



XANBEL

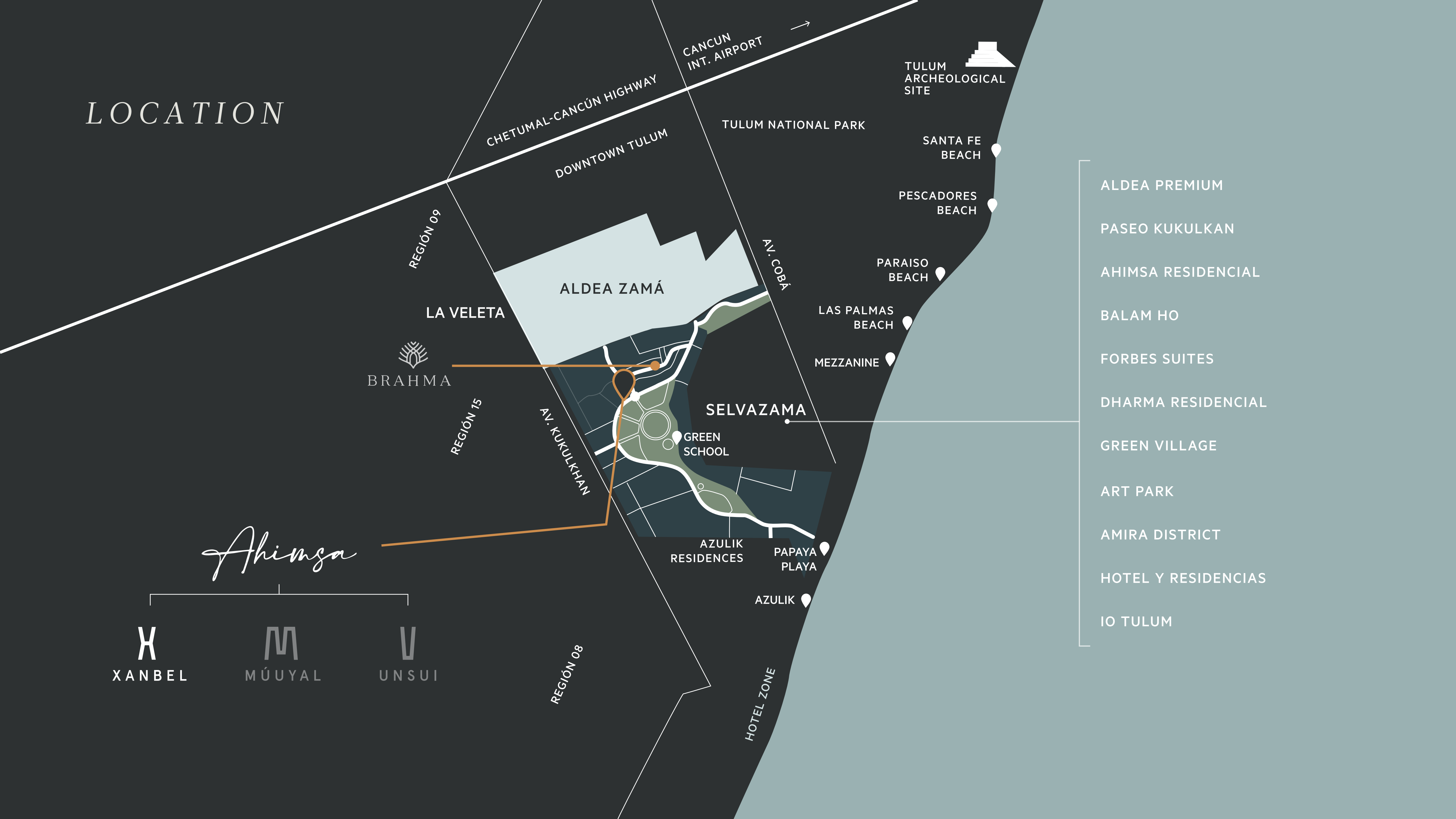
THE FOREST VILLA COLLECTION

IKNAL | KUYU | JIVANA | SAKIL | KAYA | DHRUVA

ASHVATA

TULUM, QUINTANA ROO, MEXICO

LOCATION



- ALDEA PREMIUM
- PASEO KUKULKAN
- AHIMSA RESIDENCIAL
- BALAM HO
- FORBES SUITES
- DHARMA RESIDENCIAL
- GREEN VILLAGE
- ART PARK
- AMIRA DISTRICT
- HOTEL Y RESIDENCIAS
- IO TULUM



