





Welcome to Paradise
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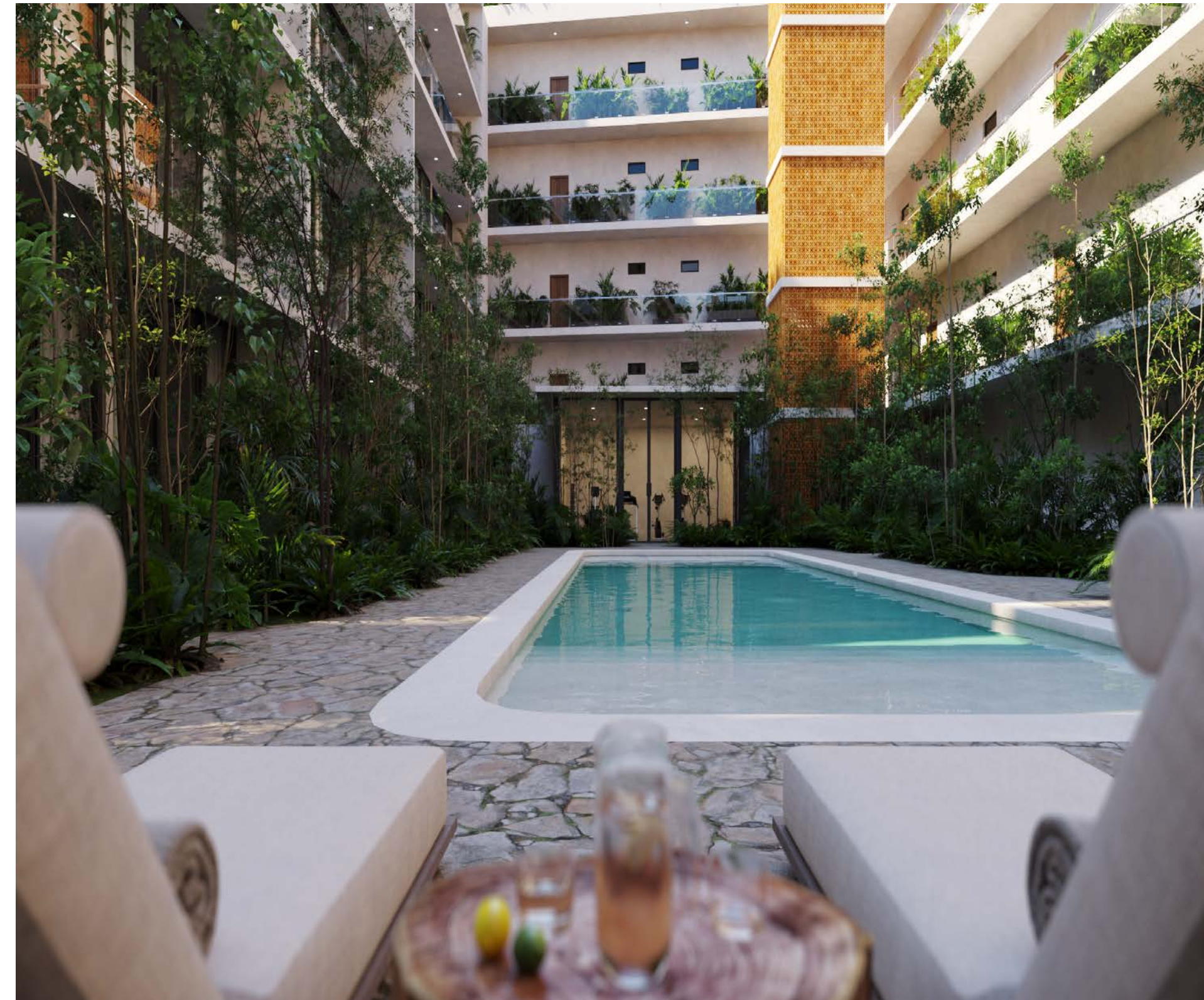


About Us

Experience a unique *Way of Life* at Kaul Tulum.

83 Exclusive Condominiums inspiring peace and tranquility in one of the natural wonders of Tulum. Immerse yourself in this lifestyle with amenities and quality finishes second to none.

Located just blocks away from the Kukulkan Avenue and minutes away from the beach in the new upscale area - *Region 15*.



Why Tulum?

