

TREE60° Quality Report

General Specifications TREE60

Tree 60 is a 100% sustainable project located in the middle of the Mayan jungle, 1 hour and 15 minutes from Cancun International Airport, Quintana Roo. It consists of 33 homes (18 loft-style units, 4 two-bedroom units, and 11 studios) on a 20,000 m² plot, impacting only 6% of the land. Construction is carried out using artisanal methods, ensuring that no heavy machinery enters the site, thus preventing the destruction of vegetation.

The common areas include a swimming pool, restaurant/bar, reception, yoga/multi-purpose platform, functional gym, and more. Each home is elevated approximately 1.5 meters above ground level, providing multiple benefits, such as minimal land impact—homes are built on columns, keeping the ground fully permeable. This elevation also enhances natural ventilation and floor cooling.

Energy

Tree 60 features a photovoltaic energy system connected to battery storage to ensure efficient villa operation. The system is grouped into clusters of up to seven houses, meaning the development is divided into five independent zones.

Water

Tree 60 has two water wells. Based on laboratory analysis, the water system includes an advanced filtration system, consisting of an iron retention filter, an automatic zeolite filter, an automatic activated carbon filter, and a twin softener.

Wastewater Treatment

Tree 60 employs a two-stage wastewater treatment process:

1. Primary biological treatment, utilizing a fixed-bed biofilm reactor (BBR).
2. Extended active aeration, which ensures the oxygenation of water following the anaerobic process.

1. Common Areas for Homeowners

- Parking lot next to the main road, near the condominium entrance (one space per home, unassigned). *(PHASE 1)*
- Bicycle parking near the main entrance. *(PHASE 1)*
- Gated entrance with security booth. *(PHASE 1)*

- 2.4m-wide gravel pathways for pedestrian and bicycle access to each home. *(ALL PHASES, BUILT AS PROJECT EXPANDS)*
 - Covered restaurant/bar/reception near the main entrance. *(PHASE 4)*
 - Men's and women's restrooms. *(PHASE 1)*
 - Administrative office. *(PHASE 1)*
 - Elevated yoga/multi-purpose platform at treetop level. *(PHASE 4)*
 - Swimming pool. *(PHASE 2)*
 - Lounge chair area. *(PHASE 2)*
 - Functional gym in the jungle. *(PHASE 3)*
 - Trash room next to the main road. *(PHASE 2)*
 - Maintenance storage rooms. *(PHASE 2)*
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2. Common Service Areas

- Restaurant/bar storage. *(PHASE 1)*
 - Employee restrooms. *(PHASE 1)*
 - Mechanical rooms. *(PHASE 1)*
 - Rental supply storage. *(PHASE 2)*
 - Furniture storage. *(PHASE 2)*
 - Wastewater treatment plant. *(PHASE 3)*
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3. Spirit Villa Layout (113 m²)

Ground Floor (41 m²)

- Exterior spiral staircase access
- Open-concept living/dining/kitchen area
- Staircase leading to the mezzanine

Mezzanine (20 m²)

- Bedroom
- Bathroom

Roof Garden (52 m²)

- Spiral staircase access
 - Barbecue area
 - Dining area
 - Bathtub
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4. Essence Villa Layout (156 m²)

Ground Floor (57 m²)

- Linear staircase access
- Open-concept living/dining/kitchen area
- Staircase to first floor
- Bedroom #1
- Bathroom #1

First Floor (29 m²)

- Bedroom
- Bathroom
- Exterior staircase to roof garden

Roof Garden (70 m²)

- Barbecue area
- Dining area
- Bathtub

5. Soul Villa Layout (102 m²)

Ground Floor (51 m²)

- Exterior spiral staircase access
- Open-concept living/dining/kitchen area
- Bathroom

Roof Garden (51 m²)

- Spiral staircase access
- Dining area/lounger/bathtub

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A) Foundation and Structure (Spirit & Essence Villas)

- Foundations made of reinforced concrete isolated footings ($f'_c=250 \text{ kg/cm}^2$) with reinforcement steel ($f_y=4200 \text{ kg/cm}^2$), anchored to solid rock.
- Structure consists of steel columns using HSS 6" x 6" x 3/8 profiles (A50 steel) with A36 steel plates and A50 IPR beams (10" and 8", as needed).
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- Floors use polystyrene beam and slab system (20-25 cm thick), reinforced with welded wire mesh ($f_y=5000 \text{ kg/cm}^2$) and a 5 cm compression layer ($f_c=200 \text{ kg/cm}^2$).

B) Foundation and Structure (Soul Villas)

- Foundations made of reinforced concrete continuous footings ($f_c=250 \text{ kg/cm}^2$) with reinforcement steel ($f_y=4200 \text{ kg/cm}^2$), anchored to solid rock.
- Structure consists of reinforced concrete beams and columns ($f_c=250 \text{ kg/cm}^2$) with reinforcement steel ($f_y=4200 \text{ kg/cm}^2$).
- Perimeter walls made of 15x20x40 cm concrete blocks with reinforced columns.
- Floors use polystyrene beam and slab system (20-25 cm thick), reinforced with welded wire mesh ($f_y=5000 \text{ kg/cm}^2$) and a 5 cm compression layer ($f_c=200 \text{ kg/cm}^2$).

C) Interior Finishes

Living/Dining Room:

- Interior and exterior walls made of 4" Covintec panels, fine plaster finish, final coat with vinyl paint as per approved sample.
- Polished concrete flooring.
- Gypsum board ceiling with paint finish as per approved sample.
- Low partition walls made of 4" Covintec panels, painted per approved sample.

Bedrooms:

- Same finishes as living/dining area.

Bathrooms:

- Walls finished with vinyl paint or Interceramic Geologic Metal Black porcelain tile, depending on the area.
- Dividing walls made of Durock panels with vinyl paint or Interceramic Geologic Metal Black porcelain tile.
- Polished concrete or Interceramic Geologic Metal Black porcelain tile flooring.
- Moisture-resistant gypsum board ceiling with paint finish.
- Fixtures and accessories from Helvex Proyecta line.

D) Carpentry

- Doors made of first-grade pine wood, hollow-core with mahogany plywood veneer, lacquered black with matte polyurethane finish.
 - Wooden furniture made of tzalam veneer plywood with first-grade pine wood frame, natural finish with matte polyurethane coating.
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E) Kitchens

- Cabinets made of mahogany plywood, first-grade pine frame, lacquered black with matte polyurethane finish.
 - Countertops made of San Gabriel Black leather-finish granite or similar.
 - Gas stove with 2 or 4 burners, stainless steel sink, and single-lever faucet (Teka or similar brand).
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