XANBEL



MÚUYAL



UNSUI



TULUM

RESIDENTIAL

XANBEL MEANS “SLOW” IN MAYAN. IT’S ALL ABOUT SLOWING DOWN AND ESCAPING ROUTINE TO CONNECT WITH NATURE.

The villa collection at Xanbel is fully inspired by the Mayan rainforest, offering residents a quality of life where every detail has been carefully considered to ensure a life surrounded by nature and the enrichment of the spirit. Each villa is a celebration of air, light, earth, and nature, embodying the inspiration of natural, meaningful living.

The spaces seamlessly integrate the exterior of the Mayan forest with the interiors of your own villa, complete with a private pool. Additionally, all amenities are conveniently located within your gated private community, surrounded by lush gardens and greenery.

TULUM, QUINTANA ROO, MEXICO.

RESIDENTIAL





CLUBHOUSE

MASTER PLAN

LOCATION

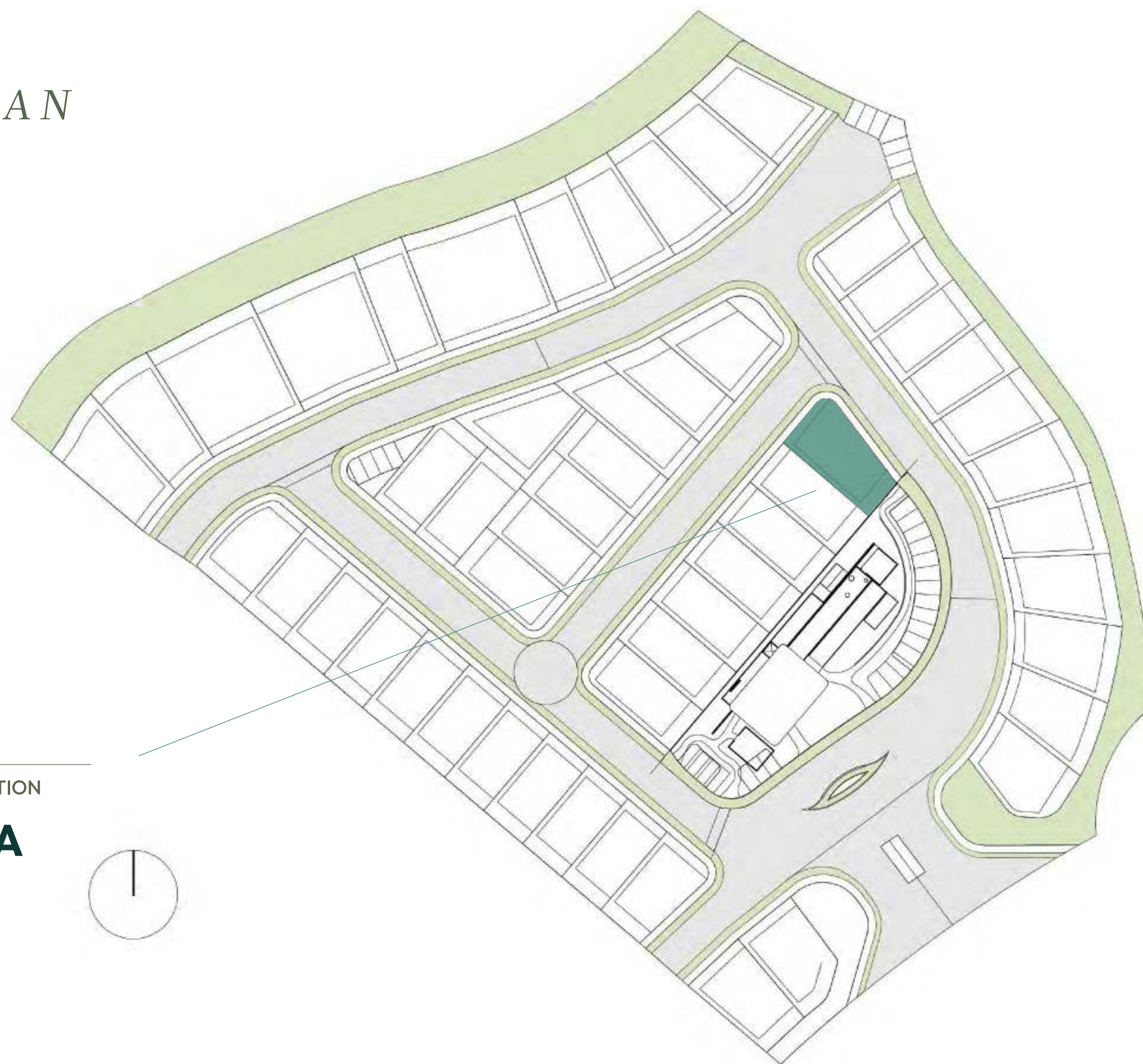
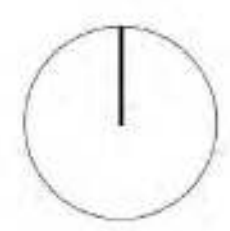
● Complex



