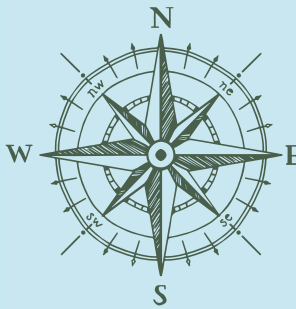
-MAPA LOTES ALDEA ZAMA-

LOTES ZAMA

LOTE M-58

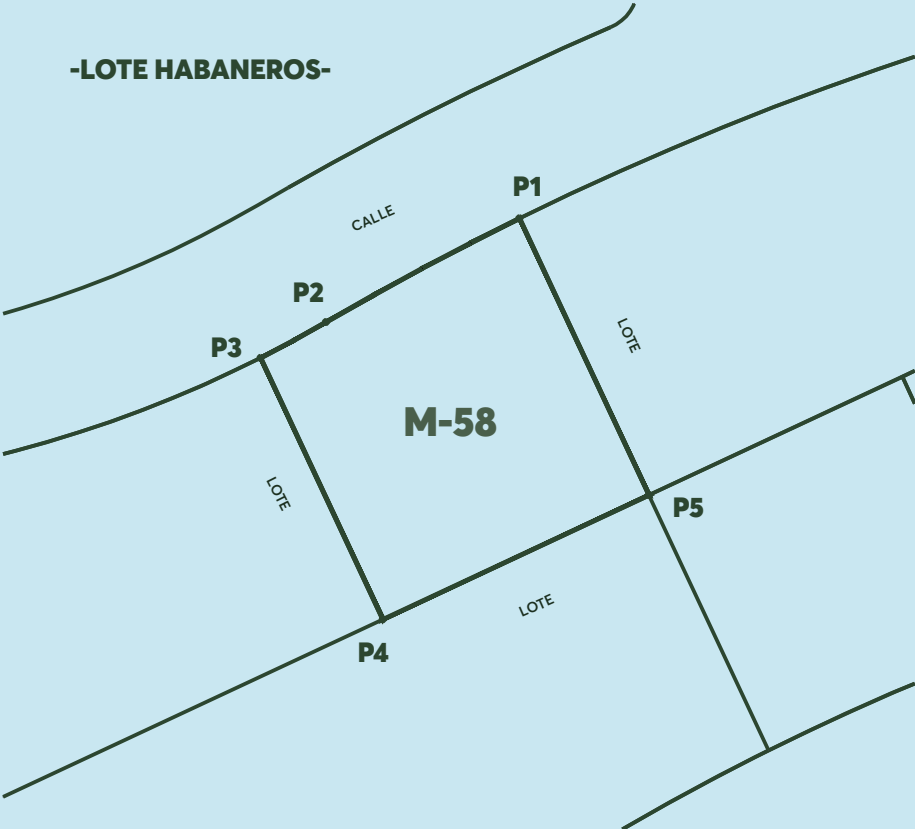


FASE 1



HABANEROS
LIFE STYLE
Tulum

-LOTE HABANEROS-





the
PARADISE
is **YOURS**

HABANEROS TULUM

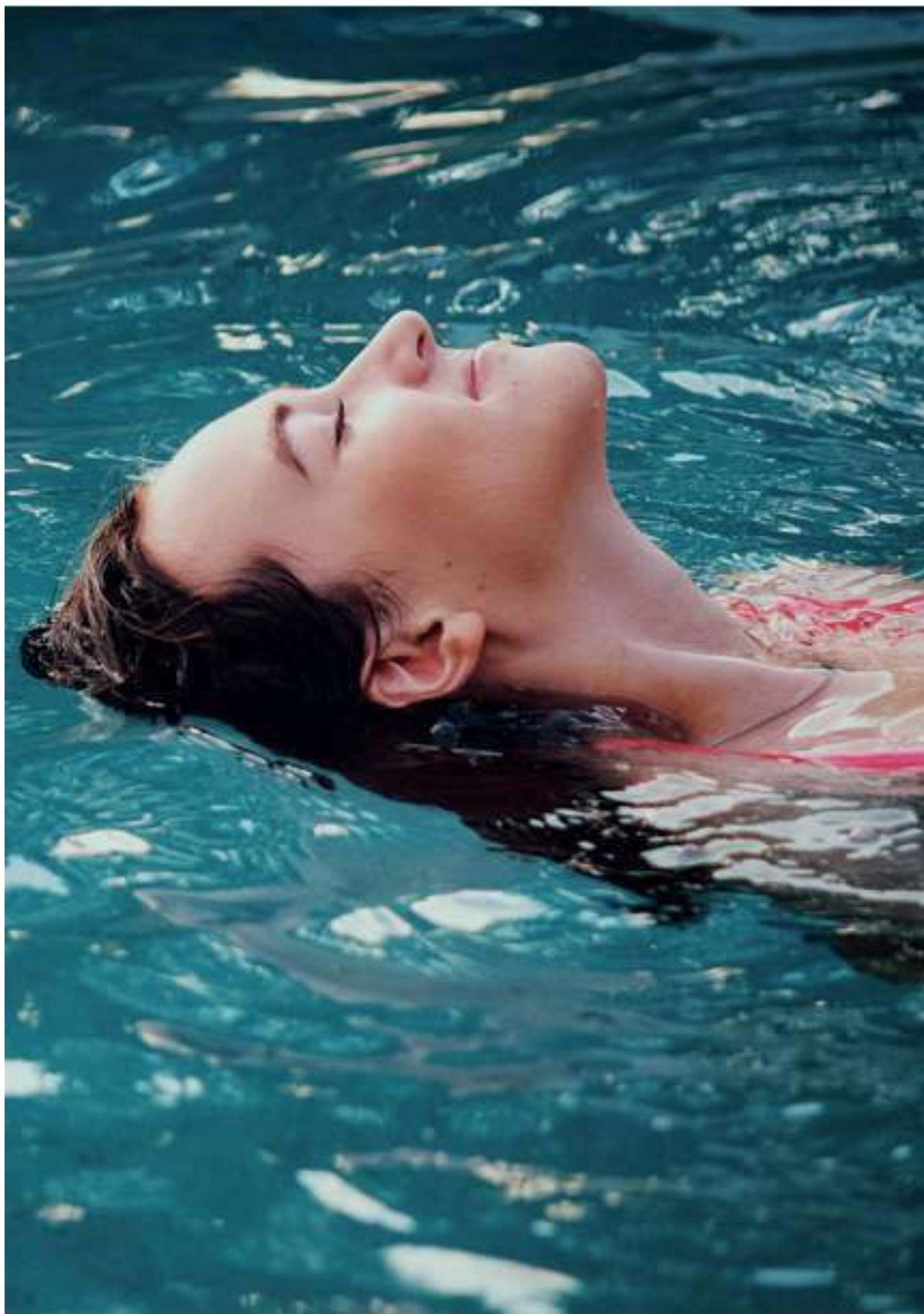
An aerial photograph of a modern, multi-level garden. The garden is filled with lush greenery, including various tropical plants like monstera and ferns. A central circular feature, possibly a fountain or a decorative well, is surrounded by a wooden walkway. The garden is bordered by a wooden fence and has a large, rectangular pool area at the top. The overall design is modern and minimalist, with a focus on natural elements and clean lines. The text "You should live it" is written in a white, cursive font across the center of the image.

You should live it



COMFORT

LifeStyle Tulum



AMENITIES

Comfort

