DECLUN CONCEPTS

CASA NAHIA

DREAMS AND ASPIRATIONS
IN MAYA .

CONCEPTS

HUDGINS DESIGN

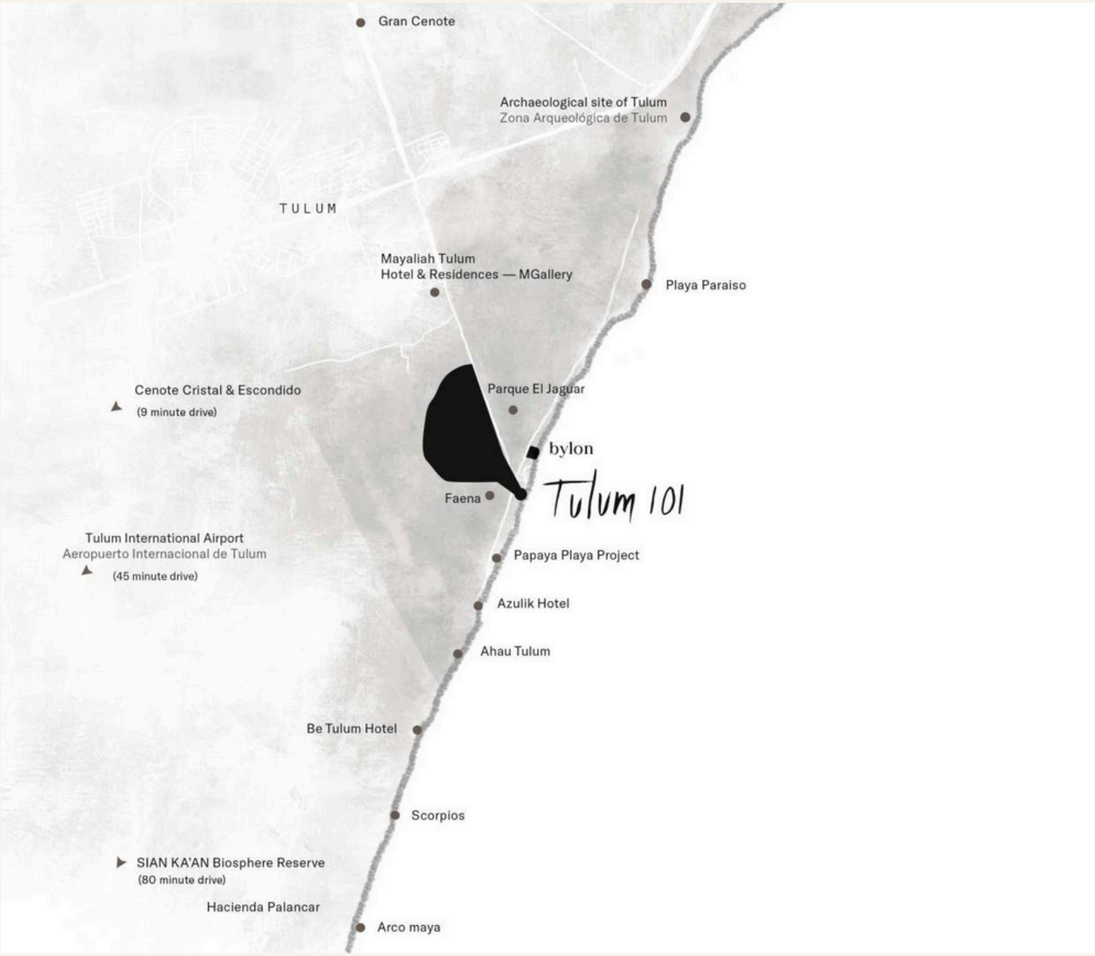
a loving collaboration

CASA NAHIA
DOCLUB CONCEPTS

CASA NAHIA
CONCEPTS

LOCATION

Tulum 101



TULUM 101 IS THE REGION'S FIRST MASTER-PLANNED COMMUNITY

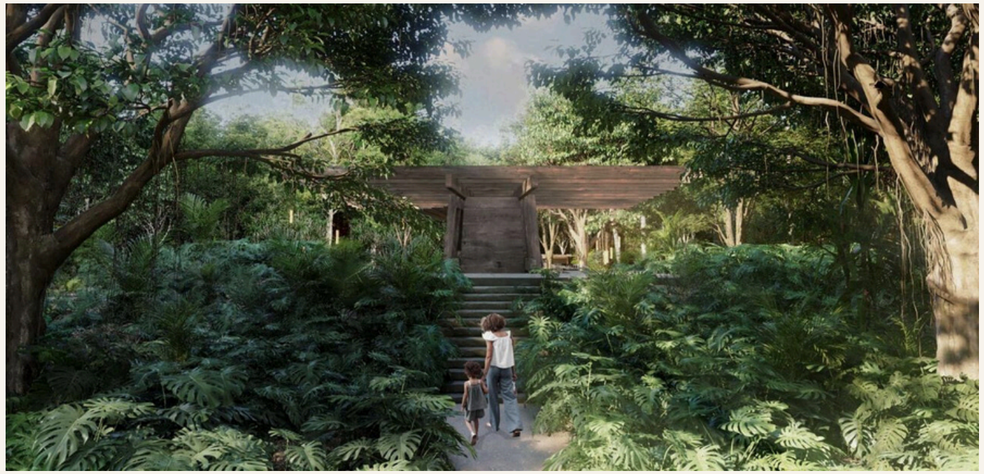
Located 45 minutes south of Playa del Carmen (90 minutes south of Cancun International Airport), Tulum exudes a laid- back, bohemian, and effortlessly chic beach town ambiance. At the southern end of the Riviera Maya, Tulum 101 is strategically placed near Tulum's coastal Mayan architectural site, national parks, coral reefs, renowned cenotes, diverse restaurants, vibrant beach clubs, and lively nightlife. This enchanting destination is also within convenient reach of The Tulum International Airport, Felipe Carrillo Puerto and borders Jaguar National Park, adding an extra layer of accessibility and natural allure to this lush beachfront property.

Tulum 101 becomes a haven that is centrally located, allowing you to be in the midst of everything while still providing a tranquil escape from it all.

