

A project by **DECLUN**

S I E T

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



ABOUT

THE LOCATION

THE CASA

PLANS & AREAS

UNIQUE AMENITIES

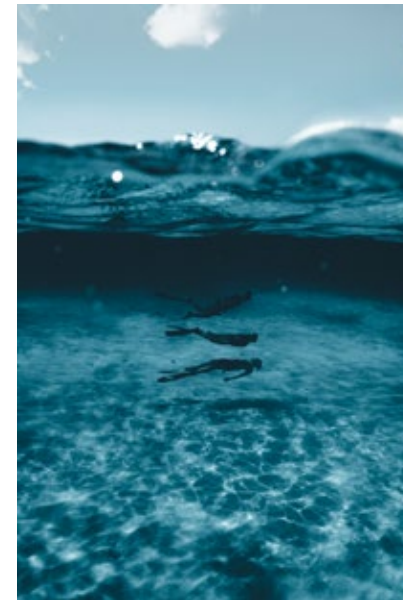
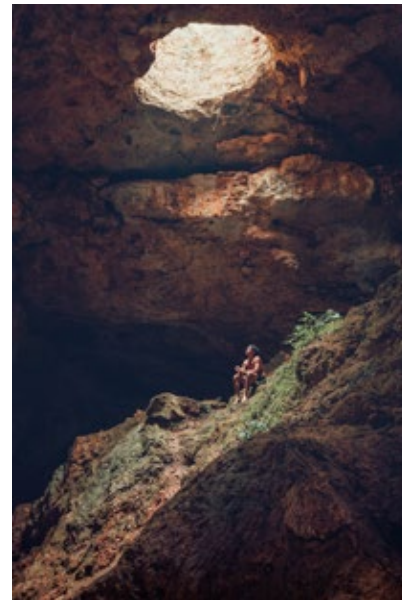
MATERIALS & FINISHINGS

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.

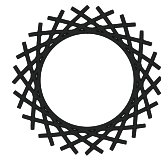
Our **Casa Siet**, **Casa Cinq**, and **INKU** locations are situated in the trendy and upscale **Selvazama** neighborhood, where cutting-edge architecture, sustainable design, and a vibrant lifestyle meet the turquoise waters of the glimmering Caribbean coast.



