



MAYANVIEW

TULUM



WELCOME TO
MAYAN VIEW

ABOUT US

Welcome to Mayan View, where architecture and nature come together to create a truly unique living environment. Discover our exclusive boutique development of **15 residences in Tulum**, offering panoramic **views of the ancient pyramids and the Jaguar Park natural reserve**

LOCATION

Located within the majestic **Jaguar Park in Tulum**, inside the residential community of El Mirador and just **700 m from the Tulum archaeological site** and **15-Minute Walk to the Caribbean Beach**. The project features private garden **plunge pools for each residence**, along with a panoramic infinity pool designed to embrace the same **sunrise witnessed by the Mayans over 800 years ago**.

Inspired by the **ancestral orientation of the Mayan pyramids**, the project has been carefully positioned to welcome the first light of **sunrise, harness prevailing Caribbean breezes**. This thoughtful alignment enhances thermal comfort, privacy and a seamless connection between architecture and nature

OUR RESIDENCES

Each **two-bedroom** residence has been carefully designed to balance style and functionality. The interior design incorporates regional elements such as **Chukum finishes, Mayan stone**, and certified tropical hardwoods, creating an atmosphere of **natural elegance**.

CONFIGURATION

- Fully Equipped Kitchen
- Full Bathroom
- Desk and Chair
- King-Size Bed
- Closet
- Wall Unit & TV
- Terrace
- Breakfast Bar
- Filtered Swimming Pool





JAGUAR PARK VIEW — 2-BEDROOM LOCK-OFF RESIDENCE — 110 M²
+ PLUNGE POOL



TECHNICAL FACT SHEET



Premium Boutique Residential- Fronting Jaguar Park

- **700 m from the Tulum Archaeological Site**
- **15-Minute Walk to the Caribbean Beach**

Development Overview

Location: El Mirador Residential Community, Tulum, Quintana Roo, Mexico — one of the most exclusive and rapidly appreciating areas adjacent to Jaguar Park, a federally protected natural reserve.

Connectivity & Proximity

- Just a short walk from Tulum's pyramids and paradisiacal beaches
- Direct access to Jaguar Park nature reserve
- Immediate connection to hotel zone access routes and cycling paths

Project Description

Mayan View is a low-density **boutique residential** and hospitality development designed to integrate architecture with the **surrounding jungle environment** while preserving open **views toward protected natural landscapes and archaeological heritage**.



AREAS & SQUARE FOOTAGE



Key Development Specifications

- Land Area: 1,669 m²
- Total Covered Construction Area: 2,364 m²
- Total Condominium Surface Area: 3,733 m²
- Total Residences: 15 Boutique Lock-Off Residences

Buildings:

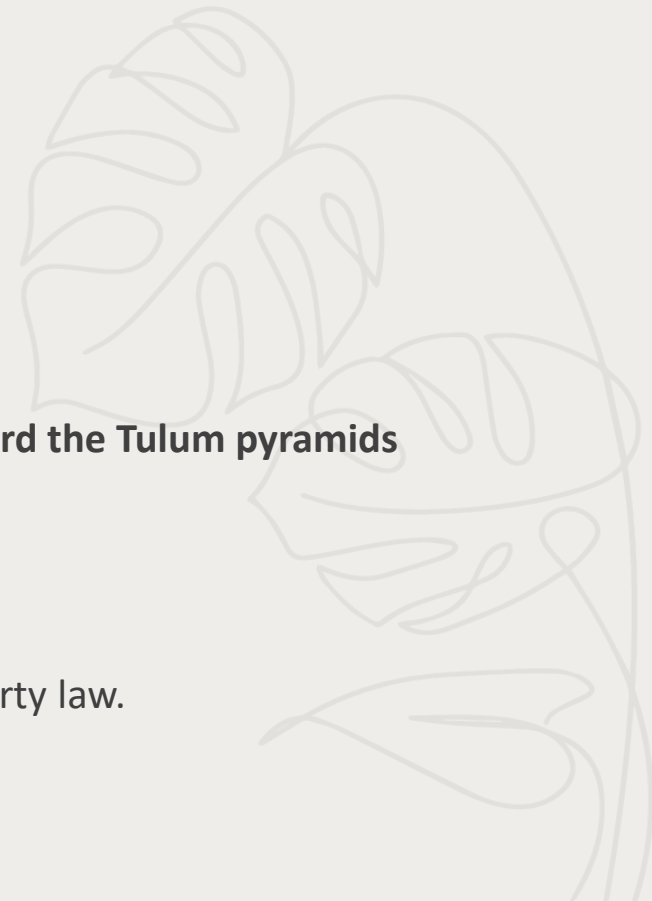
Two independent buildings — Tower A and Tower B (Ground Floor + Three Levels)

Views

Upper-level residences enjoy unobstructed **panoramic jungle views** and direct **visual alignment toward the Tulum pyramids** from private terraces and plunge pools.