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

DECLUB CONCEPTS

EXCLUSIVE RESTAURANTS



PRIVATE CENOTES

INSIDE THE GATES OF Tulum 101

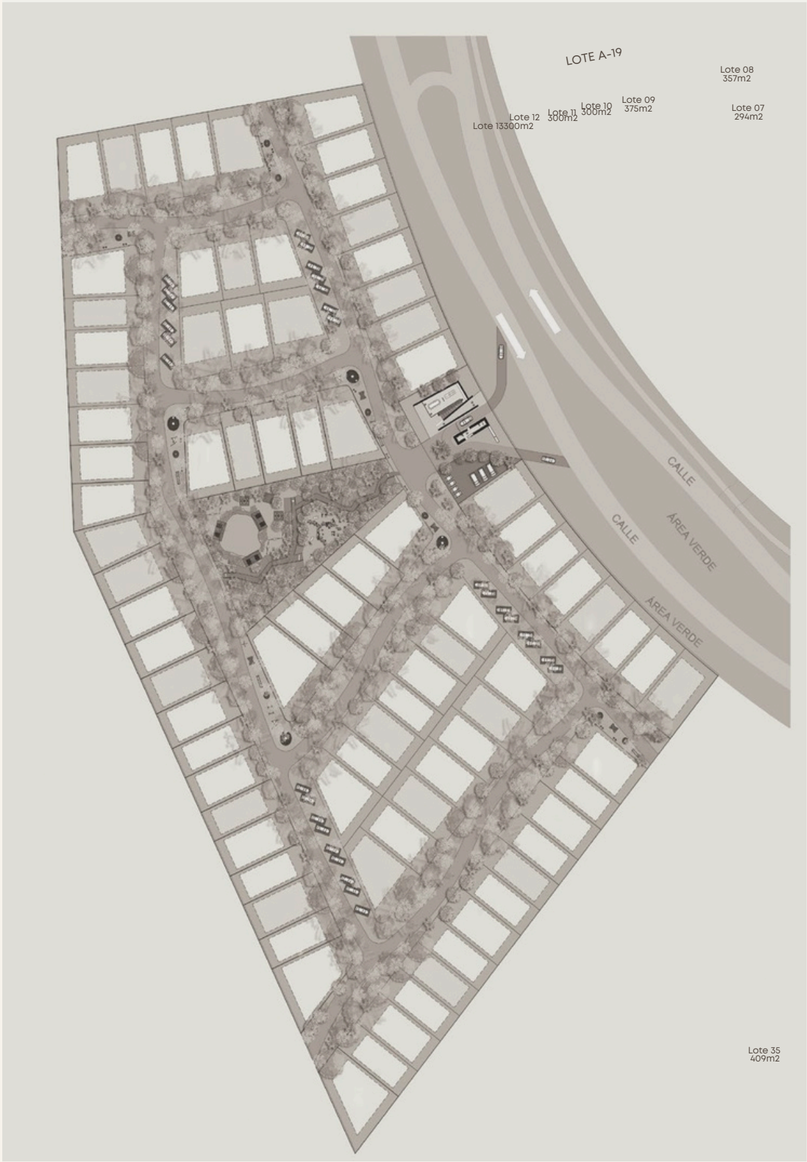
DECLUN CONCEPTS

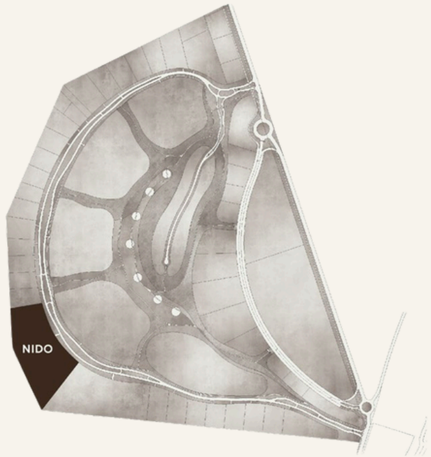
NIDO

A free life
in a safe haven.

Mingle family lots under the concept of Jungle Nesting. The best lifestyle and sophistication, immerse in the beauty of the mythical landscape of the Mayan Jungle. NIDO emerges between the green of the forest as a primal home.

DECLUN CONCEPTS





Walk to the beach in 10 minutes .

Less than 1KM away from the beach, 01 NIDO® emerges amidst the green jungle as a primeval home. This concept for Jungle Nesting® brings together the comfort