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



CARIBBEAN
SEA



BACALAR

CANCUN

SIAN
KAAN

REGION 11

REGION 10

CENTRO

ALDEA ZAMA

LA VELETA

REGION 15

HOLISTIKA

REGION 8

NATIONAL PARK

AV. KUKULKAN

AV. COBA

AV. TULUM

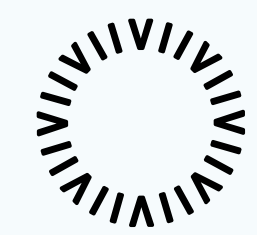
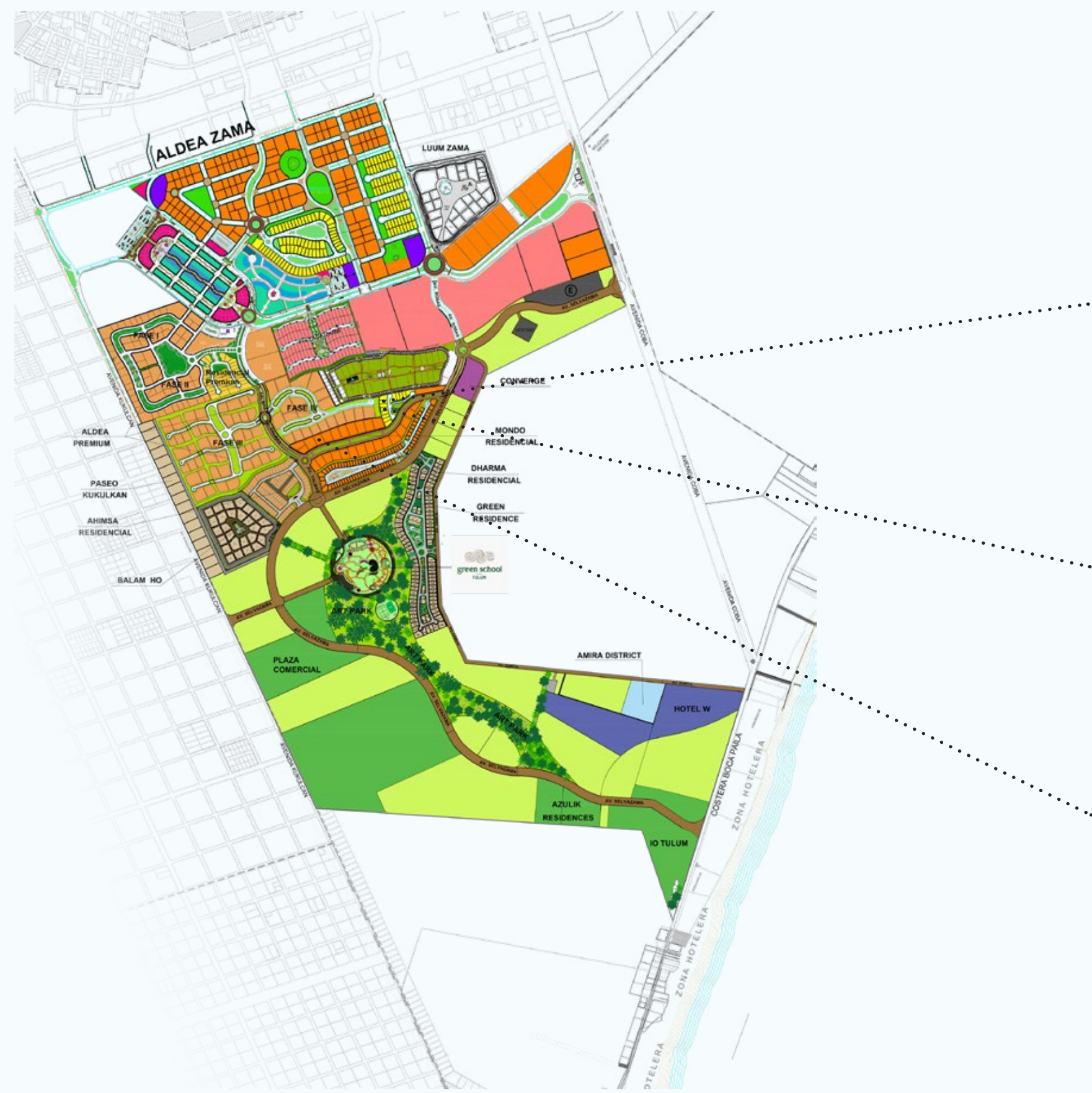


MONDO – INSIDE SELVAZAMA

Y 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

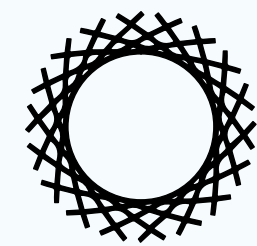
DEELUM
CASA SIET, CASA CINQ, INKU



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**

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.

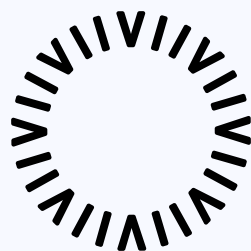
Art Park, an expansive, 154,405 m² area, provides a space for cultural exchange and artistic expression featuring inspiring artworks from both local Mexican and international artists. IO is a bustling hub within Selvazama that offers a variety of restaurants, bars, shops, cultural events, and outdoor activities to enjoy just minutes from your doorstep.