Habaneros Life Style Tulum emphasizes on comfort. The ideal space for *relaxation, rest, exercise and productivity*. The work staff is **available 24 hours** a day for you every need.



ROOFTOP WITH INFINITY POOL



JACUZZI



GRILL AREAS



HUERTOS ORGANICOS



PALAPA BAR



YOGA AND MEDITATION CENTER



GYM



RECEPTION



CONCIERGE



SECURITY



ELEVATORS



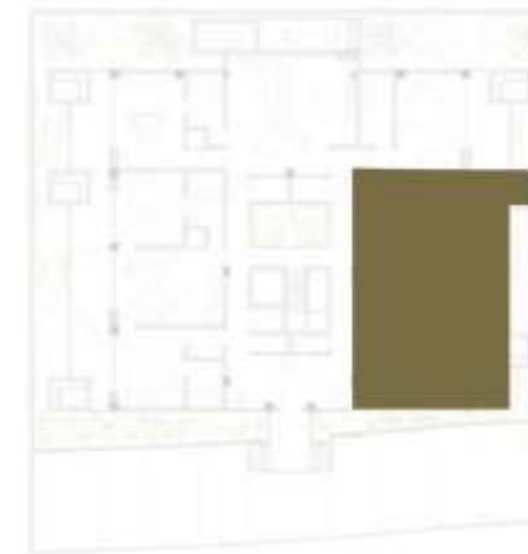
Live your Dream





APARTMENTS

PLANOS



Planta Baja

Int. 73.41 / Ext. 45.84

Parking 12

Total: 131.25

 2 recamaras

 2 baños

 Cocina Equipada

 Sala

 Comedor

 Área de lavado

 Alberca



PLANOS



PLANO
Área

Int. 99.08 / Ext. 106.07
Bodega 2.37 / Parking 12
Total: 219.52



Planta Baja

- | | | | |
|---|-----------------|---|-----------------------|
|  | 2 recamaras |  | Área de lavado |
|  | 2 baños |  | Sauna |
|  | Cocina Equipada |  | Jacuzzi en recamaras |
|  | Sala |  | Alberca en área común |
|  | Comedor | | |

