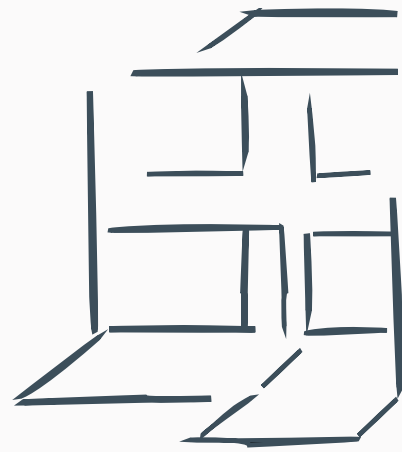


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by S A K B E



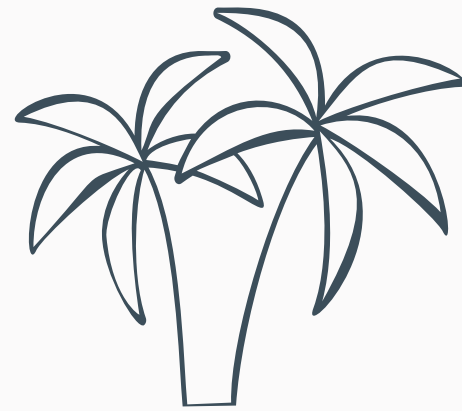
Las imágenes son representativas y de referencia, esta sujetas a cambios y el resultado final puede tener variaciones. Images are representative and as reference, they are subject to change and the final result may vary.

