



Data
Sheet

Tulum

**"La Veleta"
zone**

5 km to the Tulum
Beach and Pyramids

Lots from
345 m² to 426 m²

Lots from
ft² 3,714 to 4,585 ft²

Region 15, Mz. 167

Investors

- Eco -Tourism-Housing
- Apartments Complexes



9/6/2024

I. BACKGROUND:

Description: Land lots in Tulum.

Owner: Sole owner (Company) Legal Certainty

Property Location: La Veleta zone

Country: Mexico **State:** Quintana Roo.

City: Tulum **Colonia:** Region 15.

Location:

Apple 167 - REG. 015, [16 LOTS AVAILABLE]

II. URBAN CHARACTERISTICS

Zone classification: (use, categ.) Tourist Housing.

Predominant type of construction: (street/area): Streets of newly urbanized.

Population density area: (Hab/Ha): Approximately 20 Hab./Ha.

Socioeconomic status: (predominant): Medium

Urban Infrastructure: Services are close to be install

Equipment and Urban Furniture: Equipment in constant growth.

LAND USE allowed in Zone: Housing

III. LAND DATA

Permitted housing density: 23 dwellings per hectare.

Permitted building intensity: 1.10 times the area of the land.

Easements and/or restrictions (of the land): Two levels. COS 0.45.

Authorized Land Use, for the land: Housing

IV. Offer

Lotes Manzana 167, Veleta Tulum		
	\$220	USD Precio x M2
# LOTE	SUP. m2	PRECIO
LOTE 001	345.05	vendido
LOTE 002	345.05	vendido
LOTE 003	345.05	\$ 75,911.00
LOTE 004	345.05	\$ 75,911.00
LOTE 005	345.05	vendido
LOTE 006	345.05	vendido
LOTE 007	426.58	vendido
LOTE 008	426.58	\$ 93,847.60
LOTE 009	500.1	vendido
LOTE 010	426.58	\$ 93,847.60
LOTE 011	426.58	\$ 93,847.60
LOTE 012	426.58	\$ 93,847.60
LOTE 013	426.58	\$ 93,847.60
LOTE 014	500.8	vendido
LOTE 015	426.58	vendido
LOTE 016	426.58	vendido
LOTE 017	345.05	vendido
LOTE 018	345.05	vendido
LOTE 019	345.05	\$ 75,911.00
LOTE 020	345.05	\$ 75,911.00
LOTE 021	345.05	\$ 75,911.00
LOTE 022	345.05	\$ 75,911.00
LOTE 023	1197.39	Don
LOTE 024	249.37	Don

