

C I N Q

A project by **DECLUN**

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



ABOUT

THE LOCATION

THE CASA

PLANS & AREAS

UNIQUE AMENITIES

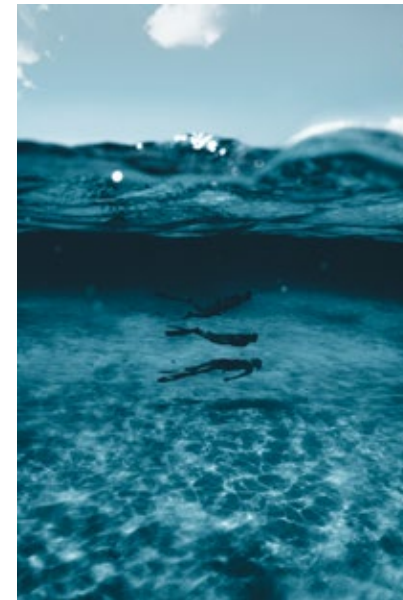
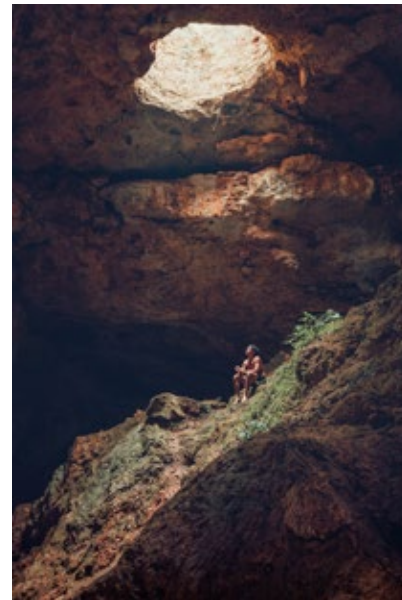
MATERIALS & FINISHINGS

NATIONAL PARK

CONTACT




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






& WE LIKE MAKING YOU SMILE!

PEACEFUL
PRIVATE
WELCOMING
LUXURIOUS
NATURAL
SECURE
MODERN
CHIC
BREEZES
RAINFALLS
SUNSHINE
SMILES
SERENITY
JUNGLE
CULINARY
HEALING

An aerial photograph of a river winding through a lush, dense green forest. The water is a vibrant turquoise color, contrasting with the deep greens of the surrounding trees. The river flows from the top right towards the bottom left of the frame.

DEDLUN



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

WHAT IS DEELUM?

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.

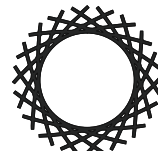
Our **Casa Siet**, **Casa Cinq**, and **INKU** locations are situated in the trendy and upscale **Selvazama** neighborhood, where cutting-edge architecture, sustainable design, and a vibrant lifestyle meet the turquoise waters of the glimmering Caribbean coast.