Legal Status

Fully **registered condominium regime**, legally constituted and currently in force under Mexican property law.



AMENITIES, FINISHES & ADVANTAGES



Amenities

- 25-Meter Central Swimming Pool
- Rooftop Infinity Pool
- Yoga Area Fitness Center
- Coworking Space
- Paddle Tennis Court
- Event Palapa Pavilion
- Landscaped Gardens
- 24/7 Security

Finishes

- Porcelain Tile Flooring
- Chukum Plaster Wall Finishes
- Tzalam Wood Carpentry
- Premium Aluminum
- Fully Furnished Residences

Commercial Advantages

- Walkable Access to Tulum's Most Iconic Destinations
- Pyramid views from upper-level terraces
- Directly facing Jaguar Park natural reserve
- Lock-Off Configuration for Dual Rental Income Potential
- Fully Permitted and Legally Regularized Development

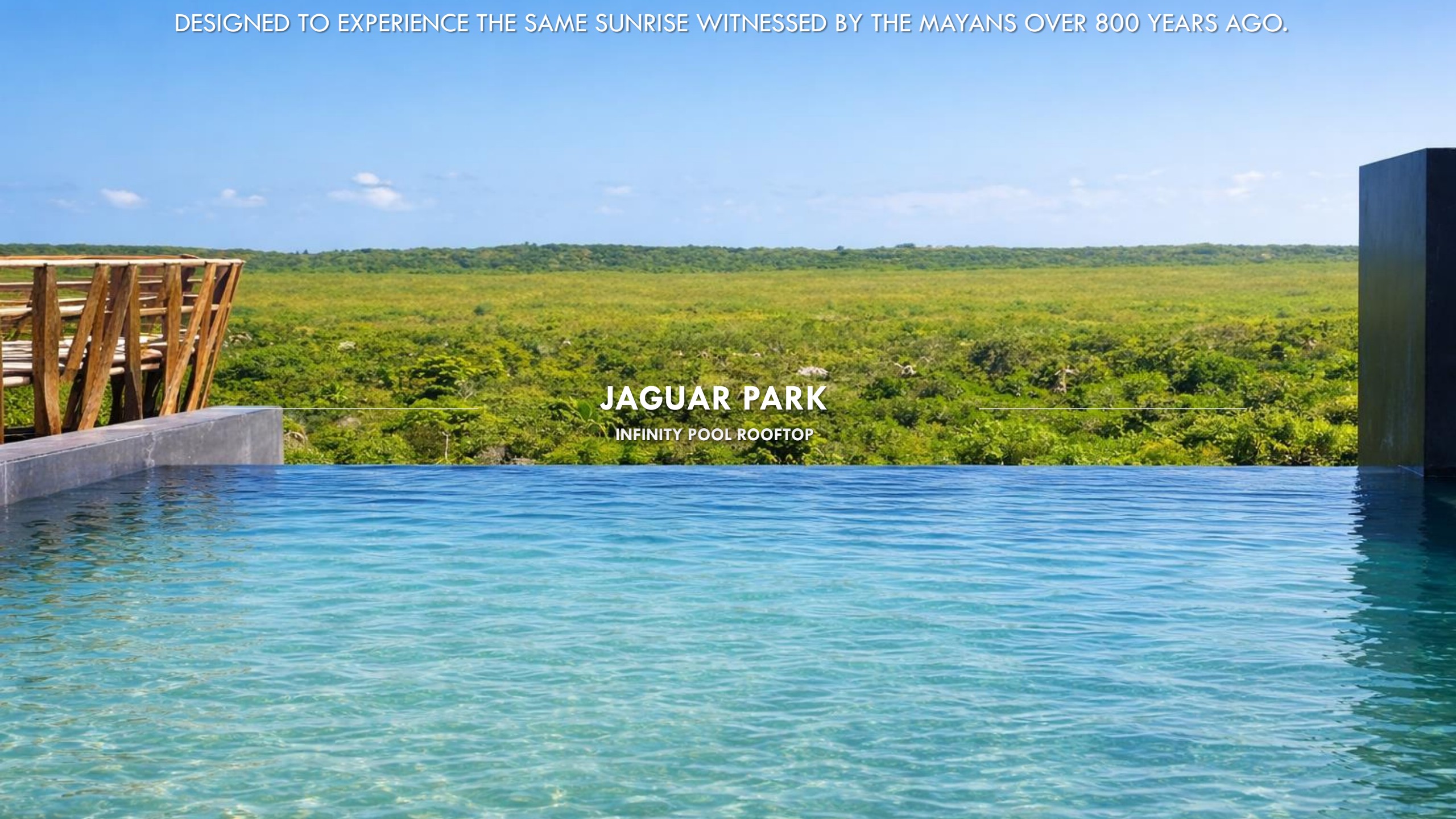
PRIVILEGED LOCATION



MAYAN VIEW
TULUM

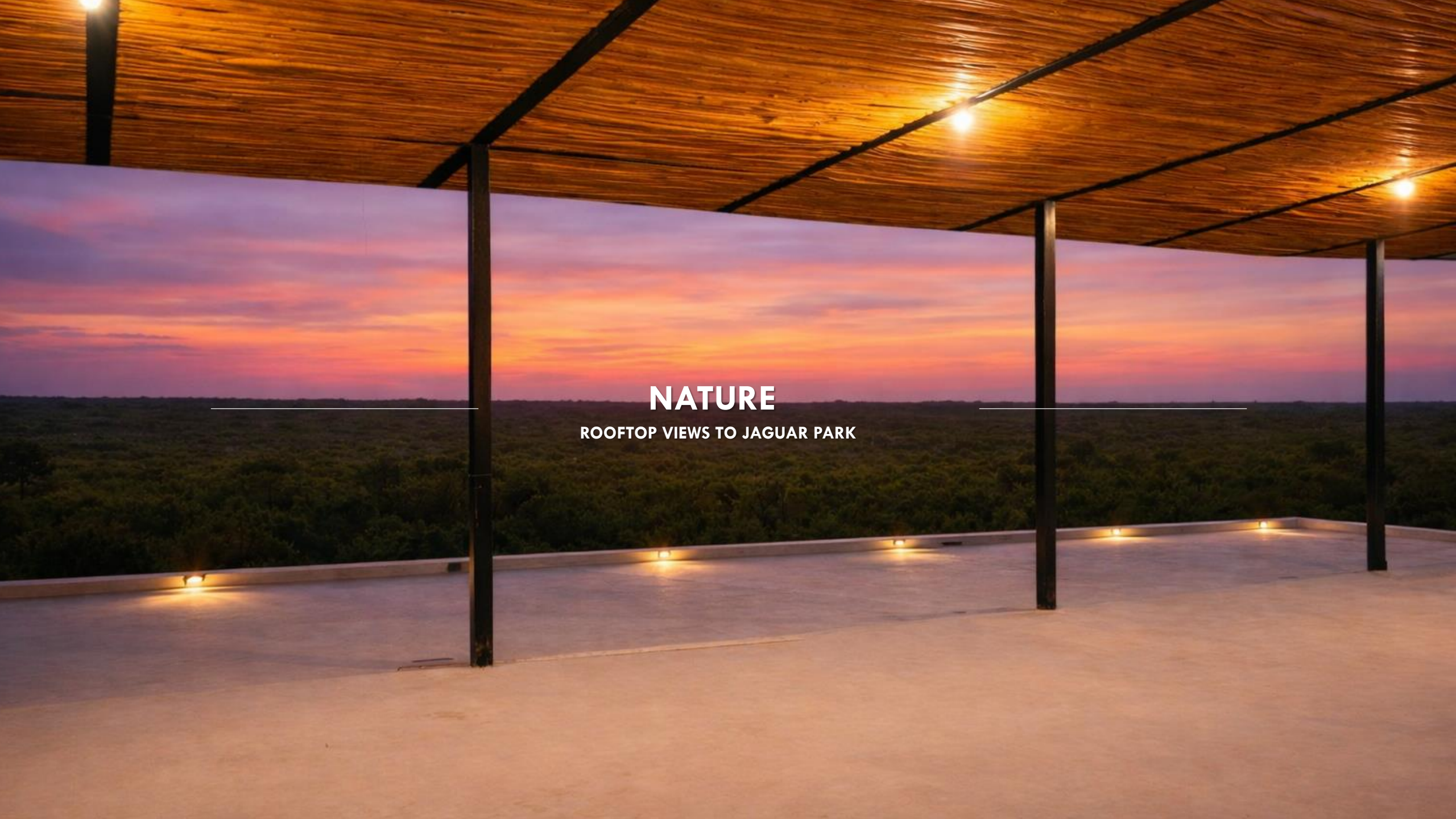


DESIGNED TO EXPERIENCE THE SAME SUNRISE WITNESSED BY THE MAYANS OVER 800 YEARS AGO.

