

A project by **DECLUB**

# INKU

# **T A B L E O F C O N T E N T**

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**ABOUT**

**THE LOCATION**

**THE CASA**

**PLANS & AREAS**

**UNIQUE AMENITIES**

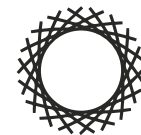
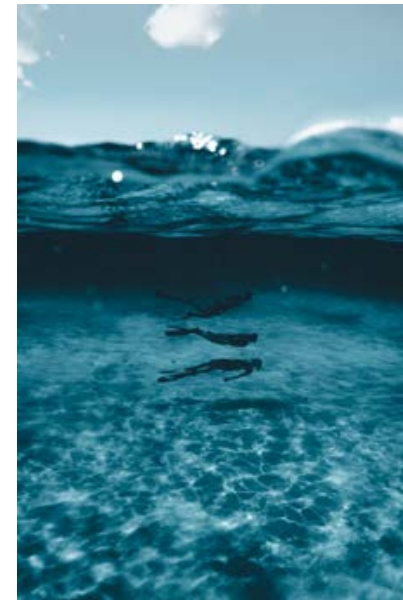
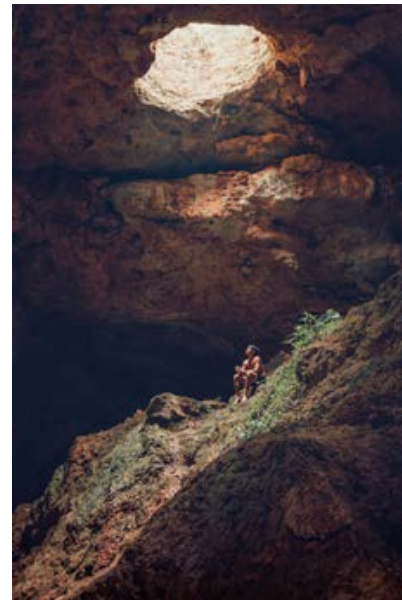
**MATERIALS & FINISHINGS**

**NATIONAL PARK**

**CONTACT**



Michael Dee = Deelum ----- Embracing Mexico & The Caribbean





& WE LIKE MAKING YOU SMILE!

**P E A C E F U L**  
**P R I V A T E**  
**W E L C O M I N G**  
**L U X U R I O U S**  
**N A T U R A L**  
**S E C U R E**  
**M O D E R N**  
**C H I C**  
**B R E E Z E S**  
**R A I N F A L L S**  
**S U N S H I N E**  
**S M I L E S**  
**S E R E N I T Y**  
**J U N G L E**  
**C U L I N A R Y**  
**H E A L I N G**



**DECLUN**



DEELUM CULTIVATES A WELCOMING COMMUNITY  
OF INNOVATORS & TASTEMAKERS  
CENTERED AROUND NATURALLY-INSPIRED SANCTUARIES  
IN THE HEART OF MEXICO'S DISTINGUISHED RIVIERA MAYA

At **DEELUM**, our deepest passion is creating naturally-inspired sanctuaries that are influenced by the organic magnificence of Mexico. Designed as elevated spaces to call home, our hand-picked portfolio of high-end properties in Tulum are carefully placed in prime locations that are curated with detailed intention to provide the best in privacy, security, and comfort, all while living in harmony within the breathtaking natural environment that Tulum is world-renowned for.

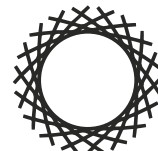
Our **Casa Siet**, **Casa Cinq**, and **INKU** locations are situated in the trendy and upscale **Selvazama** neighborhood, where cutting-edge architecture, sustainable design, and a vibrant lifestyle meet the turquoise waters of the glimmering Caribbean coast.



C I N Q



S I E T



I N K U





**Looking for the ultimate in exclusivity? Our spectacular properties in Los Árboles** are home to one of the most highly privileged and sought-after gated communities in all of Tulum that are just a quick 15-minute drive to the awe-inspiring Mayan jungle where many adventures await.

For visionaries seeking to make their mark by creating an exceptional space from the ground up, our **Tulum 101** plots are part of a future-oriented master-planned community.

From **luxury airport transportation to facilitating spa and dinner reservations, all Deelum residences offer top-of-the-line amenities to meet individual needs**, while maintaining the elevated appearance, experience, and sense of community that Deelum is known for throughout Mexico.

Tulum is continuing to grow at an amazing rate thanks to the diverse and talented people it attracts from all over the world. Our team whole-heartedly believes that one must fully immerse themselves in the local community in order to realize a successful project. To truly understand the jungle is to coexist with it. We take great pride in our firsthand

experience living and working in Tulum, together with the highly-valued local connections that we have nurtured along the way.



It is always our **number one goal and priority to make our clients smile by finding the perfect home** for them to make memories to last a lifetime. **We have a reputation for under promising and over delivering;** a philosophy that is at the heart of everything we do at Deelum. Let us help **guide you to find your unique sanctuary in this special piece of paradise. It's our promise to you.**

