

DECLUB CONCEPTS



INKU





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

ABOUT US

We offer a fully integrated turnkey property and management experience combining design, development, furnishing into *an effortless solution*. From acquisition to daily management, every detail is handled with precision, allowing owners to enjoy a refined, worry-free investment from day one.



FOUNDER *MICHAEL DEE*

CO-DEVELOPER *JAMES GOLD*

After exploring destinations across Mexico, Michael was drawn to Tulum for its rare balance of understated luxury and freedom. Once a secluded escape, Tulum has evolved into a global hub for high-end living, supported by expanding infrastructure and international investment. Recognizing its long-term potential, Michael founded Deelum to create modern, design-driven residences that elevate quality of life while preserving the natural environment that defines the region.

As co-developer, James brings a strategic blend of international business expertise and real estate investment experience. With a deep understanding of what today's global buyer seeks—whether a second home, a lifestyle asset, or a high-performing investment—he ensures each project is executed with transparency, precision, and long-term value in mind. Together, their vision shapes developments that combine architectural integrity, seamless ownership, and a refined approach to living in Tulum.

“ Tulum marks a new chapter in global living, and in collaboration with the INKU, we aimed to shape a more refined and private expression of that vision—balancing design, nature, and long-term value. ”

-MICHAEL DEE



Miguel Valverde
Director

ARCHITECTS *VTaller*

Founded in Mexico, VTaller has a distinct architectural language defined by clean geometries, the use of regional materials, and a strong sensitivity to context. Their work explores the relationship between light, shadow, and natural ventilation, creating spaces that evolve throughout the day and respond intuitively to the surrounding environment. With a portfolio that spans residential and experiential projects, VTaller continues to shape a contemporary vision of tropical architecture, *where design, sustainability, and atmosphere coexist seamlessly.*

A SHARED VISION

At Deelum, we collaborate with architectural studios whose vision aligns with our commitment to sustainable luxury and long-term value. VTaller has gained international recognition for its work in Tulum, through projects like Babel, where innovation, and a deep respect for the natural environment converge. From this shared philosophy, the concept of INKU was born as a new chapter of architectural innovation. Together, we set out to create a more intimate, boutique residential experience, while preserving the essence that made Babel iconic: a profound connection with nature, refined materiality, and a **timeless design language rooted in sustainability.**



Daniel Villanueva
Lead Architect



We are proud to have V Taller as our lead architecture firm.

Our portfolio has been featured in renowned publications such as Vogue, AD, Robb Report, Forbes, among others.

We are a truly unique, high-end property, complete with an exclusive line designed specifically for Inku.