of wide paths and open spaces with the sensibility of its environment into a comfortable, sophisticated and natural way of living: a cluster of **85 single-family** plots enmeshed in the beauty of the jungle.

NIDO

by Tulum 101

DECLUN CONCEPTS

I0I NIDO®, life happens in profound connection and coexistence with nature, full of transformative experiences and surrounded with state-of-the-art design and architecture.

Breathe with the jungle .

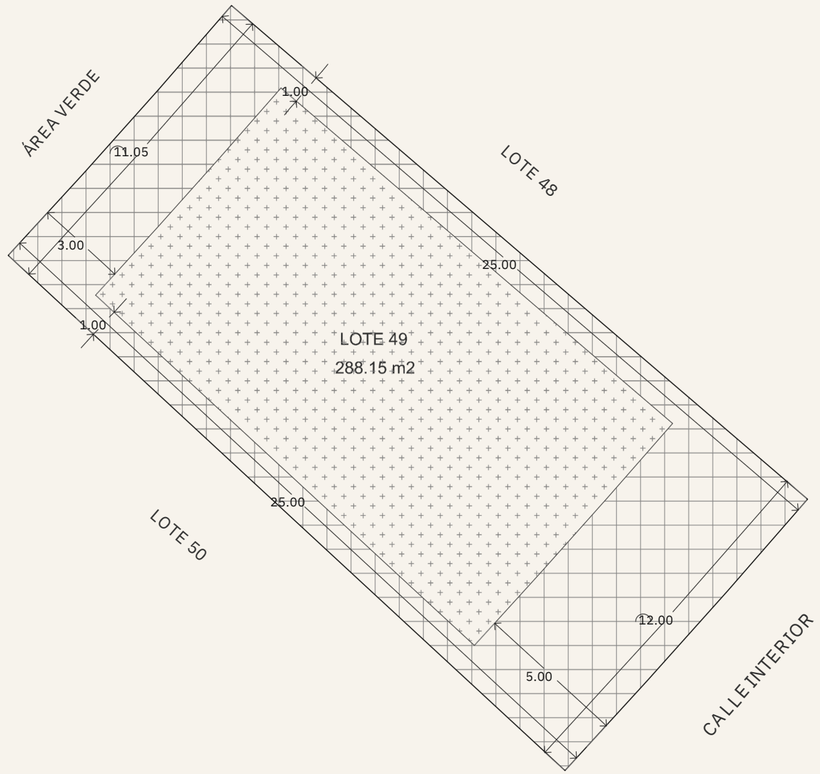
I∅I NIDO

With tree-lined roads and integrating park space at its core, this safe haven breathes to the elemental rhythms of the jungle, providing spaces of harmony designed to nurture unforgettable moments with our loved ones.

