



XUNIK 

WHERE HERITAGE MEETS HORIZONS

Welcome to the perfect harmony between functionality and charm at Xunik.



The origin of xunik

Xunik is a Mayan word meaning wind and is deeply related to the flow of cosmic energy and vitality. The concept of this project is very attractive, as it is based on taking advantage of the cultural and spiritual fusion of Tulum and millenary disciplines such as Feng Shui to achieve a positive and stimulating vibration in balance with an enveloping and tranquil atmosphere.

Xunik, a genuine and conscious development that embraces the area's cultural richness, is ideal for those who wish to strengthen their roots in Mexico and build a legacy for their family through a high capital gain asset, enjoy their home in paradise, and earn consistent vacation rental income.

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YOUR ADVENTURE IN TULUM


Tulum is a worldwide phenomenon that gives thousands of people the opportunity to **live, invest, and prosper** in an area that many consider a vortex of healing energy and one of the most important wellness epicenters on the planet.

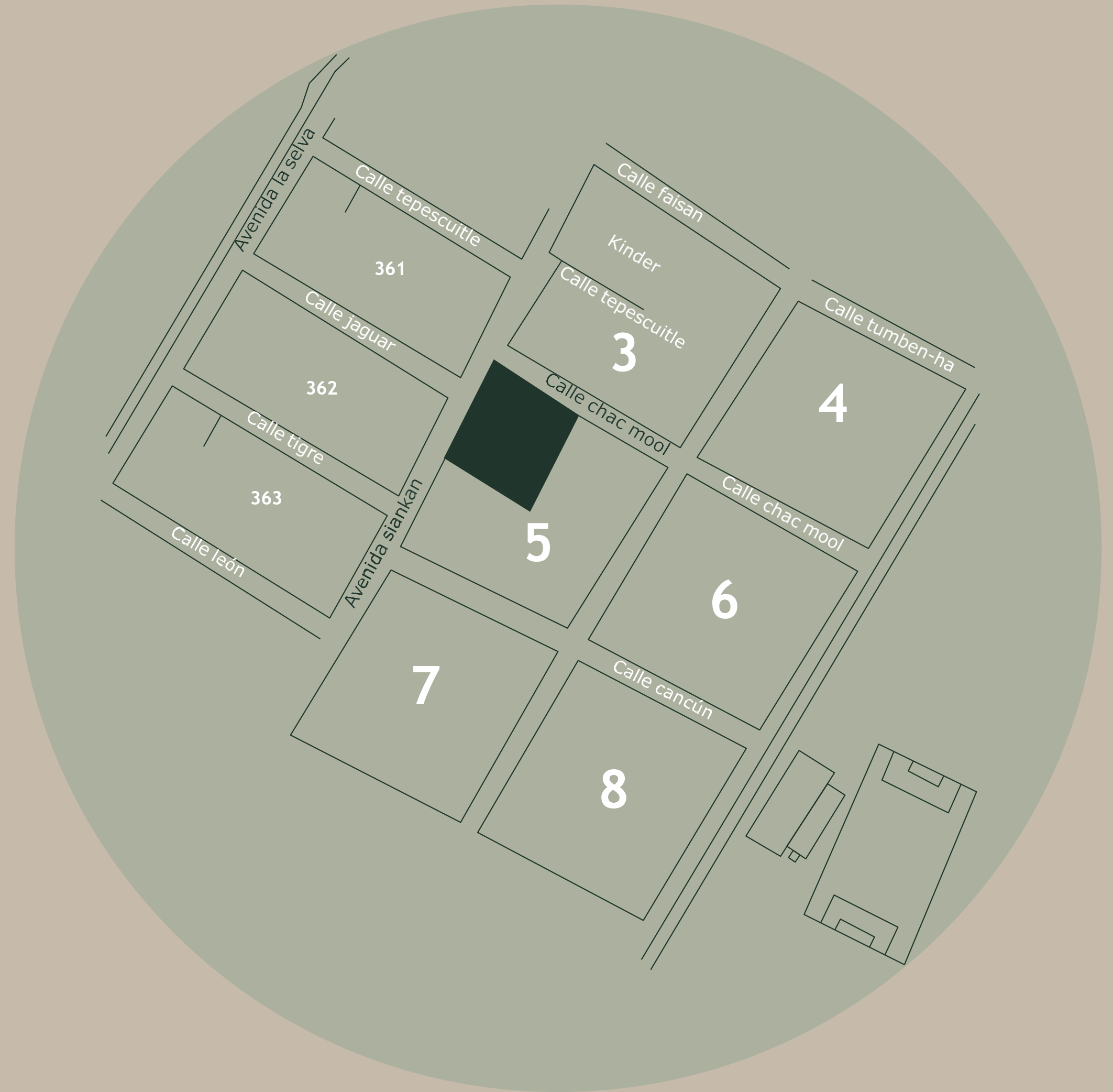
With more and more international travelers attracted to the experience that only this magical place offers, **acquiring functional properties that suit their needs** and expectations is one of the key goals of those investing in Riviera Maya real estate. relajado, bohemio y céntrico, que refleje la diversidad de la zona y que cuente con un equilibrio óptimo entre tradición y modernidad.

