TULUM CONDO

KUNE

Exclusive Condominium Complex at Tulum 101

Lock Off Type Apartments

EXCLUSIVE APARTMENT COMPLEX WITH ONLY 47 UNITS AVAILABLE

Now is the time to experience one of the most breathtaking destinations on Earth. Connect with the elements: earth, water, fire, and air. Discover Kune – a one-of-a-kind development in Tulum.

Own a condo in Tulum 101, the only private community with direct beach access. Enjoy direct beach access, surrounded by lush, tropical vegetation.

Feel deeply connected to nature – without giving up the comfort and amenities that elevate everyday living.

Ekasa.

MEET THE DEVELOPER

With over a decade of bringing people closer to the sea, Ekasa Real Estate Developments is a family-owned company with international reach. It specializes in the development and marketing of luxury condominiums, residential properties, and hotels in Playa del Carmen, Tulum, and Mérida. By managing its entire supply chain, Ekasa guarantees security, outstanding design, and high-quality finishes—ensuring strong returns and legal certainty for its investors.

Its proven track record of responsibility, professionalism, and innovation is reflected in iconic projects such as Pura Playa, Bahay, Piedrazul, L Condos, Volta, Agama, Kune, Duna, Altra, Ikuku, Kopok, Sonni, Lomas Chuburná, Las Quintas, Madreceiba, and the hotel chain The Reef.

Piedrazul | Playa del Carmen, Q. Roo.

Pura Playa | Playa del Carmen, Q. Roo.

Agama | Playa del Carmen, Q. Roo.

Pura Playa | Playa del Carmen, Q. Roo.

WHERE YOUR NEW JOURNEY BEGINS

CONNECTED WITH EVERYTHING

Located just 45 minutes south of Playa del Carmen and 90 minutes from Cancun International Airport, Tulum offers a relaxed, bohemian, yet sophisticated atmosphere.

At the heart of the Riviera Maya, Tulum 101 is strategically situated near majestic Mayan ruins, national parks, coral reefs, iconic cenotes, world-class restaurants, and a vibrant nightlife scene. Its proximity to the new Tulum International Airport and the scenic El Jaguar National Park enhances both accessibility and connection to nature.

Thanks to its prime location, Kune serves as a sanctuary that offers easy access to everything that makes this destination extraordinary–without compromising serenity and relaxation.

LOCATION

Kune Tulum is located in a privileged area south of Tulum's town center, just minutes from the Hotel Zone and some of the best beaches in the Mexican Caribbean.

Surrounded by the breathtaking Jaguar Park, Kune offers a unique experience that blends nature, comfort, and proximity to Tulum's main attractions.

KUNE TULUM | BEACH | PYRAMIDS | SUPER MARKET | PARK | TULUM DOWNTOWN

COME AND MAKE THIS SPACE YOUR HOME

DISCOVER OUR AMENITIES

At Kune, you'll find a wide variety of amenities

GROUND FLOOR

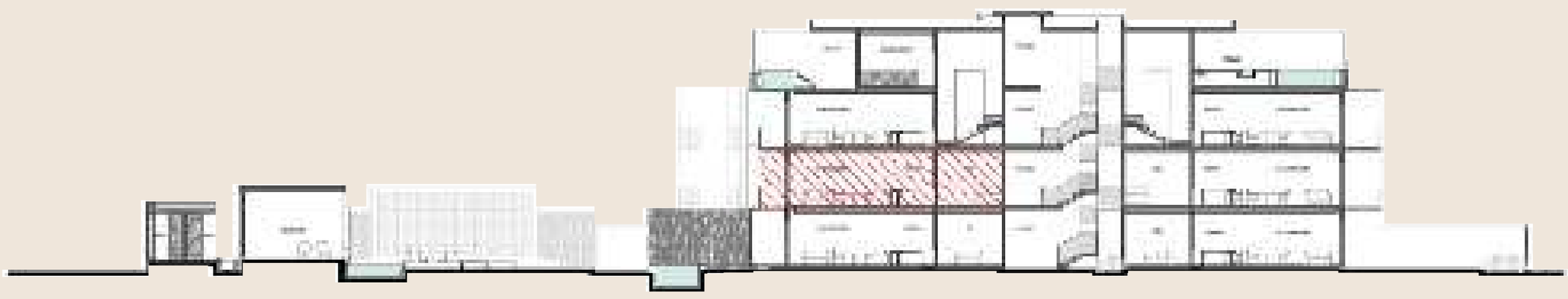
- Lobby
- Security booth
- Parking
- Gym
- Yoga deck
- 2 Spa massage rooms
- Semi-Olympic pool
- Restrooms
- Coworking
- Laundry
- Hammock area
- Children's playground
- Sunbathing area
- 2 Jacuzzis
- Elevator
- 24/7 security