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 & De

DECLUD

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

WHERE WE ARE : TULUM



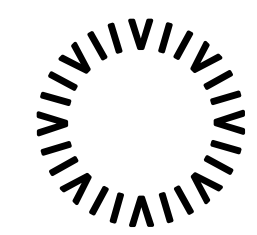
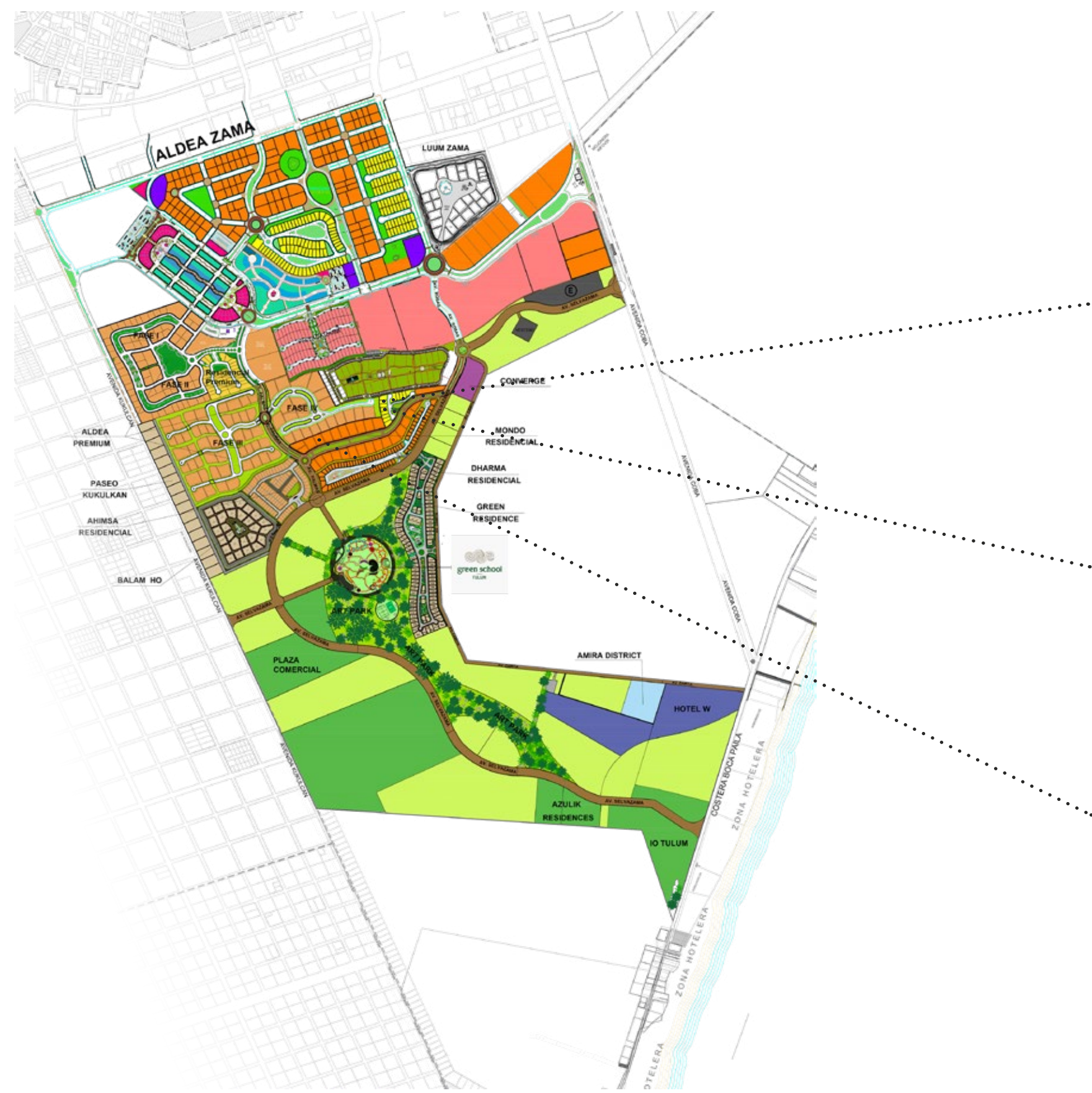
MONDO – INSIDE SELVAZAMA



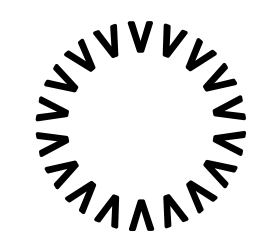
BY COMBINING MODERN DESIGN, SUSTAINABLE
LIVING, AND A STRONG CONNECTION TO THE
LOCAL CULTURE, SELVAZAMA TULUM OFFERS
A TRULY UNIQUE AND FULFILLING EXPERIENCE
FOR ITS RESIDENTS TO FIND INSPIRATION IN
THE EVERYDAY.

DEELUM PROJECTS INSIDE SELVAZAMA

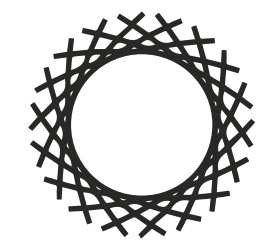
DEELUM
CASA SIET, CASA CINQ, INKU



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**

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.

