





About Us

Mangrove is the merge of different minds with the goal of creating efficient, natural and profitable real estate spaces.

Through its partners, **Mangrove** gathers more than 20 years of experience in real estate development in Mexico and abroad. Furthermore, the experience that its partners have gained in a wide range of industries, allows **Mangrove** to be prepared to face the challenges of complex multidisciplinary projects.

In **Mangrove**, we create spaces that allow users to enjoy life and relax, while earning attractive returns to their investments.

Life



Experience



Universality



Resilience



Efficiency



Investment Returns



Tulum

Out of all the special singularities that **Tulum** has to offer, without a doubt, its nature, pyramids, and the amazing beaches distinguish from the rest of the Riviera Maya.

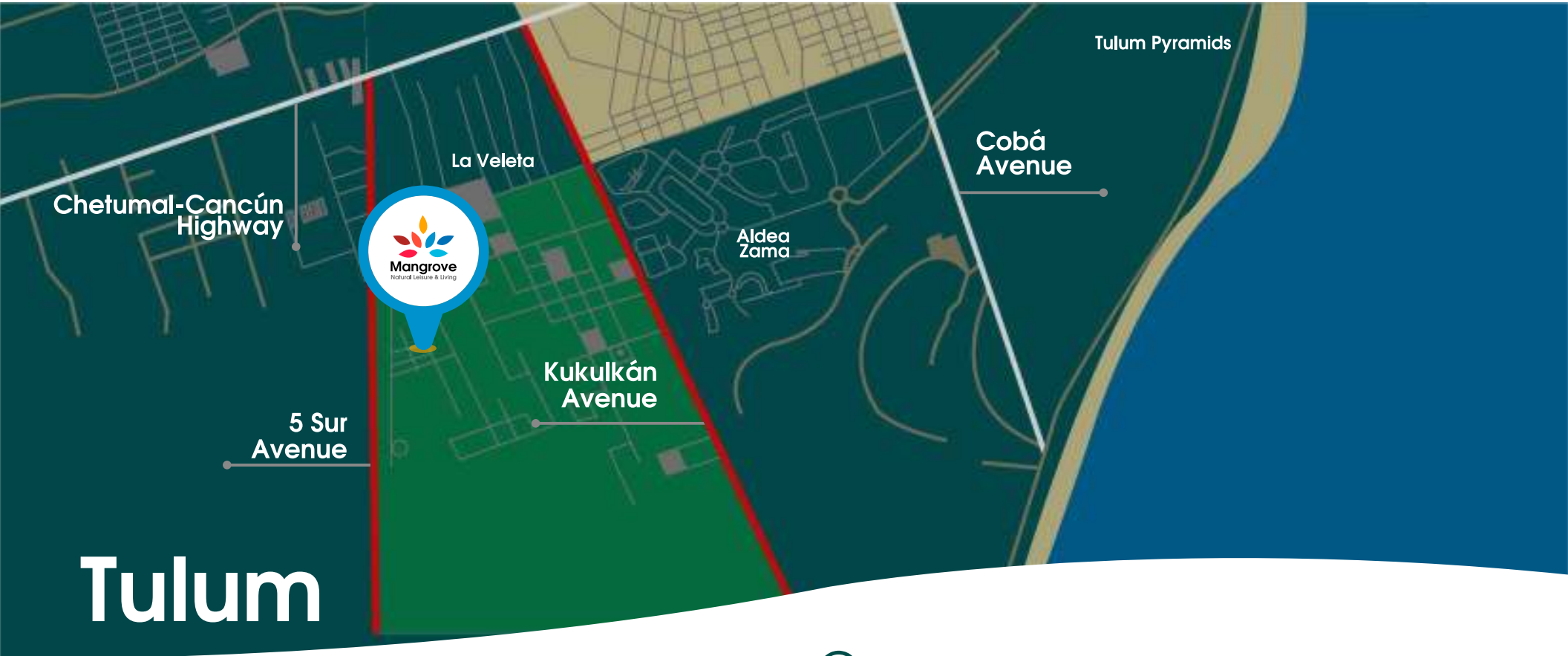
Tulum is a special location in the Mexican Caribbean where you can still enjoy from profuse nature: beaches, cenotes, and jungle. Nature is complemented with extraordinary experiences such as an exquisite gastronomy, the most exclusive parties in Mexico, spiritual rituals, and natural architecture design.





For mayan culture, the ceiba tree (kapok tree) was the sacred tree that supported the universe. It was believed that towards the four cardinal directions, a sacred 'Ceiba' raised and upheld both the celestial pyramid and the earth plane. And, at the center of this earth, the great mother 'Ceiba' elevated as the great axis of the universe.

Xeiba is a tribute that Mangrove pays to mexican cultures of the past and the present.



Tulum

Location

Xeiba is located only 5 kms. away from the beach, in Region 15 of Tulum. This zone is surrounded by nature and in a fast consolidation phase.

A few blocks away from Kukulcán Avenue, the new road that connects Region 15 with the beach and the hotel zone, the project will have great access and mobility will similar future connection through the 5 SUR Avenue.



Tulum Center: **5** minutes.



Hotel Zone / Beach: **15** minutes.



Kaan Luum Lagoon/ Cenotes: **15** minutes.



Tulum Pyramids: **20** minutes.



Cancun International Airport: **1.5** hours.

Design & Amenities

Xeiba is a residential project of 9 exclusive apartments distributed in 3 levels (3 apartments per level) and a roof garden. There will be 2 different types of units: studios and 1 bedroom. Some of the units will have exclusive elements such as private plunge pools, gardens, and even a private roof garden.