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AMENITIES



Outdoor bathrooms and showers



Playground



Pool



Lounge terrace with bar and kitchenette



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ASHVATA

According to Hindu mythology, the Ashvattha, the religious ficus, is a sacred tree, it is widely mentioned in Buddhism. Also Ashvattha is one of the names of Shiva and Vishnu. Its meaning in Sanskrit is “Sacred Tree”.

Premise: 218.65 m^2

Construction: 223.82 m^2



SWIMMING POOL

TECHNOLOGIES

- Electrical charger for electric cars
- Photovoltaic solar panels assisting in energy generation, reducing electrical consumption
- Water heater servicing the entire house, including an electric backup heater for maintaining warm water
- External thermal/acoustic insulation on concrete slabs enhances interior comfort, minimizes -Thermal bridge formation, and improves economic and energy savings
- Thermal insulation in glass and double glazing system reduces energy and temperature loss through facades, saving electricity consumption and insulating the interior from external heat



LIVING

IMPORTANT DETAILS

- European construction technology
- Central air conditioning system on the ground floor
- Front room on the ground floor prepared for lock-off
- Tropical wood exterior shutters (louvers)
- Provide privacy
- Passive solar control
- Act as sunlight control
- Sliding mechanism for external views or internal privacy

KITCHEN

The kitchen features BLUM European technology hardware from Austria, offering high-quality and functional kitchen furniture. It ensures durability with a slow-closing system to prevent drawer slamming and a meticulous design that avoids exposed handles, incorporating push-open and concealed handles on doors.

This spacious kitchen includes a large central island and an exceptional storage area, with a functional design that emphasizes external views. The island sink allows for food preparation while interacting with guests.

Kitchen Appliances

- Gas Glass Ceramic Grill
- Electric Microwave with Grill
- Electric Oven
- Wine Cellar with Glass Front
- Panel-Ready Dishwasher with Oak Wood Finish
- Samsung 32ft Refrigeration
- Outdoor Cooking: Master-Grill Gas and Charcoal Barbecue on Ground Floor

OTHER VILLA SERVICES

Our villas offer a range of convenient amenities to enhance your living experience. One such amenity is the dedicated laundry facility, equipped with a custom-designed Samsung washing and drying combo. This state-of-the-art appliance ensures efficiency and convenience, allowing residents to easily manage their laundry needs without having to leave the comfort of their home. With this facility at your disposal, you can enjoy the ultimate in modern living while taking care of everyday tasks with ease.