PLANOS



Planta Baja

Int. 70.18 / Ext. 51.02

Parking 12

Total: 133.20

PLANO Área



2 recamaras



2 baños



Cocina Equipada



Sala



Comedor



Área de lavado



Sauna



Jacuzzi



PLANOS



Primer Nivel

Int. 122.75 / Ext. 47.45
Bodega 1.26 / Parking 12
Total: 183.46

PLANO

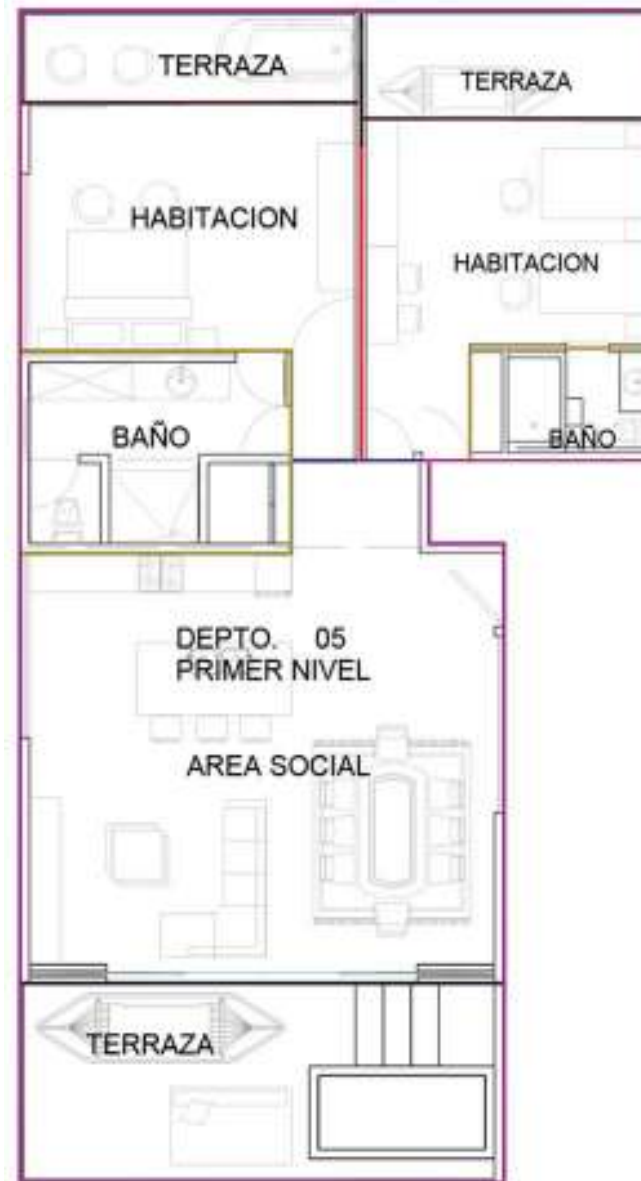
Área

-  2 recamaras
-  2 baños
-  Cocina Equipada
-  Sala
-  Comedor

-  Área de lavado
-  Sauna
-  Jacuzzi en recamaras
-  Alberca en área común



PLANOS



PLANO
Área

Int. 131.51 / Ext. 44.70
Bodega 1.26 / Parking 12
Total: 189.47



Primer Nivel

- | | | | |
|---|-----------------|---|-----------------------|
|  | 2 recamaras |  | Área de lavado |
|  | 2 baños |  | Sauna |
|  | Cocina Equipada |  | Jacuzzi en recamaras |
|  | Sala |  | Alberca en área común |
|  | Comedor | | |



PLANOS



Segundo Nivel

Int. 135.43 / Ext. 61.90

Bodega 2.21 / Parking 12

Total: 211.54



- | | | | |
|---|-----------------|---|--------------------------------|
|  | 2 recamaras |  | Área de lavado |
|  | 2 baños |  | Sauna |
|  | Cocina Equipada |  | Jacuzzi en recamara principal |
|  | Sala |  | Alberca en área común |
|  | Comedor |  | Conexion a la hab de penthouse |

PLANO Área



PLANOS



Segundo Nivel

Int. 34.70 / Ext. 11

Total: 45.70

 1 recamaras

 1 baños

 Cocina Equipada

 Área de lavado

PLANO
Área



PLANOS



Segundo Nivel

Int. 144.19 / Ext. 59.15

Bodega 2.37 / Parking 12

Total: 217.71

PLANO Área



- | | | | |
|--|-----------------|--|--------------------------------|
| | 2 recamaras | | Área de lavado |
| | 2 baños | | Sauna |
| | Cocina Equipada | | Jacuzzi en recamara principal |
| | Sala | | Alberca en área común |
| | Comedor | | Conexion a la hab de penthouse |



PLANOS



Segundo Nivel

Int. 34.70 / Ext. 11

Total: 45.70

PLANO
Área



1 recamaras



1 baños



Cocina Equipada



Área de lavado



A modern, multi-story building with a green facade and rooftop garden. The building features a series of balconies and terraces, each with a wooden railing and a small garden. The facade is made of a reddish-brown material with a grid pattern, and the balconies are covered with lush green plants. The rooftop garden is also filled with various plants and trees. A red car is parked in front of the building. The text "This is.. Tulum" is written in a white, cursive font across the middle of the image.