IV. LOCATION AND DISTANCES

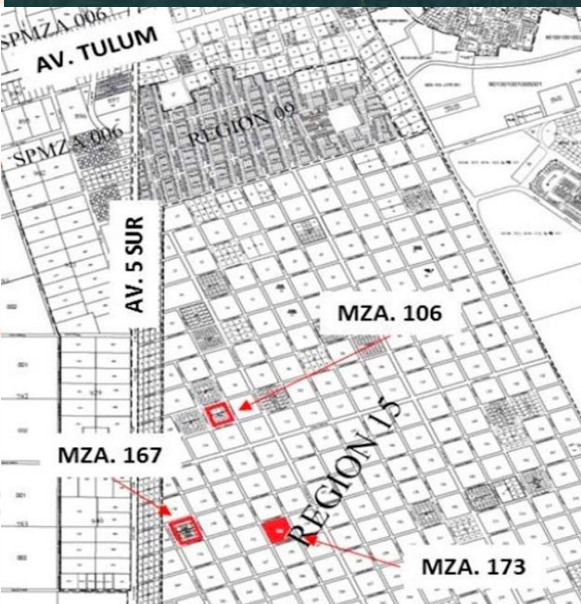
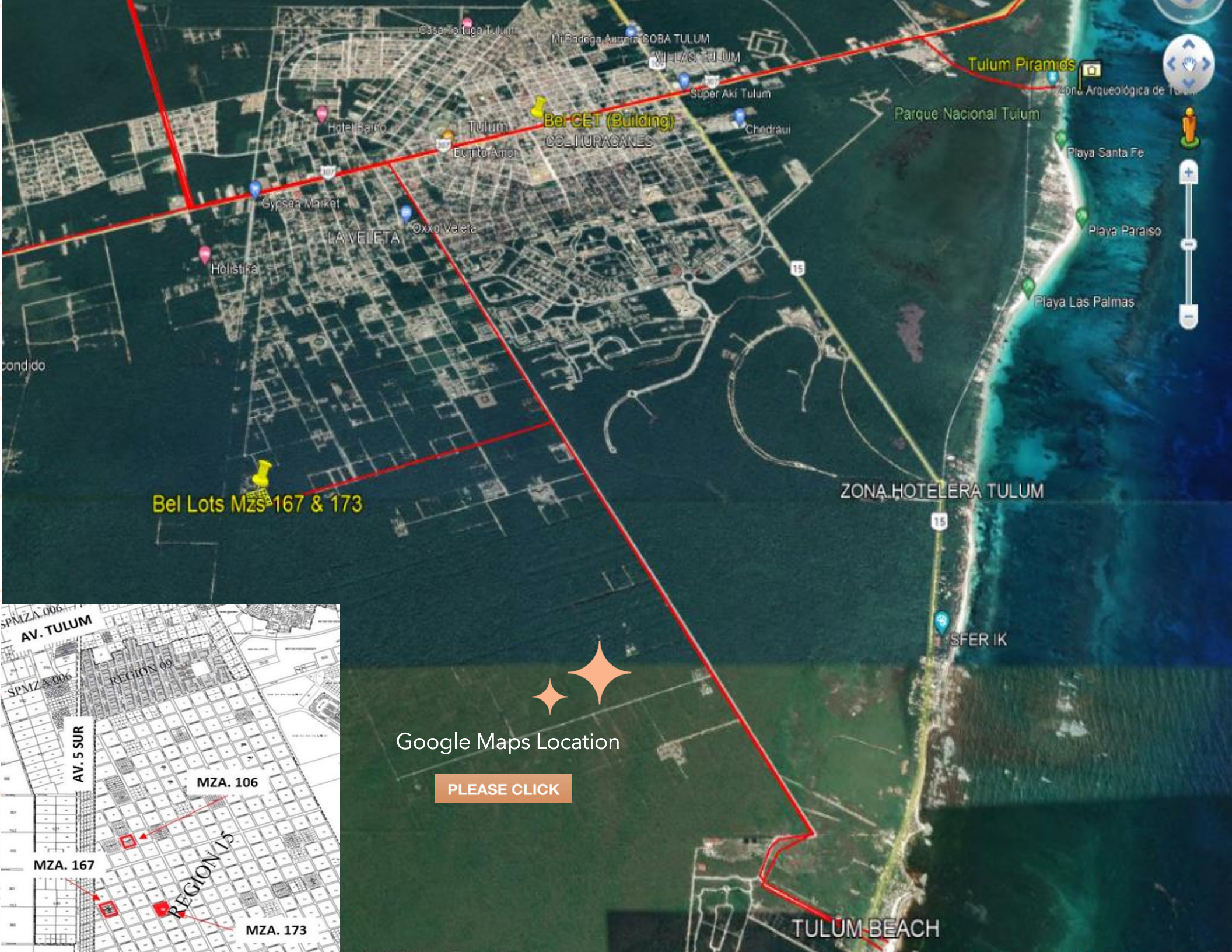
- 5 Minutes from Tulum Beach (5.4 km)
- 8 minutes Downtown Tulum (5.4 km)
- 15 Minutes to the Archaeological Site of Tulum (9.2 km)

- 15 Minutes from the Mayan Train Terminal (13 Km)*
- 20 Minutes Tulum Airport (*projected 2024*) (20 km)*

VIDEO LOCATION TOUR:

PLEASE CLICK

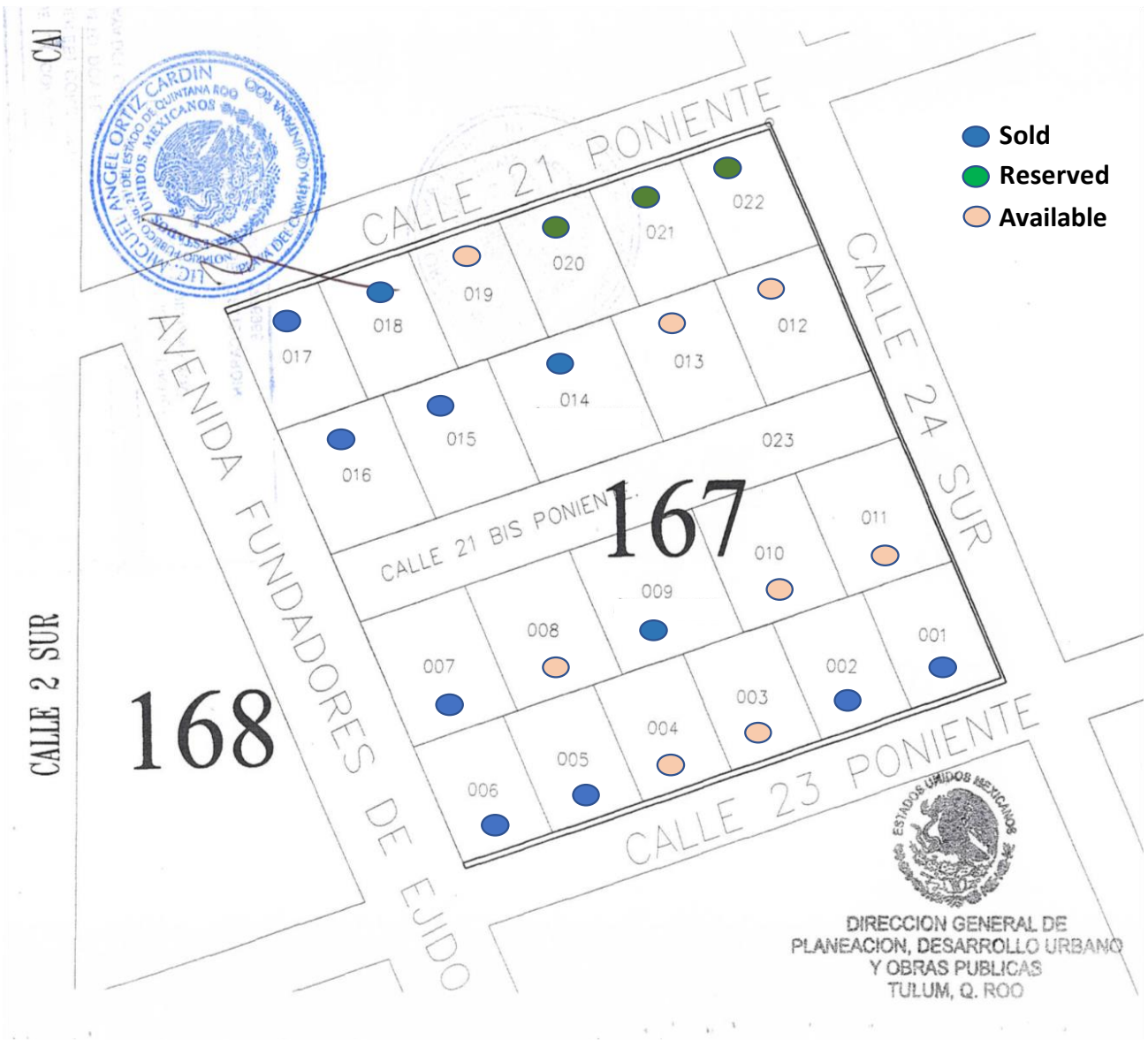




Google Maps Location

PLEASE CLICK

Inventory Available



SALE of Lots Mz. 167, Region 15, Veleta Tulum

	\$220	USD Price x M2
# LOT	SUP. m2	PRICE
LOT 001	345.05	sold
LOT 002	345.05	sold
LOT 003	345.05	\$ 75,911.00
LOT 004	345.05	\$ 75,911.00
LOT 005	345.05	sold
LOT 006	345.05	sold
LOT 007	426.58	sold
LOT 008	426.58	\$ 93,847.60
LOT 009	500.1	sold
LOT 010	426.58	\$ 93,847.60
LOT 011	426.58	\$ 93,847.60
LOT 012	426.58	\$ 93,847.60
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LOT 023	1197.39	Don
LOT 024	249.37	Don

New Infrastructure in Tulum



Tulum International Airport, connects with national and international airports.



Tulum Mayan Train Station, which connects 1,500 km with 5 states of the Yucatan Peninsula and with the airports of Cancun and Tulum.



Projected real estate growth of 470% in 25 years, with more than 500 national and international developer firms and hotel chains.



Two Natural Reserves: Jaguar Park and Sian Ka'an Biosphere, natural environments, beaches, cenotes, pyramids and Mayan culture.



D'STER
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Thank you

It will be a pleasure to assist you, please contact us:

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