



404

Tulum
Residences

Essence of Abundance, Fulfillment in Living



404 TULUM *RESIDENCES*

A sanctuary that welcomes you with 4 spacious bedrooms, and the option to personalize with a cozy fire pit for intimate gatherings. A jungle shower for an open-air bathing experience and extensive gardens create a serene atmosphere that boosts connection with nature.



EXCLUSIVE BENEFITS

As the owner of one of the villas at **404 Tulum Residence**, you become part of our **community** and enjoy exclusive access to three nearby **boutique hotels**, where you can take advantage of their unique **amenities and spaces**.



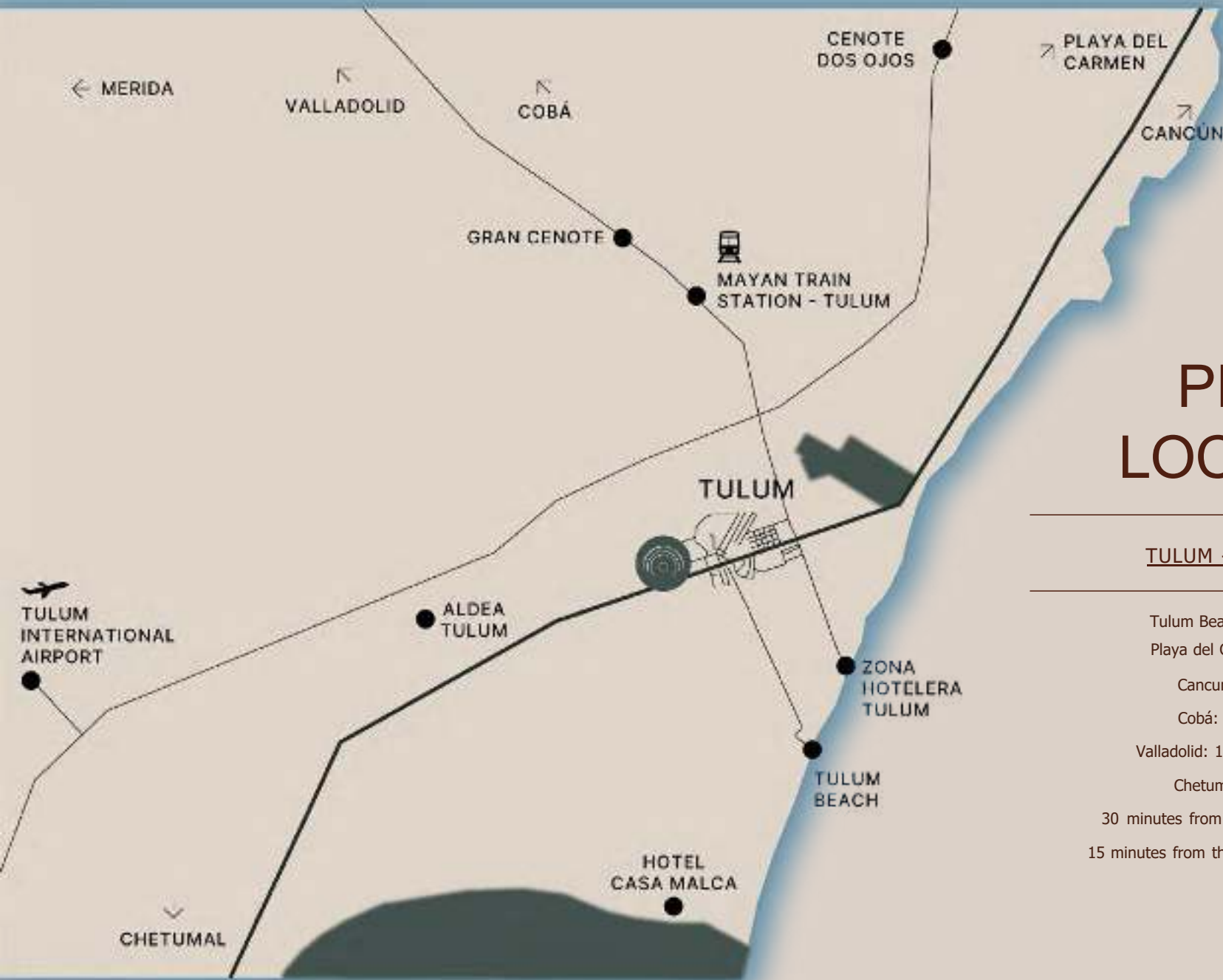
@TULUMMILAM



@TULUMBARDO



@UNAVIDATULUM