ROOFTOP AMENITIES

- Fire pit
- Adults-only pool
- Rooftop bar
- Sunbathing area
- Restrooms
- Social terrace

AVAILABLE UNITS

SECOND FLOOR



CONDOS TULUM

APARTMENT 209

Type: Front View

Total Sqft.: 948.83

Interior Sqft. : 879.94

Terrace Sqft. : 68.88

AREAS

Bedrooms: 2 + Den

Bathrooms: 2

Living Room

Dining Room

Kitchen

Terrace

LOCATION

Click for Tour

SECOND FLOOR

CONDOS TULUM

APARTMENT 210

Type: Jungle View

Interior Sqft: 906.53

Terrace Sqft: 142.29

Total Sqft: 1048.9431

AREAS

Bedrooms: 2 + Den

Bathrooms: 2

Living Room

Dining Room

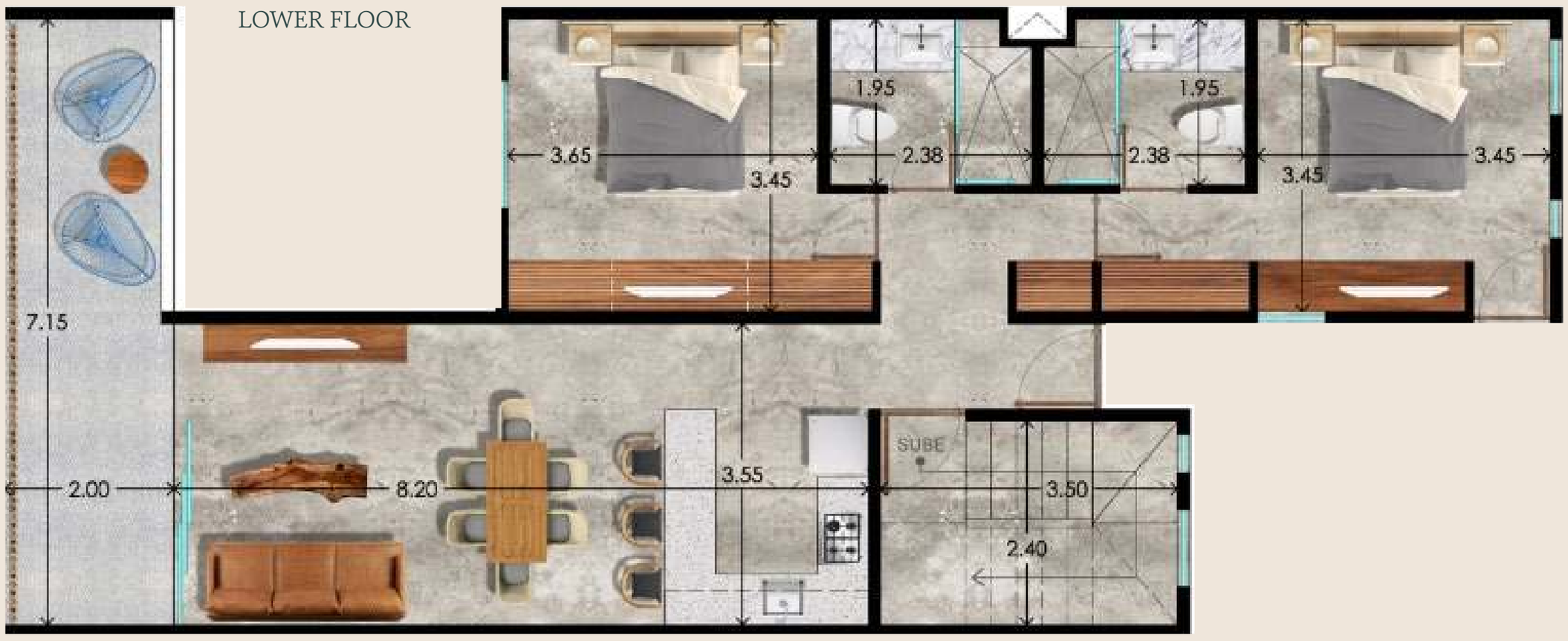
Kitchen

Terrace

LOCATION

Click for Tour

UPPER FLOOR



CONDOS TULUM

PENTHOUSE 314 Jungle View

LOWER LEVEL	UPPER LEVEL
Interior Sqft: 906.53	Interior Sqft: 492.87
Terrace Sqft: 142.29	Terrace Sqft: 313.33
Total Sqft: 1048.94	Total Sqft: 806.21