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LOCATION

Xunik is located in Region 5, a few steps from Tulum's downtown area, close to main avenues, and two blocks from Kukulcan Ave. with direct access to the beach.

 Chun Yam Che st. # 917, Block 005, Lot 001, zip code 77760 Region 5- Tulum, Quintana Roo.



DISTANCES:

Tulum Downtown		🚲 6 min
Holistika	🚗 7 min	🚲 10min
La Veleta	🚗 6 min	🚲 6 min
Aldea Zama	🚗 10min	🚲 10min
Archaeological Zone	🚗 13min	🚲 18min
Tulum Beach	🚗 10min	🚲 16min
Cenote calavera	🚗 8 min	🚲 10min
Cenote Cristal	🚗 6 min	🚲 12min
Tulum Airport	🚗 31min	
Playa del Carmen	🚗 1hr	
Cancun Airport	🚗 2 hr	



CONNECTIONS WITH TULULUM



WHERE HERITAGE MEETS HORIZONS

TULUM DOWNTOWN

The cultural heritage of the region.

Known as "Tulum Pueblo", this is where history and vibrant energy merge. It is the meeting point to start the adventure whether you want to go on an excursion to an archaeological site, visit a cenote, go shopping, or taste Mexican food or a delicious handmade ice cream. Here you will discover a wide gastronomic offer of authentic Mexican flavors and international options.

Tulum's Mercadito is a must for shopping, here you will find everything from clothing to fresh local products and charming restaurants. Boutiques such as Pura Vida and MexicArte will tempt you with unique handicrafts. At night you can immerse yourself in the vibrant and active nightlife to enjoy the coolest parties, the perfect place to meet people.

Tulum is also famous for its reputation as a wellness destination; in Tulum Downtown you will find numerous yoga studios, retreats, workshops, and spas. Although this area is not located directly in front of the sea, the authentic charm of Tulum Downtown awaits to be discovered. The beach is only 10 minutes away. **We welcome you to a unique experience!**



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At Xunik we build a heritage in the heart of Tulum