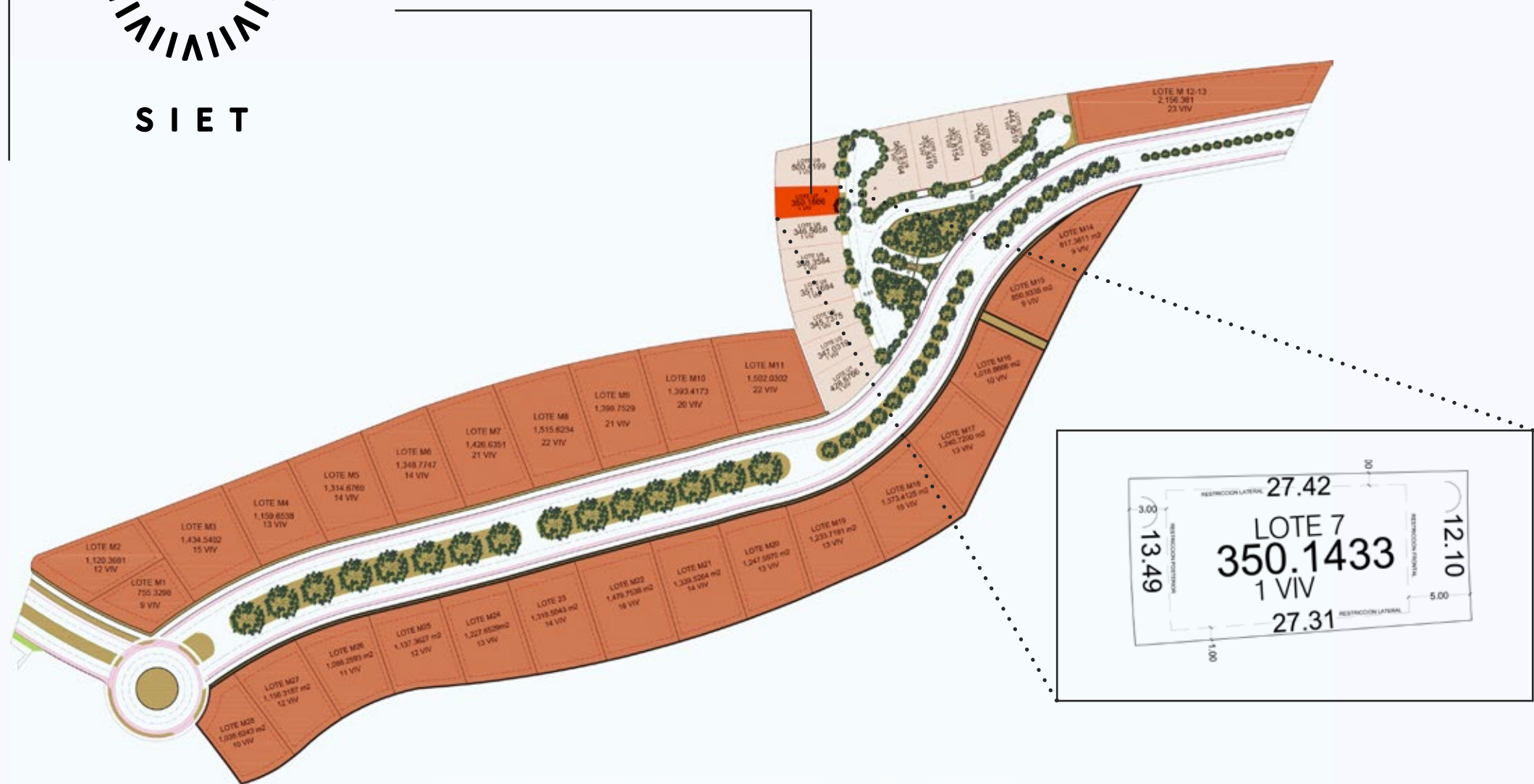
'Pioneering a new perspective on living. Welcome home.'



Mondo
#SELVAZAMA



SIET





CASA SIET
INSIDE MONDO

Inside Selvazama is Deelum’s Casa Siet, a luxurious residential development that is one of only 11 custom-built home sites that comprise the exclusive Mondo neighborhood. The ultra private and secure gated community is designed exclusively for high-net-worth individuals and features some of the largest villas in the region on spacious, oversized lots. The development is located in a desirable area surrounded by dense jungle, providing privacy and security, while also being minutes away from the very best of Tulum, including beaches, cenotes, restaurants, schools, ruins, spas, and more.

SEVEN

/ 7

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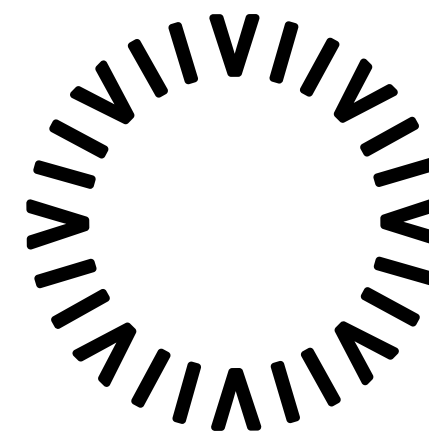
VII

