



HOTEL BOUTIQUE 9 CONDOS

CONDOS FROM
2 ROOMS LOCK OFF



IRIE is a healthy place to communicate with nature, close to the blue waters of the Caribbean and the white sand beaches of Mexico's Riviera Maya.

Your vacation home shouldn't just be seen as an escape from a bitter winter.

Our strong business plan ensures each buyer a healthy investment posture, supported by strong demand for short-term and long-term hotel rentals of their units at reasonable prices, with our strong commitment to property maintenance and security of our guests.

Tulum

An oasis in the middle of the jungle with impressive attractions, archaeological zone, bars, beach clubs, parties all year round and the best clubs; have made it a dream place.

With 9 kilometers of beaches in the best area of the Mexican Caribbean, with the best boutique hotels, unparalleled views of the Caribbean Sea and the special touch of local ingredients.

Tulum's gastronomic scene is among the best in Mexico with Michelin-stars restaurants and all the world's cuisines, the best place for a foodie in the entire Riviera Maya.

The ruins are a must for their peculiarity: they have a unique feature, on a cliff overlooking that turquoise sea from which it coast look away, it is the only Mayan pyramid with a beach front.

The turquoise color of the water, the white sand and that nature in its purest state conquers, knowing a cenote, natural pools that can be open to the sky or under caves, authentic paradises to dive and snorkel, a true gift of nature as a destination with a incomparable and naturally unique seal.



COMMUNICATION

with
nature



Live your own space in an international avant-garde real estate project with exceptional infrastructure, a bold step that defines modern living in the Riviera Maya, fusing the antiquity and mysticism of Tulum with the contemporary lifestyle.

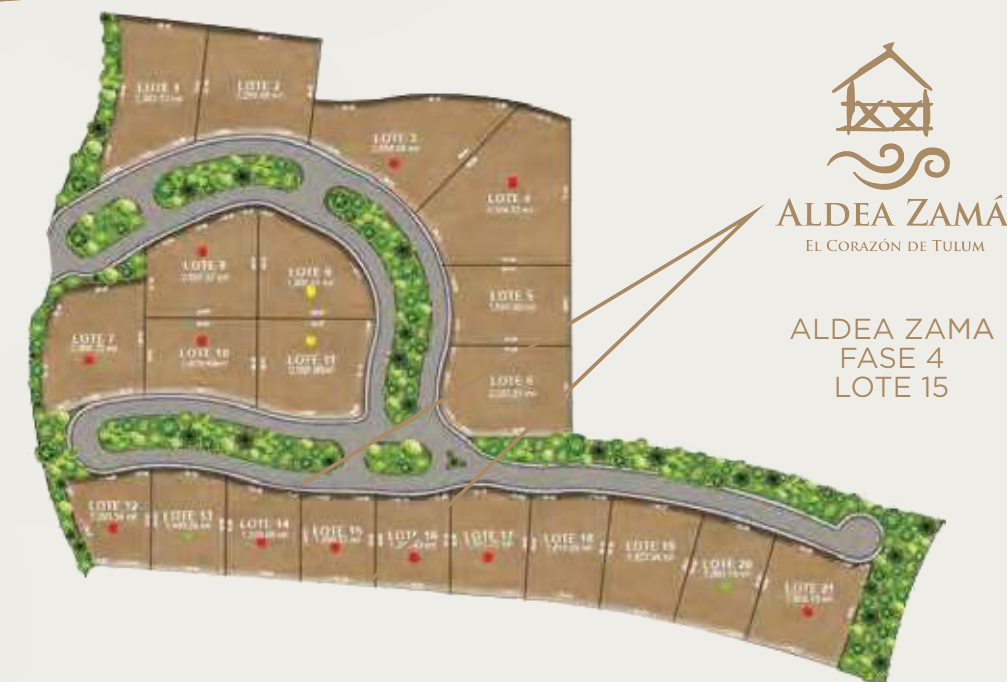
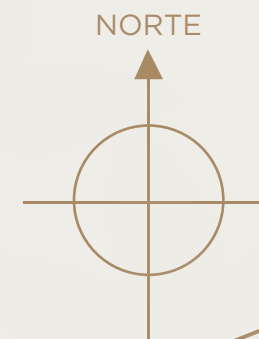
Located in Tulum, in the state of Quintana Roo, Mexico, in the center of the Riviera Maya, 2 hours south of Cancun and 1 hour south of Playa del Carmen.

This majestic ecotourism and residential project is located in a central area where it is possible to enjoy bicycle tours, considering is near of the best places like the archaeological zone, to the beach, to the town of Tulum & the cenotes.

Discover all the wonders of this magical town.