MASTER SUITE

The master suite boasts a king-size bed and a convertible desk area perfect for reading or working. It features a spacious walk-in closet illuminated with natural light, and the discreetly hidden mini-split air conditioning unit ensures comfort. Pendant lamps above the bureaus and a centrally positioned fan enhance the ambiance. Equipped with shutters for solar control, the master suite offers stunning views of the house's interior, with one side facing the pool and the other overlooking the garden and the Mayan jungle.





MASTER SUITE BATHROOM

The bathroom showcases American oak doors and a chukum countertop with integrated sinks for a seamless look. Double mixer taps and black wall-mounted faucets add elegance, while Bohemian-style pendant lamps provide ambient lighting. The shower, recessed in the rain ceiling, includes an interior planter, and a Mayan stone wall adds a unique touch inspired by the region's natural beauty.



BEDROOM



ADDITIONAL BEDROOMS AND BATHROOMS

The additional bathrooms continue the design theme with chukum roofs and integrated sinks. Each bedroom accommodates a king-size bed, with the first-floor bedroom offering adaptability through a lock-off system. Closets are framed with chukum wainscoting, serving as work desks, and crafted from natural American oak.

SUNRISE & SUNSET TERRACE

The Roof Garden Terrace provides a social area for gatherings, featuring a bar area with a barbecue grill and sink, as well as space for a dining area.

An outdoor room with a fire pit creates a cozy ambiance for sunset or evening gatherings, seamlessly connecting to the rooftop pool.

Predominant views of the Mayan jungle complement the first-floor pool and garden.



GROUND FLOOR

Parking (2 cars)
 Room 01
 Full bathroom
 Living room with a half-bath
 Machine room and garbage room
 Kitchen
 Balcony
 Outdoor dining room with grill
 Swimming pool with sundeck
 Sundeck areas