*Michael & Sue*



**DECLUD**

**W H E R E  
W E  
A R E**

WHERE WE ARE : TULUM

COBA  
←←

CANCUN  
↗



CARIBBEAN SEA



SIAN KAAN  
↗

BACALAR  
←←

HOLISTIKA

REGION 15

REGION 8

AV. KUKULKAN

AV. TULUM

AV. COBA

REGION 10

CENTRO

REGION 11

ALDEA ZAMA

NATIONAL PARK

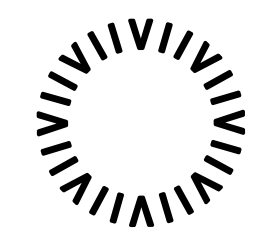
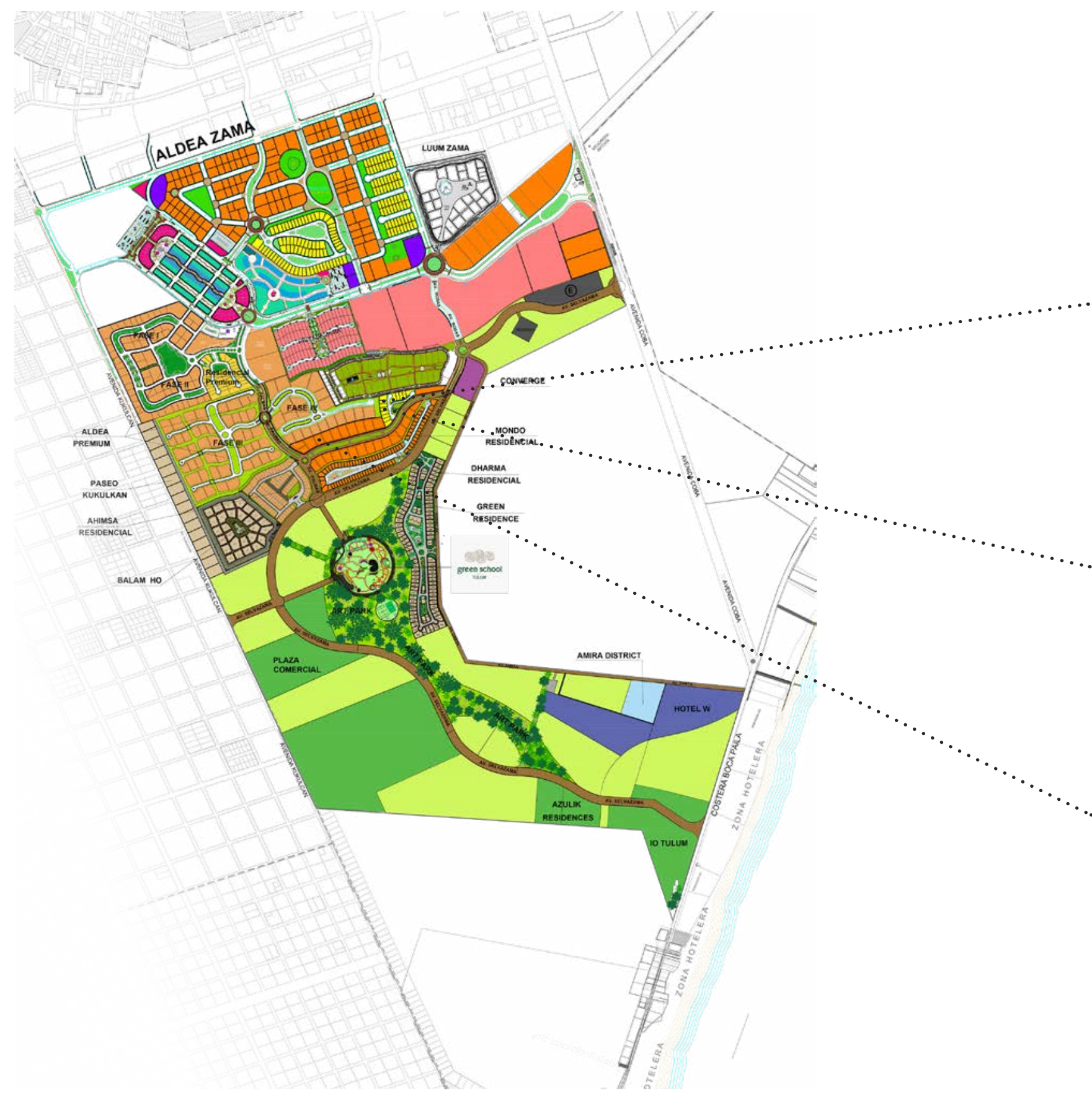


MONDO – INSIDE SELVAZAMA

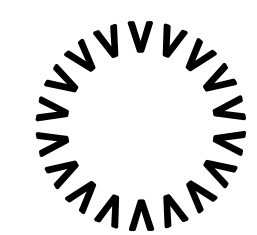
BY COMBINING MODERN DESIGN, SUSTAINABLE  
LIVING, AND A STRONG CONNECTION TO THE  
LOCAL CULTURE, SELVAZAMA TULUM OFFERS  
A TRULY UNIQUE AND FULFILLING EXPERIENCE  
FOR ITS RESIDENTS TO FIND INSPIRATION IN  
THE EVERYDAY.

# DEELUM PROJECTS INSIDE SELVAZAMA

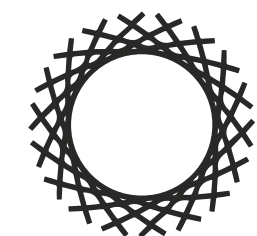
**DEELUM**  
CASA SIET, CASA CINQ, INKU



SIET



CINQ



INKU

**T H E   L O C A T I O N :  
S E L V A Z A M A  
T U L U M ' S   M O S T  
E X C L U S I V E  
N E I G H B O R H O O D**

A first-of-its-kind residential development located in Tulum, Mexico, Selvazama offers a unique blend of modern architecture, sustainable design, and barefoot luxury living in a vibrant cosmopolitan community. It is situated in the heart of Tulum, known for its stunning jungle and rich Mayan

## SELVAZAMA

Selvazama is more than just a place to call home. The development goes over and above to share such premium amenities as the Green School Tulum, Art Park, and IO, offering residents a diverse range of experiences to cultivate an active, enriched and engaged lifestyle. Green School Tulum provides children with a new model of education that integrates environmental preservation and social development.

heritage, just steps from the Caribbean coastline. The development is designed for everyone—from families and digital nomads to freelancers and entrepreneurs—who hold common values of maintaining a close connection with nature and desire to make a positive impact.

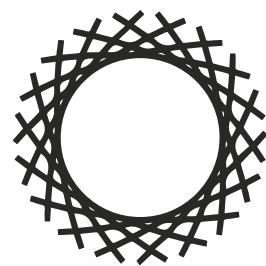
Art Park, an expansive, 154,405 m<sup>2</sup> area, provides a space for cultural exchange and artistic expression featuring inspiring artworks from both local Mexican and international artists. IO is a bustling hub within Selvazama that offers a variety of restaurants, bars, shops, cultural events, and outdoor activities to enjoy just minutes from your doorstep.