IN PARTNERSHIP WITH

VOGUE

AD
ARCHITECTURE DIGEST

GLISE

Forbes

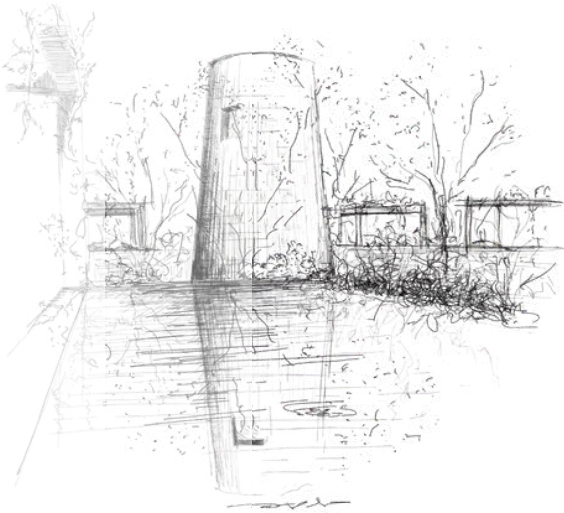
OCEAN DRIVE

Robb Report

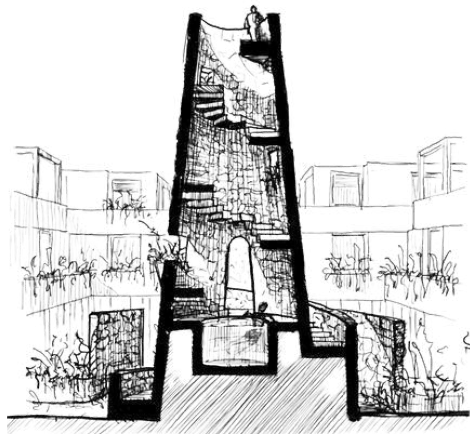
DECLUN

DESIGN BY

V
TALLER

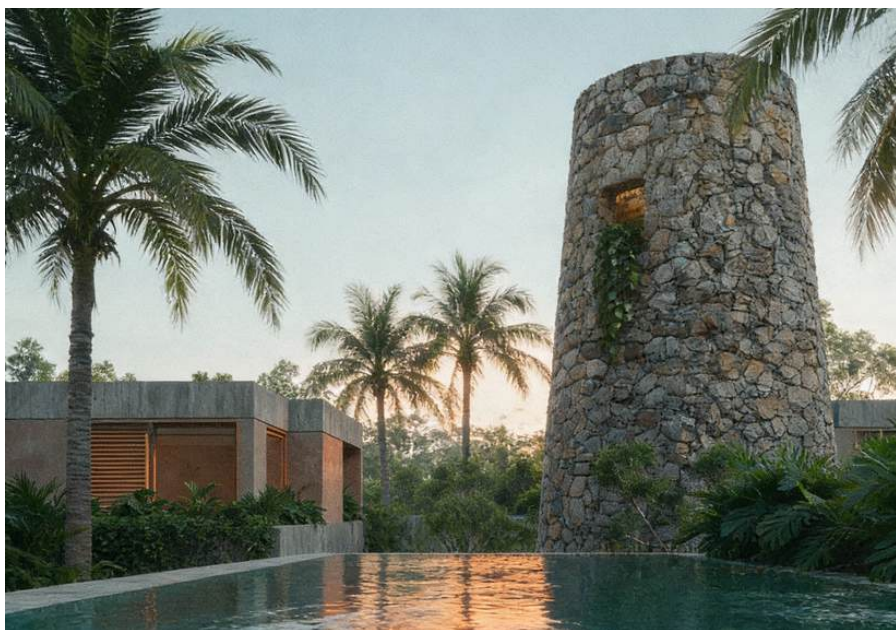


Where cutting-edge architecture, sustainable design, and a vibrant lifestyle meet the turquoise waters of the glimmering Caribbean coast.





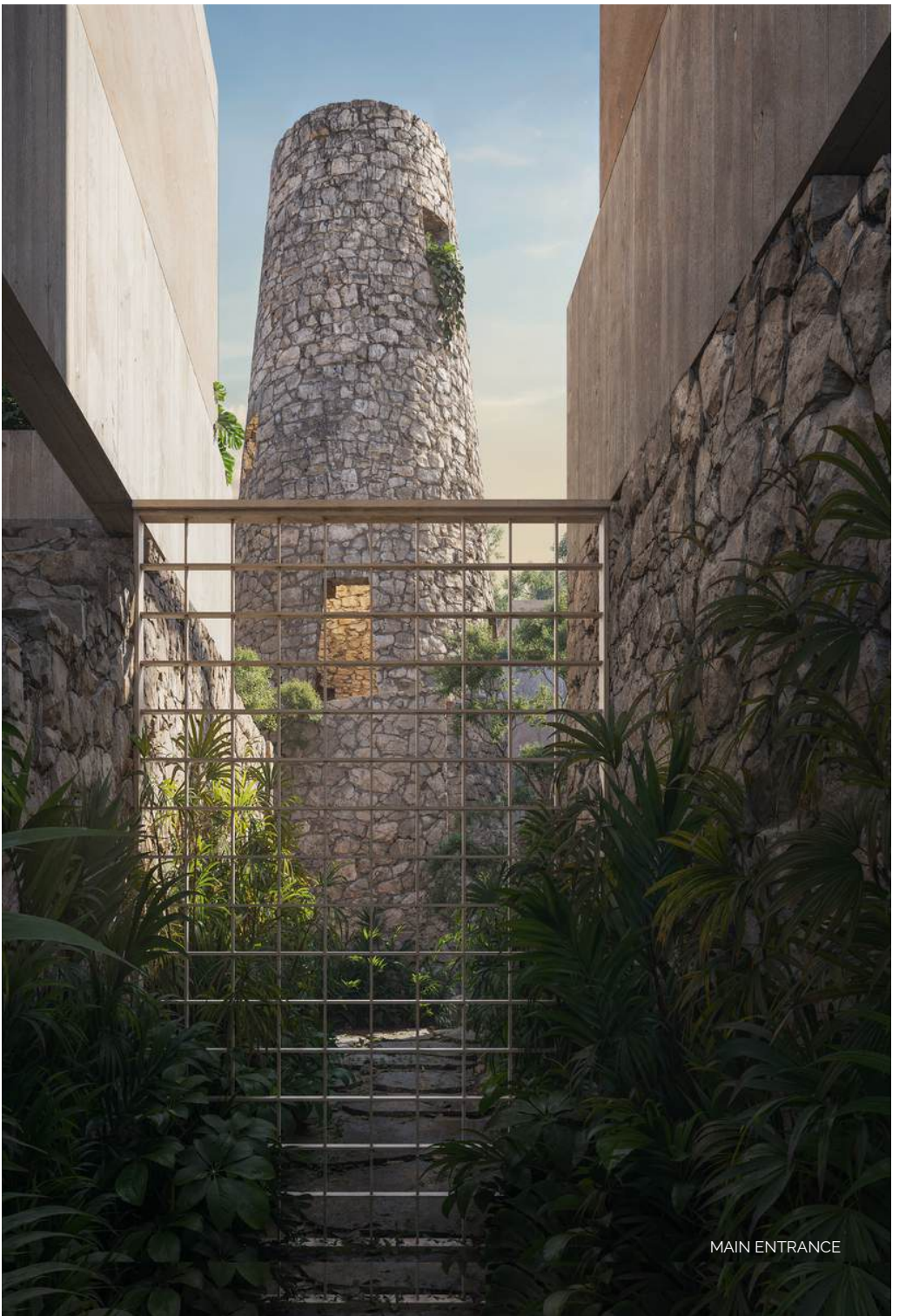
INKU Residences bring together the architectural mastery of VTaller—renowned for their work in Tulum—with Deelum’s commitment to creating high-value, design-driven developments. Located in Selva Zama, just minutes from the beach, each turn-key villa is conceived as a private sanctuary, offering total privacy, two serene pools, and 24/7 concierge and security—ensuring a lifestyle defined by tranquility and long-term value.





ROOFTOP TYPOLOGY A





MAIN ENTRANCE



CENTRAL WELLNESS TOWER INSIDE VIEW



MASTER BEDROOM TYPOLOGY A

Each INKU residence is fully turn-key, **offering luxury in every detail.** From high-end linens and cappuccino makers to native plants. The signature Deelum Mary Shien Collection *adds vibrant, bespoke touches,* **making each home unique.** In close collaboration with V Taller's design team, we oversee progress on-site weekly, ensuring every element aligns.