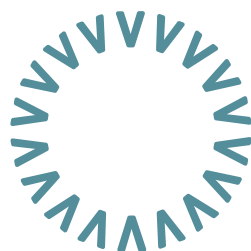
Art Park, an expansive, 154,405 m² area, provides a space for cultural exchange and artistic expression featuring inspiring artworks from both local Mexican and international artists. IO is a bustling hub within Selvazama that offers a variety of restaurants, bars, shops, cultural events, and outdoor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



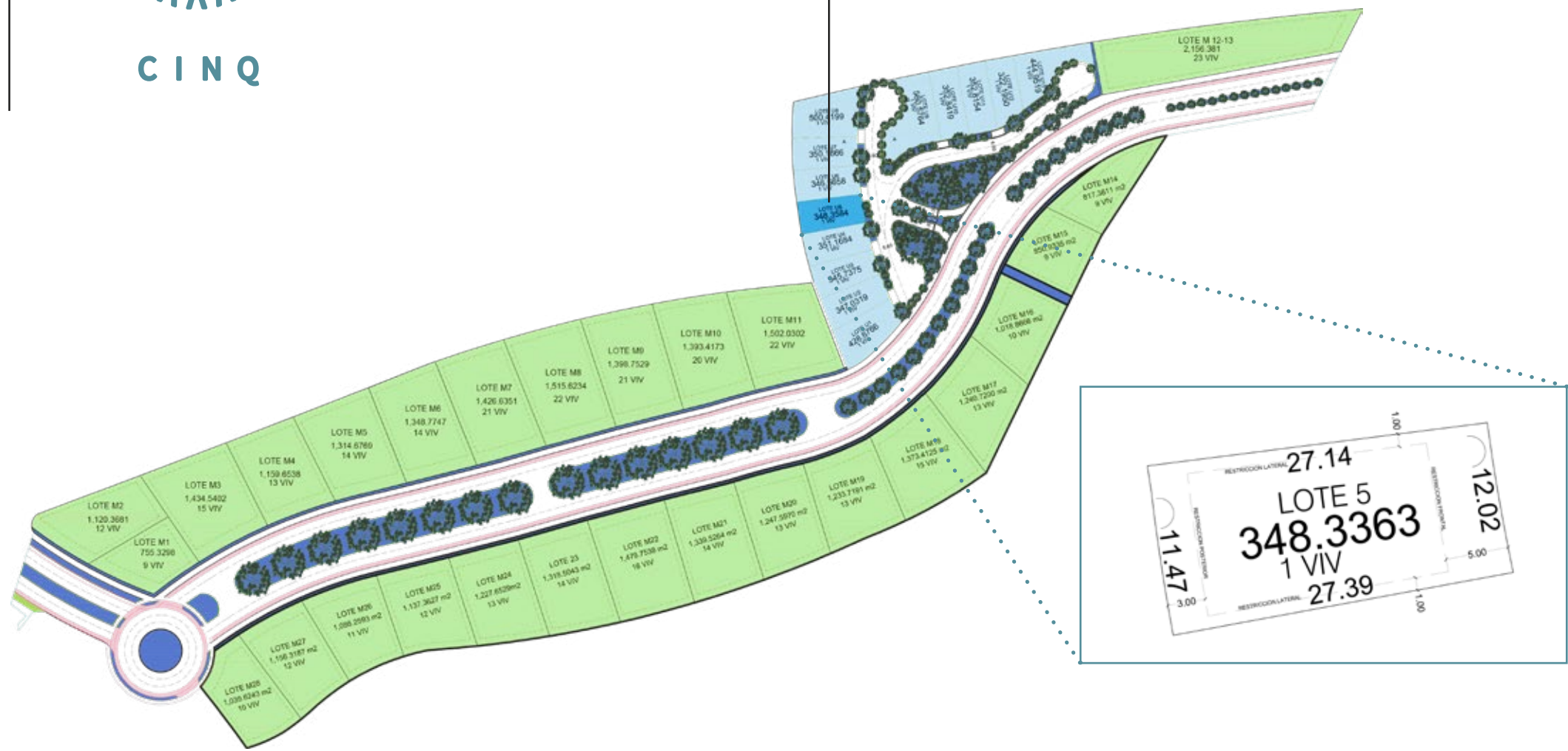
‘Pioneering a new perspective on living. Welcome home.’