DECLUN CONCEPTS

DECLUB CONCEPTS

LOT #49 NIDO - TULUM 101



DATOS GENERALES:

LOTE:	49
SUPERFICIE:	288.15 M2
COS MÁXIMO 50%:	144.08 M2
CUS MÁXIMO 1.1:	316.97 M2

RESTRICCIONES:

ALTURA MÁXIMA:	3 NIVELES Y/O 10.5 MTS
FRONTAL:	5 MTS
LATERALES:	1 MTS
POSTERIOR:	3 MTS + 1.50 POR CADA NIVEL ADICIONAL

SIMBOLOGÍA:

ÁREA PERMITIDA PARA CONSTRUCCIÓN	
RESTRICCIÓN DE CONSTRUCCIÓN	

Propietario
LA PRIVADA 2

Ubicación
INMOBILIA
Tulum, Quintana Roo, México

Fecha
AGOSTO 20

Escala
1:250

Acotación
METROS

CROQUIS LOCALIZACION

INMOBILIA

Our neighbors.

FAENA DISTRICT

TRAIN MAYA - JAGUAR PARK

DECLUN CONCEPTS

CONCEPTS
BASEMENT LOUNGE

DECLUN CONCEPTS

BASEMENT BAR

CONCEPTS
KITCHEN ISLAND TO PATIO

CONCEPTS
DINING AREA

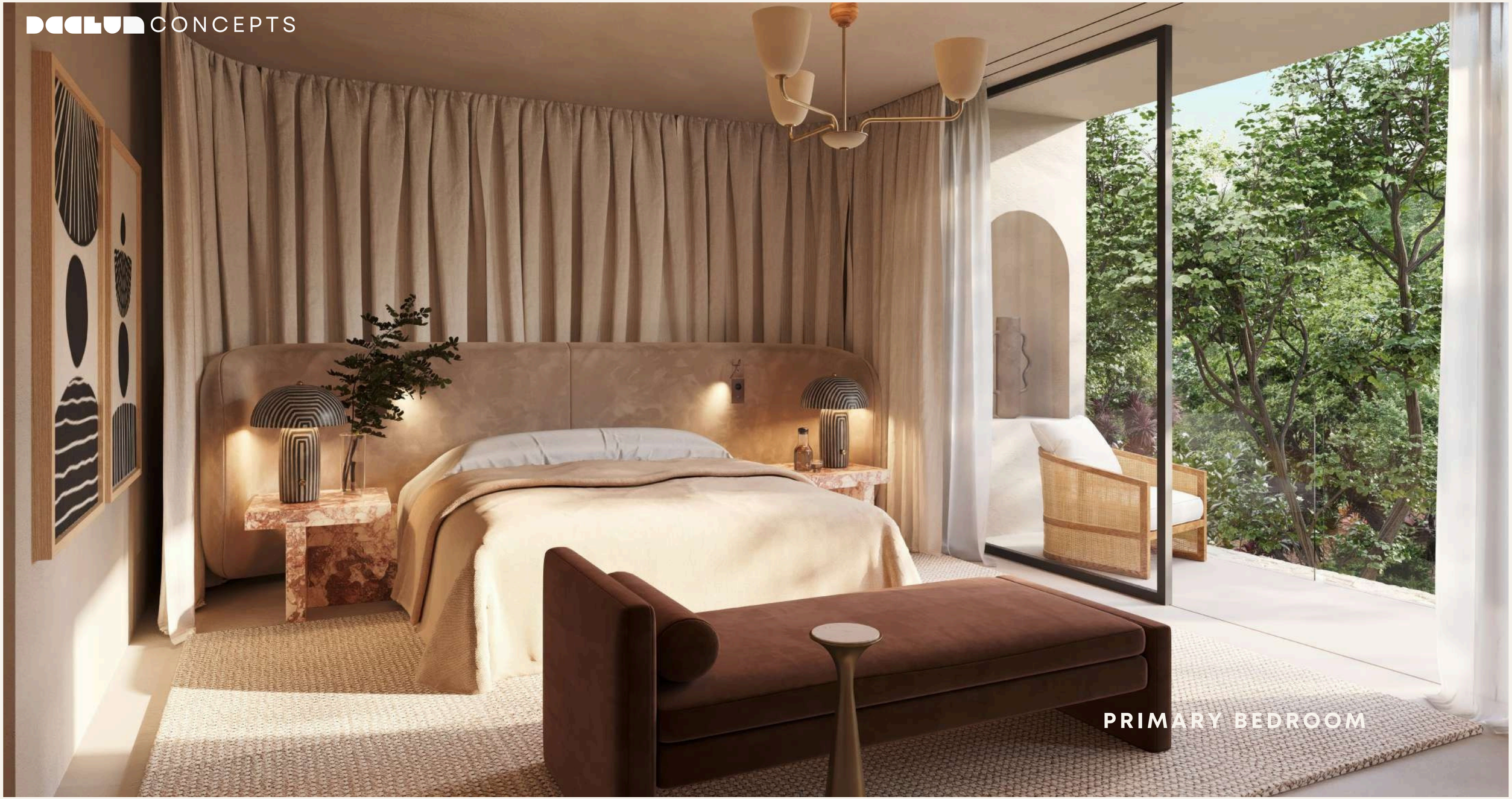
CONCEPTS
LIVING ROOM

DECLUD CONCEPTS

CONCEPTS
MATRIX
YOGA|GYM

CONCEPTS
MAIN HOUSE - OUTDOOR LOUNGE AND SHOWER
PRIMARY BATHROOM

CONCEPTS
PRIMARY BATHROOM


CONCEPTS
PRIMARY BEDROOM

CONCEPTS
POWDER ROOM

OUTDOOR DAY BED

CONCEPTS
ROOF TOP POOL

SWIMMING POOL

CONCEPTS
ROOFTOP BAR

CONCEPTS
ROOFTOP BAR