6 casas privadas



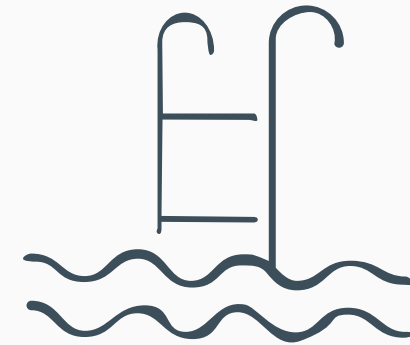
6 private houses

60% áreas verdes



60% green areas

Jardín, deck y alberca privados



Private pool, deck & garden

Poc ta Poc consiste de 2 fases independientes, de 6 casas de privadas cada una

Poc ta Poc consists of 2 independent phases, each of only 6 private houses

MASTER PLAN





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casa - house



A



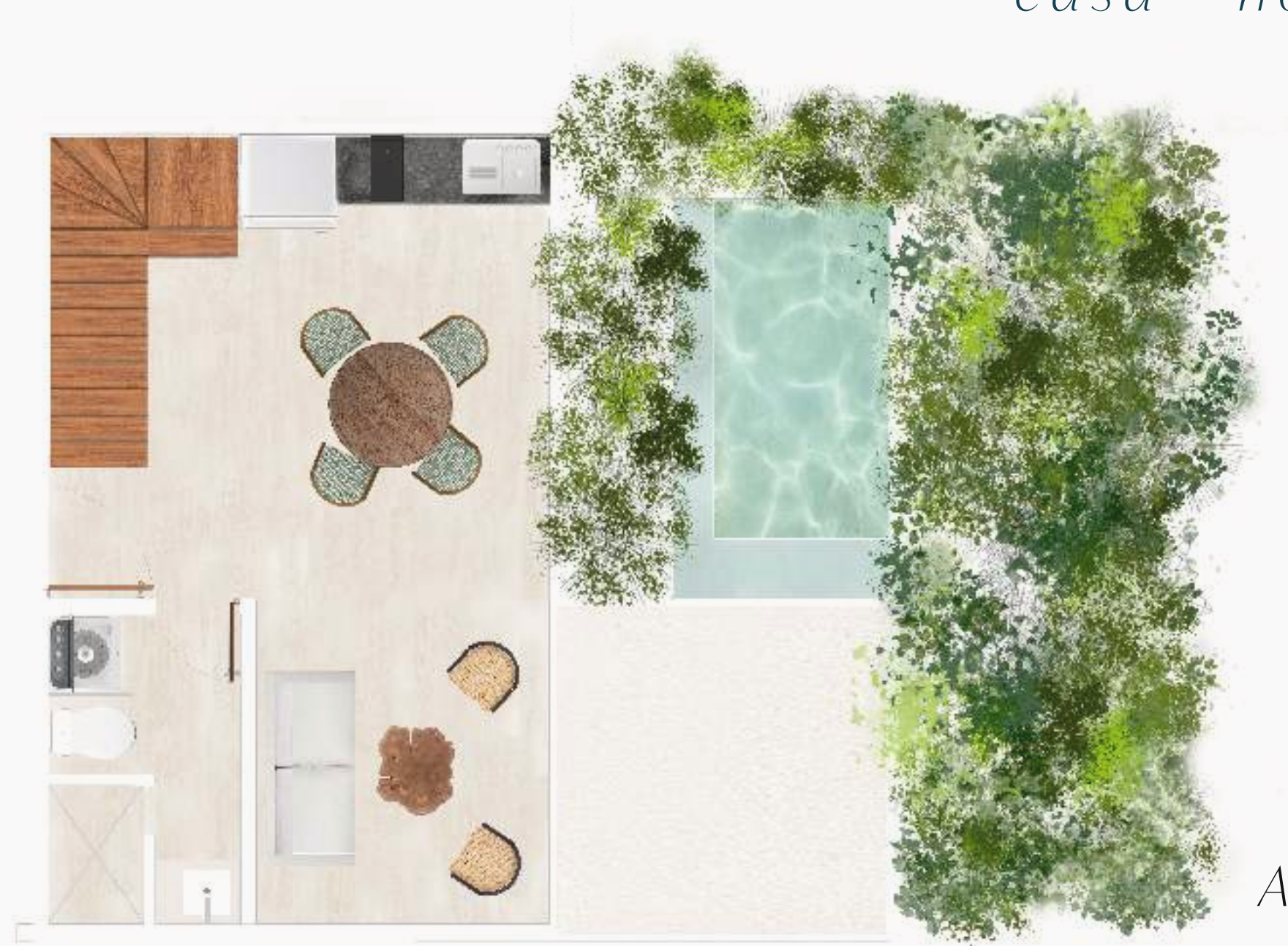
B

planta baja | ground floor



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casa - house



planta baja | ground floor



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2 HABITACIONES	2 BEDROOMS
2 BAÑOS COMPLETOS	2 FULL BATHROOMS
ESPACIO PARA CENTRO DE LAVADO	SPACE FOR WASHER / DRYER
77m2 INTERIORES	828 sqft INTERIOR
38.5 m2 ROOFTOP	414 sqft ROOFTOP
50.74m2 JARDÍN PRIVADO CON DECK Y ALBERCA (INCLUIDOS)	539 sqft PRIVATE GARDEN WITH DECK & POOL (INCLUDED)
166m2 TOTALES	1786 sqft TOTAL

casa - house



planta alta | first level

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casa - house



rooftop

ACABADOS - FINISHES

Mármol travertino	<i>Travertine marble</i>
Granito San Gabriel (negro)	<i>Granite “San Gabriel” (in black)</i>
Madera de la región	<i>Regional wood</i>
Piedra galarza (fachada)	<i>Galarza stone (facade)</i>
Alberca de chukúm	<i>“Chukum” pool</i>
Mosquiteros	<i>Mosquito nets</i>

Las imágenes son representativas y de referencia, esta sujetas a cambios y el resultado final puede tener variaciones. Images are representative and as reference, they are subject to change and the final result may vary.