Mondo
#SELVAZAMA



CINQ



CASA CINQ

INSIDE MONDO

Inside Selvazama is Deelum's Casa Cinq, 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.



CINCO

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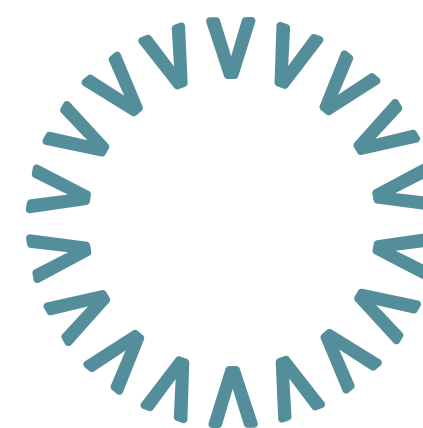
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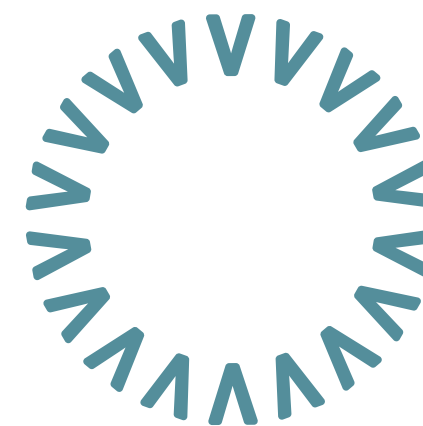
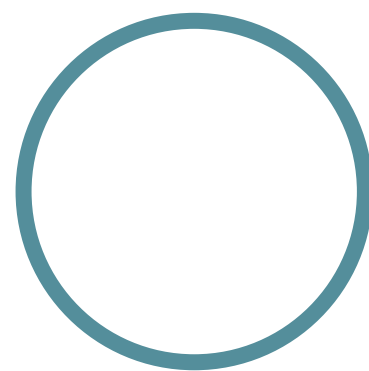
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CINQ



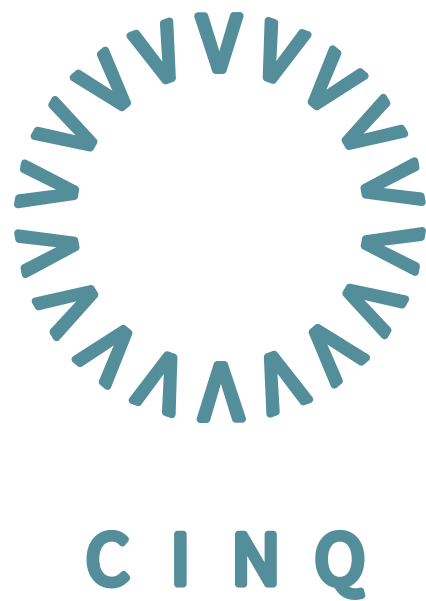
C I N Q



Roman
Five

Circle
Shape

Unified & Unique
Deelum Logo Shape



Welcome to Casa Cinq, a truly luxurious abode nestled in the heart of the Mayan jungle. Boasting over 2.800 square feet of indoor space and expansive outdoor areas spanning over 3100 square feet, this is a veritable oasis from the hustle and bustle of everyday life. From a private entrance designed to accommodate your vehicles, ATVs, and other adventure toys for exploring the jungle roads, to a stunning private courtyard featuring a serene water and fire features surrounded by verdant foliage and century-old trees, Casa Cinq offers a true retreat for the senses.

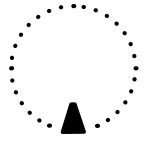
Indulge in the comfort of 4 opulent bedrooms and 4.5 lavish bathrooms, all designed with your utmost relaxation and rejuvenation in mind. The open-plan living and dining areas are perfect for entertaining guests, while the state-of-the-art kitchen is equipped with only the latest in culinary technology.