DECLUD CONCEPTS

3,762 TOTAL SQFT

5 BEDS - 6 BATHS

CASA NAHIA

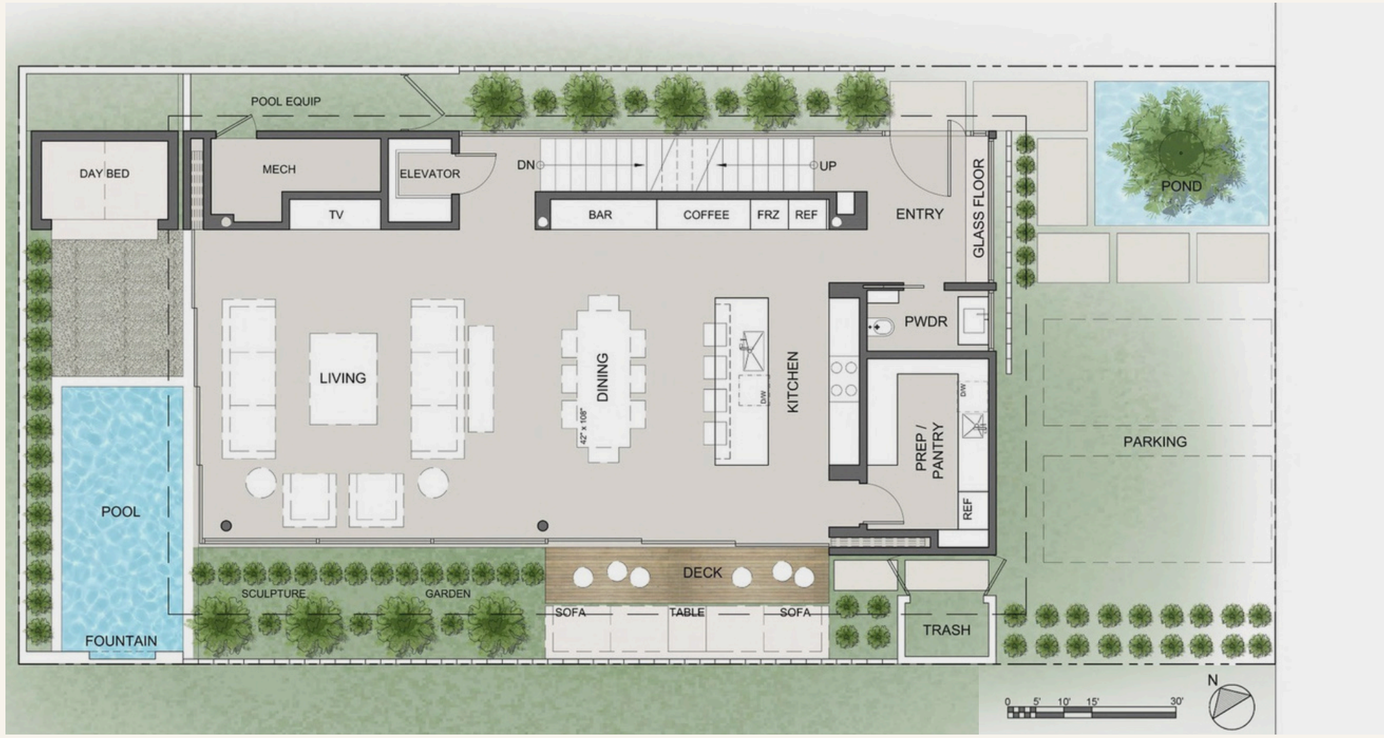
FLOOR PLAN - OPTIONAL BASEMENT

NIDO TULUM 101 LOTE 50

MAIN LEVEL

Third Level	1,175 SF
Second Level	1,340 SF
Main Level	1,332 SF
Basement	1,245 SF

FLOOR PLAN - MAIN LEVEL

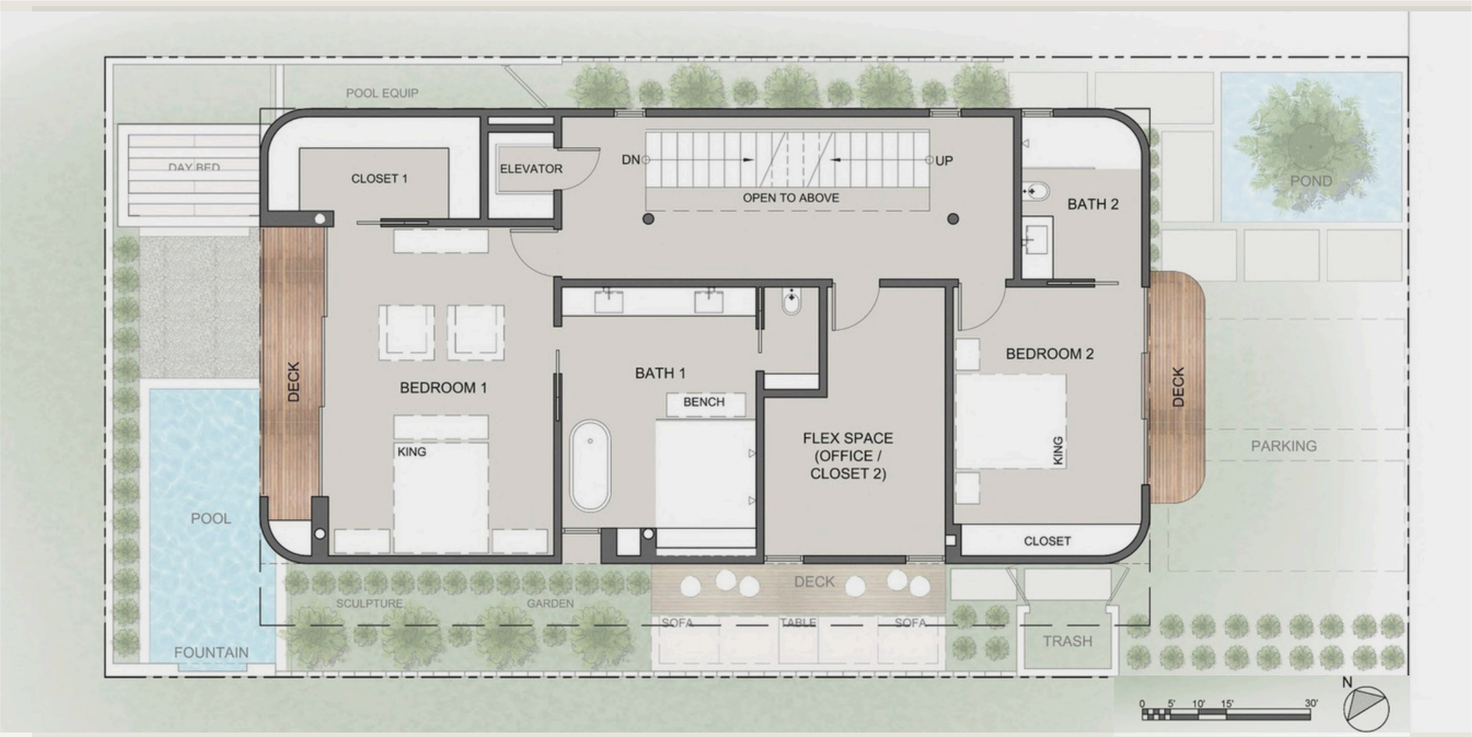


NIDO TULUM 101 LOTE 50

MAIN LEVEL

Third Level	1,175 SF | 109 SM
Second Level	1,340 SF | 125 SM
Main Level	1,332 SF | 123 SM
Basement	1,245 SF | 115 SM
TOTAL	**5,555 SF** | 515 SM
rooftop	463 SF | 43 SM