UBICACIÓN - LOCATION

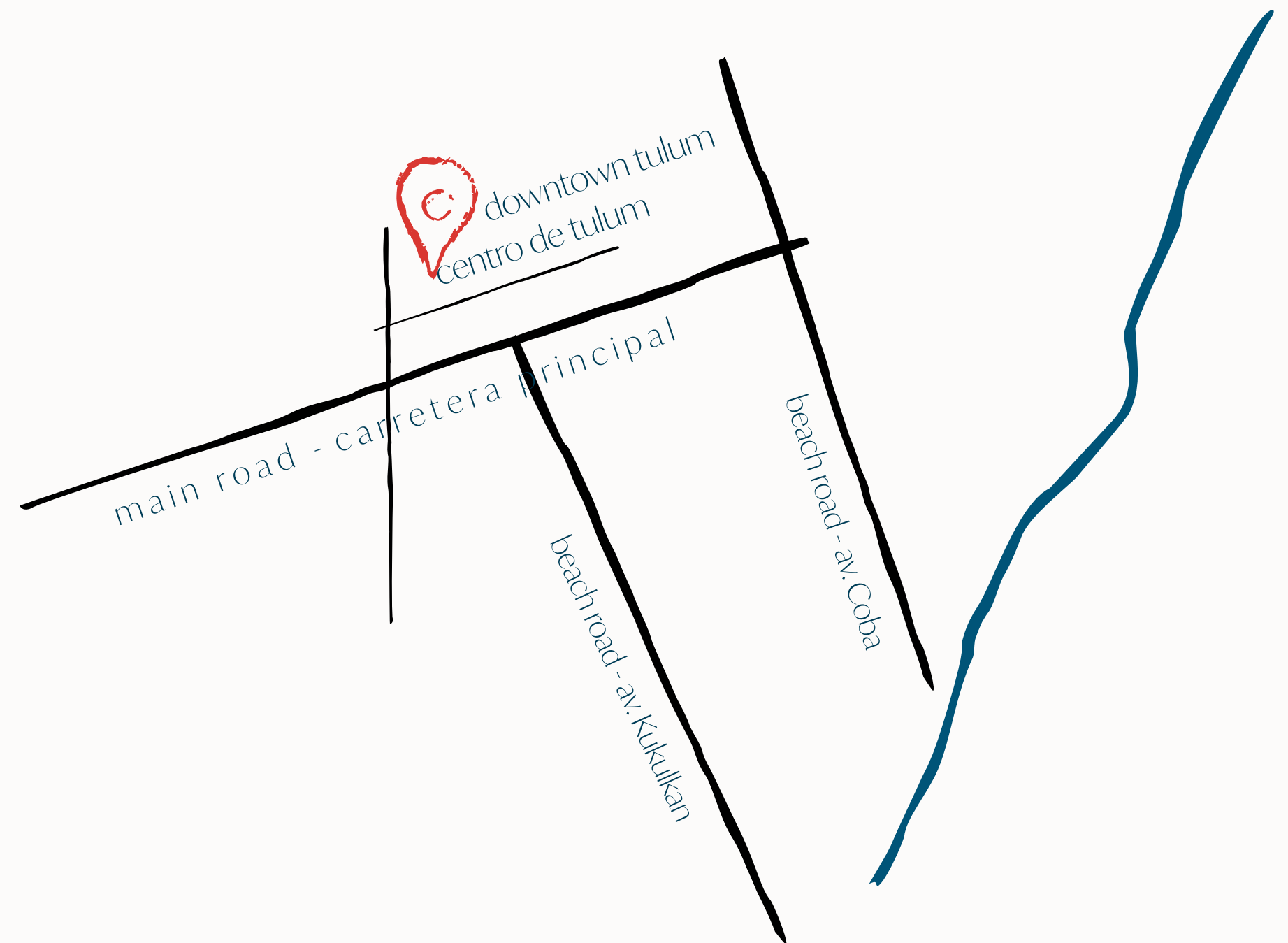
google maps 

8+ CENOTES

4+ACCESOS A LA PLAYA 20min EN BICI/
BEACH ACCESS 20min BY BICYCLE

129 CENTRTOS DE CONSUMO A 15min
CAMINANDO / 129 CONSUMPTION
CENTERS, ONLY 15min WALK

15+ACTIVIDADES DEPORTIVAS A
SOLO 5min EN BICICLETA/ +15 SPORT
ACTIVITIES, JUST 5min BY BICYCLE



FASE1 | PHASE 1

HABITACIÓN



BEDROOM

VISTA ROOFTOP



ROOFTOP VIEW

COMEDOR - 6 PERSONAS



DINNING ROOM - SITS 6

VISTA DE LA SALA



LIVING ROOM VIEW

VISTA AEREA



AERIAL VIEW

ÁREA DE SALA



LIVING ROOM AREA

VISTA DE VENTANA HABITACIÓN



BEDROOM WINDOW VIEW

HABITACIÓN



BEDROOM

PREGUNTAS FRECUENTES

- *FAQ*

1. HOA

Aproximadamente 2,000 - 2,500 MXN por mes, incluyendo limpieza de albercas y jardines 3 veces a la semana / Around 100 - 135 USD a month, including x3 a week pool cleaning & gardening

2. Régimen de condominio ?

Ya contamos con el régimen de condominios / We have “regimen” = ready to sign the deed

3. Proyectos previos / Previous projects

Este es el 6o desarrollo en Tulum / This is the 6th development in Tulum

4. Buying in Tulum as a Foreigner

You can own properties in Mexico. In this area specifically as we are near the coastline, the process needs to be done through a “Fideicomiso” bank trust. Or through a Mexican corporation, this is usually often use when purchasing more than one property.

