



endémico

KUKULCĀN

Tulum
MX.

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KUKULCĀN

About the Project

A Housing Development *in Harmony with Nature.*

Every detail in Endémico Kukulcán reflects our commitment to a respectful and fulfilling lifestyle inspired by balance with nature.

TULUM
MX.



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Project with *our distinctive mark.*

Our outstanding trajectory in organic architecture is reflected in projects such as Étnica, Acinte, Étnica Ku, Jungle Houses, Casas Mayakoba, Recinto, Tribu, Biosfera, Botanic, Margay, Canopia Villas, and Canopia Condos. Each of them reflects our firm commitment to preserving the endemic natural environment, highlighting our dedication to environmental sustainability and protecting the region's natural beauty.

About the Project



JUNGLE
HOUSES
by endémico

Casas mayakoba
by endémico

RECINTO
by endémico

TRIBU
by endémico

BIOSFERA
by Endémico

CANOPIA
villas by endémico

CANOPIA
condos by endémico

BOTANIC
by endémico

MARGAY
by endémico



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About the Project

Land extension

The endémico kukulcán project is developed on a 5000 m² land extension.



Preservation

Our new project has a high AVC index, indicating the percentage of green areas preserved in the intervened space. We have over 2000 m² of green areas.



Units

This development has 82 units of 1, 2, and 3 bedrooms and 6 commercial premises.





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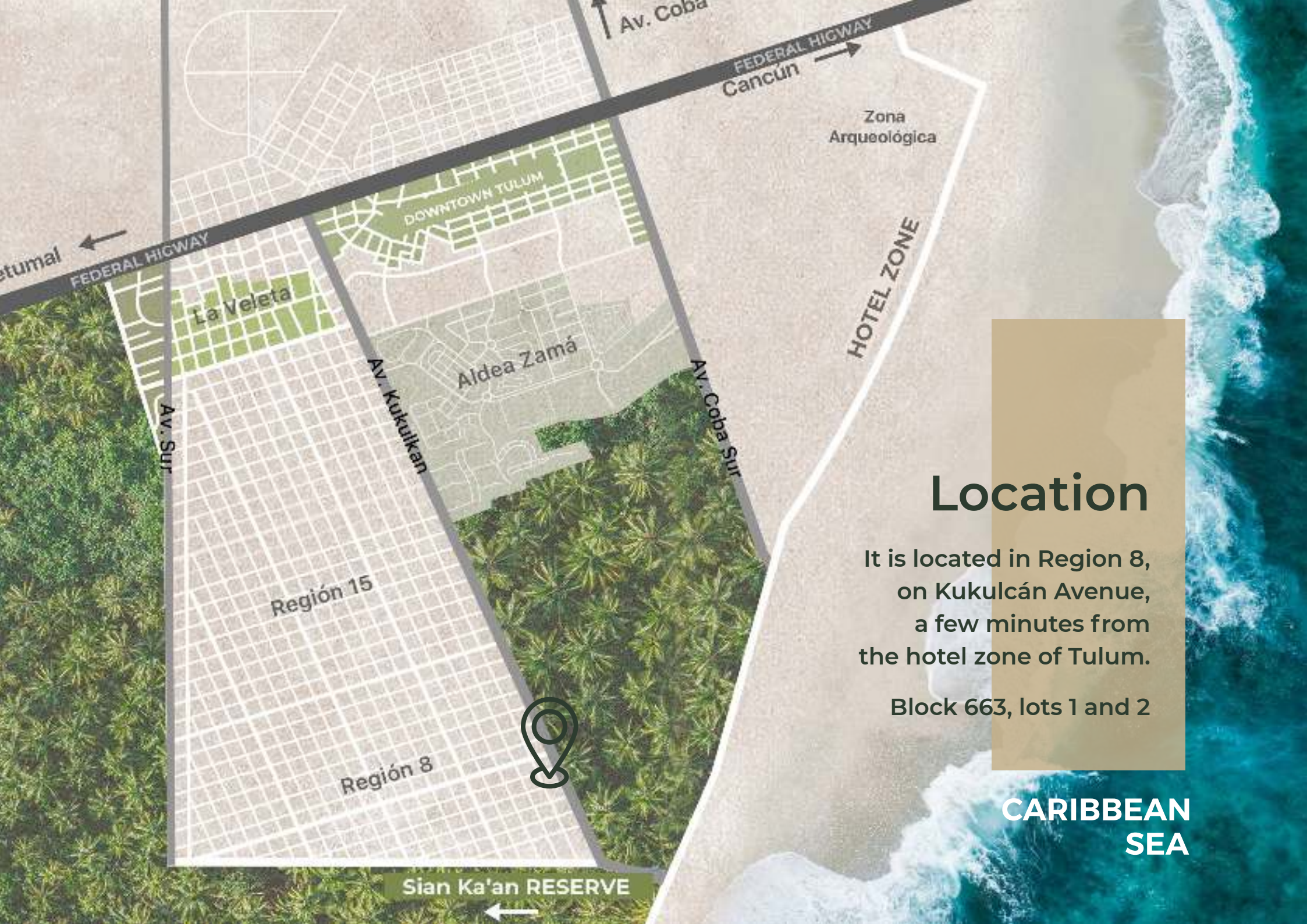
Reference Image