ÁREAS

3 Bedrooms + Den 3

Bathrooms

2 Living Rooms

1 Indoor Dining Area & 1 Outdoor Dining

2 Kitchens

Spacious Front Terrace with Plunge Pool and Grill

LOCATION

Click for Tour

BECOME PART OF THE EXCLUSIVE
PRIVATE COMMUNITY, TULUM 101

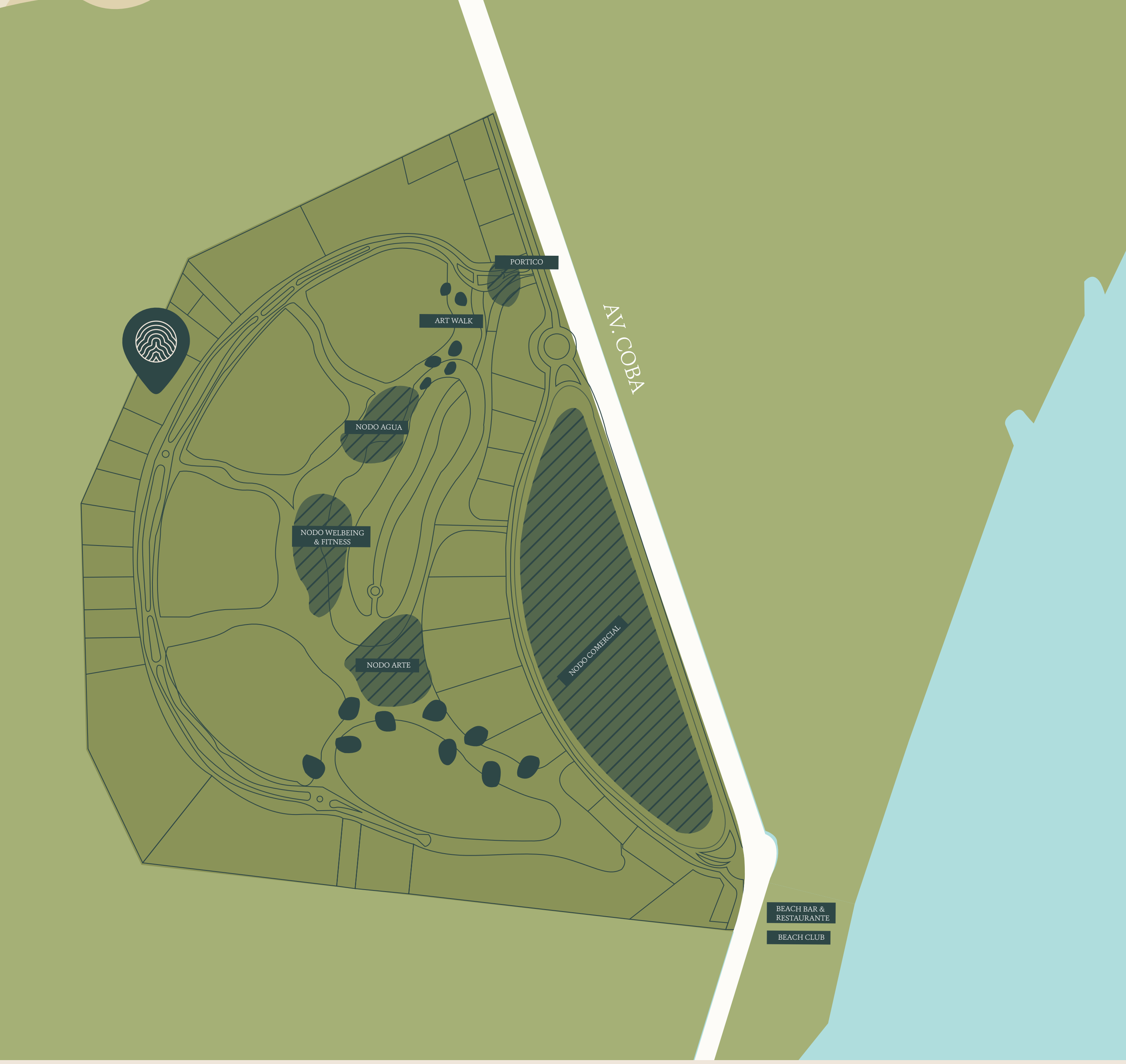
Tulum 101

Tulum 101 is more than just a destination—it's a thoughtfully designed vision that connects the present with the timeless essence of nature. As the region's first master-planned community, it redefines the balance between architectural innovation and natural serenity.

Carefully planned by Inmobilia and its co-developers, every detail of Tulum 101 invites you to live in harmony—blending history, ecology, and design into one seamless living space.

Inspired by the past and built for the present, this enclave offers an enriching, harmonious lifestyle where every space reflects authenticity and beauty.

Surrounded by a pristine nature reserve and the vibrant spirit of Tulum, this project captures the soul of an international destination that celebrates connection, well-being, and the magic of nature.



TULUM 101 AMENITIES

1. Residential Access
- Iconic Portfolio
- Art Trail

2. Water Node - Bylon Water Verse Cenote Agora/Platform
- Pool
- Open Kitchen & Bar
- Theater & Cinema
- Multifunctional Pavilions

3. Wellbeing Node | Clubhouse Spa & Sauna
- Gym and Fitness Camp
- Multisport Courts (Padel, Pickleball)