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{Siete esp.}

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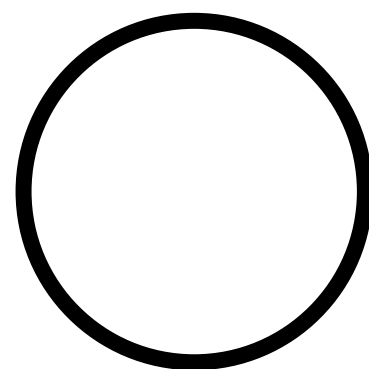
SIET



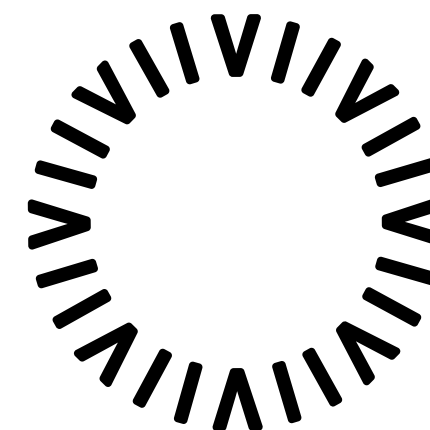
S I E T

VII

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Roman
Seven

Circle
Shape

Unified & Unique
Deelum Logo Shape



S I E T

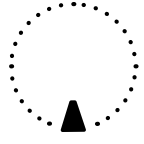
A first-of-its-kind residential development located in Tulum, Mexico, Selvazama offers a unique blend of modern architecture, sustainable design, and barefoot luxury living in a vibrant cosmopolitan community. It is situated in the heart of Tulum, known for its stunning jungle and rich Mayan heritage,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

**INTRODUCING CASA SIET
AT MONDO, SELVAZAMA**



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

Street View



Entrance



O U R L A R G E S T L U X U R Y V I L L A Y E T

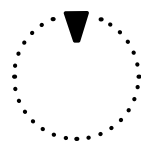
Casa Siet is a spacious and luxurious property set in the heart of the jungle with more than 5,225 square feet inside and more than 3,500 square feet of expansive outdoor space.

The purpose-built property features 5 bedrooms, 5.5 bathrooms, an open-plan living and dining area, and a fully-equipped kitchen with only the latest technology. Therapeutic fire and water features can be found throughout the property that is surrounded by lush vegetation that creates a seamless natural barrier of the utmost privacy and solitude.

Casa Siet also has two private pools, a sauna, an outside soaking tub, and state-of-the-art security.



Garden View



Pool & Balconies



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

Casa Siet 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, Casa Siet is only 10 minutes away from all necessary conveniences and the cultural vibrancy of Tulum.

**IN-HOME LUXURY AMENITIES
AT CASA SIET INCLUDE:**

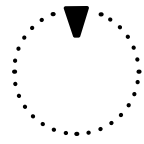
- A private entrance with 24/7 security
- A tranquil water feature upon entry
- The home is built with local materials and features a modern state-of-the-art kitchen with high-end appliances, state-of-the-art lighting throughout, and two pools with custom water features and lounge areas
- A roof-top pool that's conveniently designed with a flush deck
- Showers in all bathrooms have floor-to-ceiling glass sliding doors that open to the jungle with bamboo for privacy
- Walk-in closets
- Make-up sitting areas with proper lighting
- Outdoor open and covered patios with custom built-in fire pits, hammocks, and a soaking tub and sauna off the master bathroom
- GigNet fiber for fast and reliable Internet
- Cleaning service is available as desired

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.