A stylized map of the Tulum area. It shows the coastline of the Caribbean Sea (Mar Caribe) on the right. A road labeled "Carretera Federal" runs diagonally from the top left towards the bottom right. Another road branches off horizontally from the federal highway. To the north of this horizontal road is a small black dot labeled "TULUM PUEBLO". Further south, between the two roads, is a small icon of a pyramid labeled "Zona Arqueológica". Below the horizontal road is a large, solid black irregular shape representing a lagoon or wetland, labeled "ALDEA ZAMÁ". At the bottom of the map, along the coast, is a label "ZONA HOTELERA". The land areas are colored in shades of tan and brown, while the sea is blue with white wave patterns.





AMENITIES

Healthy LIFE STYLE

- Pool
- A/C
- Gym
- Yoga
- Restaurant
- Elevator
- Laundry
- Full Service
- Concierge 24h
- Security 24h



WELLNESS

Room Intelligence System

Room networked telephones to communicate with front desk, maintenance, room service, consierge.

Soundproof walls

Lockoff system in apartments to maximize revenue

Hard wired WIFI throughout building with networked access points to increase speed and connectivity in all parts of property

Hot water recirculation system for instant hot water

Solar powered hot water system to eliminate risk of cold water in blackouts and to reduce electric costs powering hot water.

Card system for energy controls (Reports show it reduces power bill by 30–40% in hotel properties 110v Mini split inverters (more expensive units but much more energy efficient to reduce energy costs)



9mm glass and 4cm aluminium profile facing all common areas in all condos to reduce noise and also for energy reduction.

Pluvial system to collect rain water to use for common areas,

i.e. pool to reduce cost of water for common areas and emphasize better conservation.

Duo system of underground well/city water cistern system to eliminate risk of CAPA not delivering water and the property being out of water. Also to eliminate dirty water in the property from the well after it rains, which is very common. It is obviously expensive to build two different systems for one resource. The system allows us to turn a switch to control where the water comes from.



FLOOR PLANS

Floor plans

MASTERPLAN

Ground floor

- 1. Parking
- 2. Access
- 3. Lobby
- 4. Gym
- 5. Restaurant
- 6. Terrace
- 7. Pool
- 8. Stairs
- 9. Condo 101
- 10. Condo 102



MASTERPLAN

First level

- 11. Condo 201
- 12. Condo 203
- 13. Condo 204



MASTERPLAN

Second floor

- 14. Condo-Penthouse 301
- 15. Condo-Penthouse 302
- 16. Condo-Penthouse 303
- 17. Condo-Penthouse 304



MASTERPLAN

Roof top

- 14. Condo-Penthouse 301
- 15. Condo-Penthouse 302
- 16. Condo-Penthouse 303
- 17. Condo-Penthouse 304
- 18. Yoga



CONDO 101

- 3 Bedrooms
- 3 Bathrooms
- 2 Lockoff

Indoor area: 108.64 m²

Outdoor area: 9.43 m²

TOTAL AREA: 118.07 m²

ft² AREA: 1270 ft²



CONDO 102

- 2 Bedrooms
- 2 Bathrooms
- 1 Lockoff

Indoor area: 83.61 m²

Outdoor area: 4.76 m²

TOTAL AREA: 88.37 m²

ft² AREA: 951 ft²



CONDO 201

- 5 Bedrooms
- 5 Bathrooms
- 5 Lockoff

Indoor area: 223.55 m²

Outdoor area: 35.77m²

TOTAL AREA: 259.25 m²

ft² AREA: 2790 ft²



CONDO 203

- 2 Bedrooms
- 2 Bathrooms
- 1 Lockoff

Indoor area: 73.06 m²

Outdoor area: 11.61 m²

TOTAL AREA: 94.67 m²

ft² AREA: 911 ft²



CONDO 204

- 2 Bedrooms
- 2 Bathrooms
- 1 Lockoff

Indoor area: 73.06 m²

Outdoor area: 11.61 m²

TOTAL AREA: 94.67 m²

ft² AREA: 911 ft²



CONDO 301

condo 301

- 3 Bedrooms
- 3 Bathrooms
- 1 Lockoff

Indoor area: 119.43 m²

Outdoor area: 11.61 m²

Roof top: 54.11 m²

TOTAL AREA: 212.98m²

ft² AREA: 2292 ft²



CONDO 302

condo 302

- 3 Bedrooms
- 3 Bathrooms
- 1 Lockoff

Indoor area: 119.43 m²

Outdoor area: 11.61 m²

Roof top: 54.11 m²

TOTAL AREA: 212.98m²

ft² AREA: 2292 ft²

CONDO 303

- 3 Bedrooms
- 3 Bathrooms
- 1 Lockoff

Indoor area: 112.93 m²

Outdoor area: 39.44 m²

Roof top: 54.11 m²

TOTAL AREA: 220.80m²

ft² AREA: 2376 ft²



CONDO 304

- 3 Bedrooms
- 3 Bathrooms
- 1 Lockoff

Indoor area: 112.93 m²

Outdoor area: 39.44 m²

Roof top: 54.11 m²

TOTAL AREA: 220.80m²

ft² AREA: 2376 ft²



exteriors



interiors