Ready to live or rent from day one, it's a seamless blend of comfort, artistry, and turn-key excellence.



MASTER BEDROOM TYPOLOGY B



BATHROOM

HOME APPLIANCES AND ACCESORIES



The bathroom features a flexible design with a mirrored panel that functions as a door. It can be opened to reveal exterior views and natural light, or closed to create a more private and enclosed atmosphere.



*Curated with a selection of premium brands, including Rbrohant, Villeroy & Boch, Delta Bath and Brizo Bath, every detail has been thoughtfully chosen for its quality and refined design, **ensuring a sophisticated finish in each unit.***

BATHROOM FINISHES



Sand-toned bush-hammered concrete was selected to achieve a cohesive, uniform appearance throughout the project. Its textured finish enhances the material's natural character while ensuring a clean, crafted result.



KITCHEN DESIGN

Smeg built-in refrigerators, concealed behind custom wood paneling, creating a seamless, uniform, and modern appearance. The kitchen is further equipped with an electric cooktop and oven, stainless steel sink, being a functional and cohesive space.



500 ACRES PREMIUM REAL-ESTATE.

The most exclusive, nature-oriented community.



CENTRAL TOWER GROUND
FLOOR AREA

42.8 m²

TOTAL CONSTRUCTED AREA ON
GROUND FLOOR

514.36 m²



STRATEGIC LOCATION

HIGHEST APPRECIATION VALUE IN THE REGION

REDEFINE LUXURY LIVING

TYOLOGY A

252.64 m²

(3 units)

3 BEDROOMS
2 BATHROOMS
WALK-IN CLOSET
STAIRS TO ROOFTOP

MASTER BEDROOM
WALK-IN CLOSET / BATHROOM
TERRACE
POOL
STAIRS

GROUND FLOOR
122.55 m²

FIRST FLOOR
83.26 m²

ROOFTOP
46.83 m²

INTERIORS COVERED 87.93 m²
SPACES AND POOLS 34.60 m²

INTERIORS COVERED 73.10 m²
COVERED SPACES 10.16 m²

INTERIORS COVERED 34.77 m²
SPACES AND OVERHANGS 12.06 m²

ENTRANCE
TERRACE / PATIO
LIVING ROOM
DINING ROOM
KITCHEN
LAUNDRY ROOM
W.C.
STAIRS TO BEDROOMS
BEDROOMS
ROOFTOP
GARDEN

TYOLOGY B

227.50 m²

(1 unit)

3 BEDROOMS
2 BATHROOMS
WALK-IN CLOSET
STAIRS TO ROOFTOP

MASTER BEDROOM
WALK-IN CLOSET / BATHROOM
TERRACE
POOL

GROUND FLOOR
103.91 m²

FIRST FLOOR
79.78 m²

ROOFTOP
43.81 m²

INTERIORS COVERED 86.20 m²
SPACES AND POOLS 17.79 m²

INTERIORS COVERED 74.75 m²
COVERED SPACES 5.03 m²

INTERIORS COVERED 33.68 m²
SPACES AND OVERHANGS 10.13 m²

ENTRANCE
TERRACE
PATIO
LIVING ROOM
DINING ROOM
KITCHEN
LAUNDRY ROOM
STORAGE
WC
STAIRS TO BEDROOMS
ROOFTOP
GARDEN



KITCHEN AND DINING ROOM





LIVING ROOM



LIVING ROOM

GROUND FLOOR



FLOOR PLAN



FIRST FLOOR

SECOND FLOOR



FLOOR PLAN

ROOFTOP



GROUND FLOOR

164.94 m² | 1,775.4 ft²

PARKING
MAIN ENTRANCE
CARE TAKER'S ROOM
STORAGE
SERVICE PATIO
LAUNDRY
WELLNESS
KITCHEN
STAIRS
LIVING
DINING
POOL
OUTDOOR TERRACE

INTERIORS 126.44 m² | 1,360.98 ft²

COVERED SPACES 38.5 m² | 414.41 ft²

FIRST FLOOR

138.61 m² | 1,492.0 ft²

STAIRS – TO GROUND FLOOR
VESTIBULE
STAIRS – TO ROOF
MASTER BEDROOM 01
PATIO
MASTER BEDROOM 02
BEDROOM 01
BEDROOM 02

INTERIORS 116.11 m² | 1,249.8 ft²

COVERED SPACES 22.50 m² | 242.19 ft²

SECOND FLOOR

138.61 m² | 1,492.0 ft²

STAIRS – TO GROUND FLOOR
VESTIBULE
STAIRS – TO ROOF
MASTER BEDROOM 01
PATIO
MASTER BEDROOM 02
BEDROOM 01
BEDROOM 02

INTERIORS 116.11 m² | 1,249.8 ft²

COVERED SPACES 22.50 m² | 242.19 ft²

ROOFTOP

329.46 m² | 3,546.3 ft²

STAIRS – TO FIRST FLOOR
OPEN TERRACE / SPACE FOR YOGA
ROOFTOP - COVERED TERRACE
JACUZZI
FIREPIT
ROOF

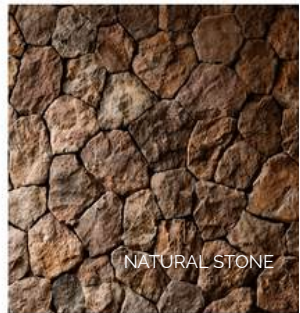
COVERED TERRACES 25.91 m² | 278.89 ft²

GROUND FLOOR 164.94 m² | 1,775.4 ft²

FIRST FLOOR 138.61 m² | 1,492.0 ft²

ROOFTOP 25.91 m² | 278.89 ft²

Our material palette is defined by five essential elements that balance **durability, texture, and timeless character**. Concrete provides structural strength and a clean, contemporary foundation. *Chukum*, a traditional Mayan finish, adds a warm, organic tone with a smooth, natural texture. Natural stone grounds the project in its context, bringing authenticity and a sense of permanence. Wood introduces warmth and softness, creating inviting and human-centered spaces. Finally, steel contributes precision and lightness, allowing for refined details and modern expression. Together, these materials create a cohesive language that is both robust and harmonious.