Metal Pergola in Combination with Wood



Close View



Roof Terrace

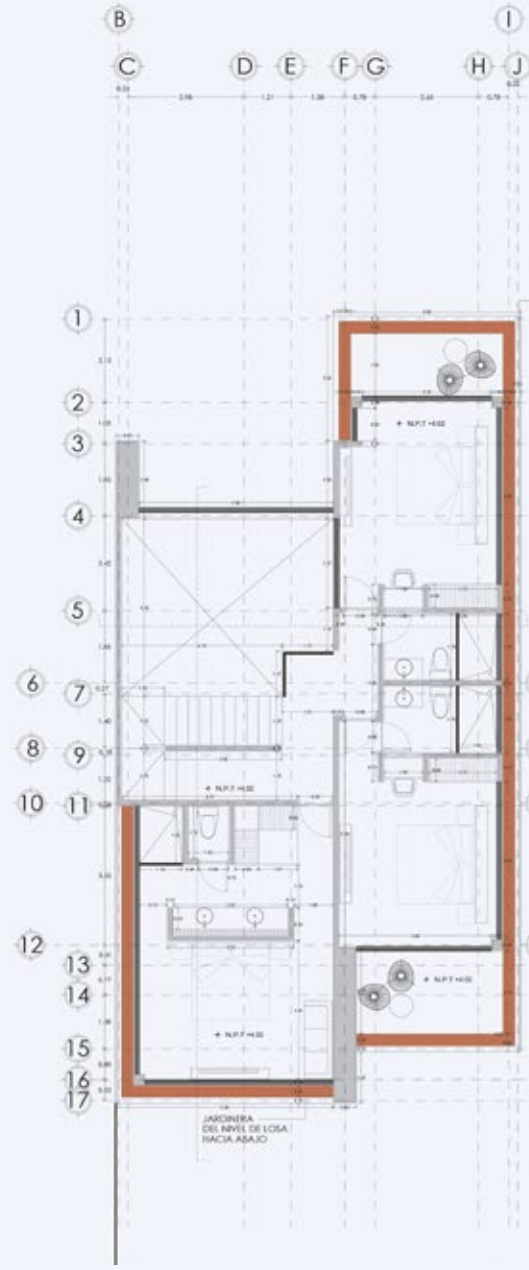


Concrete Planter covered in Mayan Stone