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Location

It is located in Region 8,
on Kukulcán Avenue,
a few minutes from
the hotel zone of Tulum.

Block 663, lots 1 and 2

**CARIBBEAN
SEA**

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About the Project

Hotel Zone

Caribbean Sea

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Av. Kukulcān



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Amenities



Rooftop
Infinity pool



Jacuzzi
with ocean view



Sunbathing area
with loungers on the rooftop



Sun loungers and furniture
by the ground floor pool



Ground floor pool surrounded
by 2000 m² of gardens



Pergola area for communal use
for yoga and holistic activities



Built-in pool
lounge



Gym



Hammock
area



Children's
play area



Tables and lounges
area on the rooftop



Massage
area



Lounge areas with a firepit
on the rooftop



Sky
bar



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Amenidades



Parking area



Electric
car charger



Triple-height lobby
with controlled access



Outdoor
projection area



Rooftop
grill



Games area
(billiards, foot ball)



Bike parking



Laundry



Coworking space
with panoramic view



Elevators



Motor Lobby



Jungle gym



Security cameras



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Sustainability and Infrastructure

Rainwater harvesting

Cistern larger than 100,000 Lts

Wastewater plant larger than 200,000 Lts

Water softening filters

Over 2,000 m² of preserved green areas

Streets and access points have sidewalks

Solar panels

Underground lighting

Underground fiber optic internet

Hanging gardens

6 bathrooms and showers in common areas

Services

24/7 Security

Concierge

WiFi in common areas

Commercial premises

Storage room in common areas

Secondary and service entrances

Agreements with various beach clubs

Bicycle and motorcycle rental service

Recycling organic matter through composting



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Units

Typologies



1 *bedroom*

11 units of 1 bedroom, 10 of which have a front view.



2 *bedrooms*

48 units of 2 bedrooms, 14 of which have a private plunge pool and garden.



3 *bedrooms*

6 units of 3 bedrooms, 2 of which have a private plunge pool and garden.



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Units

Typologies



PH. 2 *bedroom*

8 units of 2 bedrooms with rooftop, private plunge pool, 2 kitchens, and lock-off system.



PH. 3 *bedrooms*

8 units of 3 bedrooms with rooftop, private plunge pool, 2 kitchens, and lock-off system.



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2 Bedroom *typology*

2-Bedroom Apartment.

Surface area from 64 m2.

Units with the option of:

- a) Garden with plunge pool, or**
- b) Terrace overlooking the amenities, or**
- c) Terrace overlooking the avenue.**



BedR: 2



BathR: 2



Kitchen



Closet



Living R.



Dining R.



Storage R.



Desk

*The unit is delivered furnished,
equipped, and decorated.*

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Units





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Units



2 Bedrooms *typology.*

2-Bedroom Apartment.

Surface area from 84 m2

Units with the option of:

- a) Garden with plunge pool, or**
- b) Terrace overlooking the amenities.**



BedR: 2



BathR:2



Kitchen



Closet



Living R.



Dining R.



Storage R.



Desk

The unit is delivered furnished, equipped, and decorated.





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Units



2-Bedroom PH *typology.*

PH apartment with 2 bedrooms

Surface area from 128 m2.

**Units with private plunge pool,
2 kitchens, and lock-off system.**



BedR: 2



BathR:2



Kitchens: 2



Closet



Living R.



Dining R.



Storage R.



Desk

*The unit is delivered furnished,
equipped, and decorated.*



Ground
floor



Upper
Floor



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3-Bedroom PH *typology.*

PH apartment with 3 bedrooms
Surface area starting from 169 m2.

**Units with private plunge pool
on the rooftop, 2 kitchens,
and lock-off system.**



BedR: 3



BathR:3



Kitchens: 2



Closet



Living R.



Dining R.



Storage R.



Desk

*The unit is delivered furnished,
equipped, and decorated.*

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Units



Ground
floor



Upper
Floor



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Find Your Connection to the Earth

Peace, harmony, and a deeper purpose: to care for and preserve our common home.

