

KACHAVA LUX
Private Residences & Spa

AN ALL LUXURY VILLA RESORT

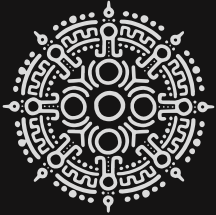


AT BOSQUE TULUM THE ART OF LIVING, REDEFINED.



A SANCTUARY CRAFTED BY NATURE,
PERFECTED BY MASTERY.





A WORLD OF BESPOKE LUXURY

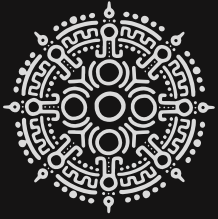
More than just a destination, *Kachava Lux Private Residences & Spa* is a **bold statement of lifestyle**—a realm where every element has been carefully curated for those who demand nothing but the very best. Nestled within a pristine natural environment, this exclusive enclave marries cutting-edge architecture with world-class service to deliver an unparalleled living experience.

At Kachava Lux, luxury permeates every detail. From the refined design to the impeccable hospitality, every aspect of your stay is tailored with precision, offering an experience that is both intimate and extraordinary. Our promise is to provide an environment where privacy, elegance, and comfort converge, creating memories that last a lifetime.

Welcome to the ultimate expression of exclusivity on the Riviera Maya—a place where dreams are realized and every moment is a celebration of the art of living.

-The All Luxury Private Villa Resort.





Step into a sanctuary where sleek, modern design fuses with the lush tropical jungle.
—a retreat that inspires tranquility and creative living.

Each villa has four bedrooms with three and a half bathrooms appointed with and include:

- Concierge on a call
- High grade linens
- Luxury SUV and chauffer
- Reverse osmosis water system
- Beachclub membership
- Large screen TV's with surround sound system
- Luxury furnishing and artwork
- Robust internet throughout the villa
- Skyview jacuzzi & infinity pool
- Luxury bath and body products*
- Private zen garden
- Fully stocked premium bar**
- Smart home
- Daily maid service*
- Fully equipped kitchen
- Outdoor dining and grilling kitchen with social area

*Services included for paid guests

**Owner or guest will pay by consumption.





THE PERFECT RESIDENCE IN AN ALL LUXURY VILLA RESORT

Located within “Bosque Tulum” a privileged masterplan community strategically located on South Coba Avenue, where contemporary architecture meets nature’s untouched beauty. Kachava Lux Private Residences & Spa, an all luxury villa resort has preserved 52% of the natural jungle surroundings creating an unmatched connection with nature.

This exclusive resort development is conceived to offer a perfect blend of aesthetics and sustainable practices—ensuring every residence is not only a sanctuary of refined living but also a tribute to environmental stewardship.



BOSQUE
TULUM

A MASTERPLAN COMMUNITY SETTING THE STANDARD OF TRUE LUXURY IN TULUM



Situated on Avenida Coba in Tulum's most coveted area, this sanctuary blends urban accessibility with serene seclusion. It is close to cultural and culinary scenes while offering the privacy of a gated, eco-conscious community. Sustainably designed, Bosque Tulum merges modern sophistication with the natural beauty of the Riviera Maya, creating an unparalleled retreat.

Absolute Privacy: Enjoy a secure, gated community designed for tranquility and discretion.

Prime Location: Just minutes from pristine beaches, ancient Mayan ruins, and Tulum's vibrant cultural scene.

Commercial Village: Within Bosque Tulum Masterplan, where Kachava Lux Private Residences & Spa resides, indulge your senses in a collection of epicurian delights and a tapestry of exclusive boutique shops.

Future-Proof Investment: Situated in the fastest-growing area of the Riviera Maya, Bosque Tulum is both a beacon of exclusive living and a sound investment opportunity.



LOCATION,
LOCATION,
LOCATION.



TULUM AVENUE

TULUM
ARCHAEOLOGICAL ZONE

TULUM
DOWNTOWN



KACHIVATULUM
Waves & Mountains

ALDEA ZAMA

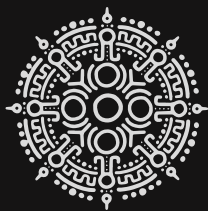
LA VELETA

SELVAZAMA

COBA AVENUE

TULUM
HOTEL ZONE

- 5 MINUTES TO THE BEACH
- TWO BLOCKS TO SUPERMARKET
- NEXT TO POLICE STATION
- 5 MINUTES TO HOSPITAL
- 6 BLOCKS TO DOWNTOWN TULUM
- ADJACENT TO JAGUAR PARK
(WHERE TULUM RUINS ARE LOCATED)



PRIVATE RESIDENCES

LOCATED IN AN ALL LUXURY VILLA RESORT

The villas at **Kachava Lux Private Residences & Spa** are embodied in a cocoon of high level luxury services and amenities on demand:

- Spa and salon services
- Private chef & regional cooking classes
- Nanny
- Pet sitter
- Prestocking villa with gourmet foods
- Trainer and nutritionist
- Yoga & meditation teacher
- Doctor & healthcare services
- Holistic mayan experiences
- Laundry & dry cleaning services

*On demand services are for additional charge



*Skyview Jacuzzi in every villa.