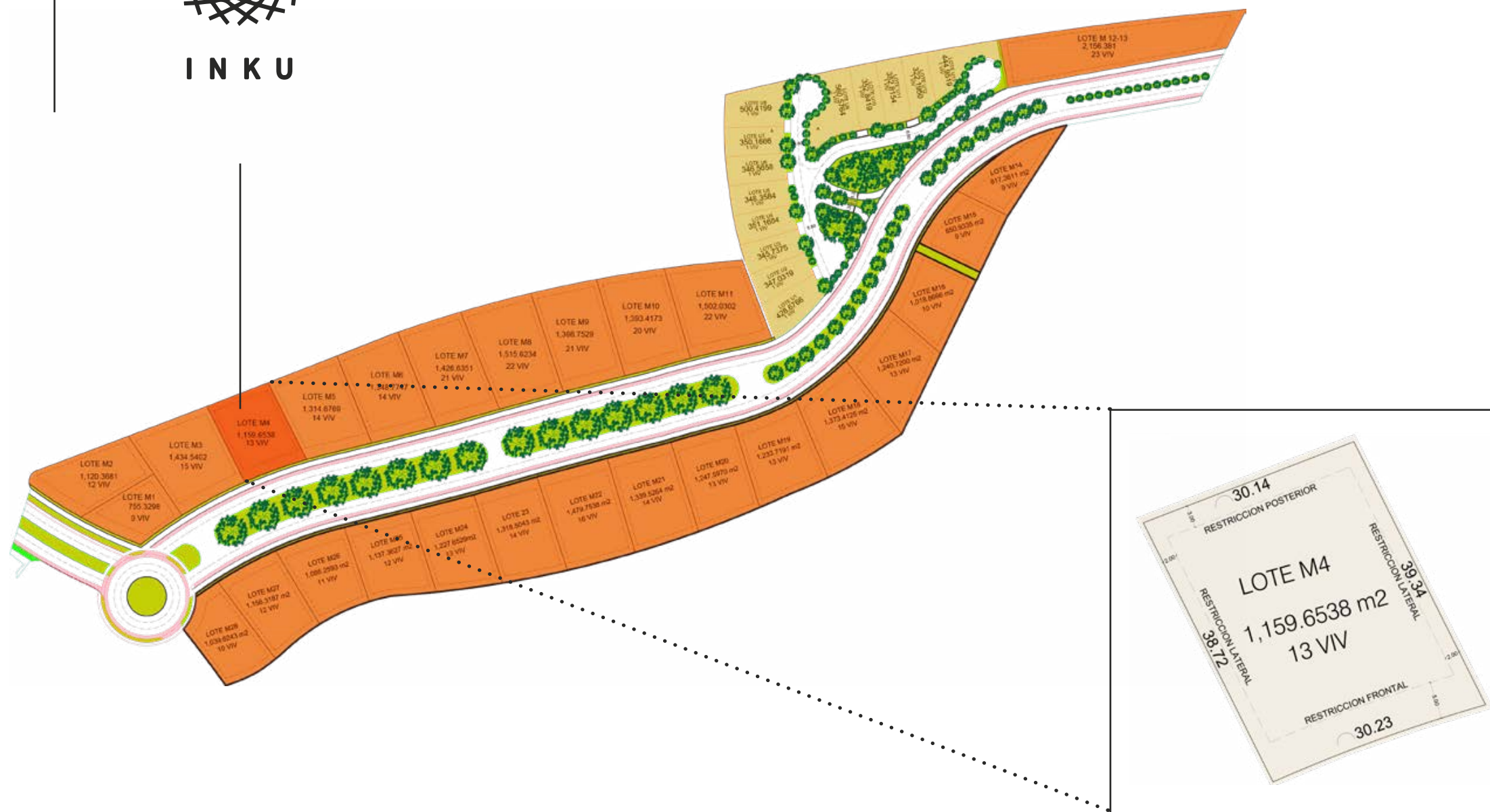
‘Pioneering a new perspective on living. Welcome home.’



**Mondo**  
#SELVAZAMA



**IN KU**







3814  
LOTE M4  
1.138.6538 m2  
13 VIV  
3823





## **I N K U**

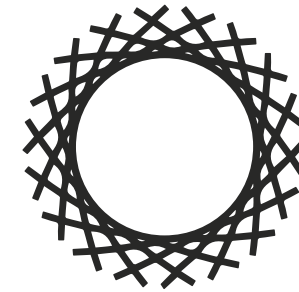
## **I N S I D E M O N D O**

A first-of-its-kind residential development located in Tulum, Mexico, Selvazama offers a unique blend of modern architecture, sustainable design, and barefoot luxury living in a vibrant cosmopolitan community. It is situated in the heart of Tulum, known for its stunning jungle and rich Mayan heritage, just steps from the Caribbean coastline. The development is designed for everyone—from families and digital nomads to freelancers and entrepreneurs—who hold common values of maintaining a close connection with nature and desire to make a positive impact.

Welcome to Inku, where luxury meets tranquility and nature is your ultimate neighbor. Inku, named after the Mayan word for “Nest,” has been meticulously crafted to offer the finest living experience in Selvazama.

Imagine creating a fresh start in a private community, surrounded by lush greenery and modern roadways that seamlessly blend into the surrounding natural landscape. With all utilities underground, you’ll have nothing but peace and serenity in your new home.

At Inku, we understand the importance of a healthy and active lifestyle. That’s why we’ve created biking paths and lit walking trails that wind through the community, providing the perfect opportunity for a morning jog or a romantic evening stroll. With the freshest air and the most reliable high-speed internet in Tulum, you can enjoy the perfect balance of work and play. And for families, The Green School is the heart of our community, offering miles of green nature paths with changing art installations that inspire and delight at every turn.



**I N K U**

# INKU INSIDE MONDO, AT SELVAZAMA



When the human blends in with the spark  
of nature. You know you are home.

# EACH UNIT AT INKU IS A MASTERPIECE

Each unit at Inku is a masterpiece, with its own private plunge pool or ground floor units that allow you to soak up the sun or enjoy a refreshing dip at any time of day.

For those seeking something truly exceptional, the Inku Sky House Penthouses boast some of the most original and exquisite spaces to date in Tulum. These rare and unique two-story penthouses embody the very essence of opulence and are the pinnacle of luxury living. Indulge in not one, but two stunning pools (one on each floor), four spacious bedrooms with en-suite bathrooms, and a custom spiral staircase crafted from the finest local

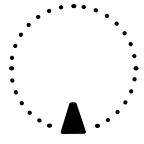
materials that leads to a private sanctuary that's perfect for yoga, a kids' area, or movie nights. With two additional bedrooms and an outdoor shower, breathtaking views that will leave you in awe, and lush jungle surroundings, Inku Sky Houses offer the perfect escape while also being steps away from the very best dining, entertainment and activities in Tulum. Inku Sky House Penthouses are equipped with all the modern appliances you need, including dishwashers.