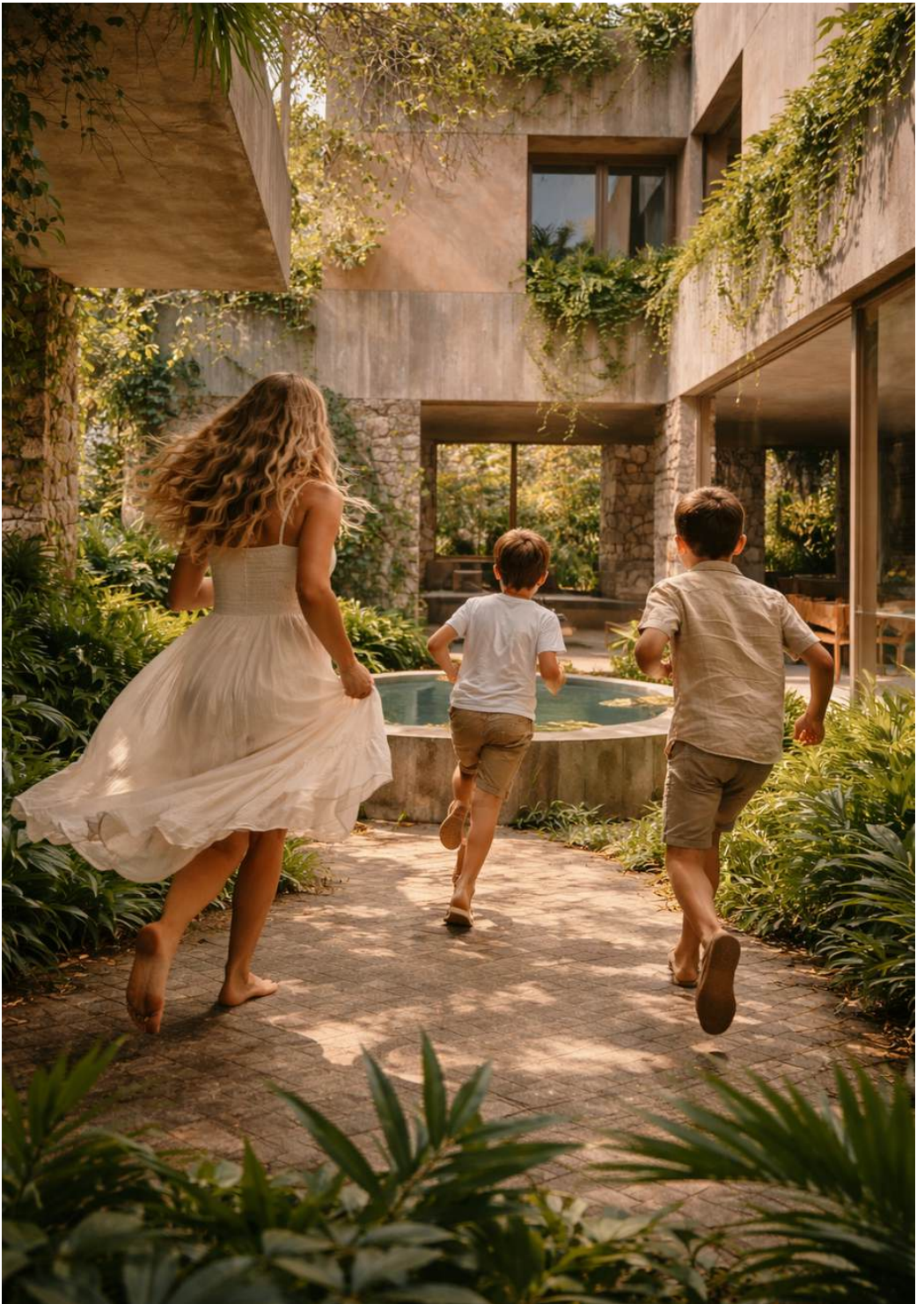


MATERIAL





POOL / TERRACE



INTERIORS

In collaboration with renowned interior curator Mary Shein, each residence is conceived as a fully realized living experience—where design is not only aesthetic, **but strategic**. Every furnishing piece is thoughtfully selected to reflect a *refined, contemporary sensibility* while optimizing the home's performance within the luxury rental market. From spatial flow to materiality and styling, interiors are curated to enhance desirability, increase occupancy potential, and elevate long-term value. Integrated within Deelum's end-to-end approach—from presale acquisition through construction, interior design, furnishing, listing launch, and ongoing management—this process offers investors a seamless journey with a single point of accountability, where every detail is aligned with lifestyle and return.