Tulum is one of the most visited destinations in the world! With an explosive growth in recent time, real estate investors around the world have a real opportunity to earn 8-14% average return on managed rental properties.

Visitors come to see the Mayan Ruins, beautiful beaches, the jungles and the Bohemian atmosphere mixed with a touch of luxury and delectable gastronomy.

The exponential growth in popularity has propelled the development of the Tulum International airport which will open by 2024.





Master Plan

A tranquil abode nestled within the confines of the jungle. Built on 3,696 square meters, potential residents can choose between *studio*, *one* or *two bedroom lock off condominiums*, with an option of a *private rooftop* or *balcony* in all units overlooking the native jungle.

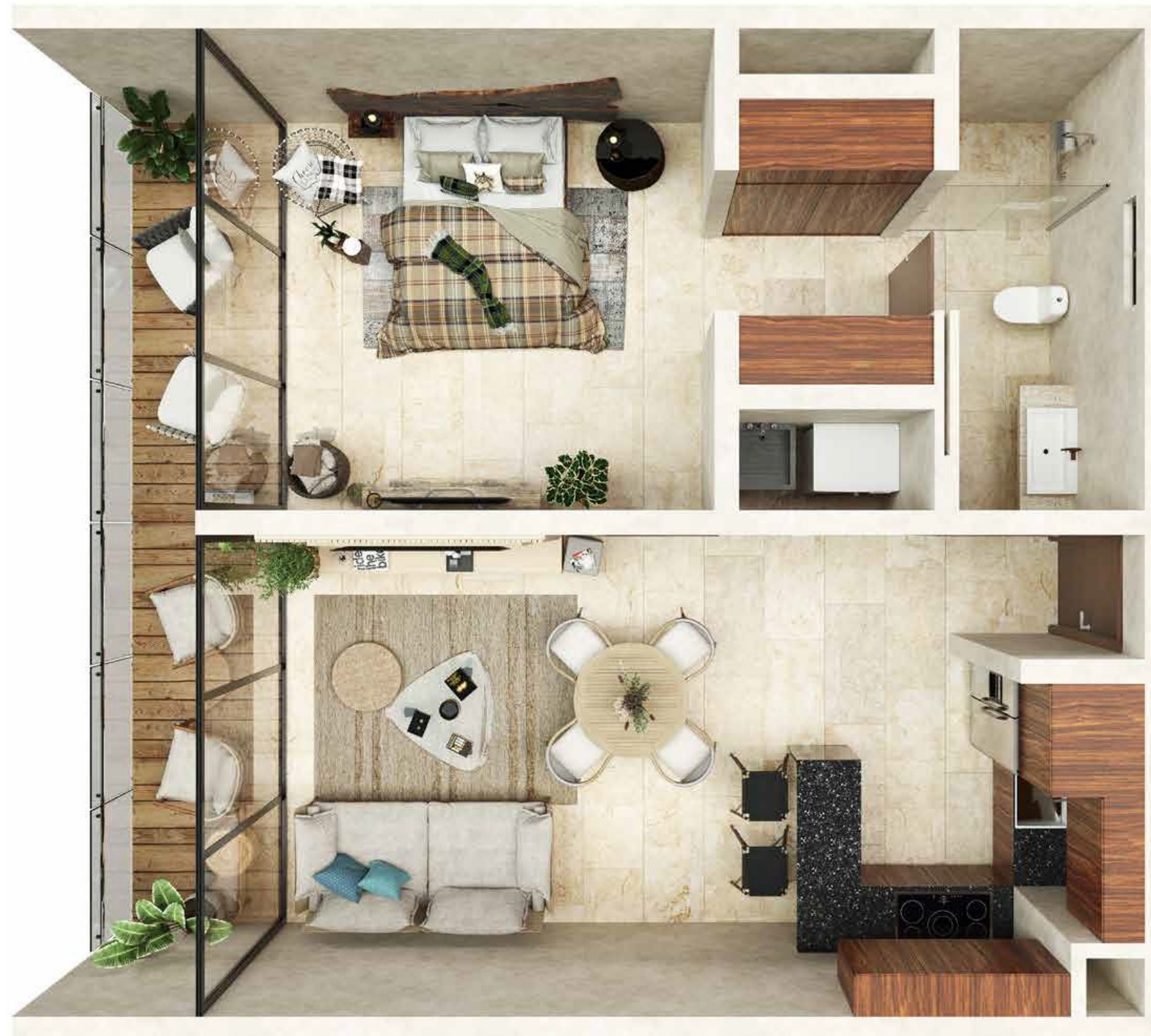
Studio

528 sqft / 50 sqm
USD \$145,000 | \$2,900,000 MXN



One Bedroom

816 sqft / 75.80 sqm
USD \$220,001.92 | \$4,400,038.40 MXN



One Bedroom + Rooftop

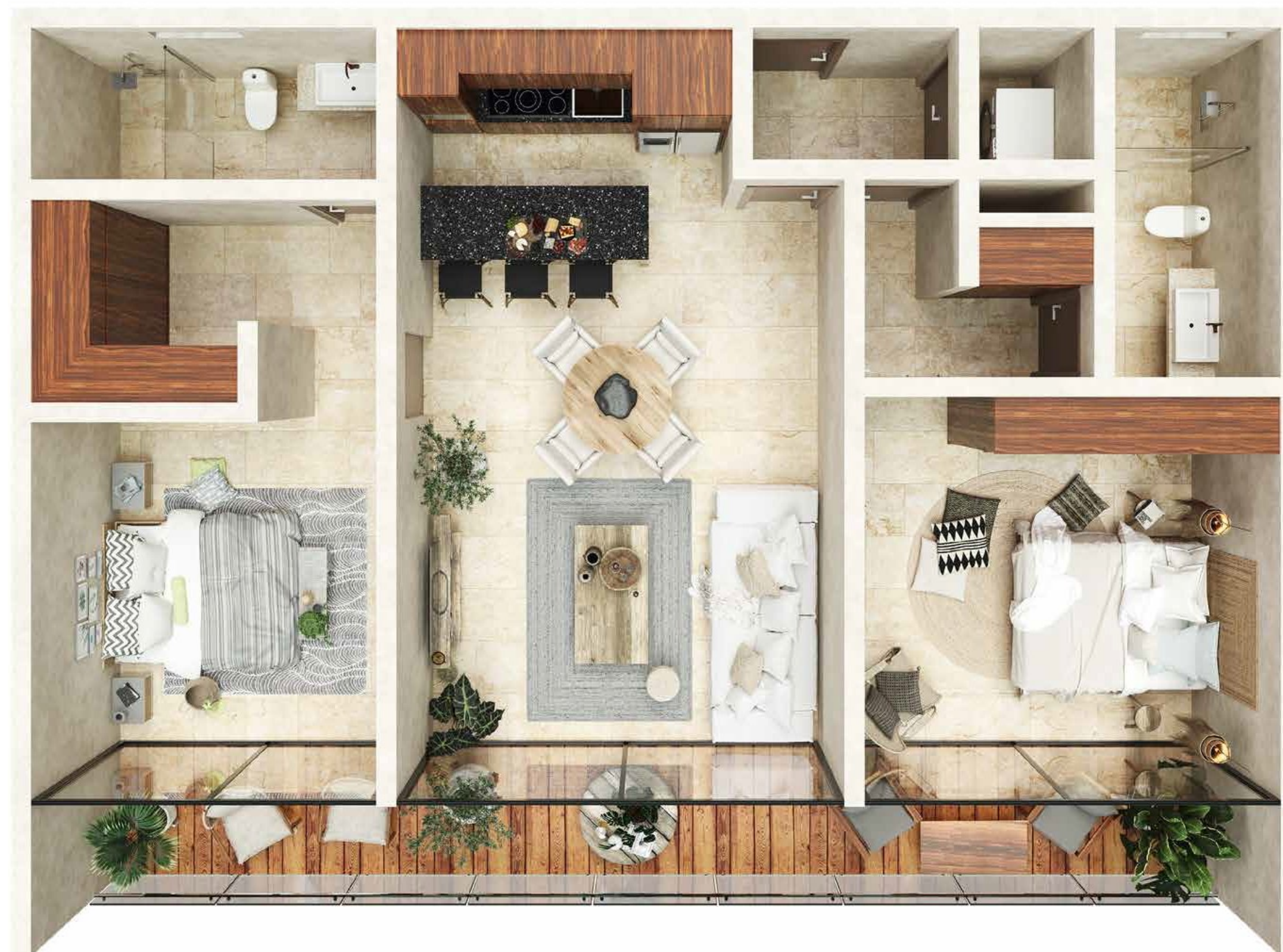
1,631 sqft / 151.50 sqm
USD \$375,000.38 | \$7,500,007.60 MXN