Double height ceiling Villa entrance

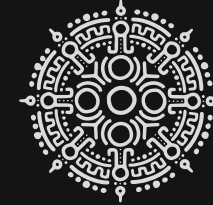
As you step through an 18 foot tall tzalam custom made wooden door into a villa within **Kachava Lux Private Residences & Spa**, a striking double-height glass wall immediately captivates, unveiling a panoramic view of your private Zen garden. Natural light floods the space, illuminating a sculptural water feature that blends serenity with modern elegance.

An indoor garden breathes life into the architecture, while directional lighting enhances the textures and depth of the space. Modern art pieces subtly complement the refined aesthetic, creating a seamless dialogue between nature and design.

Above, the Skyview Jacuzzi with its see-through glass floor awaits, a bold statement of innovation and indulgence. Every element is designed to transform the ordinary into the extraordinary.



*Skyview Jacuzzi villa entrance.



First level Social area

Kitchen

Each private villa has the ability for you to choose between three customized finish packages, including flooring, cabinetry, stone work and dining room lightning fixture.

Dining room, wet bar & wine cellar

Handcrafted indigenous woods, natural stones and regional fabrics create the gathering space for guests to imbibe while enjoying their dining experiences.

Living room

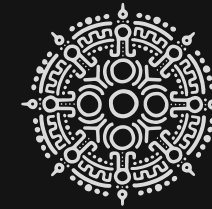
Surrounded by custom craftsmanship of the finest quality, including built-ins and high-grade materials, you'll find floor-to-ceiling glass doors that open to seamlessly connect with your outdoor Zen garden. The custom couch and hand-carved wooden coffee table complete the perfect environment to enjoy your home theater.



*The displayed interior is from Villa Náay.



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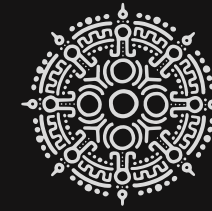


Second level A Private Retreat

The second level of the villa is a private retreat, designed for comfort, balance, and tranquility. The **spacious master suite** blends minimalist luxury with natural elements, reflecting the beauty of Tulum. Its ensuite bath, natural lighting, and serene views create the perfect sanctuary.

A **secondary bedroom** offers a welcoming space for guests or family, while the **convertible den** adapts effortlessly as a home office, lounge, or additional sleeping area. An extra full bathroom ensures convenience and comfort.

This level seamlessly combines **functionality and elegance**. Thoughtful spatial design and refined finishes make it a haven of **sophisticated living**.



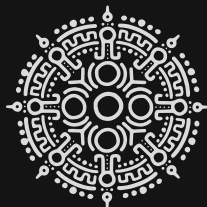
Third level A Private Retreat

The third level is a private retreat where luxury meets open-air serenity. A secluded **third bedroom with ensuite bathroom** offers an intimate escape, framed by panoramic views and the tranquility of your elevated sanctuary. Lush greenery enhances the **private rooftop garden**, creating a peaceful oasis.

Designed for refined outdoor living, this space features an **elegant grilling area** and a **pergola-shaded lounge**, perfect for alfresco dining or sunset gatherings. Every detail is curated for both relaxation and entertainment.

The experience is elevated with an **infinity pool** that blends into the horizon and a **Skyview Jacuzzi** with a see-through glass floor, redefining indulgence at the highest level. More than a rooftop, this is a private paradise for those who seek the extraordinary.

*The third level outdoor living space is the same in all villa design packages.



Personalized Luxury

Luxury is in the details. Kachava Lux Private Residences & Spa offers three exclusive finish packages, each designed to reflect different styles while maintaining the highest level of elegance and craftsmanship.

Villa K'uhul

A villa designed for those who embrace contrasts, depth, and contemporary refinement. Villa K'uhul is a striking fusion of modern design and bold architectural elements.

MOSCATO MELAMINE | WHITE VEIN QUARTZ | SANTO TOMAS MARBLE | WHITE CHUKUM

Villa Ka'an

Where modern aesthetics meet organic tranquility—Villa Ka'an is designed for those who appreciate effortless sophistication in every element.