This is.. Tulum



LIVE *the* EXPERIENCE

HABANEROS TULUM



HABANEROS

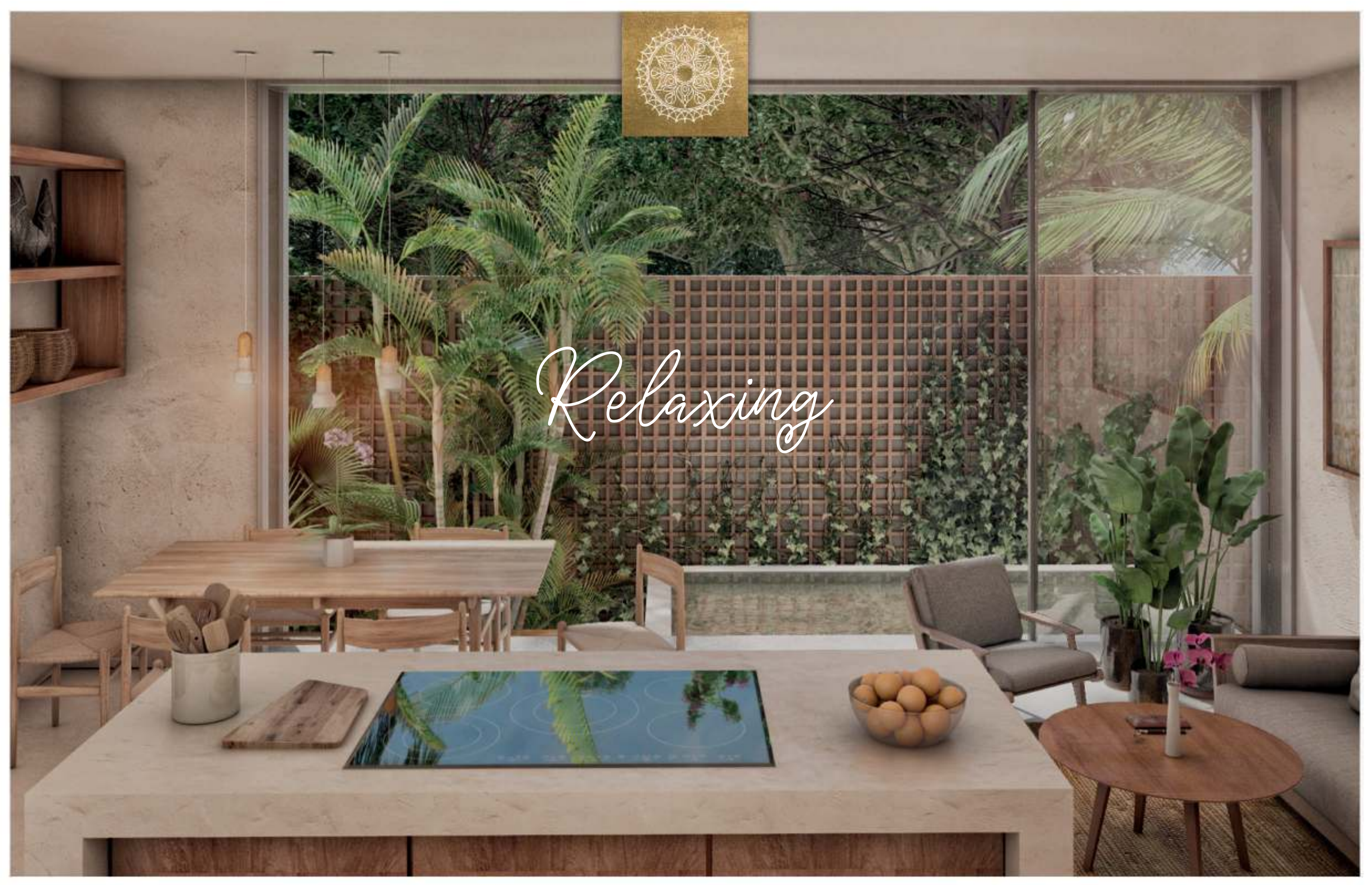




ORGANIC ELEMENTS

HABANEROS TULUM