Two Bedroom Lock Off

1,246 sqft / 115.75 sqm

USD \$340,000.58 | \$6,800,011.60 MXN



Two Bedroom Lock Off + Rooftop

2,492 sqft / 231.50 sqm
USD \$489,999.85 | \$9,799,997 MXN



Location





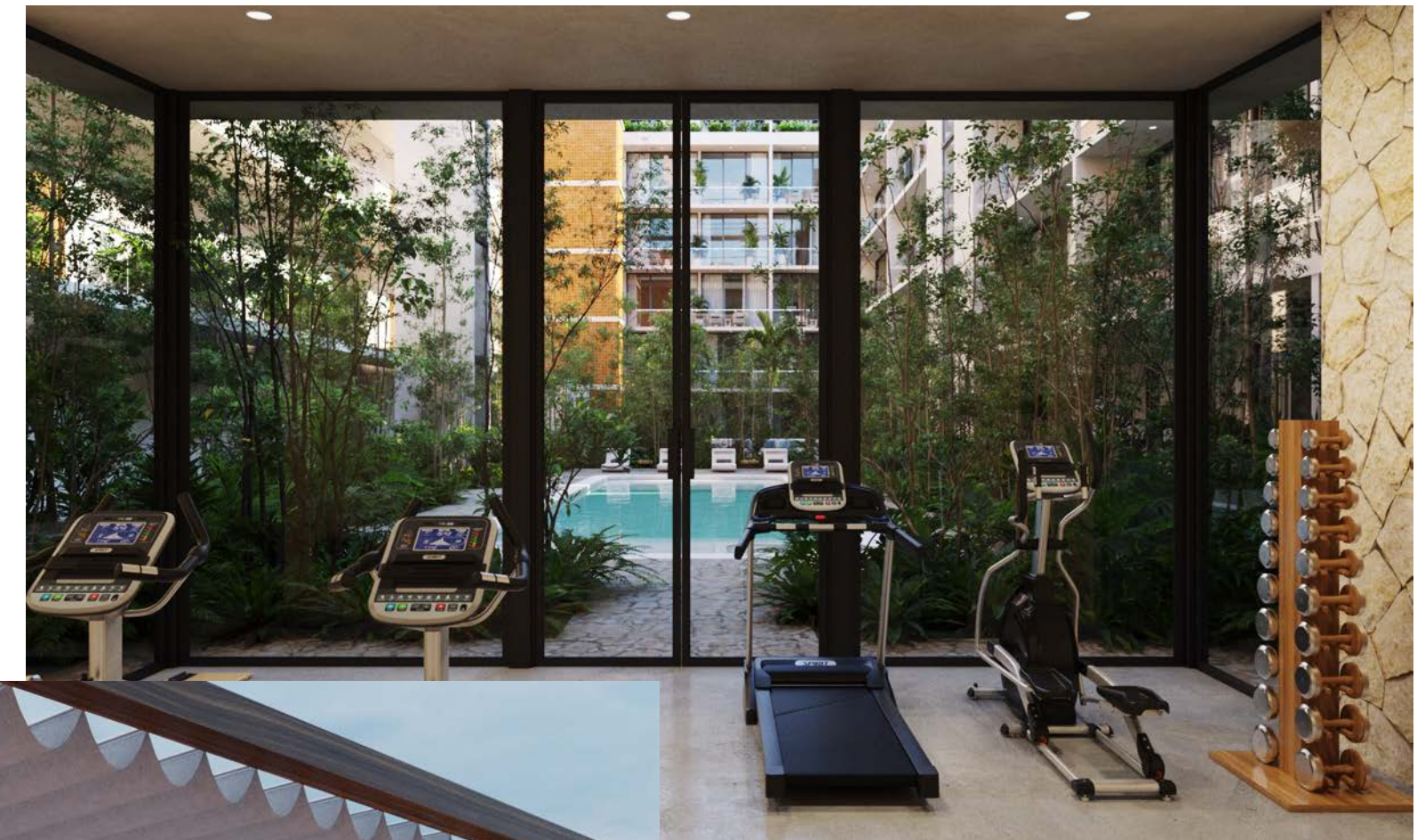
Finishes

- ≈ Local culture inspired architecture and finishes
- ≈ Travertine marble floors
- ≈ Use of Chukum material
- ≈ Spanish granite on kitchen countertops
- ≈ Mayan local stone
- ≈ Regional Tzalam wood