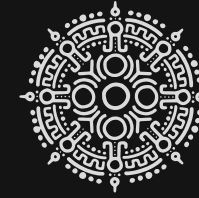
AMBAR MELAMINE | WHITE SAND QUARTZ | TRAVERTINE MARBLE | CREAM CHUKUM

Villa Naáy

For those who seek warmth, light, and timeless design, Villa Náay offers an inviting ambiance with natural textures and soft, organic tones.

URBAN NOGAL | SAN GABRIEL GRANITE | POLISHED CONCRETE | GRAY CHUKUM





AMENITIES OF A LUXURY RESORT

Yoga & Meditation Center

The Wellness area is your personal sanctuary for relaxation and rejuvenation. Designed to foster inner balance, this serene space offers curated experiences to restore both mind and body, ensuring you're always in harmony with nature.

Fitness Center

Our state-of-the-art Fitness Center is fully equipped for all your workout needs, blending modern equipment with natural light and views of the jungle. Here, fitness becomes an inspiring part of your daily routine.

Holistic Spa

Step into a space that will pamper and exhilarate your every sense. Where expert therapists draw on ancient techniques to relieve stress and rejuvenate your body.

Detox Sauna & Rain Shower

The Sauna at Kachava Lux is a place to detox and restore. Surrounded by nature, this peaceful space lets you sweat out the day's tension while breathing in the essence of the jungle.

*Spa services are at additional cost.





KACHAVA LUX PRIVATE TOURS

– EXCLUSIVE, PERSONALIZED, UNFORGETTABLE

Go beyond the ordinary and explore Tulum's hidden gems with expert local guides. From untouched nature to high-end experiences, every tour is crafted for those who seek the extraordinary.

- Mayan Ruins & Ancient Cave Exploration – Walk through history where civilization began
- Secret Cenotes & Bacalar Lagoon – Discover pristine waters away from the crowds
- Swim with Whale Sharks & Bull Shark Diving – Once-in-a-lifetime marine encounters
- Sian Ka'an UNESCO Reserve – Untouched nature in its purest form
- Luxury Yacht Charters & Sport Fishing – Sail the Caribbean in style
- PGA Golf & ATV Jungle Adventures – Thrill, challenge, and natural beauty combined
- Curated Tulum Nightlife – VIP access to the most exclusive clubs

At Kachava Lux, every experience is tailor-made to elevate your stay. Adventure, luxury, and exclusivity—designed for you.



EVOLUTION OF EXCELLENCE

A JOURNEY UNFOLDING

Phase One: 16 private luxury villas inaugurate the community, setting the standard for elegance.

Phase Two: An additional 16 villas, enhanced by a state-of-the-art spa and fitness center, elevate the living experience.

Phase Three: The final 16 villas complete the vision, ensuring a fully integrated, ultra-luxury environment.

Finish Packages: Three finish packages are available in Kachava Lux Private Residences and Spa. Villa Náay, Ka'an & K'uhul.

*Please note that the finishes depicted in any render, printed material, or digital imagery may appear different when applied to brochures, websites, or any other marketing materials. This variation is due to differences in technology resolution, lighting conditions set by the architect, and the effects of reflections and shading from a digital perspective.





SUPERCARGED REVENUE PROGRAM

DRIVEN BY A HOSPITALITY MANAGED MODEL

Own one or more **Luxury Villas** at **Kachava Lux Private Residences & Spa** and opt into our **Supercharged Revenue Program**, driven by a Hospitality Managed Model designed for investors seeking high returns **with zero hassle**.

10% + ROI – Attractive annual returns backed by real market data.

Zero Property Management & Rental Fees – More earnings, less overhead.

Hands-Off Hospitality – Your villa operates as part of Tulum's only **all-luxury villa resort**.

Our financial projections are based on a comprehensive market analysis, utilizing data from **Airbnb, AirDNA, RE/MAX International, and AMPI Playa del Carmen/Tulum**.

With **a limited number of villas available**, Kachava Group, the developers of Kachava Lux will retain **50% or more of the properties as resort-owned villas**, ensuring exclusivity and long-term value.

For a copy of the financial prospectus and investment consultation, contact RE/MAX Signature Luxury Collection, Tulum.



OUR SUPERCHARGED REVENUE PROGRAM

IS DRIVEN BY:

 **Booking.com**

TRAVEL+
LEISURE

viator

 **Expedia**

KAYAK

Robb Report

RIVIERA
TRAVEL

Condé Nast
Traveler

krivago

Tablet Hotels
THE HOTEL EXPERIENCE, THE HIGHEST PRICES

 **despegar**

 **Hotels.com**

Vrbo

 **PriceTravel**

agoda


 **travelocity**

 **airbnb**


Scott Dunn

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Phone: US +1 (480) 882-0761 www.kachavagroup.com/kachava-lux