Designer-Mary Shein



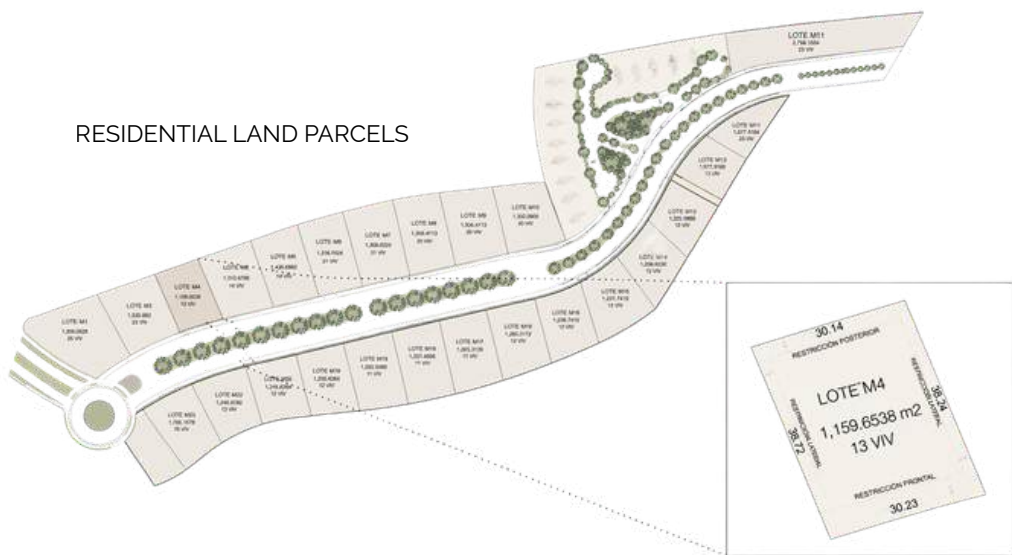


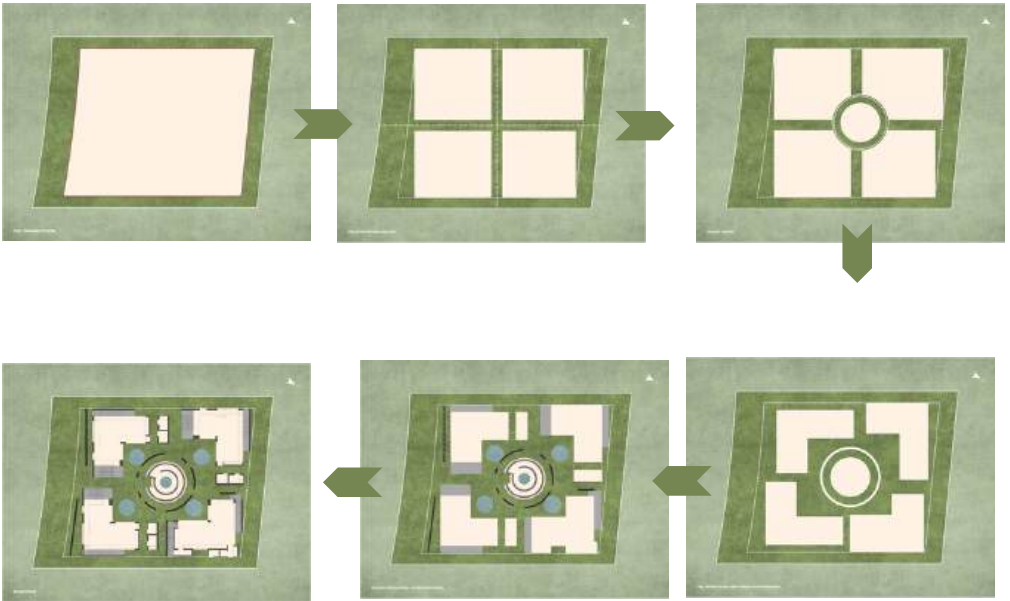
MONDO IN SELVAZAMA

4 EXCLUSIVE
RESIDENCES

2,723 TOTAL SQFT

RESIDENTIAL LAND PARCELS

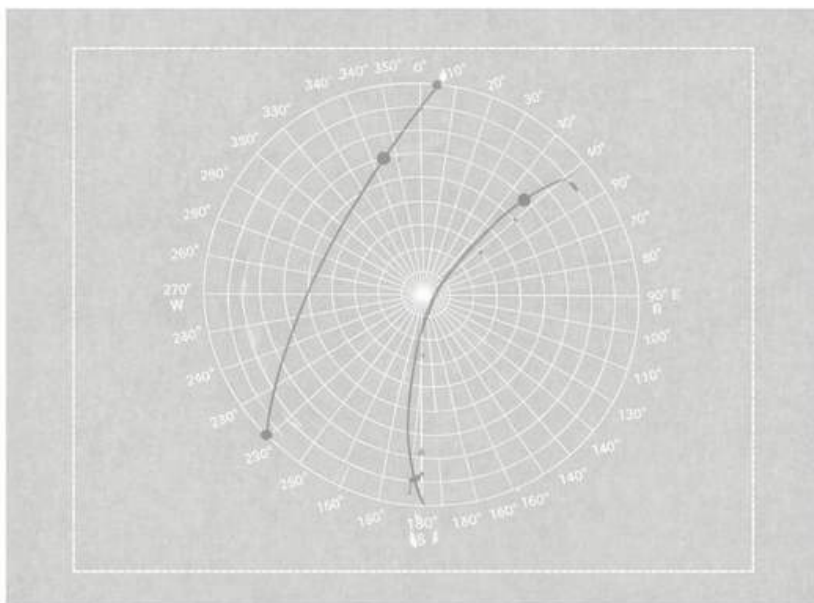




CREATION OF THE PROJECT

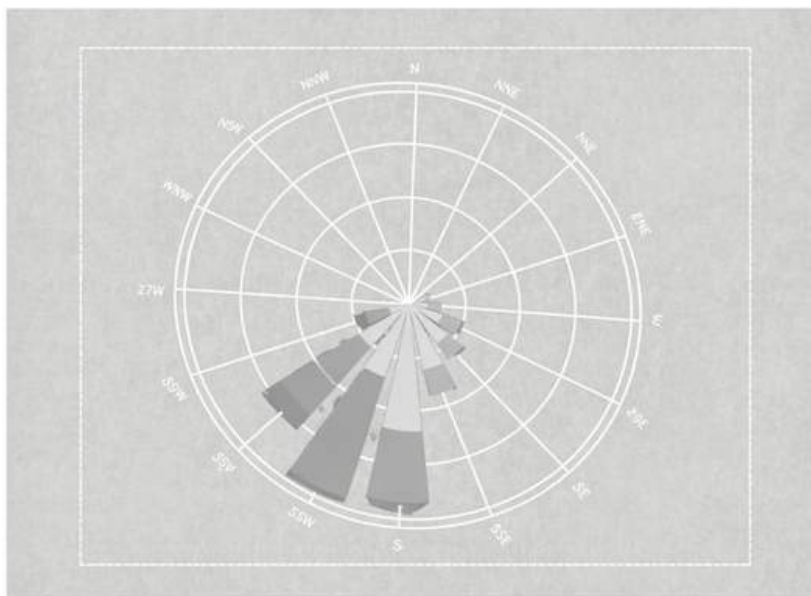
The project begins with a careful creation of the plot and building potential, shaping a design that **prioritizes openness and spatial clarity**. By creating air between volumes, the architecture allows *light, ventilation, and visual connections to flow naturally throughout the development*.

A central amenity anchors the composition, framed by a central space that enhances both functionality and experience. Vertical circulations are thoughtfully integrated, incorporating water elements to enrich the atmosphere. Together, these strategies define spaces while maintaining a sense of balance across the project.



SUN ANALYSIS

SUN AND WIND ANALYSIS



WIND ANALYSIS

● >5 ● >12 ● >19



PRIVATE SERVICES