Amenities

- ≈ Community Workspace
- ≈ Glass Elevators
- ≈ Fitness Suite
- ≈ Rooftop Entertainment Space with Adult Pool & Bar
- ≈ Lower Level Pool and Jacuzzi with Grill Access
- ≈ Sauna Facility
- ≈ Lavishly Adorned Lobby
- ≈ 24-Hour Guarded Security
- ≈ Theater Area
- ≈ Complimentary Use of Bicycles & 4-Wheelers
- ≈ Lower Level Shopping & Dining
- ≈ On-Site Parking





Beach club access to all owners

Mia
BY
Selina



Property HOA & Financing

HOA Monthly Fees

Condo	Sq Ft	Price
Studio	538	\$145
One Bedroom	816	\$220
Two Bedroom	1,246	\$336
One Bedroom + RT	1,631	\$320
Two Bedroom + RT	2,492	\$436

Developer Financing

- 40% Down payment and remaining balance paid in monthly installments after closing and condo delivery
- 5 Year Mortgage
- 11-14% Interest Rate

(subject to credit review, score and market rates)



Mexican Bank Financing

- 35-40% Down payment and remaining balance at closing and condo delivery
- 5-15 Year Mortgage
- 13-16+% Interest Rate

(subject to credit review, score and market rates)

Cash Payment Options (USD)

List Price		Plan A	Plan B	Plan C	*Plan D
Payment Plan (\$USD)		80 – 10 – 10	60 – 30 – 10	50 – 30 – 20	30 – 40 – 20 – 10
Payment Plan Discount		5%	4%	3%	2%
Studio	\$145,000.00	\$ 137,750.00	\$ 139,200.00	\$ 140,650.00	\$ 142,100.00
1 Bedroom	\$220,001.92	\$ 209,001.82	\$ 211,201.84	\$ 213,401.86	\$ 215,601.88
2 Bedroom	\$340,000.58	\$ 323,000.55	\$ 326,400.56	\$ 329,800.56	\$ 333,200.57
1 Bedroom + RT	\$375,000.38	\$ 356,250.36	\$ 360,000.37	\$ 363,750.37	\$ 367,500.37
2 Bedroom + RT	\$489,999.85	\$ 465,499.86	\$ 470,399.86	\$ 475,299.85	\$ 480,199.85
Details		1. Payments to be made every 60 days, with final payment due at Delivery / Notary & Title Signature 1.* Requires bank statement, credit report and financing commitment letter			

- ~ USD \$5,000 / \$100,000 MXN Deposit is required to reserve the unit of your choice – refundable within 2 weeks
- ~ Ground Floor Condos + USD \$10,000 / \$200,000 MXN Premium
- ~ All Corner Condos + USD \$5,000 / \$100,000 MXN Premium
- ~ Payment Plan discounts are subject to change



Cash Payment Options (MXN)

List Price		Plan A	Plan B	Plan C	*Plan D
Payment Plan (\$MXN)		80 – 10 – 10	60 – 30 – 10	50 – 30 – 20	30 – 40 – 20 – 10
Payment Plan Discount		5%	4%	3%	2%
Studio	\$2,900,000.00	\$ 2,755,000.00	\$ 2,784,000.00	\$ 2,813,000.00	\$ 2,842,000.00
1 Bedroom	\$4,400,038.40	\$ 4,180,036.48	\$ 4,224,036.86	\$ 4,268,037.25	\$ 4,312,037.63
2 Bedroom	\$6,800,011.60	\$ 6,460,011.02	\$ 6,528,011.14	\$ 6,596,011.25	\$ 6,664,011.37
1 Bedroom + RT	\$7,500,007.60	\$ 7,125,007.22	\$ 7,200,007.30	\$ 7,275,007.37	\$ 7,350,007.45
2 Bedroom + RT	\$9,799,997.00	\$ 9,309,997.15	\$ 9,407,997.12	\$ 9,505,997.09	\$ 9,603,997.06
Details		1. Payments to be made every 60 days, with final payment due at Delivery / Notary & Title Signature			
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Ready to Relax?
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Scan QR Code for
our vision in 3D!



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**For More Information in
Mexico Contact:**

Sales@KauilTulum.com

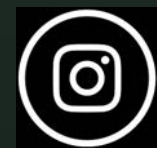
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