Construction
 90.04 m²

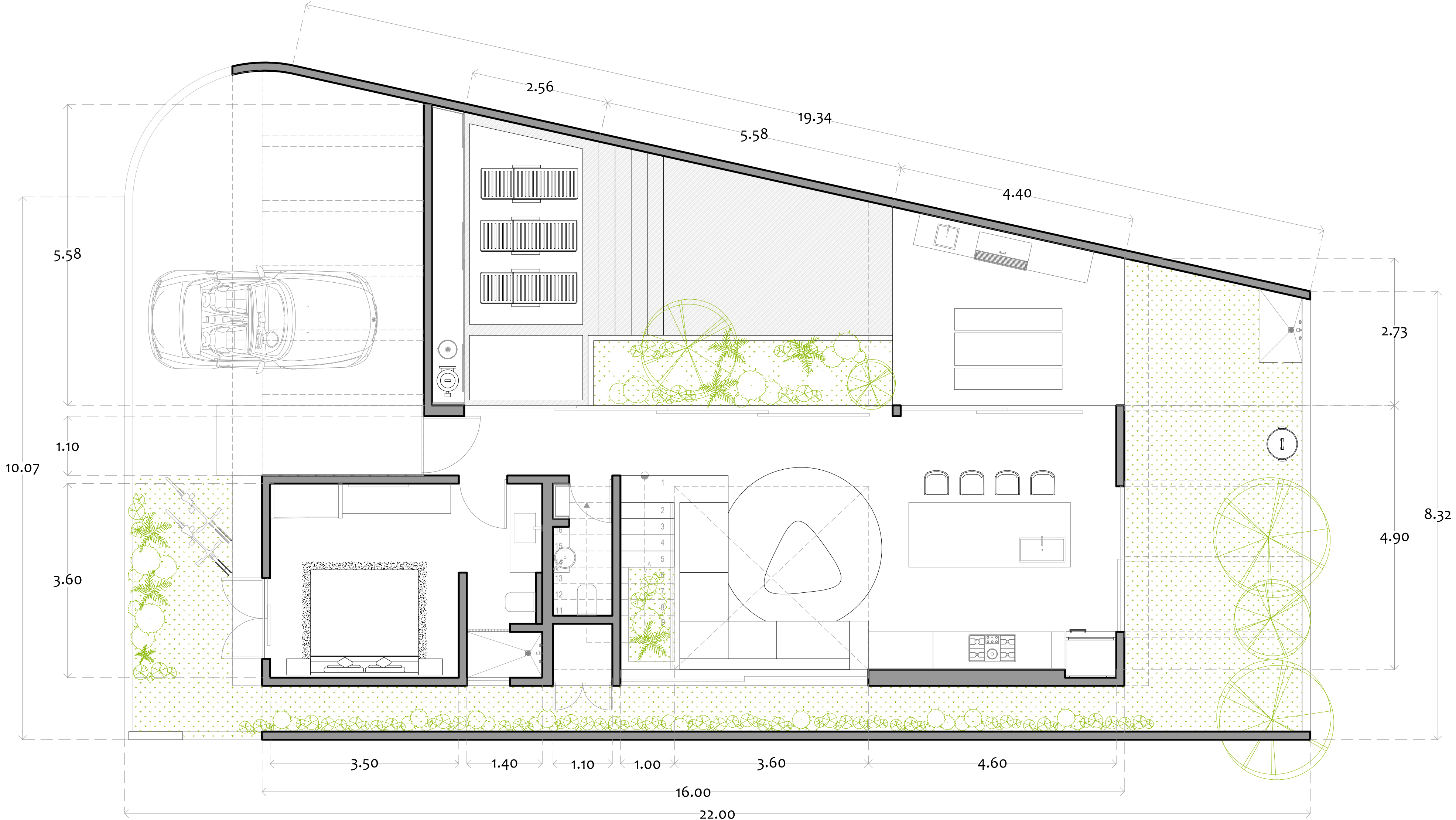
Green areas
 61.61 m²

Swimming pool
 19.33 m²

Premise
 218.65 m²



GROUND FLOOR