Inku isn't just a place to live, it's a lifestyle, where a new beginning awaits at one of the most private and master-planned communities at Selvazama.

“With great respect, we studied the past to learn from it and incorporate it to make Inku magical.”



Street View



Entrance



**C A P T I V A T I N G   S P A C E S**

„OUR RECEPTION DESK IS NOT TYPICAL.  
EVERYTHING WE DO, FROM THE  
ARTWORK AND UNIQUE WATER  
FEATURES, BRINGS THE MAYAN PAST  
INTO THE FUTURE.”





## **E N T R A N C E**

At Inku, we aim to ensure that you feel warmly welcomed upon your arrival. We have meticulously designed the open space to greet you and your guests, complete with a live concierge available on site. A serene water feature graces the sitting area located behind the concierge, and there is ample space available to leave your luggage if required. Welcome to your new home!

## **S E C U R I T Y**

Inku prioritizes privacy and security. To ensure your safety, we have a 24/7 security guard presence and surveillance cameras on-site.



## PRIVATE, SECURE & WELCOMING

Live in the lap of luxury at Inku, an exclusive residential development nestled in the heart of Selvazama's coveted Mondo neighborhood. Discover 12 exquisite residences, each boasting its own private pool and an array of lavish amenities, designed to cater to the most discerning tastes.

The ultra private community is designed exclusively for individuals who wish to escape the city life but also desire spacious, elegant, and modern luxuries. Step inside and be awed by the oversized patios and fully equipped kitchens featuring flush

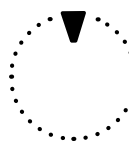
cabinets and state-of-the-art appliances that blend seamlessly into the natural setting, making entertaining friends and family effortless and enjoyable.

Indulge in the privacy and security of our development that's surrounded by the protection of lush jungle, all while being just minutes away from the very best of Tulum. Whether it's the sun-kissed beaches, crystal-clear cenotes, world-class restaurants, renowned schools, ancient ruins, or rejuvenating spas, you'll find everything you desire just moments away.





Garden View

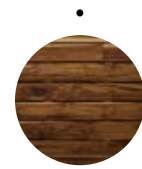


Jungle View Balconies



# R O O F T O P

The community's open concept rooftop boasts an exceptional view of the jungle with no other buildings in sight, ensuring absolute privacy. Here, one can relish in the pool, sit by the fire and marvel at the stars while basking in the sounds of the surrounding jungle. The area is spacious enough to guarantee privacy and features a group table, various seating sections, a private bathroom, plus a room for spa treatments.



Natural  
Wood Deck



Chukum-Type  
Paste



Putty Plaster  
with Vinyl Paint



Venetian  
Mosaic



Ceramic  
Tile



Apparent  
Concrete

Aluminium Pergola in Combination with Wood

Mayan Stone



Ceramic Tyle



“From inception to completion, a tremendous vision has created a new nest we call Inku.”

FROM LUXURY AIRPORT TRANSPORTATION  
TO FACILITATING SPA AND DINNER  
RESERVATIONS, ALL DEELUM RESIDENCES  
OFFER TOP-OF-THE-LINE AMENITIES TO MEET  
INDIVIDUAL NEEDS, WHILE MAINTAINING  
THE ELEVATED APPEARANCE, EXPERIENCE,  
AND SENSE OF COMMUNITY THAT DEELUM IS  
KNOWN FOR THROUGHOUT MEXICO.



- **At Inku, we believe in fostering a sense of community among our residents. Unwind and connect with your neighbors with complimentary yoga sessions and refreshing juices every Sunday from 8–9 a.m.**
- **We are also proud to host a monthly celebration on the first Saturday of each month, where a visiting local chef will tantalize your taste buds with delectable treats. This is the perfect opportunity to get to know your fellow residents and share your experiences over a delicious meal.**
- **As a valued member of our community, you're welcome to bring two guests to the monthly celebration, for a small fee covering drinks and additional guests. Join us for a unique and unforgettable experience that's all about building lasting connections and creating memories to last a lifetime.**



**SUNDAY  
FUN DAY**

Apparent Concrete

Aluminium Pergola in Combination with Wood



Chukum-Type Paste

Venetian Mosaic

Natural Wood

**B E S P O K E**  
**A M E N I T I E S**  
**&**  
**C U R A T E D**  
**C O N C I E R G E**  
**S E R V I C E S**

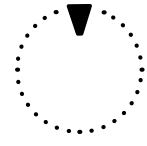
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Inku at Selvazama offers a range of amenities designed to provide peace, solitude, and tranquility to meet your every need—from everyday requests to the most extravagant wishes. Despite being set in a serene community, Inku is only 10 minutes away from all necessary conveniences and the cultural vibrancy of Tulum. We have a concierge on staff at the front desk and can make your requests happen and 24/7 security on site.

THE FOLLOWING LUXURY AMENITIES ARE EITHER INCLUDED OR ARE READILY AVAILABLE FOR AN ADDITIONAL FEE:

- Airport transportation
- Arrange tours and adventures
- ATV/Bike rentals
- Bartender
- Cleaning services
- Co-working space
- Free GigNet; Tulum's best high-speed internet
- High speed elevator
- In-room spa services, such as massages, manis and pedis
- Live concierge at your service daily
- One parking space per unit
- Package reception
- Planning and room rental for special occasions
- Pre-stocked groceries
- Private chef
- Private spa treatment room
- Private trainer
- Private yoga Instructor
- Rental management
- Repair services
- Restaurant reservations
- Sky pool
- Tax services
- VIP beach club reservations

Bedroom



Close View



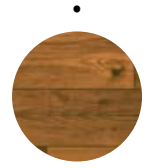
## GROUND FLOOR VILLAS

Our units are exceptionally spacious, deOur ground floor villas are not your typical units, as they are designed for families or entertaining guests with their magnificent waterfall-sized pool, swim-up bar, and BBQ area. These units feature ample seating for engaging conversations and offer a blend of sun and shaded areas for privacy. There is no place like it in the region. Our villas are exquisitely designed, featuring floor-to-glass windows that exude a unique ambiance.