5. Costos de cierre / Closing Costs

Aproximadamente 7 - 9% del valor de la propiedad / Around 7 - 9% of the property's value

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by SAKBE

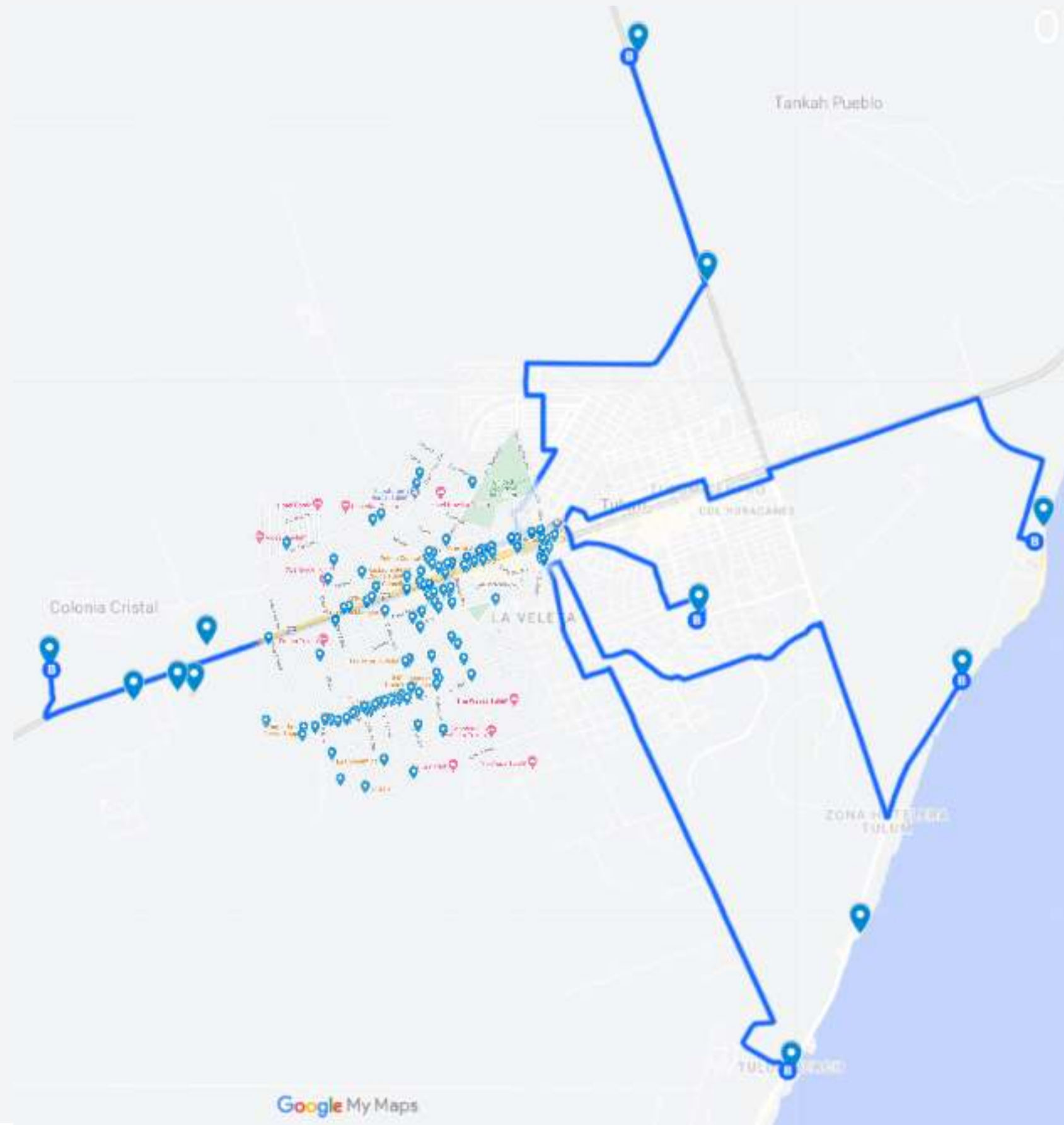
Descubre la región 5

Discover the region 5

En carro es 10 min a la zona hotelera (el mismo tiempo que toma desde el centro de Aldea Zama y el centro de la región 15)

Car is 10 min to the hotel zone (same time it takes from the center of Aldea Zama & the center of region 15)

129 centros de consumo a 15 min caminando
129 consumption centers only 15 min walk away



