



404

Tulum
Residences

Descriptive memory

404 VILLAS

Location and Land Use

The project location is lot 001, 002, 003 of block 770, region 010, in the municipality of Tulum, Quintana Roo, Mexico.

The property area is 2709.95 m² and its land use is Residential H3 (24 dwellings per hectare), resulting in a permitted building coverage area (COS) of 1625.97 m² and a floor area ratio (CUS) of 4606.91 m².



Link Location:

<https://maps.app.goo.gl/PZS87YdaHDx8rqw27?q st=com.google.maps.preview.copv>

Project

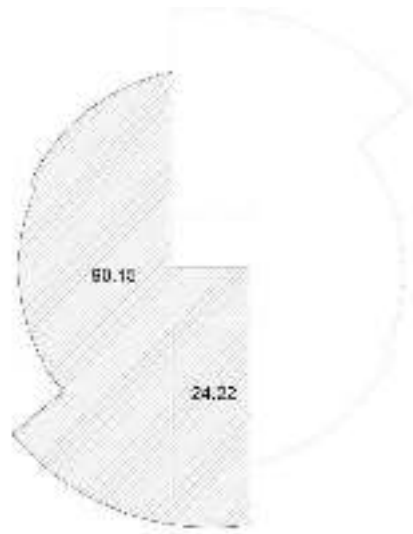
The project involves 8 residential units with a ground floor footprint per unit of 970.37 ft² (90.15m²) + pool (260.70 ft² or 24.22 m²). The upper floor is 861.03 ft² (80.01 m²), resulting in a total construction area of 2092.29 ft² (194.38 m²).

Extras

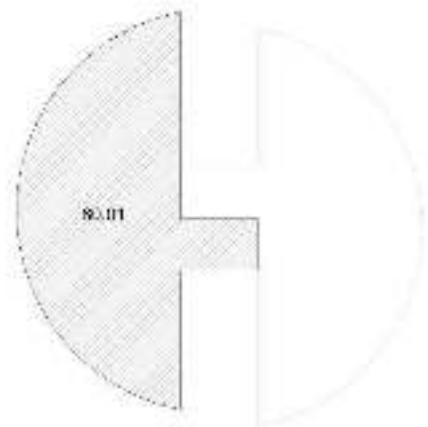
- Concrete lounge chair in the pool
- Waterfall fountain in the pool
- Firepit
- Sunken living room

Architecture

The project features a largely radial architectural layout, with two levels of construction, and adheres to the following architectural program and areas per house (semi-circle):



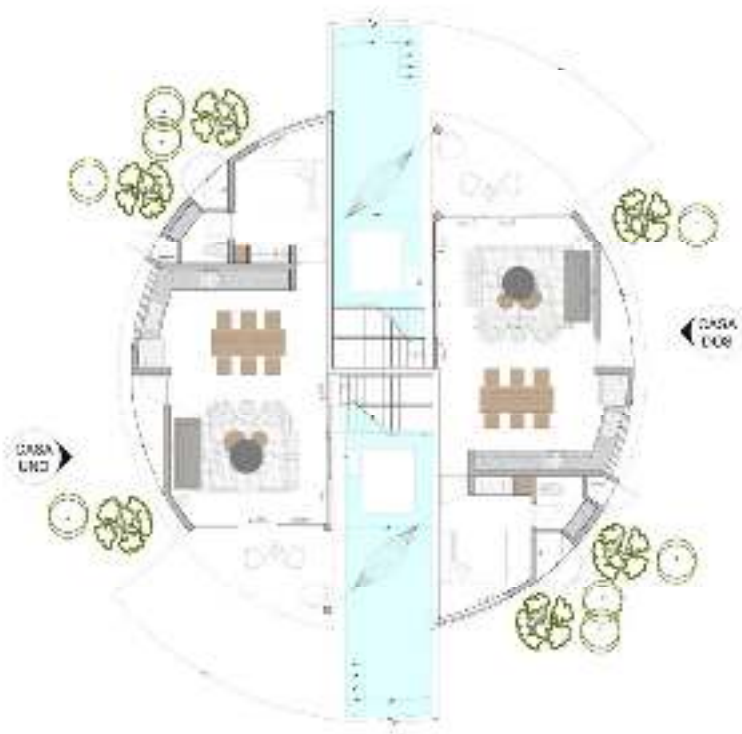
Ground Floor



Second floor

HOUSE TYPE

Area	m²	ft²
LIVING ROOM	25.63	275.87
KITCHEN AND DINING ROOM	18.83	202.68
BEDROOM 1	12.33	132.71
TERRACE	22.83	245.74
GROUND FLOOR BATHROOM	4.62	49.72
MAIN BATHROOM	9.31	100.21
BEDROOM 2	19.44	209.25
BEDROOM 3	13.35	143.69
BEDROOM 4	14.31	154.03
SHARED BATHROOM	10.90	117.33
POOL	24.22	260.70
HALLWAYS	18.61	200.31
TOTAL	194.38	2092.29