## 2 BEDROOMS

Our units are exceptionally spacious, designed for comfortable long-term living or rental. Unlike most 2-bedroom apartments that are small and unsuitable for long-term living, we want you to relish in the pleasure of your new nest. Moreover, we understand the importance of convenience and have equipped our units with normalized appliances for the washer, dryer, and refrigerator, which is uncommon in Tulum. All our units are move-in ready on day one and come with built-in microwaves and dishwashers for your ease. To add to your privacy, every unit features its very own plunge pool.

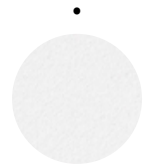




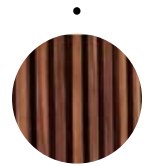
Ceramic  
Wood Tile



Fiorito Travertine  
Marble



Marble  
Countertop



Plywood



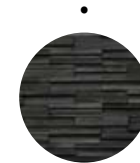
Ceramic Stone  
Wall Tile

# BATH ROOMS





# LIVING ROOM



Ceramic Stone Wall



Fiorito Travertin Marble



Chukum-Type Paste



False Ceiling with Vinyl Paint



## **A D D I T I O N A L O P T I O N S**

- Interior Design Services: starting at \$75,000
- Electronic Packages: starting at \$25,000 features its very own plunge pool





**G R O U N D F L O O R  
V I L L A S**



**2 B E D R O O M  
A P A R T M E N T S**

Ceramic Wall Tile  
(Stone Look)

Plywood

San Gabriel Granite

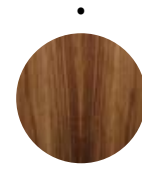


Natural Wood

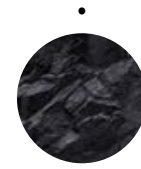


kitchen  
elements to  
make life  
easier

# KITCHEN



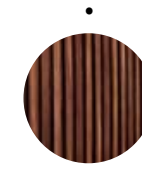
Ply-wood



Ceramic Stone Wall Tile

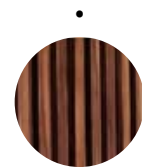


San Gabriel Granite



Natural Wood

# BEDROOM



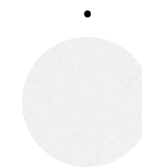
Natural Wood



Fiorito Travertine Marble



Chukum-Type Paste



False Ceiling with Vinylc Paint

# EXTERIOR



Mayan Stone



Woven with Natural Fibrers



Apparent Concrete



Natural Wood

Aluminum Serie 70mm

Ceramic Wall Tile (Stone Style)