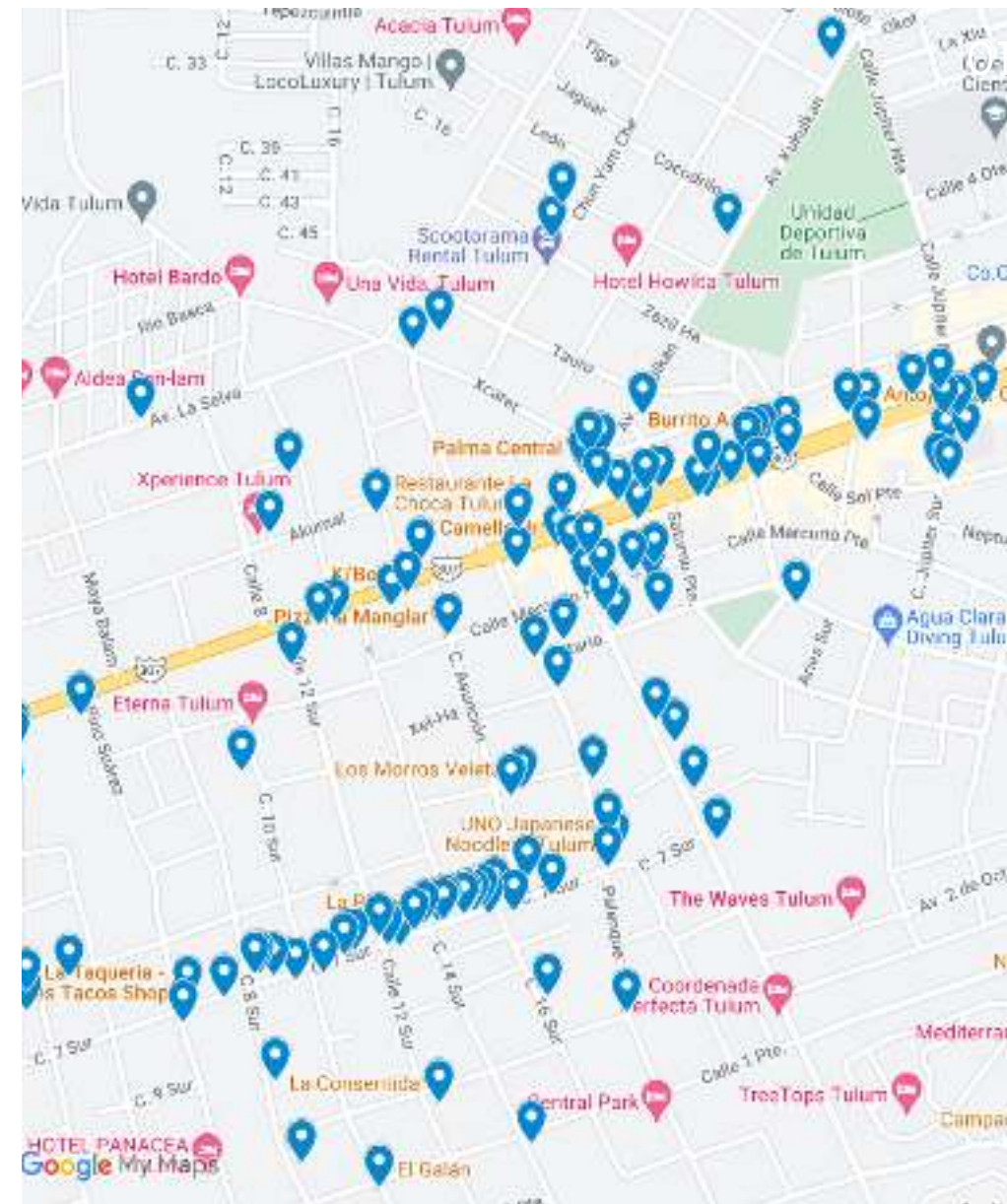
Comida y bebidas

Food & drinks

*129 centros de consumo a 15 min
caminando / 129 consumption
centers only 15 min walk*

Top 10:

- El manglar - pizza
- El camello jr - ceviche
- Canova - pasta
- Tomizen - ramen
- Campanella - ice cream
- Italdo - coffe & pastries
- La Chiapaneca - Tacos
- Burrito amor - the famous burritos
- Las cazuelas - Mexican
- Pasha - Turkish



Fitness

Mas de 15 actividades deportivas a solo 5 min en bicicleta

Practice more than 15 sport activities, just 5 min by bicycle

- Unidad deportiva Tulum (Tennis, soccer, basketball, baseball, paddle, skate, and more)
- Jungle Gym Pueblo
- Crossfit Gym
- Holística
- PilatestudiO Tulum
- Unity Fitness Club & Gym
- Gym Tulum



Salud y seguridad

Health & security

*Temas que nadie quiere pensar pero son esenciales/
What no one wants to think about, but it is essential.*

*Al ser una ciudad nueva, tiene una red de emergencia limitada;
la proximidad a estos servicios puede ser la diferencia entre vida o
muerte / Being a young city, has a very limited emergency services
network. So proximity to these services can be the difference
between life or death.*

*Estos servicios están concentrados en el centro de Tulum,
donde la mayoría se puede beneficiar / These services are
concentrated in the city center, where the majority of the
population can benefit.*

