



T'ZUNUN



FRAKTAL  
REAL ESTATE AND DEVELOPMENT







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#### WHAT MAKES US **UNIQUE.**

Our goal is to offer a **lifetime experience** of spatial quality, contact with nature and moreover comfort in a Tulum Lifestyle way.

## WHO **ARE WE**

*Fraktal Real Estate and Development surges as the real estate branch of TAC, an office with more than 10 years of experience (national and international) in design and building. Emerging now in the real estate market of Tulum, with a different vision. For us understanding the market is not enough to deliver a high-end product, we move further, turning our product into the result of the contemplation of a unique environment.*





## WHY INVEST

*Fraktal's mission is to generate strong links between the environment, high-end design, durable buildings and the community that will be part of our developments.*

*Our vision is to deliver the experience of product adapted to its context, generating high quality spaces and buildings that have a deep respect for their surroundings.*

*Standing up in a very competitive market with the best products possible, with great emphasis on design, experience, quality and a great real estate experience.*

## RESOURCES

*Due to the continuously growing market that mid-size buildings being offered in the unique Region 15 of Tulum, we must rely on human resources as well as technological advancements, the balance of these resources give live to our projects in a unique way.*

*For us everyone in Fraktal counts, therefore every member of our team is treated with respect, equality and fairness. We have over*

*all deep respect for the local community craftsmanship and we try to team up with them, in as many aspects as possible from construction to furnishing. The capability for the use of high-end technology for designing, selling and feeding our building with energy endorses us to provide with accurate, functional, sustainable and reliable designs since early stages of the conception of every project at Fraktal.*





*With the same subtlety with which a humming bird feeds from nature, TZunun represents a building that takes only what is needed from its environment and fully respects the rest.*

*Three axes sustain our building;  
**Spatial quality, Respect of the surroundings, Low Density.***



T'ZUNUN

## HUMMING BIRD IN MAYAN

### SPATIAL QUALITY

*The building evokes a Mayan pattern using floating balconies that create a rhythm of light and shadows along the main façade. And the subtle touch of the building in the plot represents the elegance of the humming bird.*

### RESPECT OF THE SURROUNDINGS

*A very deep understanding of our surroundings allows to elegantly intertwine our development with the environment. It is with great respect that we treat nature and we have embraced and cope at its best with the essence of the site, the ancient trees as well as the water from the aquifers. It must be mentioned that a Mayan ceremony took place in the plot, since according to the local beliefs we must ask permission to Mother Earth to proceed in our building's endeavor. Adapting for us does not only mean treating the land in the best way possible but also be aware and take part of the local beliefs and traditions.*

### LOW DENSITY

*These attribute of the building stands for exclusiveness, since the number of apartments is as low as 11, compared to other developments in the area. The low density ensures a high-quality, intimate and elegant experience in our development.*





# LIFESTYLE

**LOCATION**  
 The project is in the privileged Region 15, which projects the uniqueness of Tulum where buildings and jungle should merge in the most respectful way to nature. The dust streets made of regional soil and the lack of streetlights gives this residential area a very special touch, were one can become part of the jungle, listen to its sounds, appreciate the scents and gaze at the stars.

-  solar panels
-  garden
-  pool
-  wood common space
-  elevator
-  surveillance

## NATURAL ENVIRONMENT

We understand that Tulum has a life of its own, within it the heritage of a prehispanic civilization merges with a multicultural population that fills the streets of the city contained by the jungle's vibe, the turquoise waters of the Caribbean, mangroves and cenotes.

## LANDSCAPE

Respect for nature is a strong value in the project, to achieve this most of the trees in the plot were saved and relocated being now part of the landscape for our users delight, the saved trees included protected species and sacred Seibas.

## LUXURY DEVELOPMENT

TZunun achieves a subtle but very strong contact with the environment providing quality spaces in a luxury development that succeeds through its materiality, with the use of sober and elegant colors that

allows the jungle to be the protagonist of the scene, the warmth of wood, the strength and elegance of bamboo and moreover the use of regional construction techniques such as the use of "Piedra maya" and a "palapa" roof that will not only host the luxurious rooftop gardens but also collect energy for the building with the use of solar panels. Also, the interiors will be dressed in the pin-pointed use of materials such as hand painted tiles from Yucatan and the use of the ancient and natural "chukum". Along with the handmade furniture from local artisans the Tulum lifestyle is properly addressed in both interiors and exteriors of the building, making the experience of vernacular luxury possible.