PRIME LOCATION

TULUM - QUINTANA ROO

Tulum Beach: 10 minutes by car

Playa del Carmen: 1 hour by car

Cancun: 2 hours by car

Cobá: 50 minutes by car

Valladolid: 1 hour 35 minutes by car

Chetumal: 3 hours by car

30 minutes from Tulum International Airport

15 minutes from the Mayan Train Station, Tulum





RESIDENCE 404

- 4 rooms (3 bathrooms, includes 1 jungle shower).
- Approximately 198m² (2131 ft²) terrace and pool of 52m² (559 ft²).
- Possibility of adding extras.



GROUND FLOOR



UPPER FLOOR



4 BEDROOMS

Each uniquely designed with Interior finishes with plaster on walls, endemic woods, high ceilings, and bright spaces.

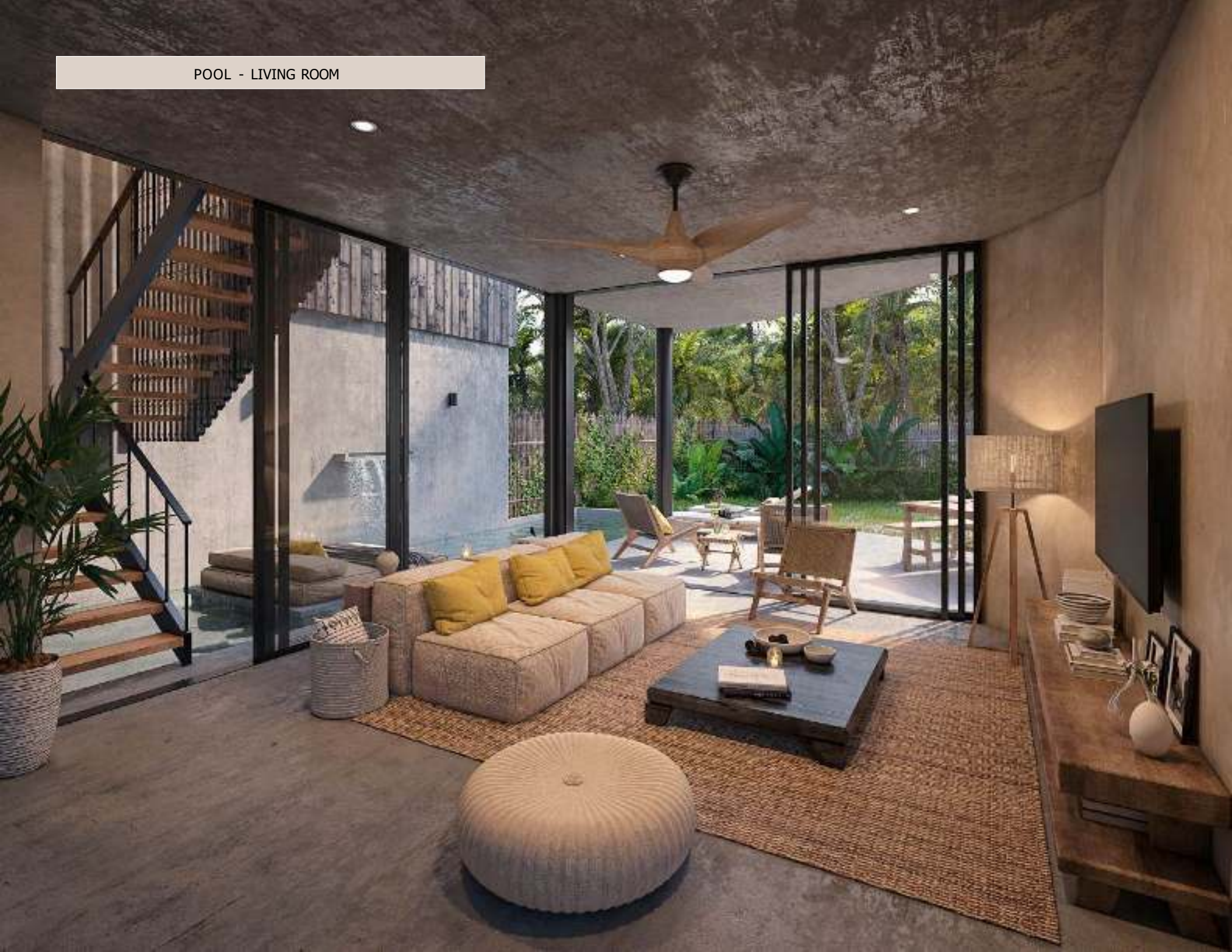
SENSE OF PEACE
AND TRANQUILITY.