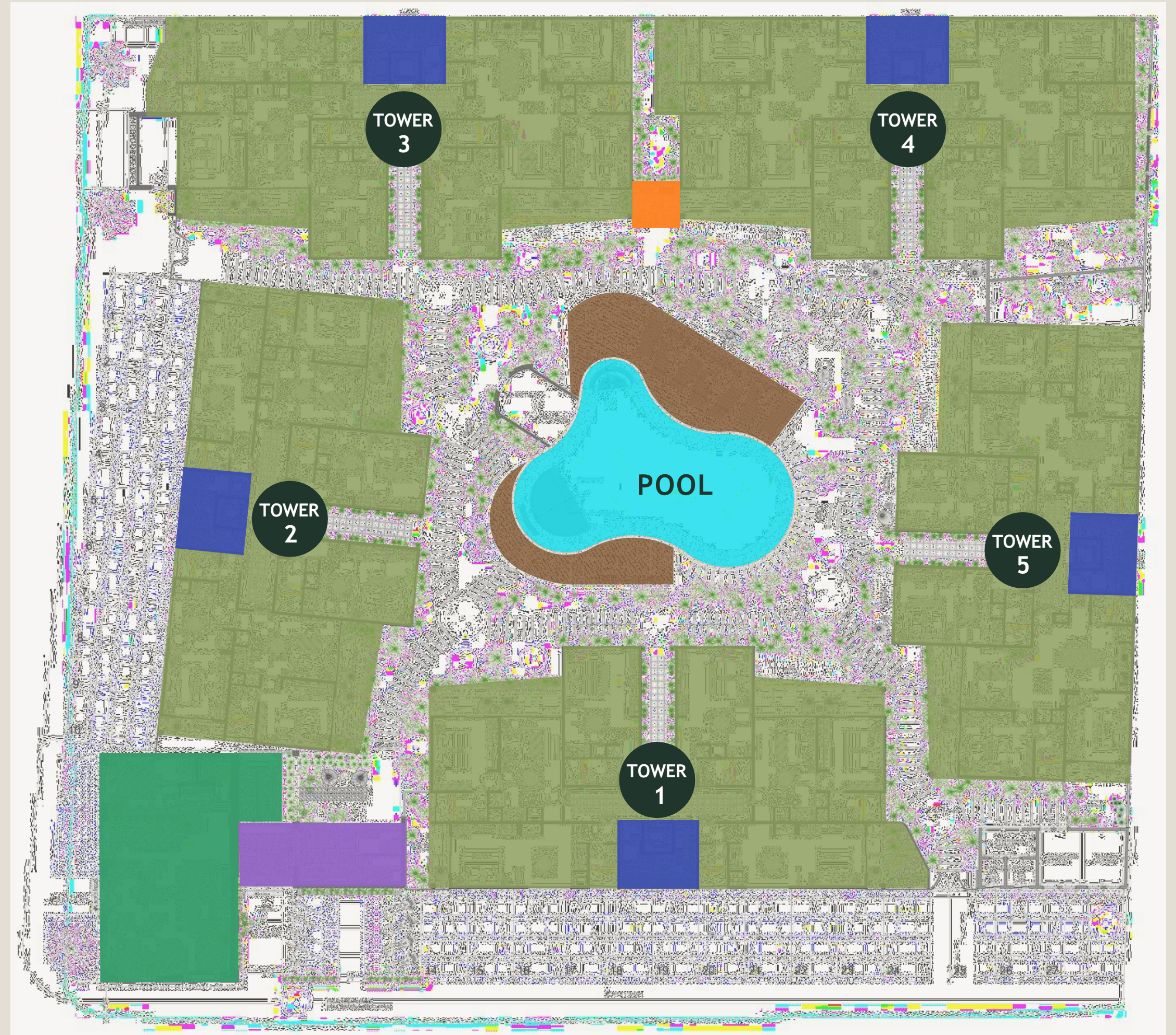
Xunik Master Plan

Start building your legacy at Xunik

Every detail of Xunik focuses on creating highly comfortable units, with organic architecture and sophisticated design, that invite its residents to recharge energies and reconnect with themselves in contact with the best of Tulum, thanks to its strategic location.

- Xunik has 76 units and a commercial area
- Divided into 5 towers of 3 levels each one.
- Functional typologies: one and two-bedroom condos and studios

	Tower 1: Sian Kaan		Pool
	Tower 2: Viento Maya		Sun Deck
	Tower 3: Raíces		Lobby
	Tower 4: Armonía		Grill Zone
	Tower 5: Azul		Laundry Area
	Local Commercial: Ground floor		
	GYM: First Level		
	Yoga Zone: First Level		



Live, Invest, prosperity




Xunik not only stands out for being a real estate development that has the best of Tulum and having high demand features; Is also a project committed to those who are building the life of their dreams, making it one of the most affordable options in pre-sales, with better ROI compared to other condominiums in the area and open to more complete financing options.