114.37 m2 X house

1284.89 ft2



80.01 m2 X house

861.22 ft2

MASTER PLAN:

CALLE RIO USUMACINTA



AREA TABLE

404 TULUM - ETAPA 1

7 VILLAS DE 194.38 (piscina y terraza + jardín)

	ANALISIS DE AREAS				
	M2	FT2	CANTIDAD	TOTAL M2	TOTAL FT2
VILLA 1	194.38	2092.29	1	194.38	2092.29
VILLA 2	194.38	2092.29	1	194.38	2092.29
VILLA 3	194.38	2092.29	1	194.38	2092.29
VILLA 4	194.38	2092.29	1	194.38	2092.29
VILLA 5	194.38	2092.29	1	194.38	2092.29
VILLA 6	194.38	2092.29	1	194.38	2092.29
VILLA 7	194.38	2092.29	1	194.38	2092.29
VILLA 8	194.38	2092.29	1	194.38	2092.29
VIGILANCIA	28.4	306.70	1	28.4	306.70
CISTERNA 40 M3	14	150.70	1	14	150.70
CAJONES DE ESTACIONAMIENTO			8		
SUPERFICIE TERRENO				2709.95	29169.66
USO DE SUELO H4(80 MV/HEC)				8 viv	8 viv
DOS_0.60 (1626.97 m2 permitidos)				957.36	10304.94
DUS_1.7 (4606.91 m2 permitidos)				1597.44	17194.70

PROJECT SPECIFICATIONS "404 VILLAS"

Structure

- Concrete foundations for general constructions according to the structural project
- Beam and slab ceilings according to the structural project
- Concrete floor and block walls for pools according to structural calculations
- 15x20x40 cm block walls for general constructions
- Metallic and wooden structure stairs

Electrical Installation

- Conduit piping. Consider Poly Flex as a second option.
- White switches and outlets, Biticino brand or similar
- Recessed spots and surface lamps, Tecnolite brand or similar, with LED bulbs
- Ceiling fans with a standard design. Model according to interior project.
- Electrical outlet for hanging lamps.

Plumbing Installation

- PVC hydraulic piping according to the project
- PVC or ABS sanitary piping according to the project
- Extraction well, location to be defined*
- Hydraulic cistern of 5,000 liters, constructive system and capacity to be defined*

Finishes

- General floors: Polished gray cement
- General walls: Polished gray cement
- Coating based on regional wood staves, cut into vertical sections of about 10 cm wide
- Ceiling: Beam and slab ceiling + patch + matte gray paint

Window Frames

- Spanish line of anodized aluminum window and door frames in matte black, Cuprum brand, 4600 series or similar.
- Operational system according to the project, mainly fixed and tilt-and-turn windows

Carpentry

- Doors with pine frame and core, tambour leaf veneered with 6 mm mahogany wood, vertically grooved every 5/6 spaces depending on the dimension
- General finish in light natural tones and matte. Type of wood to be defined*
- The proposed material may change according to the constructor's correct suggestion in relation to price, durability, and finish
- There will be some wooden shelves in the closets, consider planks for these elements
- Door locks: Stainless steel lever type model 809, black matte finish, JAKO brand or similar
- Book type hinges, 3" x 3" JAKO brand or similar
- Door stop 20x30 mm with rubber, JAKO brand or similar

Ironwork

- General railings made of ¾" solid cylindrical steel tubes, black matte finish

Bathrooms

- Black matte faucet for sink and shower, CASTEL brand, Lexus Black model or similar
- Showerhead with wall arm, CASTEL brand, Lexus Black model or similar
- Small towel rack, hanging hook, and paper holder, CASTEL brand, Lexus Black model
- Drains, HELVEX brand or similar
- Dual flush eco-friendly toilet, American Standard brand or similar

Kitchen

- 4-burner countertop stove, SCHÖNES BAUEN brand or similar
- Double basket under-mount sink, TEKA brand, stainless steel, BE 2C 785 model or similar
- Gourmet single-lever faucet for sink, HELVEX brand, satin finish, E-305 model

Equipment

- 190-liter electric water heater, 5 simultaneous services depending on the type, Rheem brand or similar
- Inverter Mini Splits in bedrooms, tonnage according to calculation, WESTINGHOUSE brand or similar
- Pedestal type electric transformer, PROLEC brand or similar, capacity according to calculation*

Pool

- Pool walls based on block reinforced with steel where necessary, plus 2-3 layers of plaster
- Finishes: Polished cement with an aged finish
- Pool equipment according to project specification. Consider bottom drain, suction nozzle, return nozzle, sand filter, 2 HP pumps, submersible lamps, 100w electric transformer, register box, timer, and other special equipment