LIVING ROOM



POOL - LIVING ROOM



LIVING ROOM WITH OPTION OF SUNKEN SITTING ROOM



JUNGLE ROOM WITH OUTSIDE SHOWER





GROUND FLOOR
BATHROOM WITH
JUNGLE SHOWER





UPPER FLOOR ROOM AISLE

MASTER ROOM



KING ROOM WITH THE OPTION FOR 2 SINGLE BEDS



QUEEN ROOM





MASTER BATHROOM

SHARED BATHROOM



MASTERPLAN





Casa 1
Jardín: 183.52 m²
Huella de desplante: 118.64 m²

Casa 2
Jardín: 158.65 m²
Huella de desplante: 118.64 m²

Casa 3
Jardín: 197.72 m²
Huella de desplante: 118.64 m²

Casa 4
Jardín: 166.48 m²
Huella de desplante: 118.64 m²

Casa 5
Jardín: 149.38m²
Huella de desplante: 119.64 m²

Casa 6
Jardín: 256.92 m²
Huella de desplante: 118.64 m²

Casa 7
Jardín: 180.47 m²
Huella de desplante: 118.64 m²

Casa 8
Jardín: 232.26 m²
Huella de desplante: 118.64 m²

Casa 9
Jardín: 132.11 m²
Huella de desplante: 118.64 m²

Casa 10
Jardín: 186.26 m²
Huella de desplante: 118.64 m²

Casa 11
Jardín: 132.71 m²
Huella de desplante: 118.64 m²

Casa 12
Jardín: 149.83 m²
Huella de desplante: 99.51 m²

Casa 13
Jardín: 134.77 m²
Huella de desplante: 118.64 m²

Casa 14
Jardín: 181.72 m²
Huella de desplante: 116.64 m²

Casa 15
Jardín: 164.65 m²
Huella de desplante: 90.47 m²

Casa 16
Jardín: 152.73 m²
Huella de desplante: 118.64 m²

Casa 17
Jardín: 149.80 m²
Huella de desplante: 118.64 m²

Casa 18
Jardín: 144.33 m²
Huella de desplante: 118.64 m²

Casa 19
Jardín: 159.60 m²
Huella de desplante: 118.64 m²

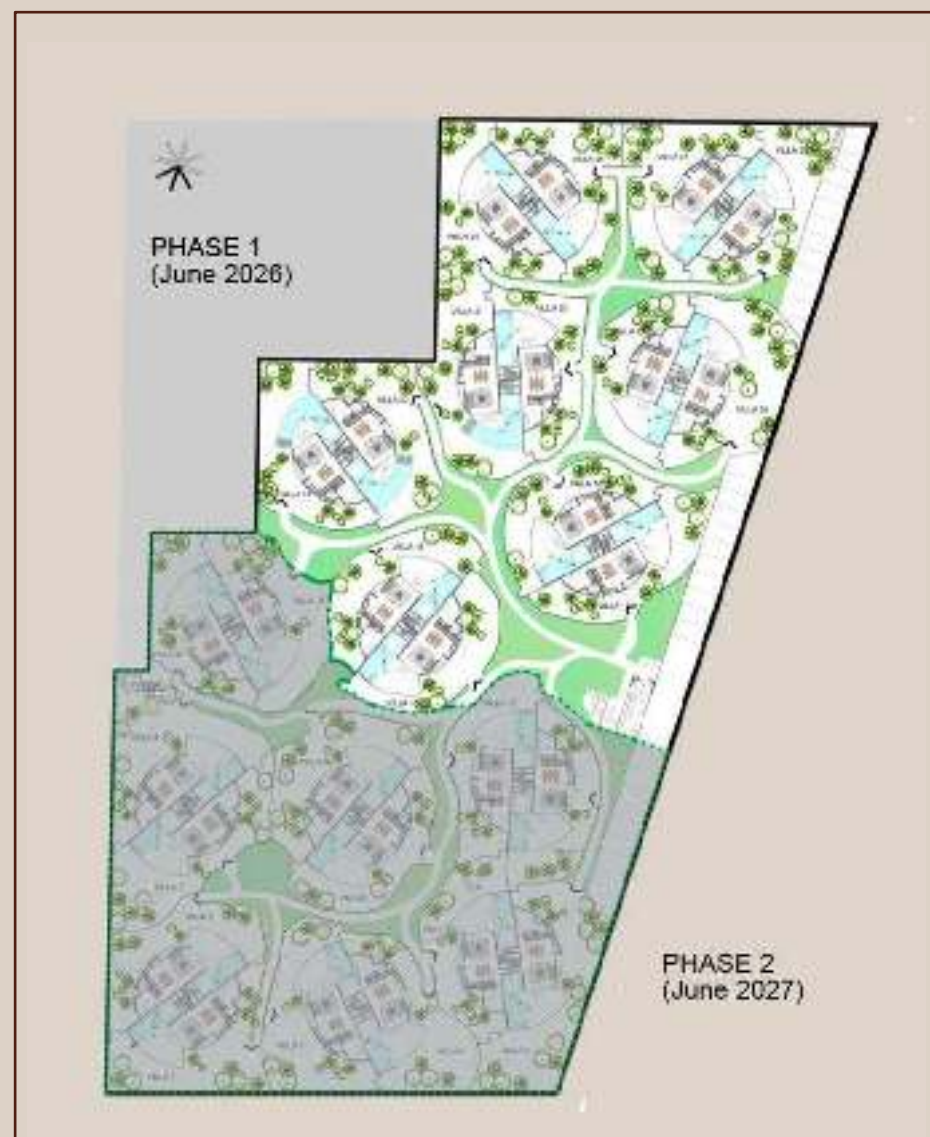
Casa 20
Jardín: 180.60 m²
Huella de desplante: 118.64 m²

Casa 21
Jardín: 200.48 m²
Huella de desplante: 118.64 m²

Casa 22
Jardín: 159.21 m²