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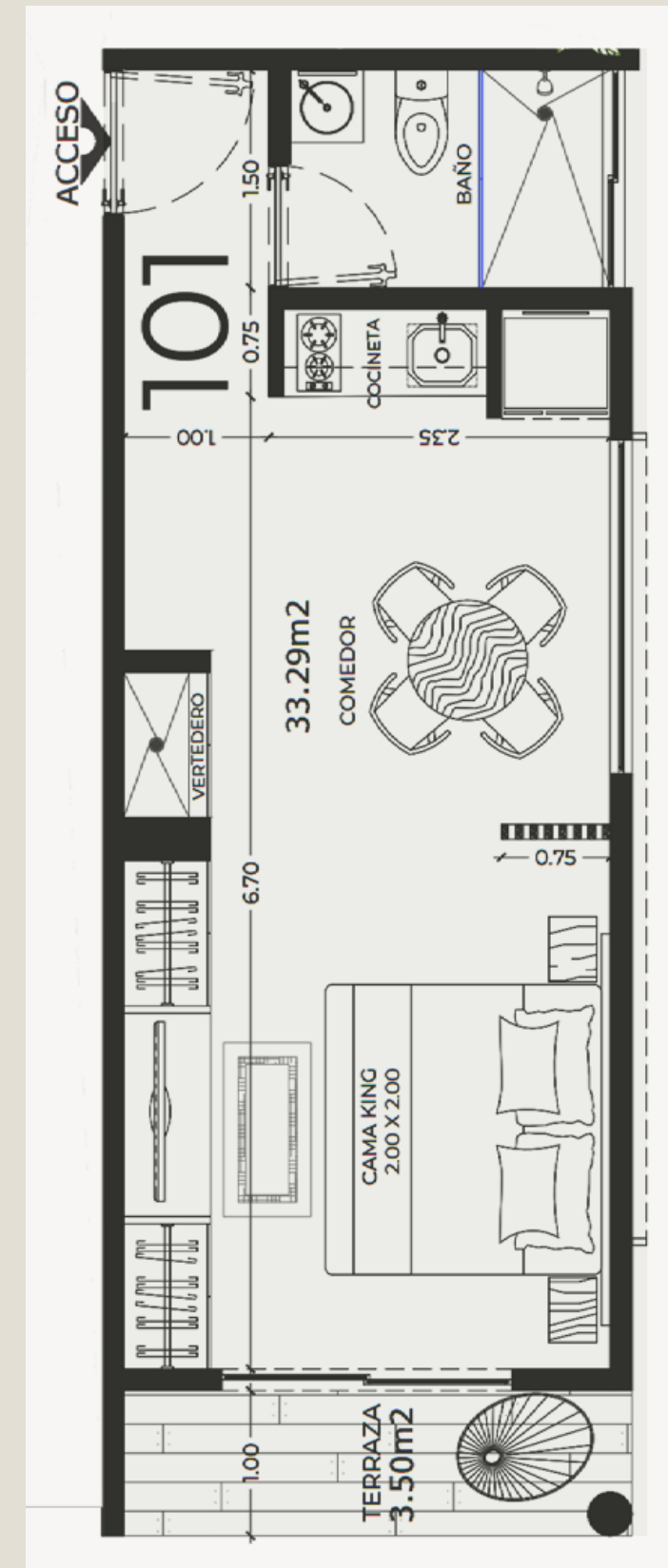
Studios

At every level in all towers.
Studios with a terrace and private garden on the ground floor.