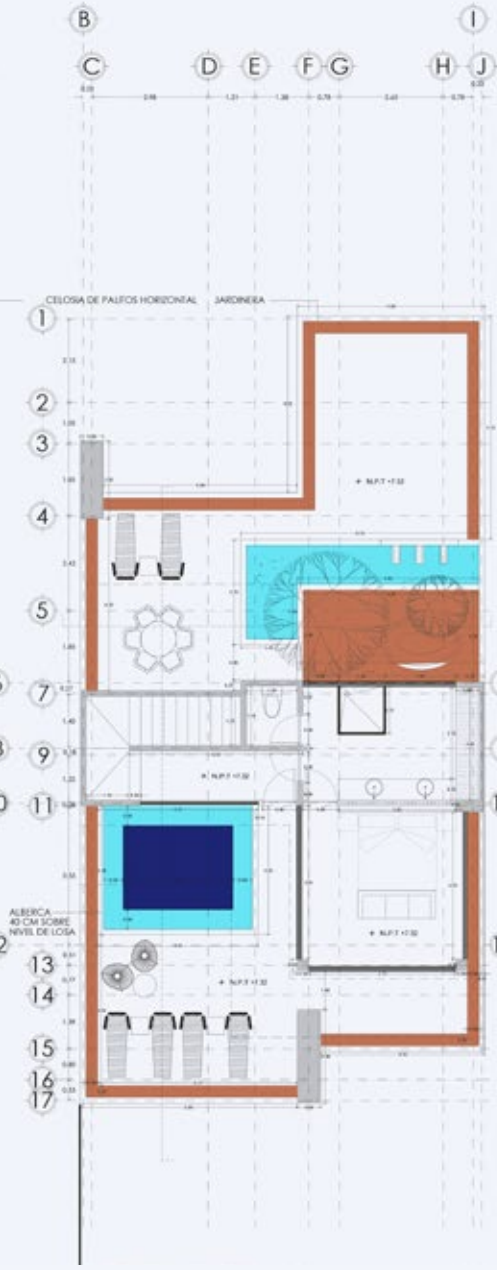
FLOOR PLANS



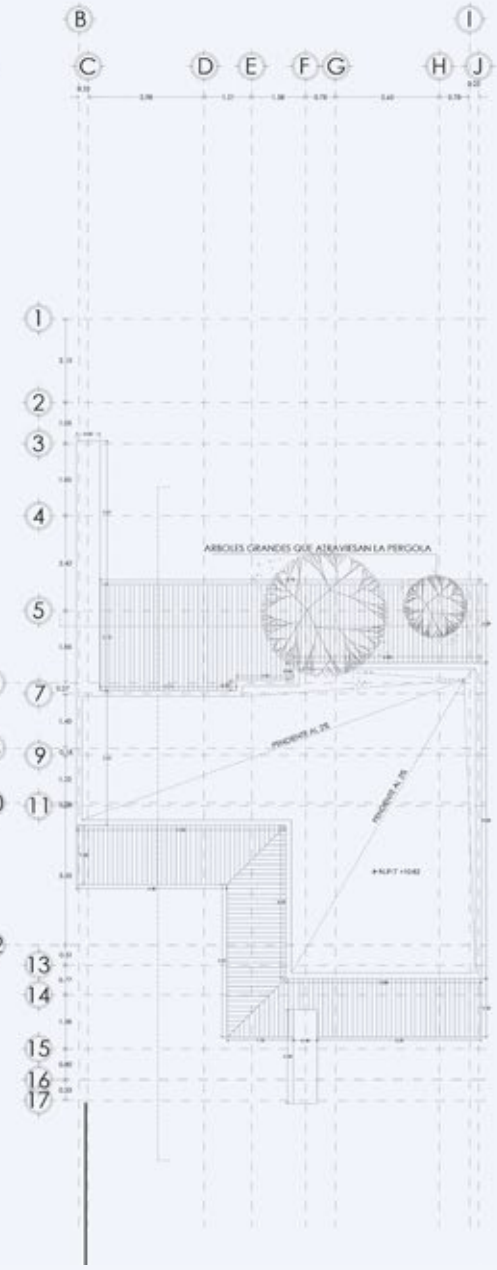
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2ND