FLOOR PLAN - SECOND LEVEL

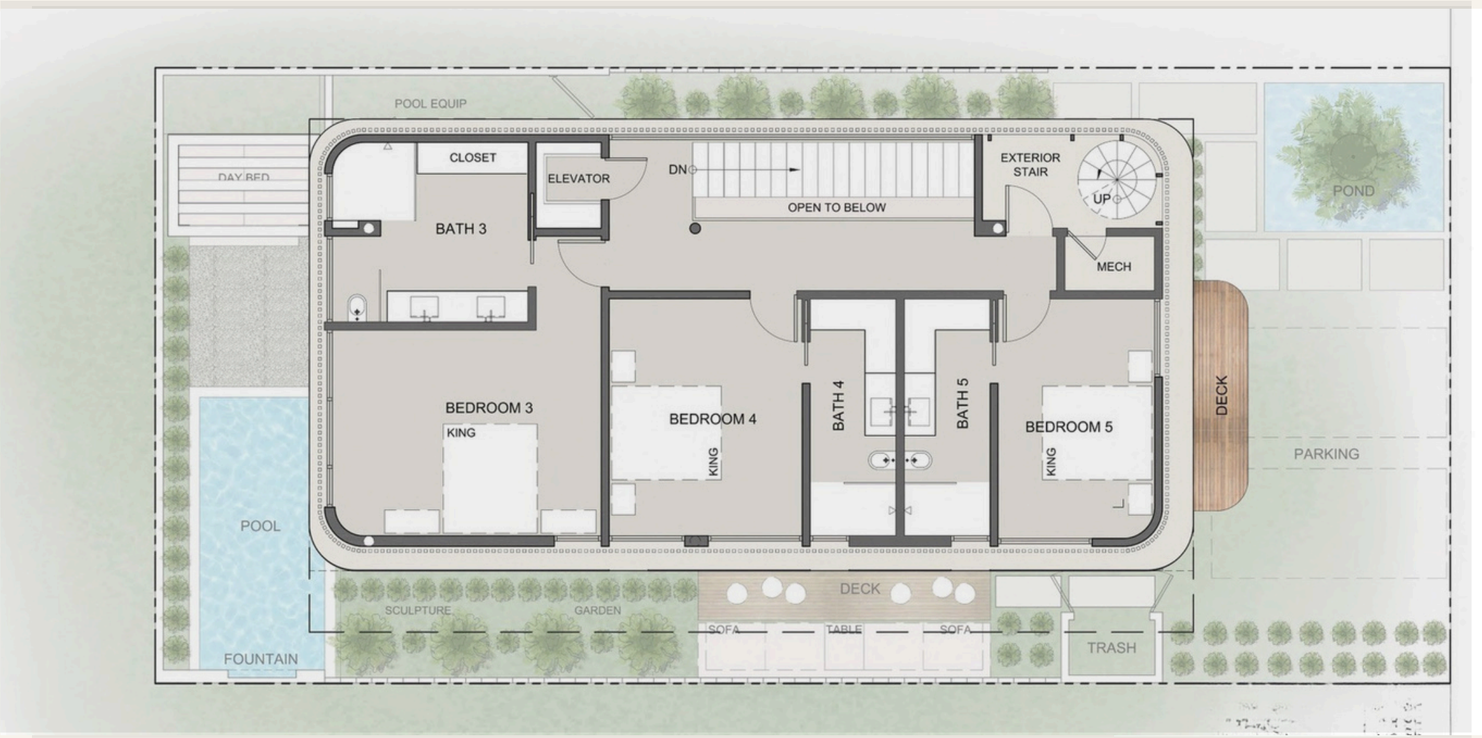


NIDO TULUM 101 LOTE 50

SECOND LEVEL

Third Level	1,175 SF | 109 SM
Second Level	1,340 SF | 125 SM
Main Level	1,332 SF | 123 SM
Basement	1,245 SF | 115 SM
TOTAL	**5,555 SF** | 515 SM
rooftop	463 SF | 43 SM