Huella de desplante: 90.47 m²

Casa 23
Jardín: 134.78 m²
Huella de desplante: 118.64 m²

Casa 24
Jardín: 237.41 m²
Huella de desplante: 118.64 m²



Casa 25
Jardín: 161.74 m²
Huella de desplante: 118.64 m²

Casa 26
Jardín: 169.60 m²
Huella de desplante: 99.51 m²

Casa 27
Jardín: 201.09 m²
Huella de desplante: 118.64 m²

Casa 28
Jardín: 166.16 m²
Huella de desplante: 118.64 m²



PRICES

FROM

429,000USD

- 4 rooms (3 bathrooms, including 1 jungle shower).
- Aproximatively 198 m² (terrace, pool, 52m²).
- Possibility of adding extras.

FINANCING OF 40%,
30%, 20%, 10%.

FURNITURE AND
EQUIPMENT PACKAGE
AVAILABLE.



ADDITIONAL PROJECT FEATURES



Sunken living room USD 5,400



Pool platform USD 4,800



Waterfall USD 4,800



Fire pit USD 5,400



For Genesis, shaping exceptional living spaces isn't just a profession—it's a passion. With a dedication to crafting environments that foster connections, collaboration, and creativity, Genesis brings a unique philosophy to every project they undertake.

Their approach to shaping boutique communities is defined by careful planning, innovative design, and meticulous attention to detail. Each aspect is thoughtfully curated to create harmonious living experiences that reflect the essence of belonging, growth, and luxurious comfort.

Genesis Developments redefines living standards, inspires connection, and creates unparalleled homes. With Genesis, you become part of a thriving community, united by a commitment to authenticity, community, and innovation.

WWW.GENESISDEVELOPMENTS.COM

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Genesis
Developments