INTRODUCING CASA CINQ AT MONDO, SELVAZAMA



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

Street View



Entrance



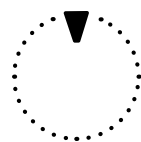
THE ULTIMATE JUNGLE RETREAT

The property is surrounded by lush vegetation, creating a seamless natural barrier that ensures the utmost privacy and solitude. Two pools—one in the backyard and another upstairs—are designed to promote tranquility and harmony with nature. Only at Casa Cinq will you find such intimate and unique exterior enclaves, where it's easy to imagine practicing morning meditation or yoga, getting lost in a book or enjoying a glass of wine in the company of therapeutic fire and water features.

With its many outdoor spaces, this property is perfect for both personal rejuvenation as well as entertaining family and friends. Experience the pinnacle of luxury living at Casa Cinq, where jungle meets sophistication.



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

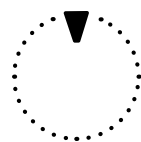
We offer an array of amenities crafted to provide you with the peace, solitude, and tranquility that you crave. Our stunning retreat is nestled in a serene community, and yet, we are just a mere 10 minutes away from all the conveniences and cultural vibrancy of Tulum.

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

- A private entrance with 24/7 security.
- The entrance features tranquil water with a private courtyard that has additional fire and water features and lush trees, including some that are more than 100 years old, that will make you feel at home and at peace.
- The home is built with local materials and features a modern state-of-the-art kitchen with high-end appliances, sophisticated 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 that have floor-to-ceiling glass sliding doors that open to the jungle with bamboo for privacy.
- Spacious, 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 off the master bathroom.
- GigNet fiber for fast and reliable Internet.
- Cleaning service is available as desired.
- Private chefs for special occasions and events.
- In-house spa services upon request.

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.