- Juice Bar & Healthy Snacks

4. Art Node
- Art Route
- Art and Handicraft Pavilions | Workshops, Artist Residency Program
- Emerging Culinary Events

III. Amphitheater Music Hall

5. Commercial Area
- Smart Business Center
- Financial Center
- Mobility Center
- Medical Services

5.2 Curated Commercial Area
- 101 Concept House
- Concept Stores
- Culinary Events

6. Beach Club
- Beach Bar and Restaurant
- Beach Club

BOYANCÉ

MEET THE ARCHITEC

Gerard Boyance's studio is an architecture firm driven by conscious design, precise execution, and a deeply human aesthetic. With a clear and direct vision, Boyance creates spaces that transcend, connect, and transform—always guided by honesty, functionality, and essential beauty. His architectural style is defined by strong lines, purposeful simplicity, and a philosophy rooted in authentic collaboration.

As the creative mind behind the design of Kune, Boyance is recognized for his clean, conscious, and profoundly human approach to architecture. With a collaborative and visionary spirit, he crafts spaces that go beyond the ordinary, combining construction precision with a minimalist aesthetic full of intent. His work is grounded in meaningful dialogue and flawless execution—core principles that define each of his projects.

TULUM CONDO

KUNE

Make Your Home a Lifetime Investment

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Ekasa.

BOYANCÉ