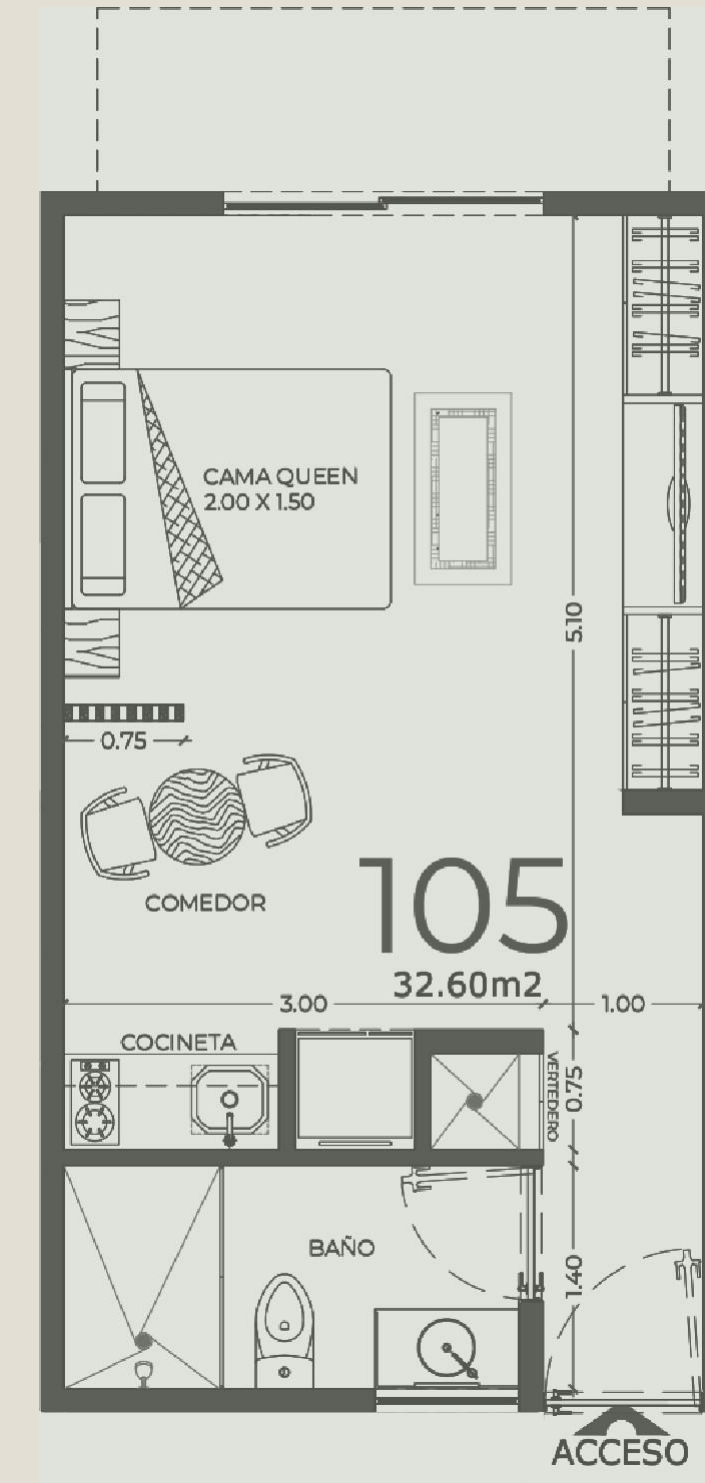
-  Inieñioĩ: From 354.13sqft to 406.55 sqft
-  Teĩace: From 39.28sqft to 44.67sqft
-  Gaĩden (gĩound ũlooĩ):72.97 sqft

Furnitures and typologies

-  Double bed
-  Bathroom
-  Kitchenette
-  Dining area
-  Terrace
-  Private garden (ground floor)
-  Cleaning closet with water tap