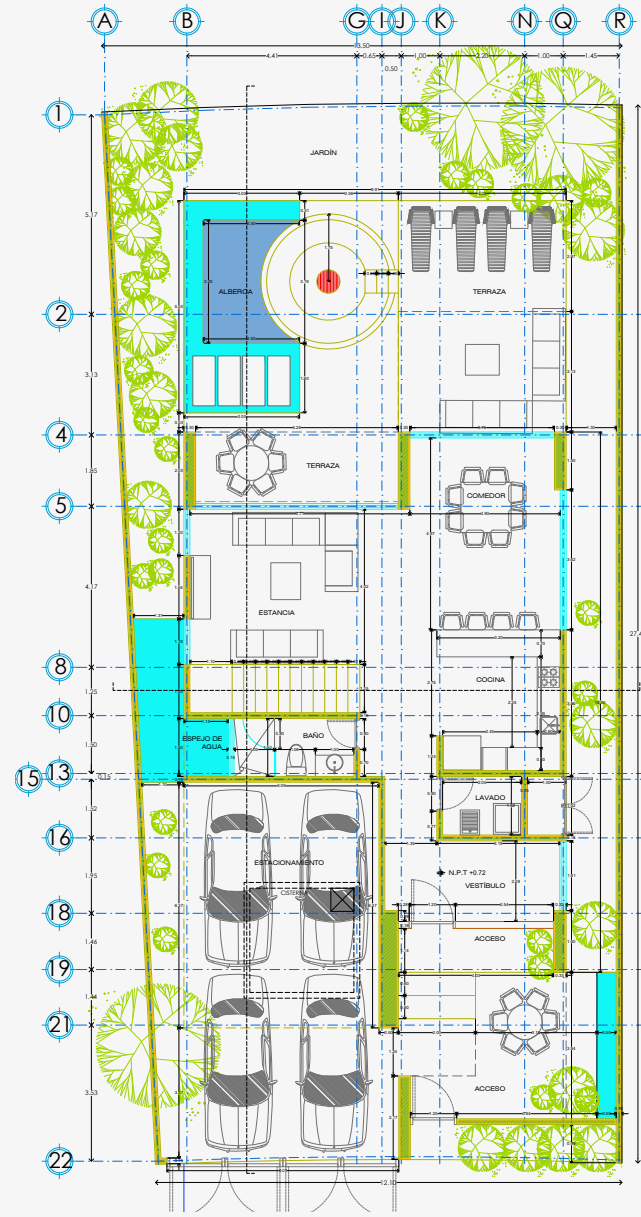
Close View



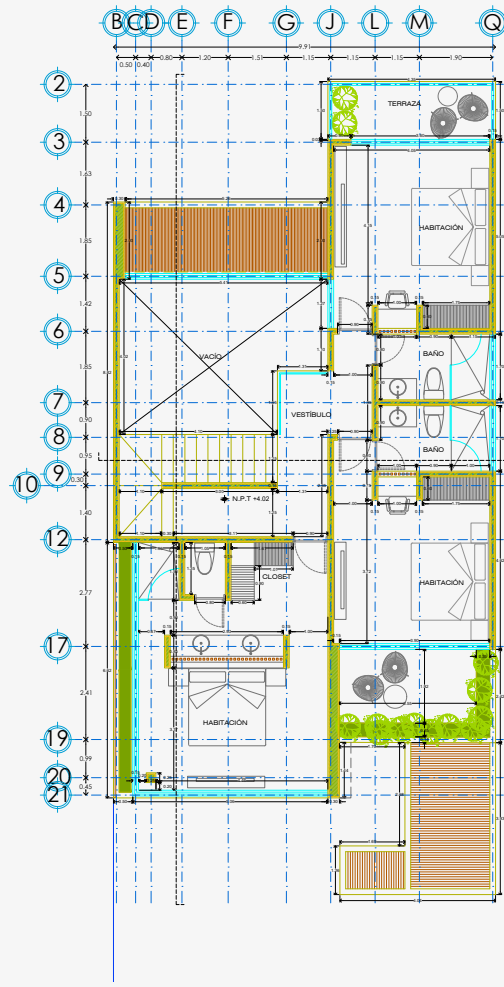
Roof Terrace



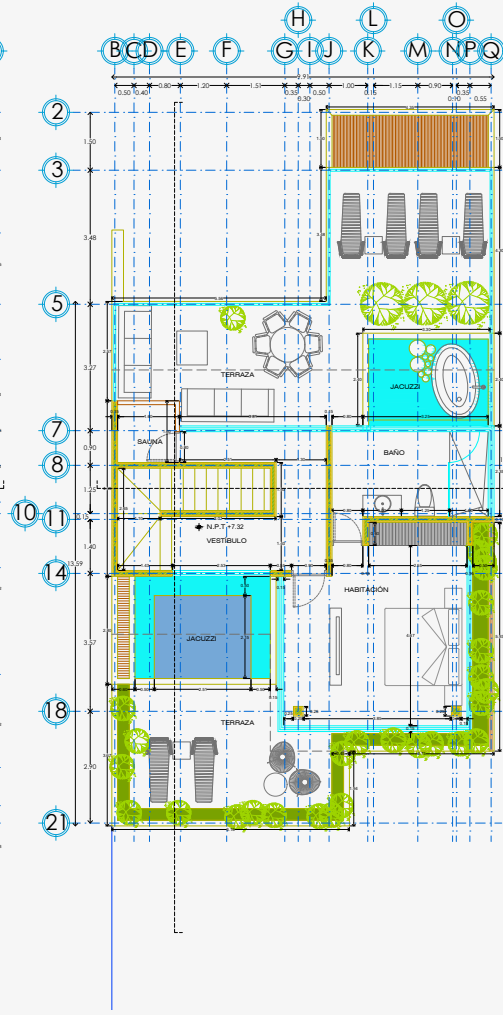