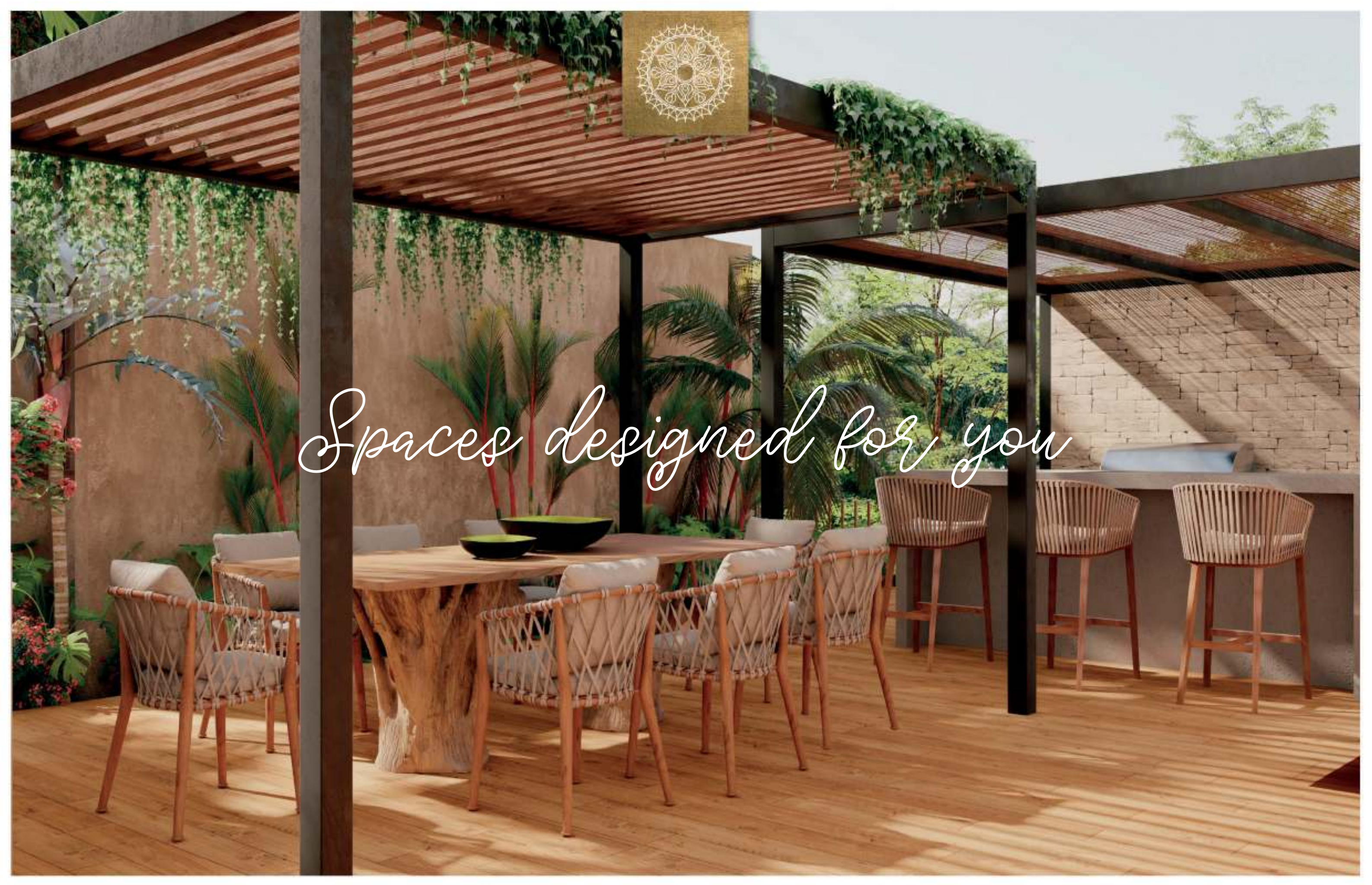


Relaxing



BACK TO *the* NATURE

HABANEROS TULUM

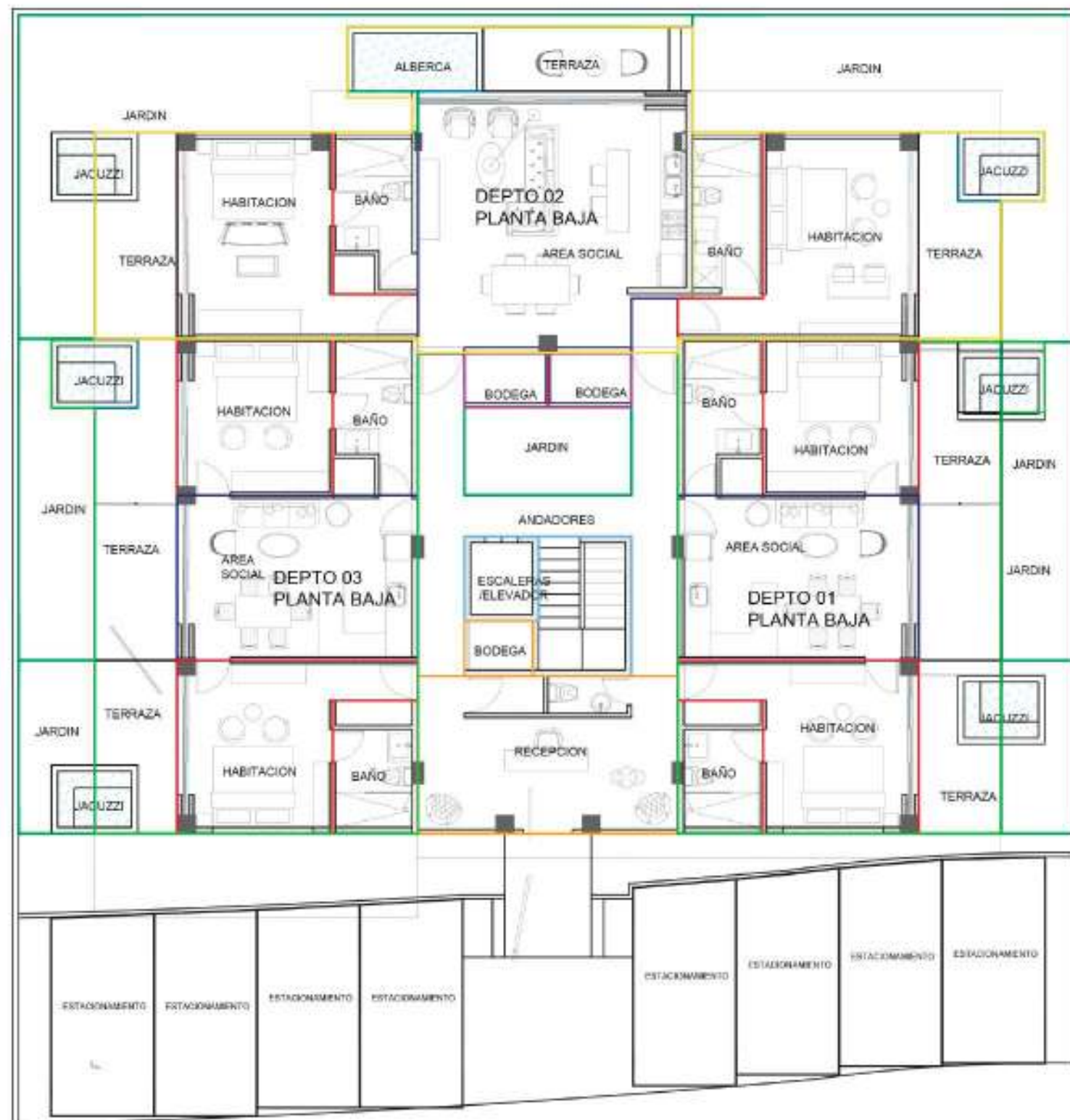


Spaces designed for you