ROOF

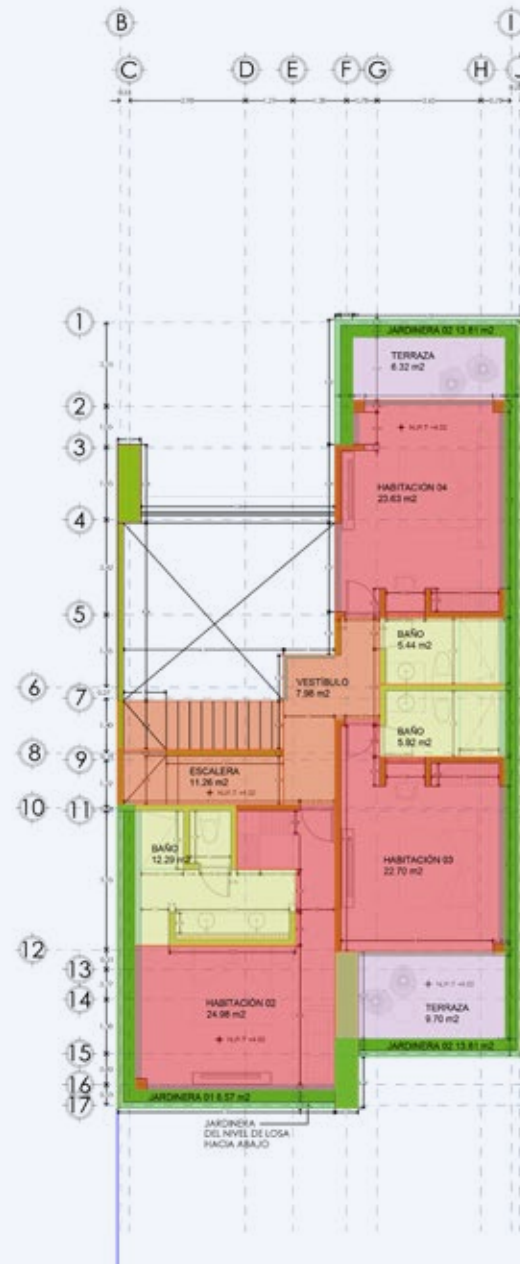


TECHOS

A R E A S



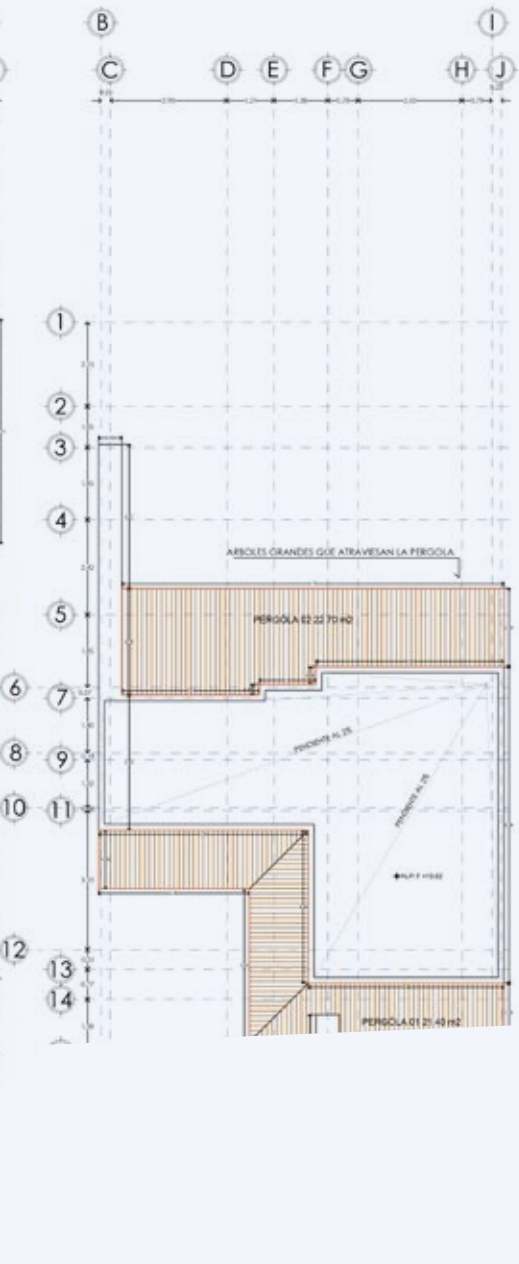
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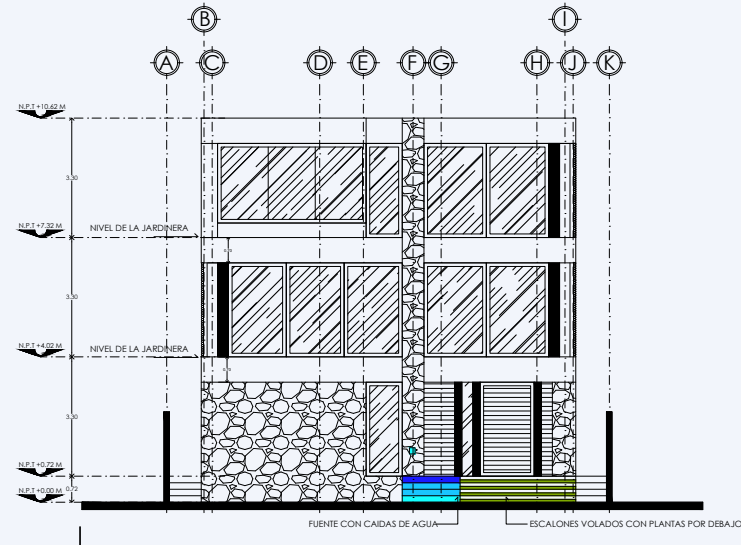