## COMFORT AND AMENITIES

The environments created in the interiors and exteriors of the building host the users with high quality spaces that will offer experience beyond the common standards. The uniqueness of every apartment of

the building offers comfort in every way possible regardless the size. The common areas invite the users to get to know each other, conform a small community and share the spaces such as the pool, the garden and the wood common space, amongst the experience of activities that may go from yoga lessons, to cocktail parties in the jungle. Additional to the users comfort the building is equipped with an elevator making it more attractive to users of different ages.

## PEACEFULNESS

Sometimes with need a way out of the hectic of routine, taking that into account the building ensures quietness and peace that is much desired, when trying to rest and scape from the city is the answer. TZunun offers that, while being situated in the middle of a low, but dense jungle environment. Become one with your surroundings, breathe, feel and grasp the essence of Tulum.

## SUSTAINABILITY

We care about the future of our planet, and strongly believe in the use of renewable and efficient natural resources. These is achieved using well known and efficiency proven solar panels and collectors, that will help in the heating of the pools, showers and partial electrical power of the building, lowering the power consumption of the building and decreasing the environmental impact. Water is important for us too, that is why the building has a footprint of 40%, leaving the other 60% of the land with a high absorption coefficient that help the refilling of the aquifers in a natural way. Also, using high-end technology black water treatment plant we ensure that the water in the underground rivers and aquifers does not get polluted, which can be a major issue for the conservation of the environment.



# GARDEN SUITE



GROUND FLOOR



Interior: 50 m<sup>2</sup>/ 538 sqft  
Exterior: 15 m<sup>2</sup>/ 161 sqft

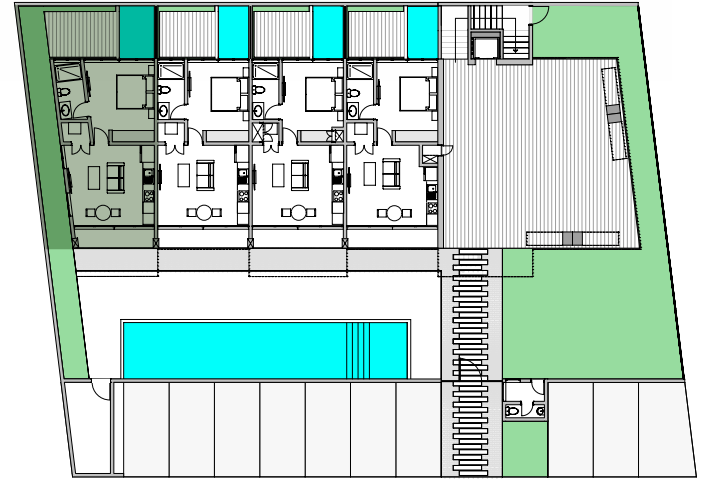
Full luxury contained in a 1 bed room apartment totally equipped and furnished, including its private garden and plunge pool (3 units).

PRICE  
\$146,983.05 USD

# GARDEN SUITE PLUS



GROUND FLOOR



Interior: 50 m<sup>2</sup>/ 538 sqft  
Exterior: 33 m<sup>2</sup>/ 355 sqft

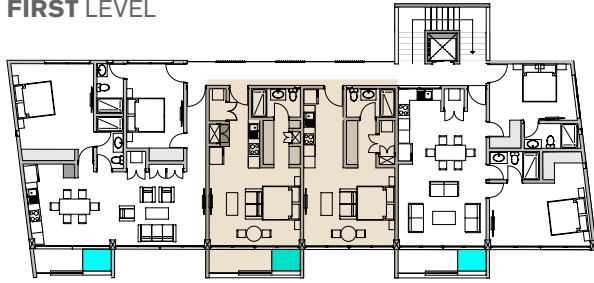
Full luxury contained in a 1 bed room apartment totally equipped and furnished, including its private garden and plunge pool, includes second entrance and extra garden.