FLOOR PLANS



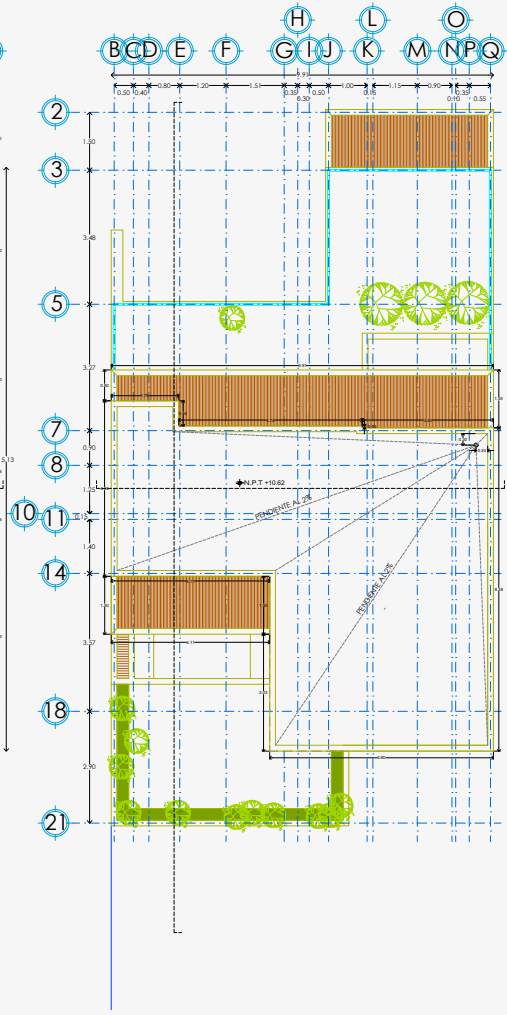
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2ND