ROOF

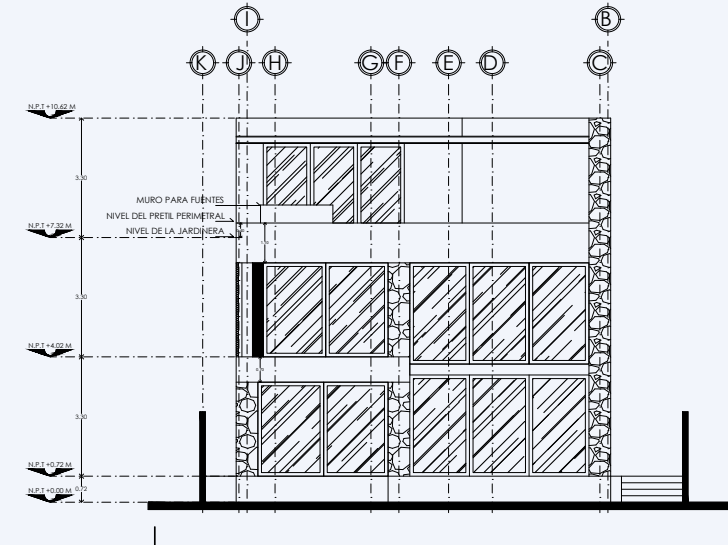


TECHOS

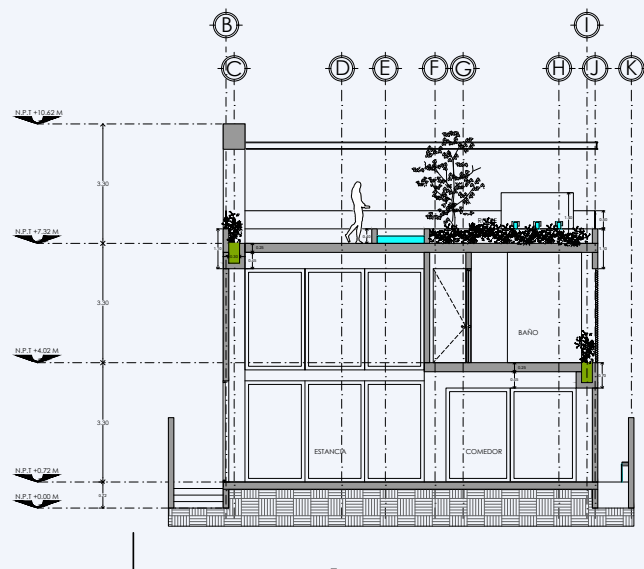
SECTION PLANS



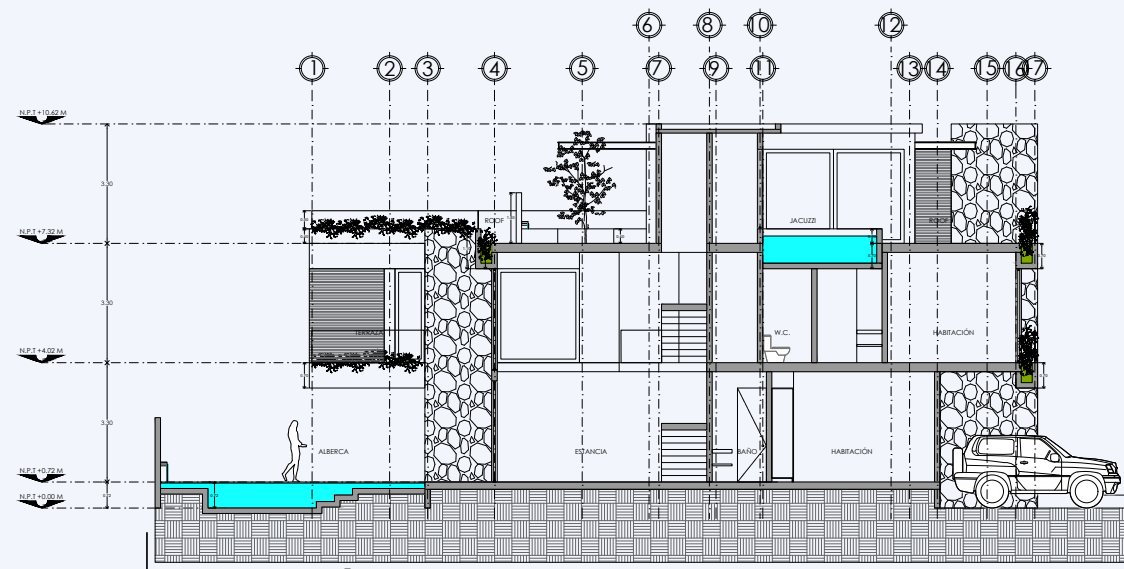
FACHADA PRINCIPAL



FACHADA POSTERIOR



FACHADA TRANSVERSAL



SECCIÓN LONGITUDINAL

Aluminum Frame Serie 70 Cuprum
with 10 mm toughened glass

False ceiling
with indirect lights



Material & Finishings
Interior



Tzalam
Plywood



Fiorito
Travertine
Marble

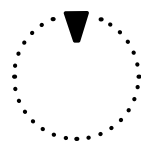


Chukum
Type
Paste



San Gabriel
Leather
Granite

Close View

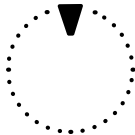


Terrace





Close View



Pool Side



fashionable
matte
details



kitchen
elements to
make life
easier





From Dusk till Dawn

When singing birds
call you awake –



– and chirping
crickets lead you into
the peaceful night.





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.

**A T D E E L U M , O U R
P R I O R I T Y I S T O
C R E A T E H O M E S
T H A T E N R I C H T H E
L I V E S O F T H O S E
W H O C H O O S E T O
L I V E I N T H E M .**

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**.





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I N T E R I O R

2 3 7 . 0 9 S M
E X T E R I O R

7 2 2 T O T A L S M

5 B E D R O O M
5 . 5 B A T H R O O M

PRICING & PAYMENT PLANS
AVAILABLE UPON REQUEST



‘Make Casa S I E T your home.’

A project by **DECLUB**