PRICE  
\$168,917.44 USD

# EQUIPPED STUDIO



FIRST LEVEL



Interior: 43 m<sup>2</sup>/ 463 sqft  
Exterior: 8 m<sup>2</sup>/ 86 sqft

**Fully equipped and furnished studio in a cozy luxurious space that includes a 2-person jacuzzi and a balcony.**

PRICE  
\$115,325.16 USD

**\*STUDIO** 43 m<sup>2</sup> / 463 sqft

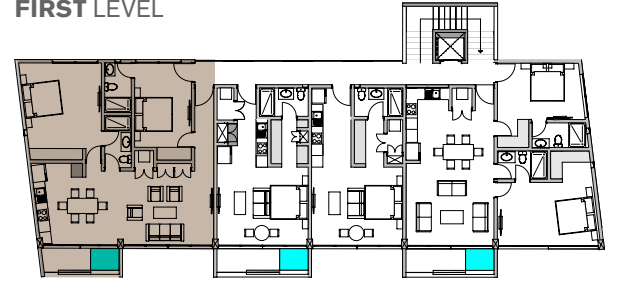
**Fully equipped studio in a cozy luxurious space with a formidable view.**

PRICE  
\$101,420.18 USD

# LOCK-OFF WEST



FIRST LEVEL



Interior: 99 m<sup>2</sup>/ 1065 sqft  
Exterior: 7 m<sup>2</sup>/ 75 sqft

**Luxurious 2 bedroom apartment, with lock-off room, 2 bathrooms, fully equipped and furnished with spacious living and dining room as well as a balcony with 2-person jacuzzi.**

PRICE  
\$206,032.12 USD



# LOCK-OFF EAST



FIRST LEVEL



Interior: 94 m<sup>2</sup>/ 1011 sqft  
 Exterior: 8 m<sup>2</sup>/ 86 sqft

**Luxurious 2 bedroom apartment, with lock-off room, 2 bathrooms, fully equipped and furnished with spacious living and dining room as well as a balcony with 2-person jacuzzi.**

PRICE  
 \$216,910.65 USD

# PENTHOUSE WEST



SECOND LEVEL



Interior: 107 m<sup>2</sup>/ 1065 sqft  
 Exterior: 6 m<sup>2</sup>/ 64 sqft  
 Roofgarden: 58 m<sup>2</sup> / 624 sqft

**Luxurious 2 bedroom apartment, with lock-off room, 2 and 1/2 bathrooms, fully equipped and furnished spacious living and dining room as well as a balcony. Luxury rooftop fully furnished, and equipped with 8-person jacuzzi.**

PRICE  
 \$337,785.02 USD





# PENTHOUSE MIDDLE



## SECOND LEVEL



Interior: 94 m<sup>2</sup> / 1011 sqft  
 Exterior: 7 m<sup>2</sup> / 75 sqft  
 Roofgarden: 58 m<sup>2</sup> / 624 sqft

**Luxurious 2 bedroom apartment, with lock-off room, 2 and 1/2 bathrooms, fully equipped and furnished spacious living and dining room as well as a balcony. Luxury rooftop fully furnished, and equipped with 8-person jacuzzi.**

PRICE  
 \$315,266.02 USD

# PENTHOUSE EAST



## SECOND LEVEL



Interior: 110 m<sup>2</sup> / 1184 sqft  
 Exterior: 7 m<sup>2</sup> / 75 sqft  
 Roofgarden: 58 m<sup>2</sup> / 624 sqft