A wide-angle photograph of a rooftop infinity pool at Jaguar Park. The pool's edge is on the left, with a wooden deck and railing visible. The water is a clear, vibrant blue, reflecting the sky. In the background, a vast, flat landscape of green vegetation stretches to the horizon under a clear blue sky with a few wispy clouds. A dark, rectangular structure is visible on the right side of the frame.

JAGUAR PARK

INFINITY POOL ROOFTOP

A wide-angle photograph of a rooftop terrace at dusk. The terrace has a light-colored concrete floor and a ceiling made of horizontal wooden slats. Several black metal support columns are visible. The terrace is illuminated by warm, low-profile lights along its edge and on the ceiling. In the background, a dense, dark green forest stretches to the horizon under a sky with soft orange and pink hues from the setting or rising sun.

NATURE

ROOFTOP VIEWS TO JAGUAR PARK



BEACH EL FARO

15-MINUTE WALK TO THE BEACH



MEXICAN CARIBBEAN

WALKING DISTANCE TO TULUM'S BEST BEACHES

A modern gym interior with a clean, minimalist design. In the foreground, two treadmills are visible, with the brand name 'WINNERS' on the side. The treadmills have digital displays showing '02 30' and '45 12'. To the left, a large window provides natural light. In the background, there is a weight rack filled with dumbbells and a squat rack. The floor is made of large, light-colored tiles. The walls are a light, textured material. The ceiling has recessed lighting. The word 'GYM' is centered in the image.

GYM

Terms and conditions apply. The product is subject to change as construction progresses. Images are for illustrative purposes only.

A modern coworking space interior. The room features a long, dark wood table with a central grey runner, surrounded by black chairs with light-colored woven backs. The walls are a light, textured beige. On the left wall, there is a wooden shelf with books and a small potted plant. On the right wall, three framed botanical prints are displayed. A large window at the far end of the room provides a view of greenery outside. The ceiling has recessed lighting, and the floor is made of light-colored tiles. The word "COWORKING" is overlaid in the center of the image.

COWORKING

GARDEN 2 BEDROOM-LOCKOFF - 122 M2
+ POOL



2 BEDROOM LOCKOFF - 110 M2
+ POOL





MAYAN VIEW is located within the **MIRADOR TULUM** residential community, situated in one of Mexico's fastest-appreciating and most sought-after investment areas. Just minutes from the **most visited archaeological site** in Quintana Roo, stunning Caribbean beaches, and a city that has experienced remarkable and sustained growth since its foundation in 2008.

AMENITIES & SERVICES



Mirador



Pool



Bike Path



Padel



Walking-Path



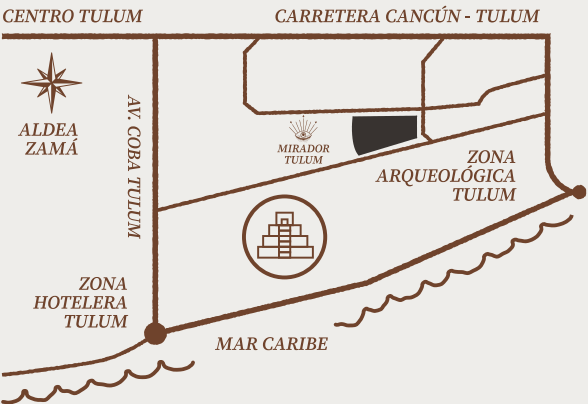
Sun deck



Jungle Gym



Lap Pool



ACCESS MIRADOR

AMENITIES & SERVICES



Bar

Create unforgettable moments and enjoy delicious drinks with your guests



Palapa Club

A space to reconnect with yourself, surrounded by lush vegetation and the magical sounds of Tulum.



Green Areas

Spaces designed to immerse you in nature and enjoy the mystical landscapes of Tulum.



24/7 Security with Closed Circuit Surveillance to ensure peace of mind throughout your stay.



24/7 Controlled Access for Your Safety and Peace of Mind.



POOL DECK

Q.R.O.O.

MIRADOR
TULUM

MEX.

ECOLIVING COMMUNITY

7 3

LAP POOL

Q.ROO.

MIRADOR
TULUM

MEX.

ECOLIVING COMMUNITY

PADDLE TENNIS COURT

Q.R.O.O.

MIRADOR
TULUM
ECOLIVING COMMUNITY

MEX.

PALAPA LOUNGE

MIRADOR
TULUM
COLIVING COMMUNITY
Q.ROO. MEX.



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T U L U M



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