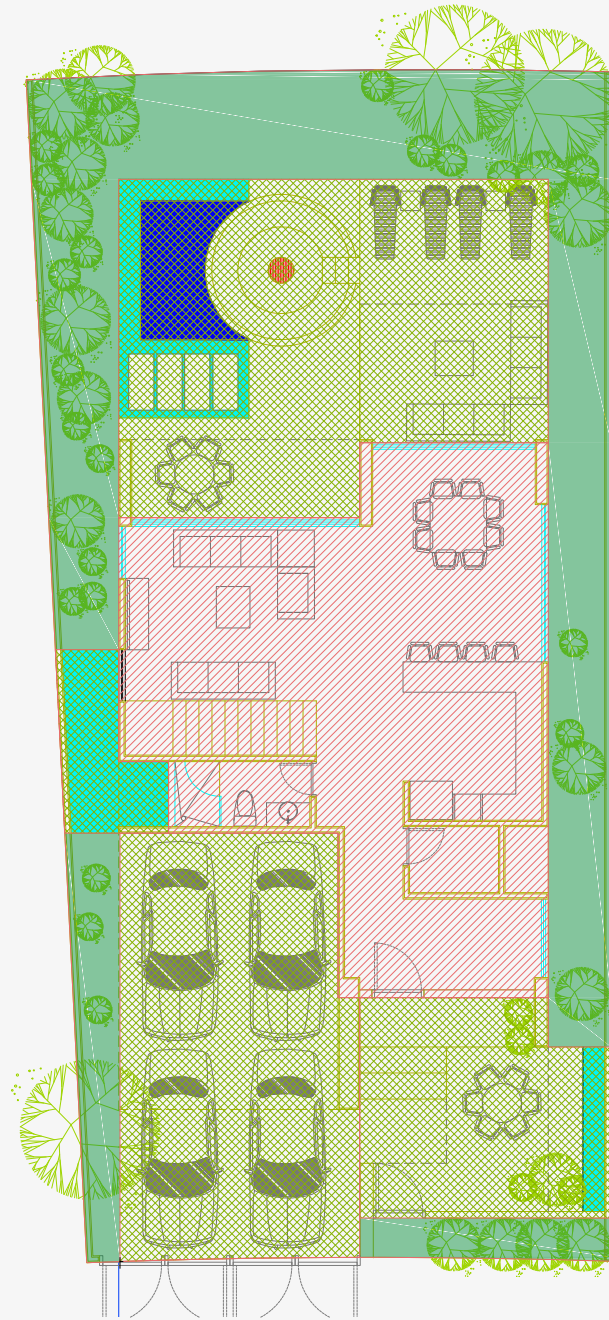


3ND



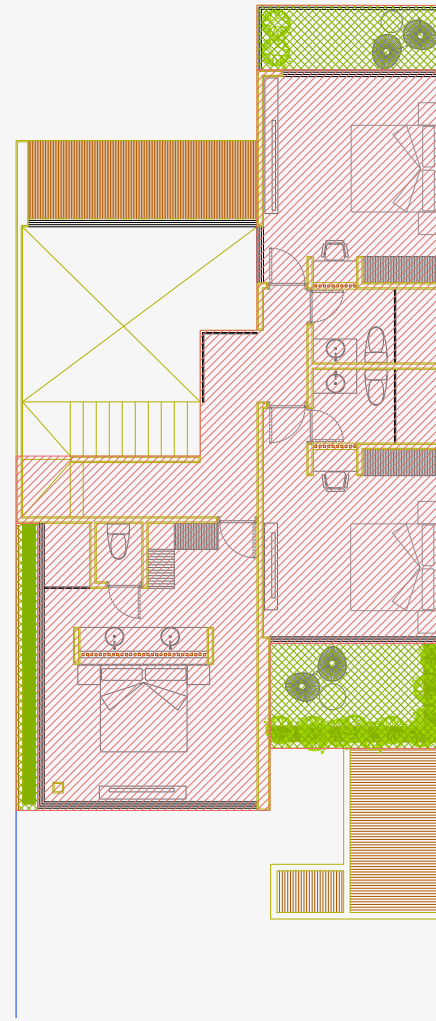
ROOF

A R E A S



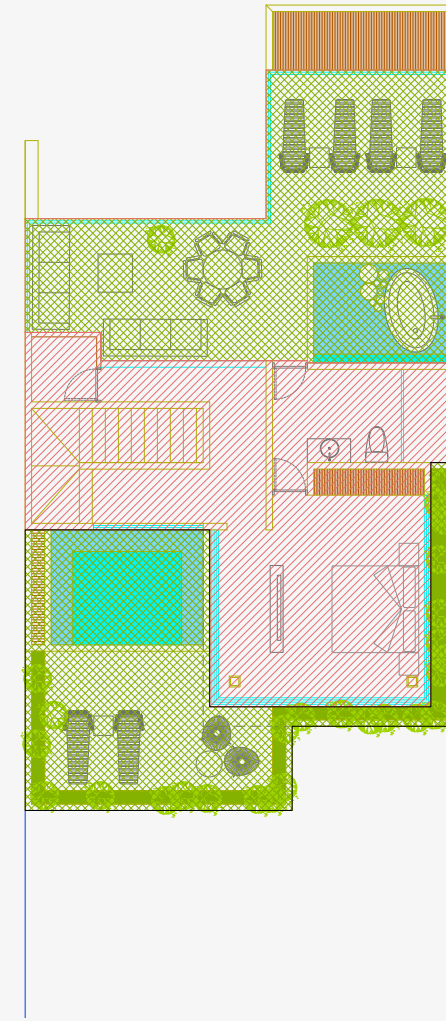
GF

EXTERIOR = 157.52 m2
INTERIOR = 96.08 m2
JARDIN = 96.66 m2
TOTAL = 350.26 m2



2ND

EXTERIOR = 19.60 m2
INTERIOR = 104.55 m2
TOTAL = 124.15 m2



ROOF

EXTERIOR = 83.25 m2
INTERIOR = 59.56 m2
TOTAL = 142.81 m2

Aluminum Frame Serie 70 Cuprum
with 10 mm toughened glass

False ceiling
with indirect lights



Material & Finishings
Interior



Tzalam
Plywood



Fiorito
Travertine
Marble

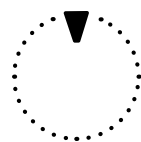


Chukum
Type
Paste



San Gabriel
Leather
Granite

Close View



Terrace





fashionable
matte
details

**M A K E
C A S A C I N Q
U N I Q U E L Y
Y O U R S**

BY WITH THESE PREMIUM ADD-ONS:

- **Basement with glass**
with entertainment room and pool views
starting at \$150,000+
- **Guest Casita**
that includes a mini kitchen and bathroom
\$75,000+
- **Drone Landing Pad**
\$100,000+
- **Interior Design Package**
which includes all Sony 55-80 Smart televisions
starting at \$150,000+





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.**

**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**.





2 6 0 S M
I N T E R I O R

2 9 5 S M
E X T E R I O R

5 5 5 T O T A L S M

4 B E D R O O M
4 . 5 B A T H R O O M

PRICING & PAYMENT PLANS
AVAILABLE UPON REQUEST



‘Make Casa C I N Q your home.’

A project by **DECLUB**