We offer a curated selection of private services designed to elevate every aspect of your experience. From personalized management and concierge support to guidance, ensuring discretion, efficiency, and exceptional attention to detail at every step.

CONCIERGE SERVICE 24 H

CAR RENTAL

LUXURY CAR EXPERIENCE

BACHELORETTE PARTY EXPERIENCE

PRIVATE DINNERS AND EVENTS

PERSONAL SERVICES





DEELUM PROPERTY MANAGEMENT PARTNERSHIP

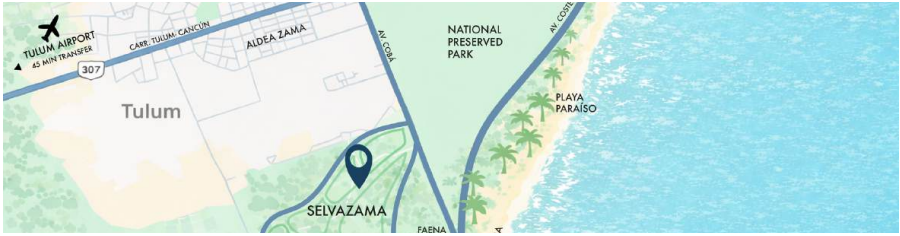
Deelum has partnered with Jungle Luxe, the leading and most trusted property management company in Tulum.

With teams based in both Tulum and the United States, Jungle Luxe delivers highly responsive, transparent service 24/7. Their approach combines design excellence, operational discipline, and a deep understanding of guest experience, owner priorities, and long-term asset performance.

Through this partnership, INKU owners benefit from a full-service management platform designed to protect the residence, elevate the guest experience, and maximize long-term value.

Elevated hospitality is intentional. It is built through thoughtful design, precise execution, and unwavering brand stewardship.