FLOOR PLAN - THIRD LEVEL



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Basement	1,245 SF | 115 SM
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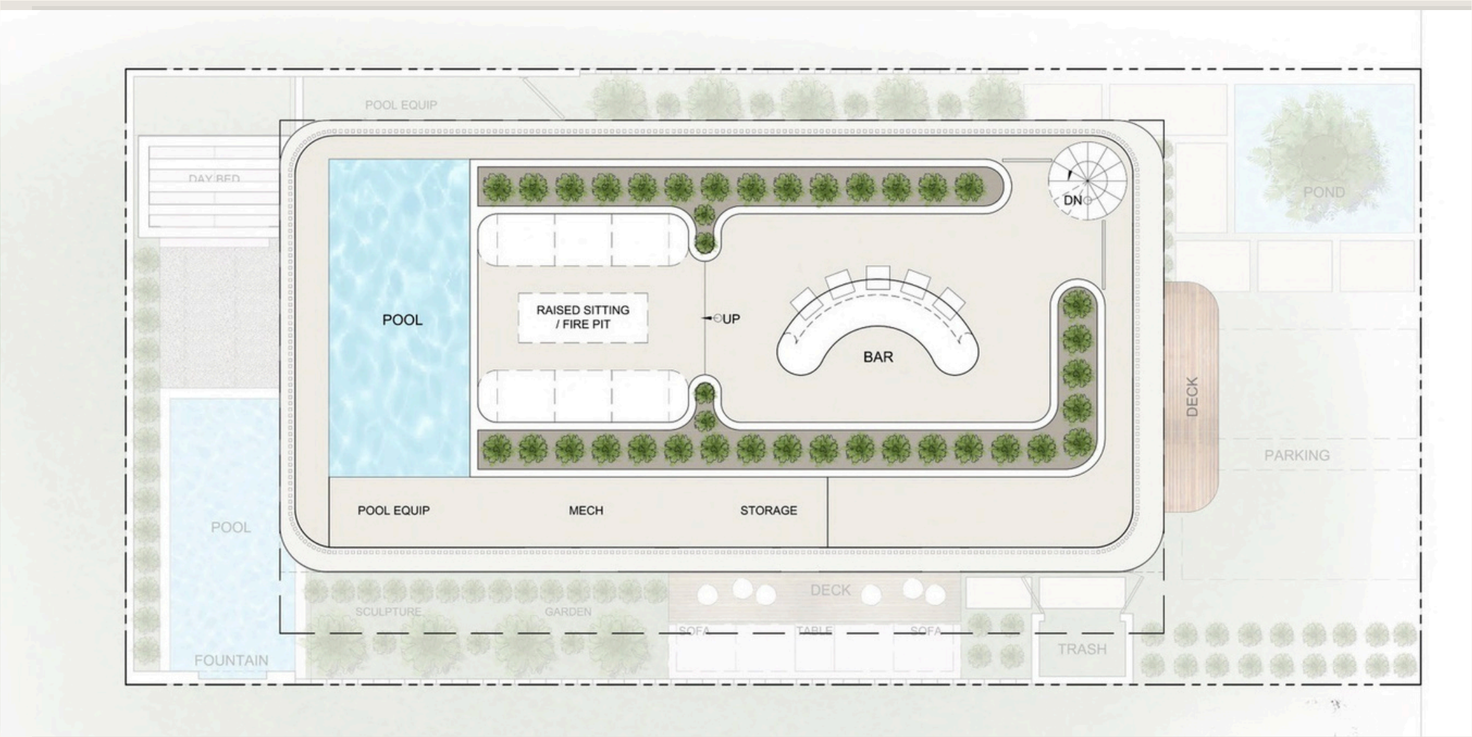
FLOOR PLAN - ROOF TOP



NIDO TULUM 101 LOTE 50

ROOF TOP

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Main Level	1,332 SF | 123 SM
Basement	1,245 SF | 115 SM
TOTAL	**5,555 SF** | 515 SM
rooftop	463 SF | 43 SM

24 HR
BESPOKE CONCIERGE

RENTAL CARS IN RIVIERA MAYA
LUXURY YACHT EXPERIENCES
BACHELORETTE EXPERIENCES
PERSONAL SERVICES
PRIVATE DINING AND EVENTS
PRIVATE SERVICES

LEARN MORE

CREATE
MOMENTS
WITH US .

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

SEE PRICE LIST