fashionable  
matte  
details

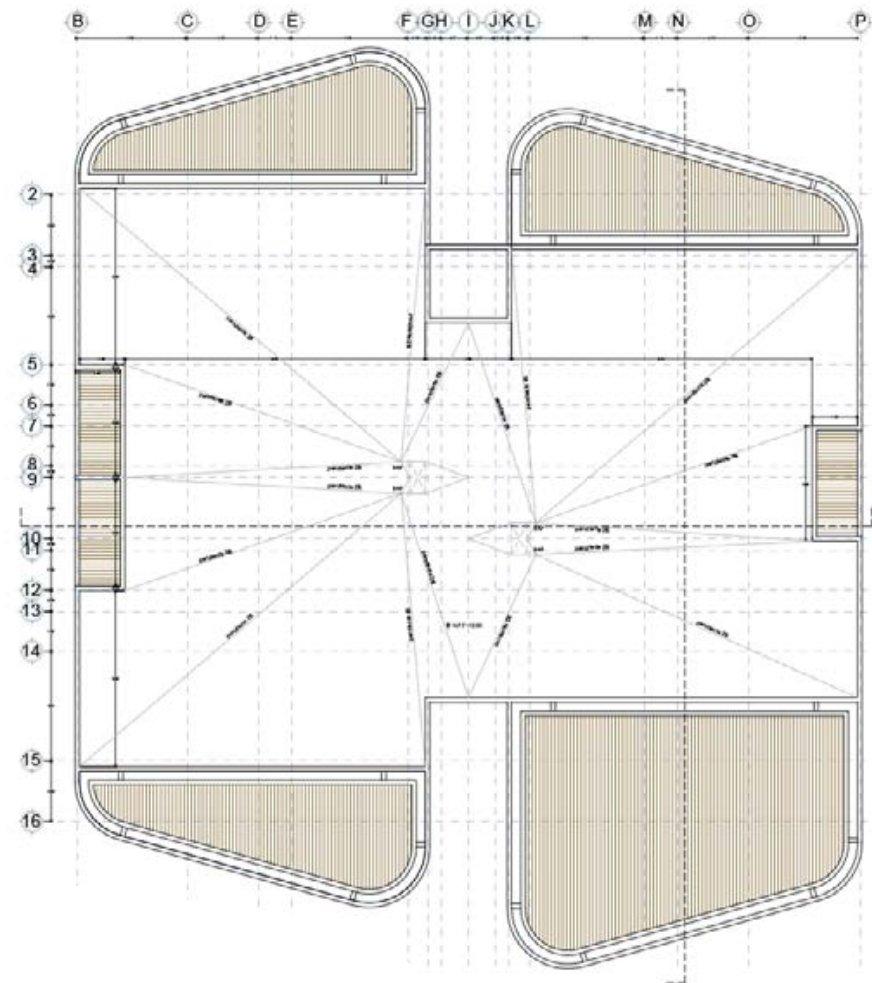
Plywood

Travertine Marble

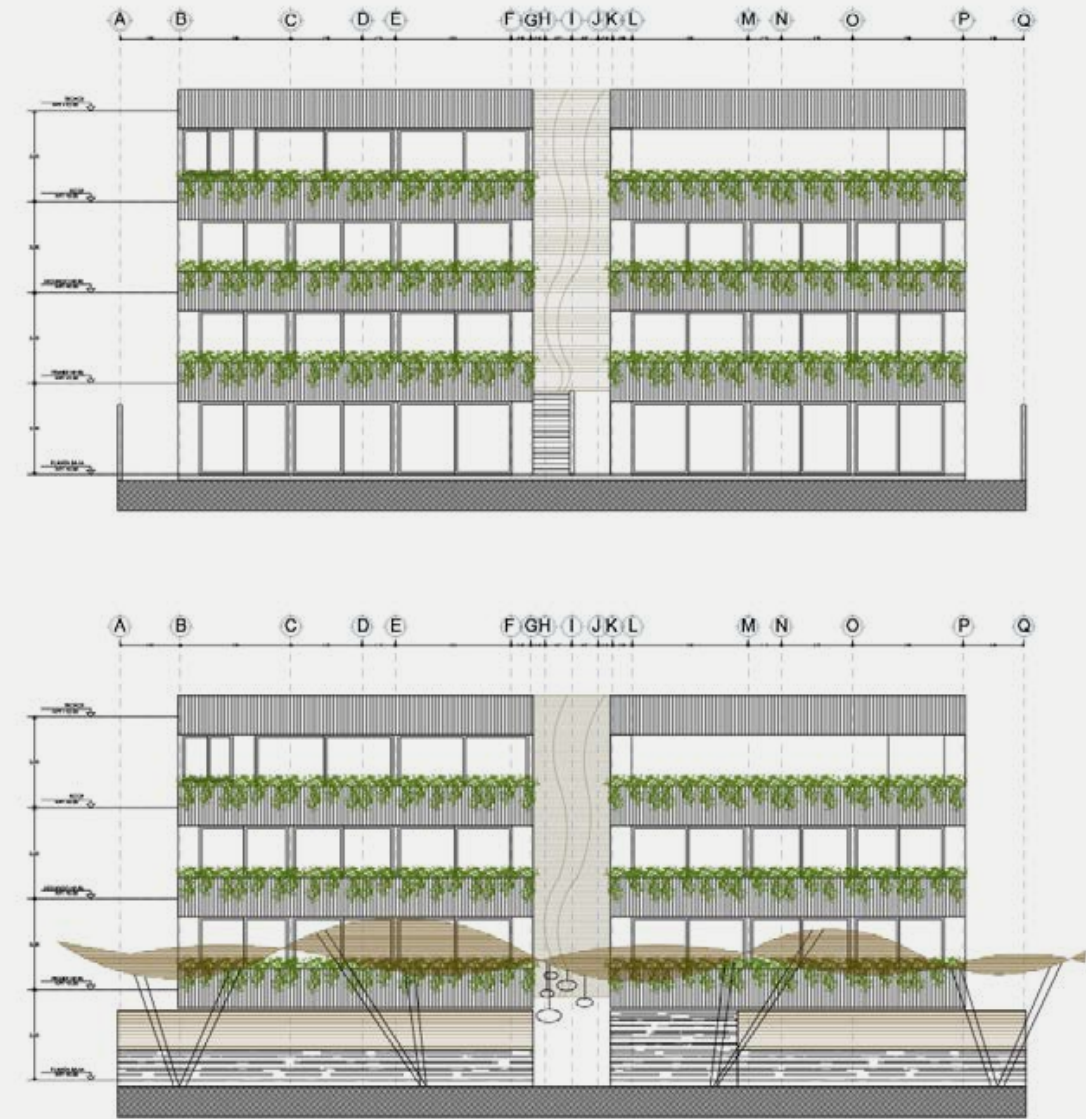
# PENTHOUSE



# SECTION PLANS

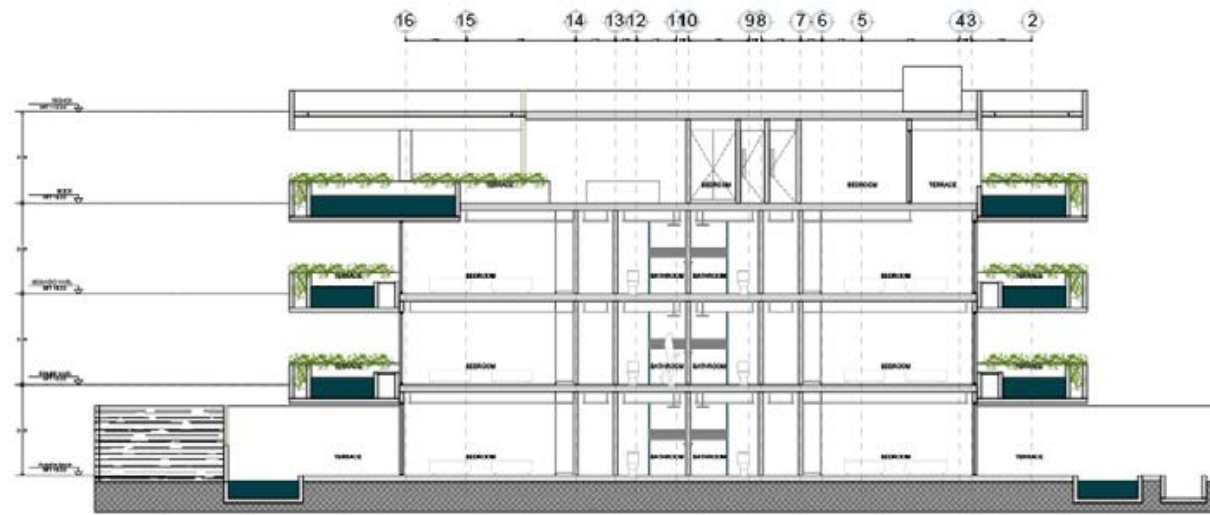


ROOF

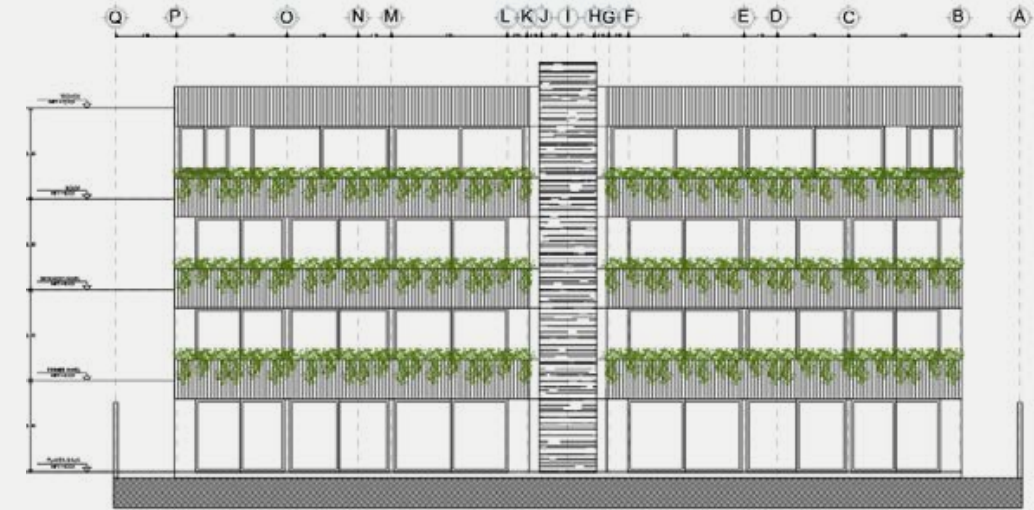


FRONT FACADE

# SECTION PLANS



LONGTITUDAL SECTION

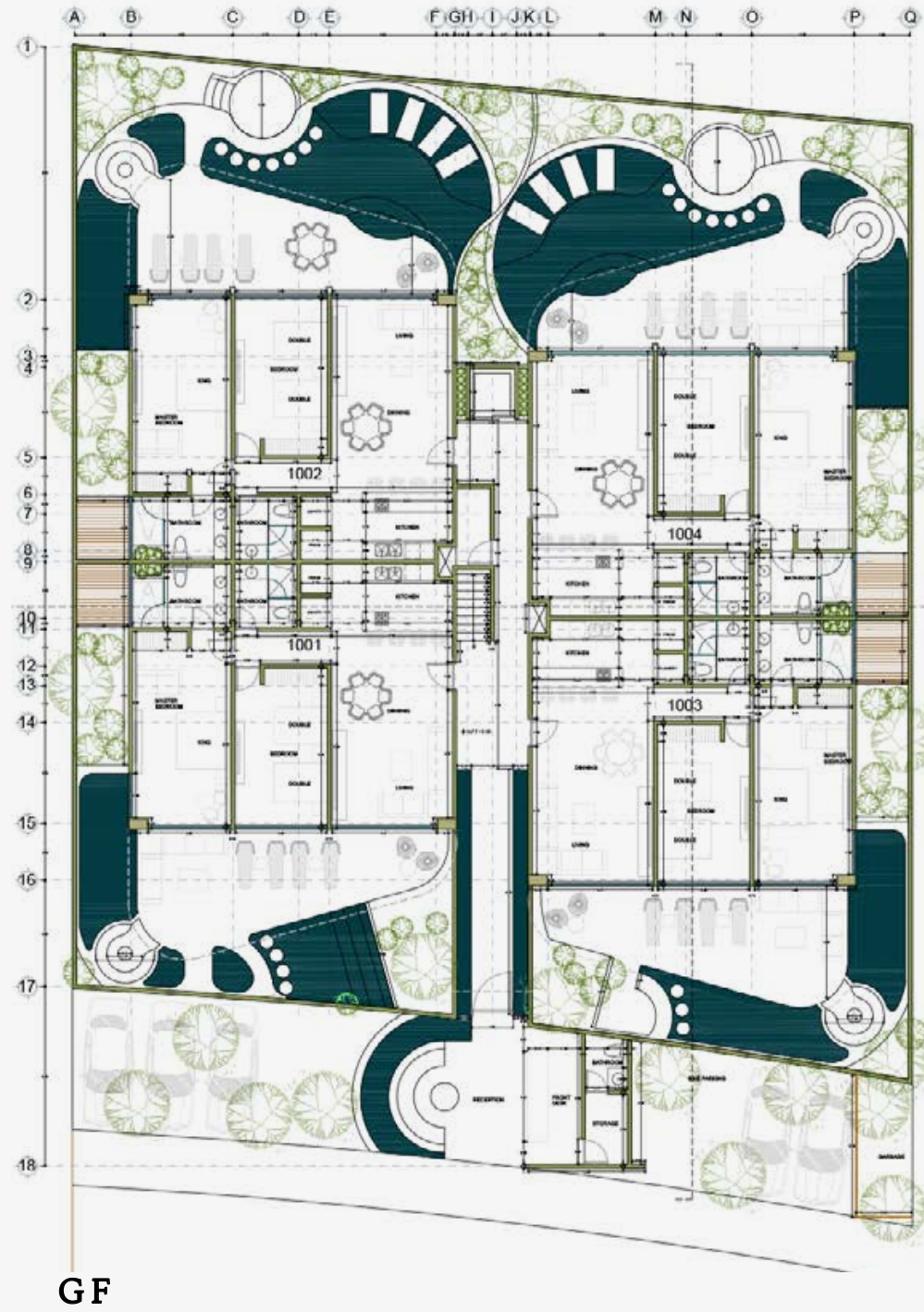


REAR FACADE



CROSS SECTION

**FLOOR  
PLANS  
1 / 2**

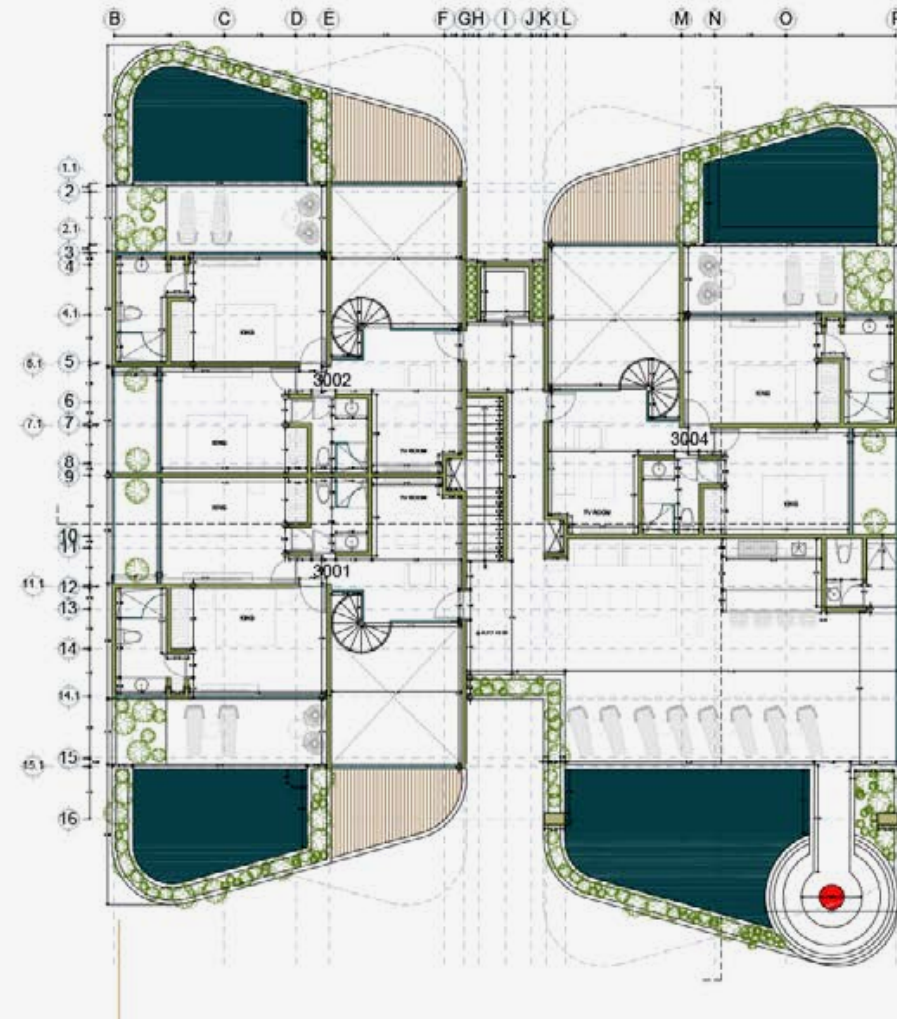




# FLOOR PLANS 2 / 2



2ND



ROOF

# A R E A S 1 / 2



GF

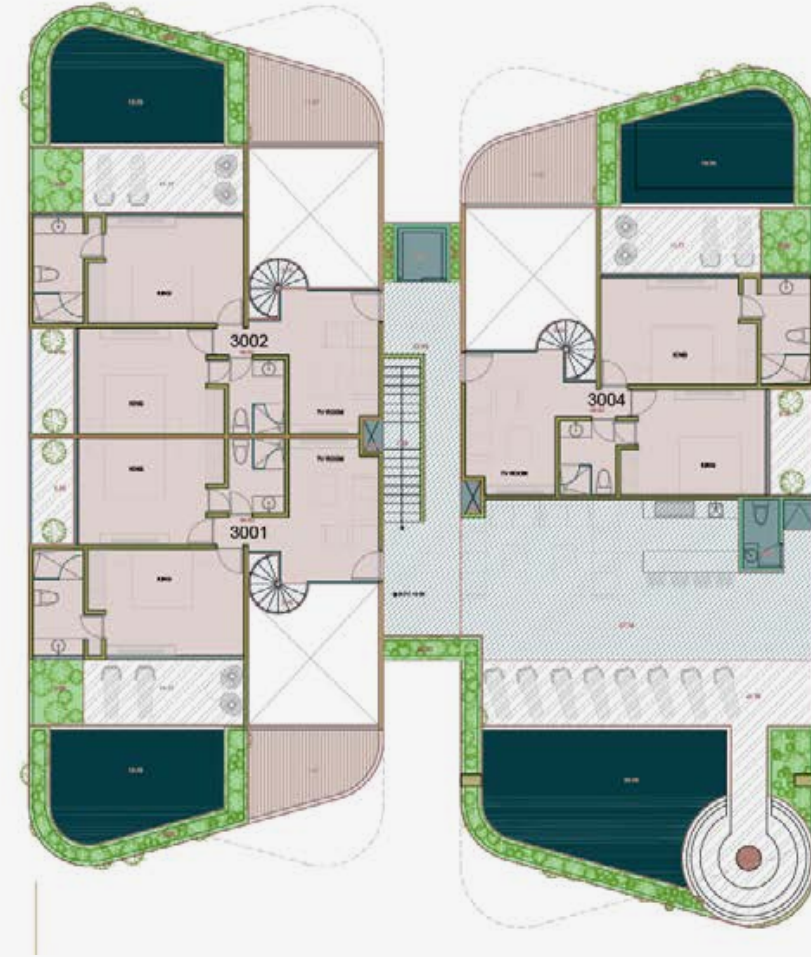


1ST

# A R E A S 2 / 2



2ND



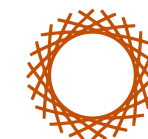
ROOF



Immerse yourself in nature by living just a 10-minute walk from the second-largest nature reserve in all of Quintana Roo: **The Jaguar National Park.**

**AT DEELUM, OUR  
PRIORITY IS TO  
CREATE HOMES  
THAT ENRICH THE  
LIVES OF THOSE  
WHO CHOOSE TO  
LIVE IN THEM.**