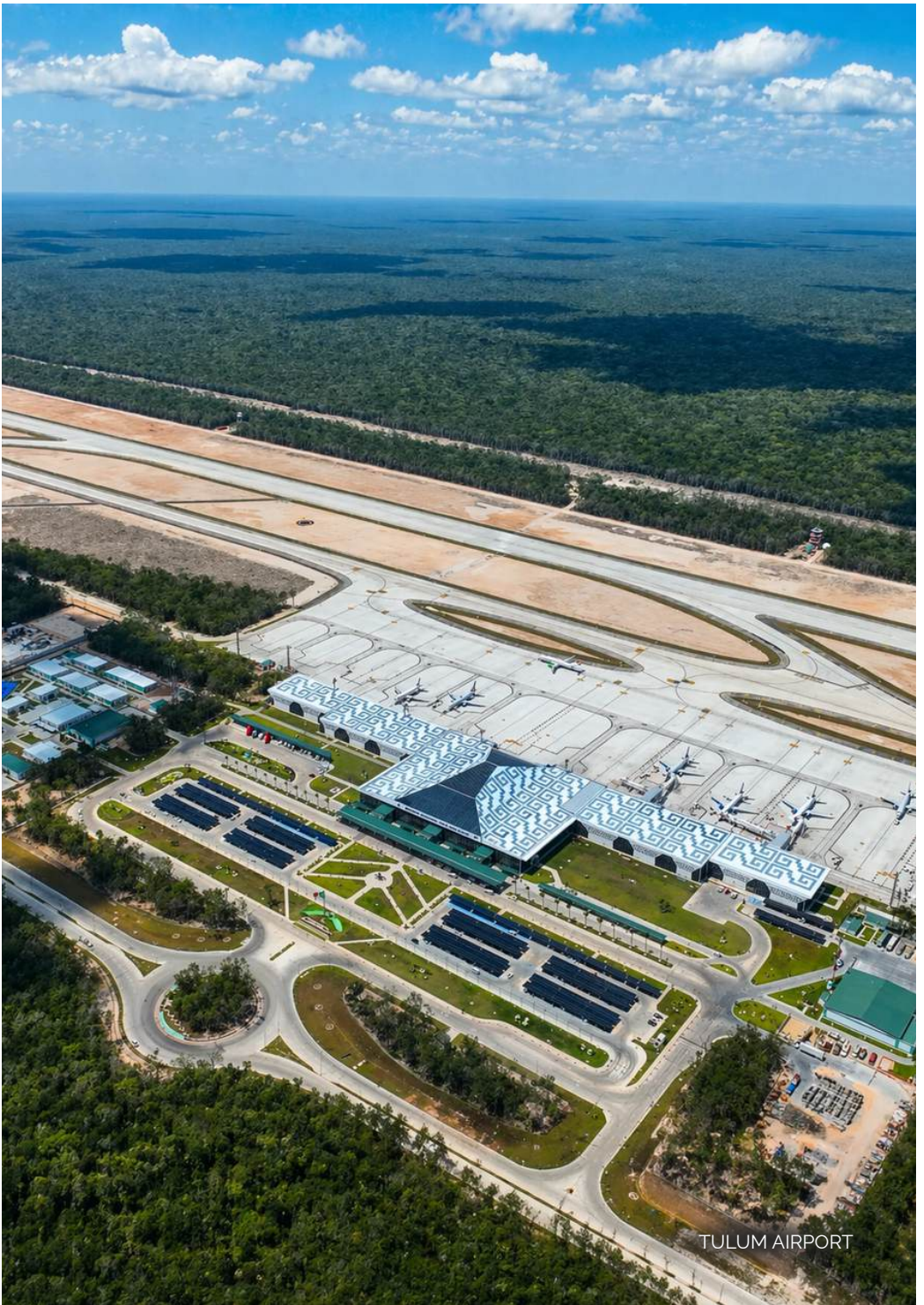
LOCATION



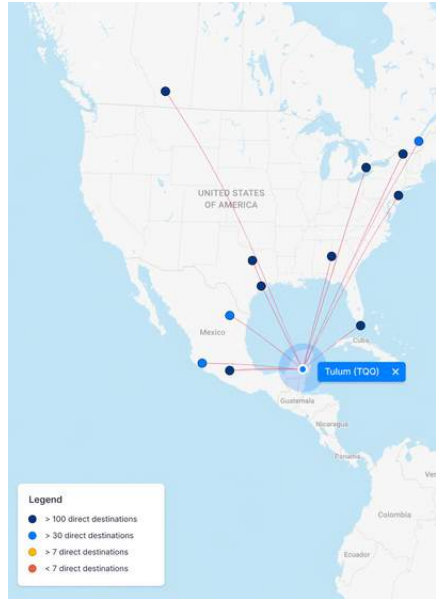
10 MINUTE WALK TO THE BEACH

Tulum has experienced a significant increase in land value, with an average annual appreciation rate of over 8% in recent years. This remarkable growth has been further enhanced by innovative projects, led by Zama Desarrollos. Their flagship development, Aldea Zama, has played a key role in driving this upward trend setting new standards for luxury, living and sustainable development in the area. By investing in Selvazama you align yourself with a legacy of visionary development and capitalize on Tulum's booming real estate Market.





TULUM AIRPORT



Data source: [FlightConnections](#)

TULUM INTERNATIONAL AIRPORT

Tulum International Airport is now fully equipped to receive private jets, offering a seamless arrival experience for high-end travelers. With rapidly increasing traffic, it has become one of the fastest-growing and highest-movement airports in the Mexican Caribbean.

13 DIRECT DESTINATIONS ~12 DAILY FLIGHTS ~77 WEEKLY FLIGHTS

SOME DIRECT FLIGHTS

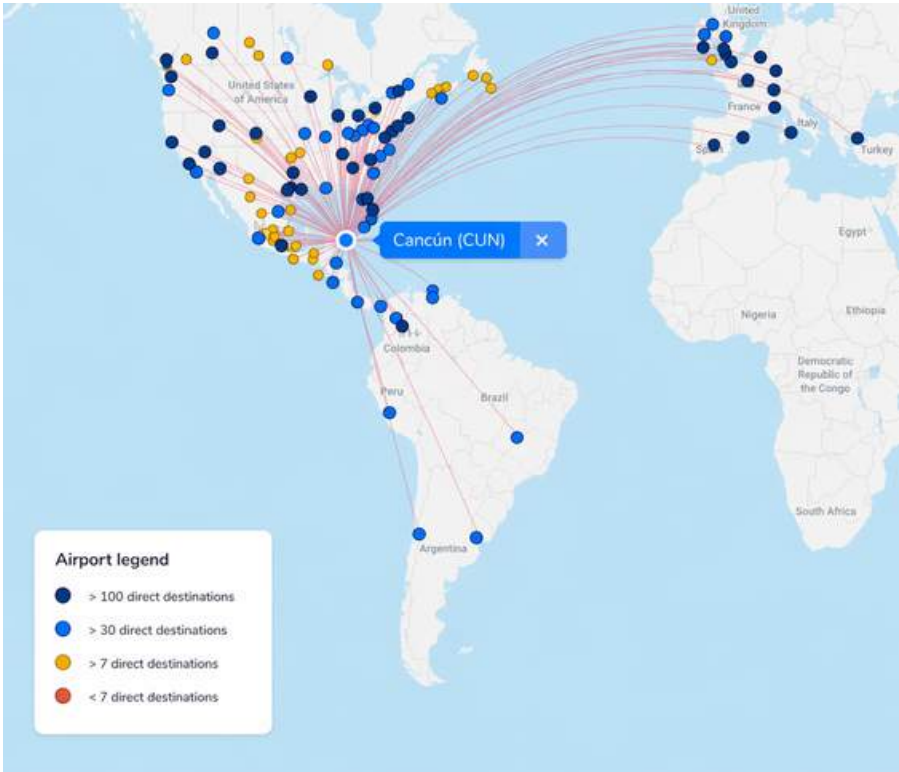
Ciudad de México (AIFA / AICM)
Guadalajara
Monterrey