The project was designed by Mexark Arquitectos, a firm with vast experience in the region.



Panoramic pool



Living area



Lounge area



CCTV Security



Barbecue area



Parking



Access to Beach Club





The images are illustrative, there could be light modifications.



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Ground Floor

101 (Studio)

- Area: 34m².
- Private Plunge Pool.
- Garden: 19m².
- Total Area: **53m²**.

102 (Studio)

- Area: 34m².
- Private Plunge Pool.
- BBQ Area.
- Garden: 26m².
- Total Area: **60m²**.

103 (1 BR)

- Area: 54m².
- Private Plunge Pool.
- BBQ Area.
- Garden: 48m².
- Total Area: **102m²**.



The images are illustrative, there could be light modifications.

Second Level

201 (Studio)

- Area: 31m².
- Balcony: 3m²
- Total Area: **34m²**.

202 (Studio)

- Area: 31m².
- Balcony: 3m²
- Total Area: **34m²**.

203 (1 BR)

- Private Plunge Pool.
- Total Area: **54m²**.



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Third Level

301 (Studio)

- Area: 31m².
- Balcony: 3m²
- Total Area: **34m²**.

302 (Studio)

- Area: 31m².
- Balcony: 3m²
- Total Area: **34m²**.

303 (1 BR)

- Area: 54m².
- Roof Garden: 26m²
- Private Plunge Roof.
- Total Area: **80m²**.



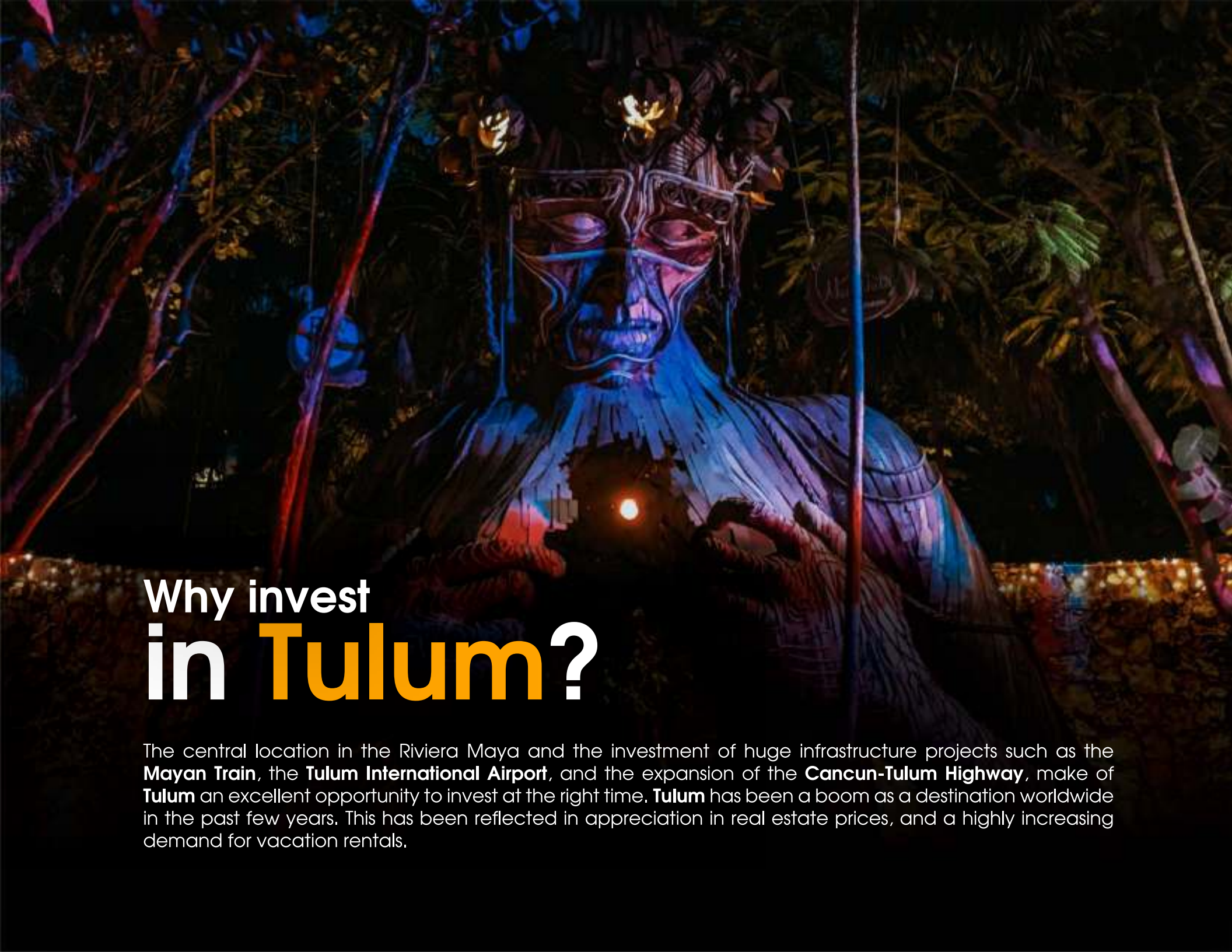
The images are illustrative, there could be light modifications.

Roof Garden

303



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Why invest in Tulum?

The central location in the Riviera Maya and the investment of huge infrastructure projects such as the **Mayan Train**, the **Tulum International Airport**, and the expansion of the **Cancun-Tulum Highway**, make of **Tulum** an excellent opportunity to invest at the right time. **Tulum** has been a boom as a destination worldwide in the past few years. This has been reflected in appreciation in real estate prices, and a highly increasing demand for vacation rentals.



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