Each of our locations has been carefully selected to build a community with the maximum level of experiential offering whilst maintaining exceptional comfort.





Enjoy easy access to Tulum's new Jaguar National Park by foot, where families can **roam freely and learn about the protected and diverse wildlife found in Tulum's tropical jungle**. We are thrilled to provide our buyers with the guarantee that they will be able to enjoy this rich and expansive local wildlife for years to come, with the protected land preventing excessive construction and disruption to the peaceful lifestyle that is so unique to Tulum.

The Mexican government announced the creation of the Jaguar National Park in late 2022, locking in plans to develop a 2,258-hectare natural reserve in northeastern Tulum. The project aims to preserve the country's natural, cultural, and historical wealth by preventing further urbanization and promoting territorial planning. The park will include the **restoration of degraded areas, the development of productive activities, such as bee-keeping, and strategies for the conservation of endemic species, like the jaguar**, after which the park is named in honor. It will also create passageways for the local species to circulate freely in a habitual manner.

The new regulation makes it a crime to introduce genetically modified organisms or invasive species,

while any destruction of habitats within the protected area will be strictly prohibited. The park is expected to serve as an international benchmark for the conservation of ecological heritage and **educate those who live and visit to enjoy and take care of Tulum as a world-renowned ecotourism destination**.





BE IN TOUCH

[WWW.DEELUM.COM](http://WWW.DEELUM.COM)



PRICING & PAYMENT PLANS  
AVAILABLE UPON REQUEST

**M I C H A E L D E E**

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MAIL [michael@deelum.com](mailto:michael@deelum.com)

**I N K U**

Insta @inkutulum  
MAIL [sales@inkutum.com](mailto:sales@inkutum.com)



‘Make INKU your home.’

A project by **DECLUB**