USA

Atlanta
Dallas/Fort Worth
Houston
Miami
Nueva York (JFK)

CANADA

Toronto
Montreal



Data source: FlightConnections

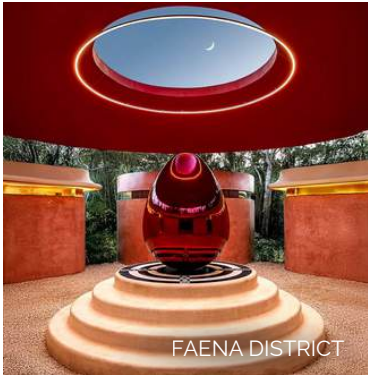
CANCUN INTERNATIONAL AIRPORT

Cancún International Airport is one of Latin America's busiest air hubs, handling over 30 million passengers annually and operating **more than 200,000 flights per year**. With direct connections to over 100 international destinations, it remains a key gateway to the Mexican Caribbean, offering unmatched global accessibility for both travelers and investors.

With over 100 direct international routes, **Cancún stands as one of the most connected destinations in America**. With direct access to key cities across the United States, Canada, Europe, and Latin America, it serves as a primary global gateway to the Mexican Caribbean.

MOST FREQUENT ARRIVALS

- TORONTO
- DALLAS
- NYC
- CHICAGO
- ATLANTA
- MONTREAL



The Mayan Train is redefining connectivity across the Yucatán Peninsula, linking key destinations such as Cancún, Playa del Carmen, Tulum, Chichén Itzá, Mérida, Bacalar, Valladolid, and Calakmul, further strengthening the region's tourism and long-term economic growth. INKU is strategically located within this evolving landscape, just moments from the recently inaugurated Jaguar National Park, a protected natural reserve that enhances Tulum's commitment to preservation and sustainable development.

Positioned near the renowned Faena District Tulum, an internationally recognized hub for art, wellness, and transformative experiences; neighboring Tulum 101, one of the area's most ambitious master-planned communities, the project benefits from a highly curated environment where infrastructure, nature, and forward-thinking development converge.



Book a meeting with Michael

Leave your details to access the latest information on Deelum INKU Residences. Michael will personally walk you through the project and investment opportunity.

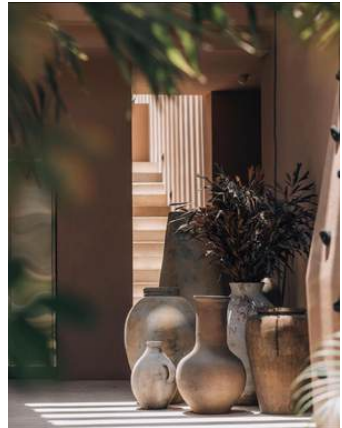
[BOOK A CALL](#)

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A NEW CHAPTER OF LUXURY IN TULUM

Tulum is undergoing a quiet yet powerful transformation, emerging as one of the most compelling luxury destinations in the Americas. Internationally recognized brands such as Ritz-Carlton, Nobu, Faena, Azulik, and Scorpios are shaping a new standard—where design, culture, and elevated living converge within a deeply natural setting. This evolution signals more than growth; it reflects a shift in how luxury is experienced, positioning Tulum as a rare opportunity for those seeking both lifestyle and long-term value.





TYOLOGY A

3 UNIT
252.64 m²



TYOLOGY B

1 UNIT RESERVED
227.50 m²



PRICING

- 30% Upon signing.
- 20% When construction begins.
- 20% When the structure is vertical.
- 30% Upon delivery.

Delivery in 10 months with a \$75K express fee.

5,000 USD refundable deposit to reserve for 15 days.

Deelum Support Line 

MX Phone No. +52 984 177 7066
USA Phone No. +1 (602) 739-3002



Financial Flexibility and North American Security Standards investing in ROI luxury real estate in Tulum should offer the same clarity and security expected in the United States or Canada.

FINANCING

DIRECT FINANCING AND LEGAL SECURITY

American-Led Leadership: Founded by an American with over 11 years of local residency, Deelum operates with the transparency and communication required by international investors.

8-to-10 Year Financing: We facilitate market entry with **unique, developer-direct** financing options.

In-House Legal Team: Our dedicated attorneys ensure every investment is backed by a secure, transparent title and a hassle-free fideicomiso (bank trust) setup.



DEELUM

MAKE SOMEONE SMILE EACH DAY!
MAKING THE BAREFOOT PARADISE A REALITY



EXPLORE OUR INKU VILLAS



Michael & Sue