FIRST FLOOR

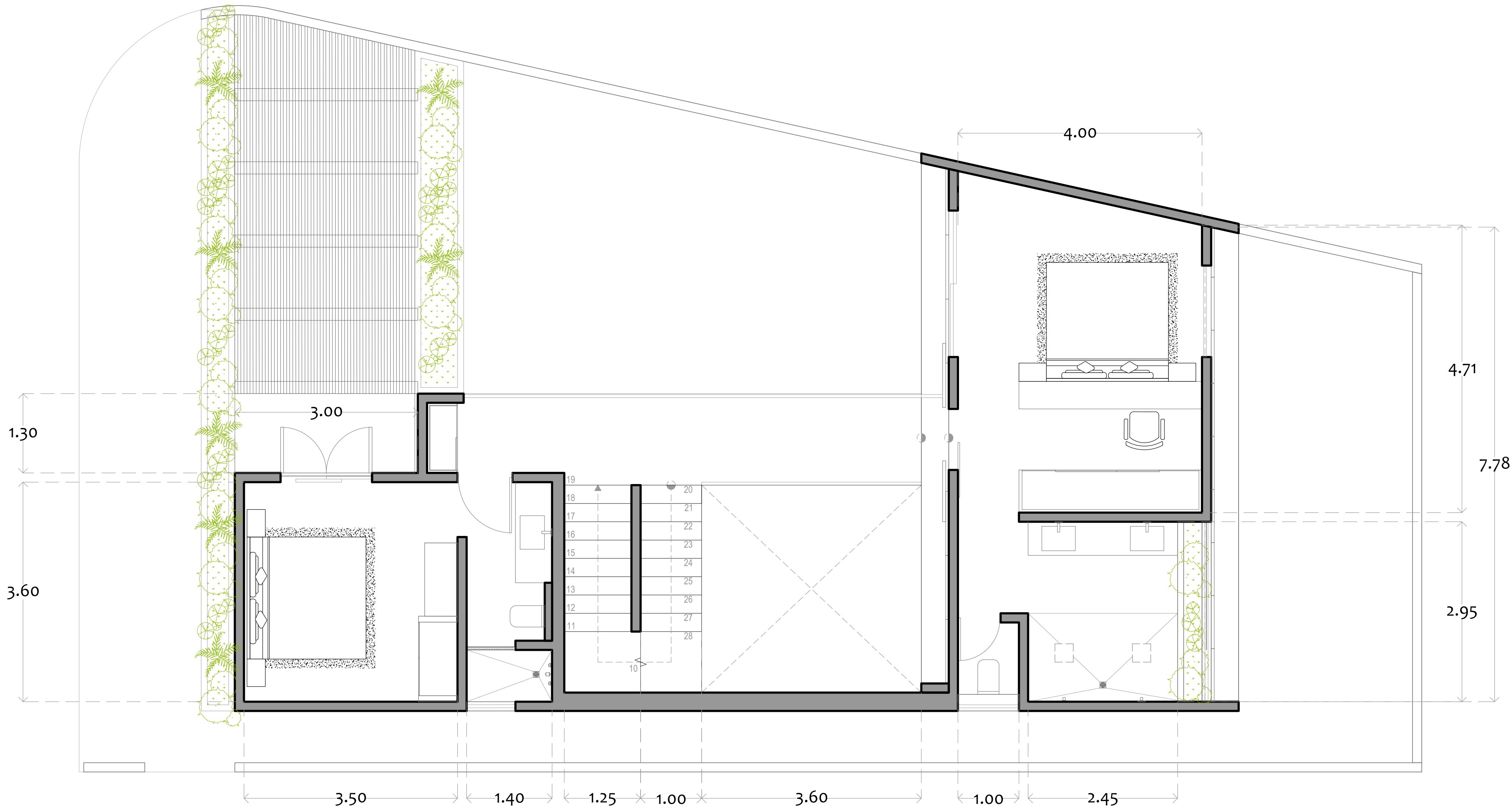
Room 02
Master bathroom
Master bedroom
Full bathroom with double shower
Janitorial closet