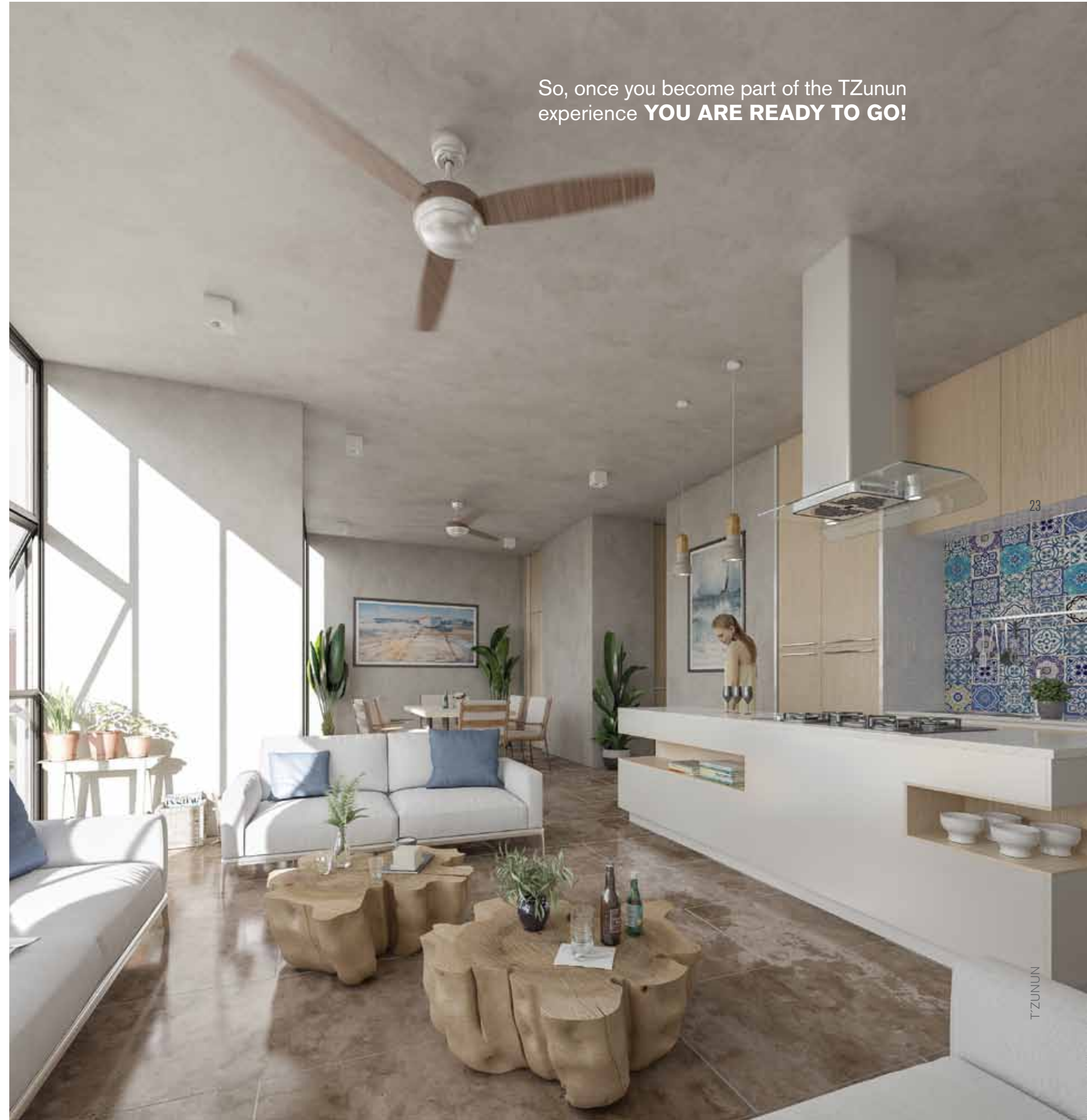
**Luxurious 2 bedroom apartment, with lock-off room, 2 and 1/2 bathrooms, fully equipped and furnished spacious living and dining room as well as a balcony. Luxury rooftop fully furnished, and equipped with 8-person jacuzzi.**

PRICE  
 \$345,291.36 USD



## FULLY FURNISHED

*All our units are fully furnished and equipped in a unique style that perfectly suits TZunun's architecture and the lifestyle we want to invite you to be part of. Moreover, the concept of offering a turn-key project endorses the experience of LIVING, RENTING or AIRBNB the property.*







## NEARNESS TO POINTS OF INTEREST

### CITIES

Cancun - 133 km / 1hr 20 min.  
Playa del Carmen - 67 km / 45 min.  
Tulum Downtown - 2.3 km / 8 min.

### SERVICES

Supermarket - 3.6 km / 10 min.  
Pharmacy - 2.1 km / 7 min.  
Gas station - 1.3 km / 5 min.

### BEACHES

Roads to the beach:  
Highway Coba Boca Paila - 6.4 km / 15 min.  
Kukulcán Avenue (Soon) - 3.7 km / 7 min.

### TOURIST ATTRACTIONS

Tulum Archaeological Zone - 6 km / 15 min.  
Coba Archaeological Zone - 50 km / 40 min.  
Chichen Itzá - 150 km / 1hr 20 min.








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