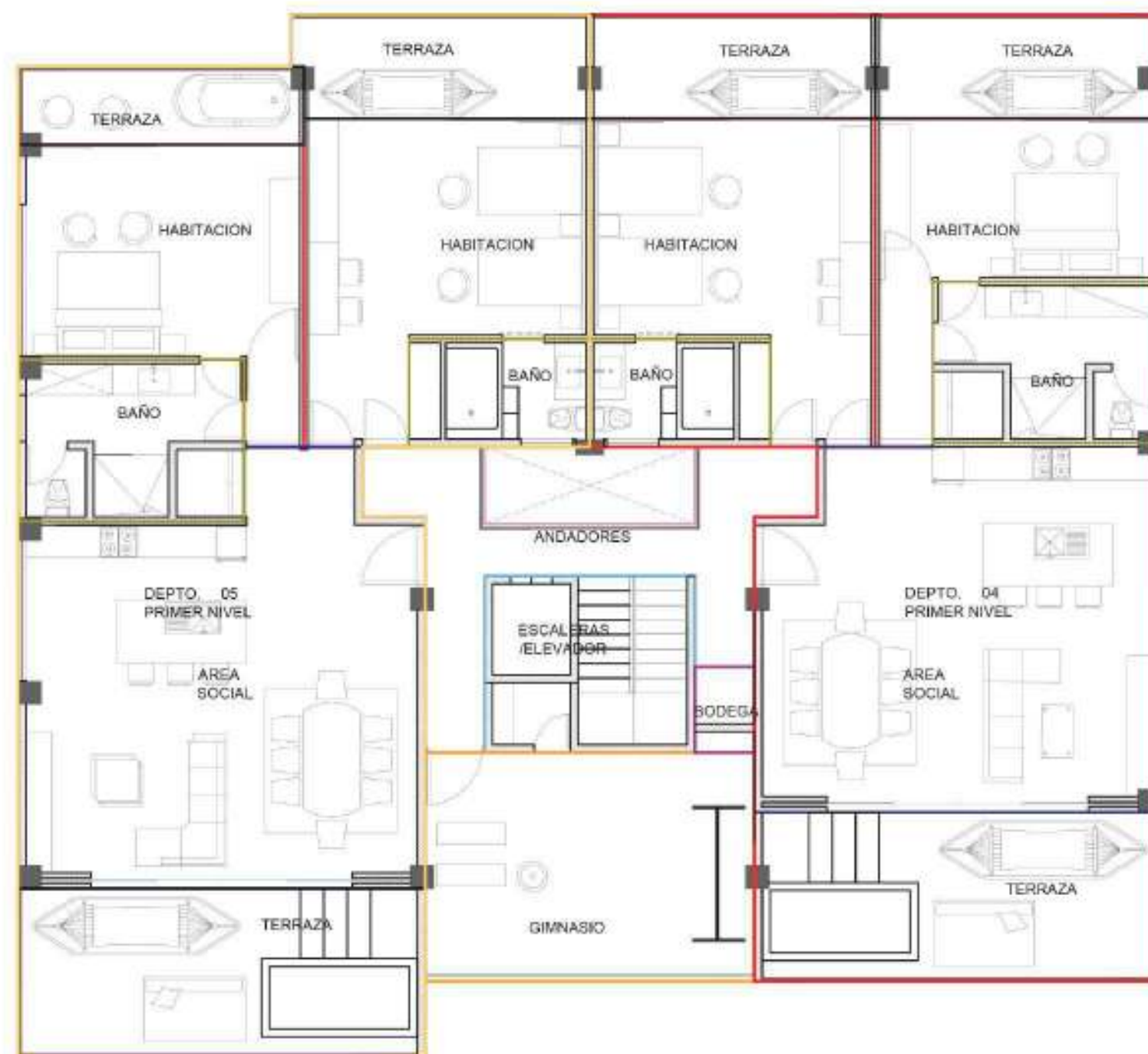


PLANS

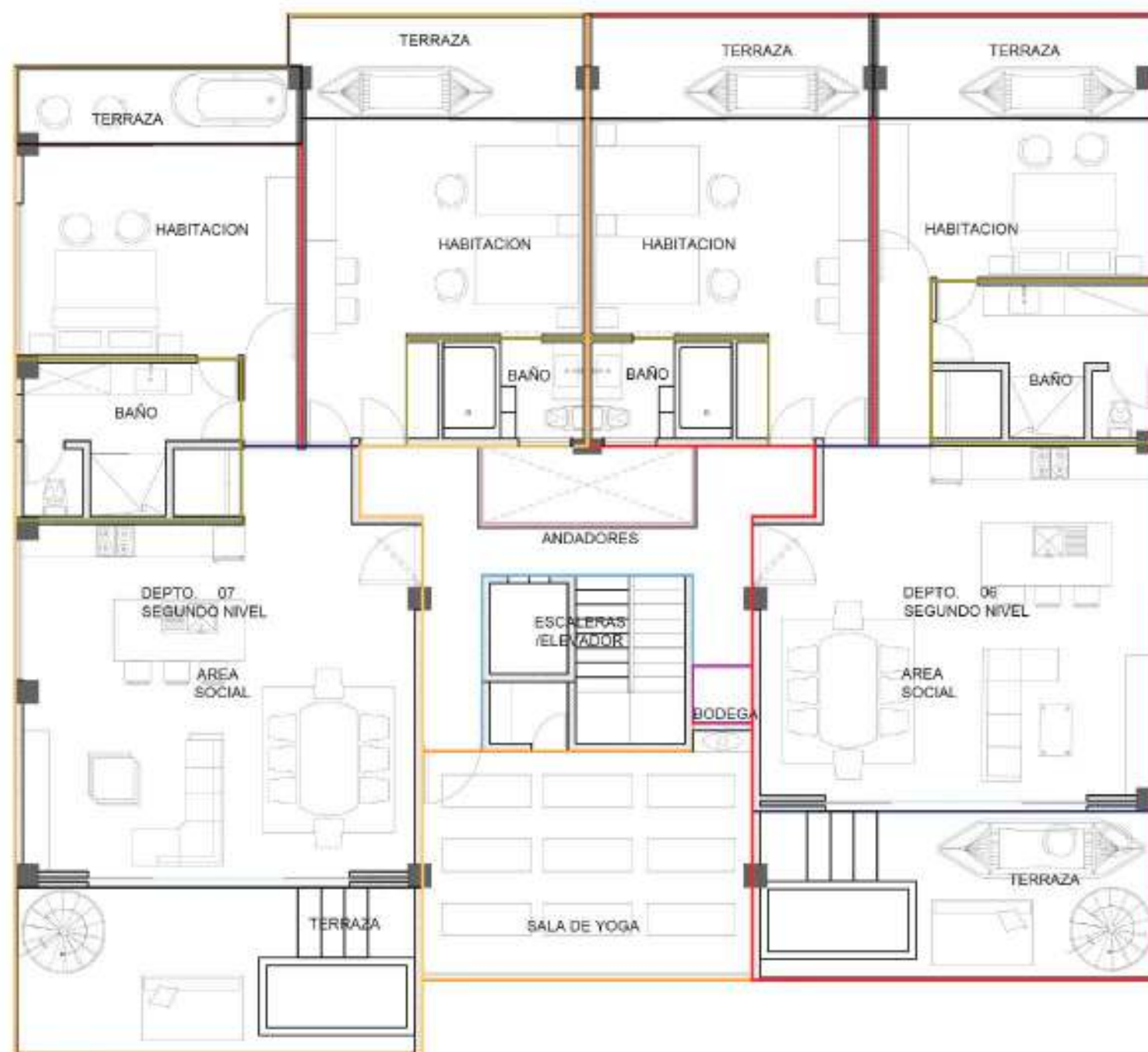
Architectural



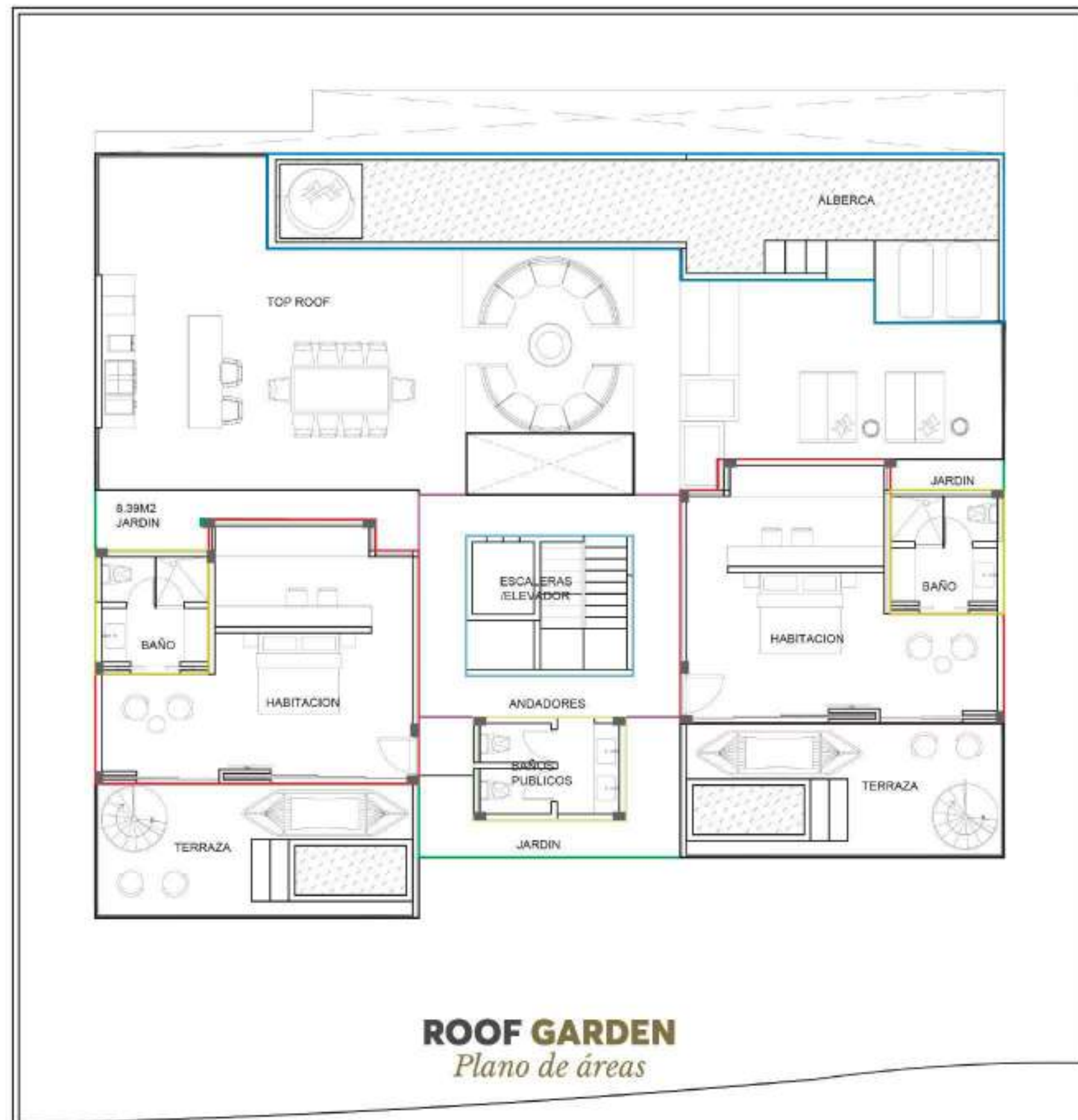
PLANTA BAJA
Plano de áreas



PRIMER NIVEL
Plano de áreas



SEGUNDO NIVEL
Plano de áreas





LUXURY AMENITIES

HABANEROS TULUM



Common Area

Reception **24.03 m2**

Gym **79.77 m2**

Multipurpose Room

Roof Top Bar (Dinning, Living Room, Fire, Pool, Solarium) **168.83 m2**





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Tulum, Aldea Zamá
www.habanerostulum.com