Construction
91.30 m²



FIRST FLOOR

X



TULUM, QUINTANA ROO, MEXICO.

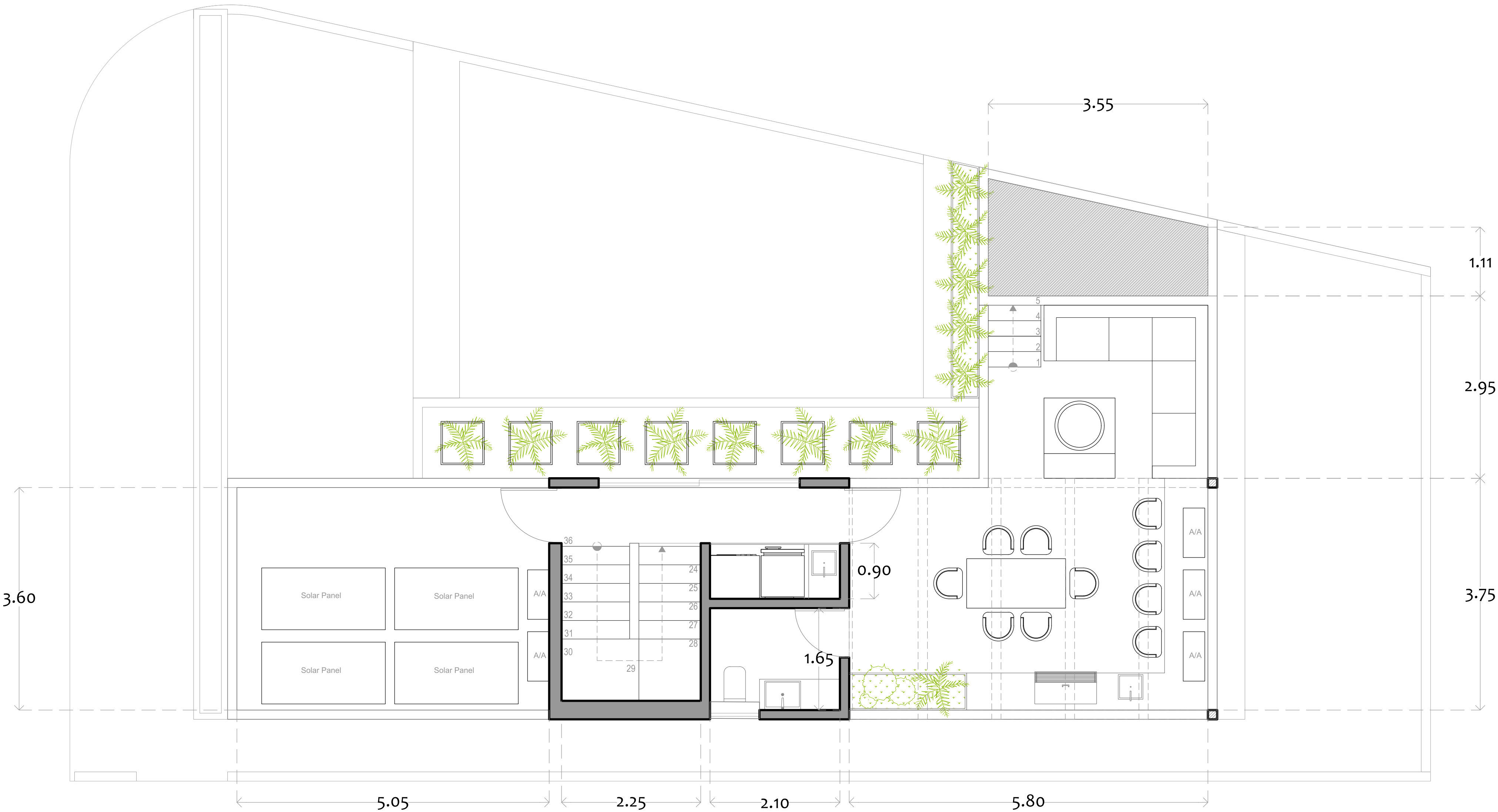
RESIDENTIAL

ROOF GARDEN

Laundry room and bedclothes closet
Solar panel area
Outdoor dining room with grill and
pergola-covered bar
Lounge and firepit
Regular restroom

Construction
42.12 m²





An aerial photograph of a tropical beach. The top half shows a sandy shore lined with numerous palm trees and other tropical vegetation. The bottom half shows the turquoise ocean with some darker patches of coral or rocks visible beneath the surface. The image is used as a background for the left side of the page.

DEVELOPER

ONWEL DEVELOPMENT GROUP

OnWel/Development Group has over 60 years of combined experience in architectural development, construction, and hotel management. The company has locations in Spain and Mexico. We pride ourselves on attention to detail, passion, and the ability to bring together a group of professionals, investors, and partners to help us turn dream homes into reality. Our trademark is our understanding of luxury living and ability to ignite customers' senses with great design.

THE BUILDER

CFC

CFC/ Construction is a Mexican and Spanish company with more than twenty years of experience in the execution, management, and control of industrial, commercial, health care, residential, road works, and urban infrastructure. We focus on integrating the best technology and human power to achieve excellence, ensuring quality and safety. We specialize in developing turnkey projects as a general contractor, using the most modern construction processes focused on efficiency and sustainability. We offer pre-construction, engineering, and construction services through our offices in Puebla, Mexico, and Ibiza and Valencia, Spain.



SAMSUNG



PARTNERS

At OnWel Development Group, designing be best and creating leading developments for our clients is what drives us to work hard, and conceive homes and living spaces where people can be happy and feel at home, that is why we partner up with the best companies in the field that compliments our work so we leave nothing to chance, and we do not improvise, and we plan with our partners and create strategic alliances with the best company's on every field of our industry and deliver the excellence we create, and always be in the best of companies for our clients



X A N B E L

THE FOREST VILLA COLLECTION

IKNAL | KUYU | JIVANA | SAKIL | KAYA | DHRUVA | ASHVATA



MAYAN PACIFIC
REALTY

TULUM, QUINTANA ROO, MEXICO