MASTER STUDIO




STUDIO










ONE-BEDROOM CONDO

Located in Tower 1, 2 and 3

 Inieñioñ: From 435.93 sqft to 481.14sqft

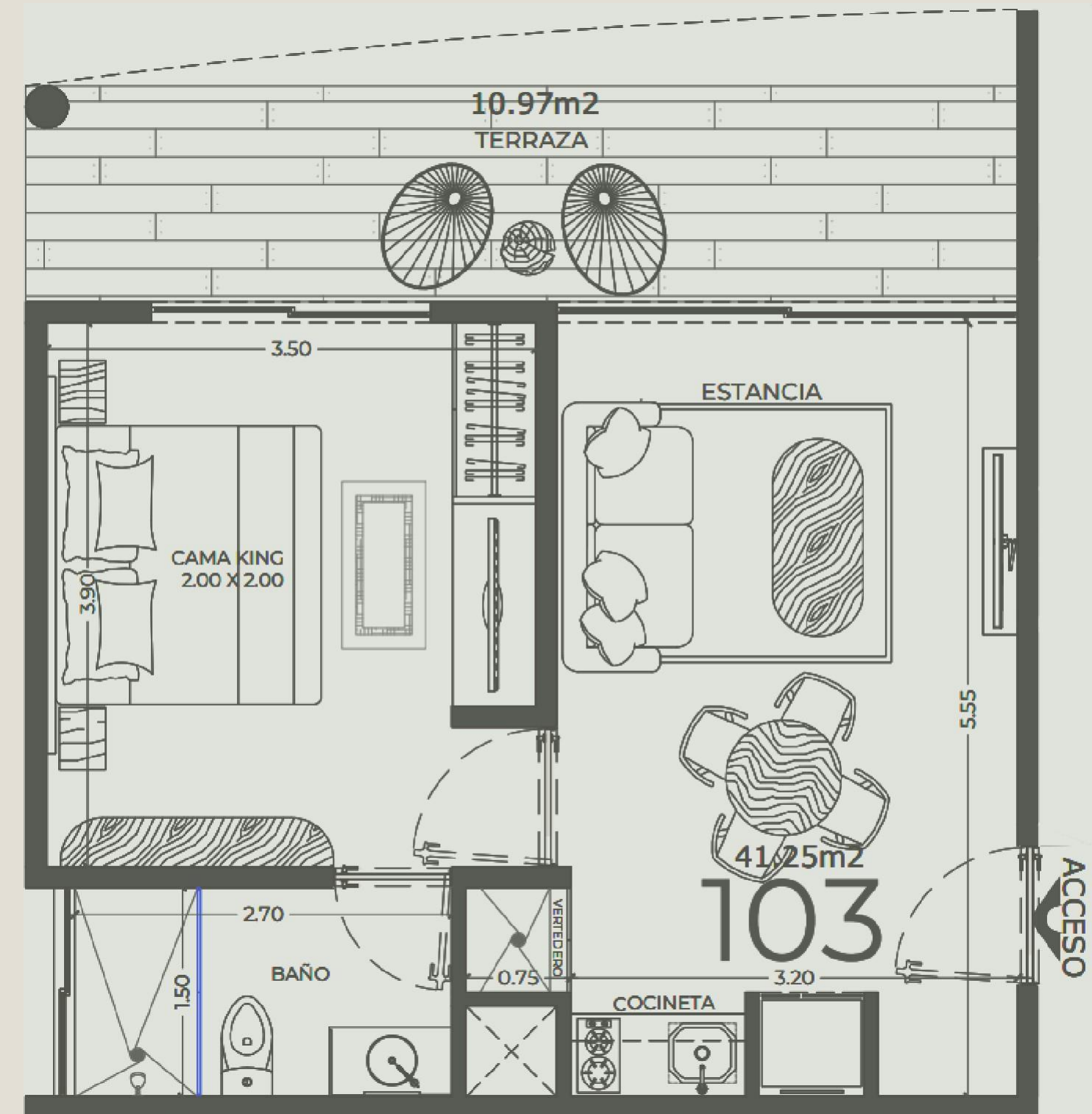
 Teĩace: 144.23sqft

Furnitures and typologies

-  Living area
-  Dining area
-  Kitchenette
-  Terrace
-  One-bedroom with closet
-  Bathroom
-  Cleaning closet with water tap

*Lock-oũ opii on:

Combine a One-bedroom Condo with up to two studios, with independent access.



ONE-BEDROOM CONDO



TWO- BEDROOM Condo

Located in Towers 3,4 and 5

Condos with a private garden on the ground floor.











 Inieñioĩ (aveĩage): 842.06 sqft

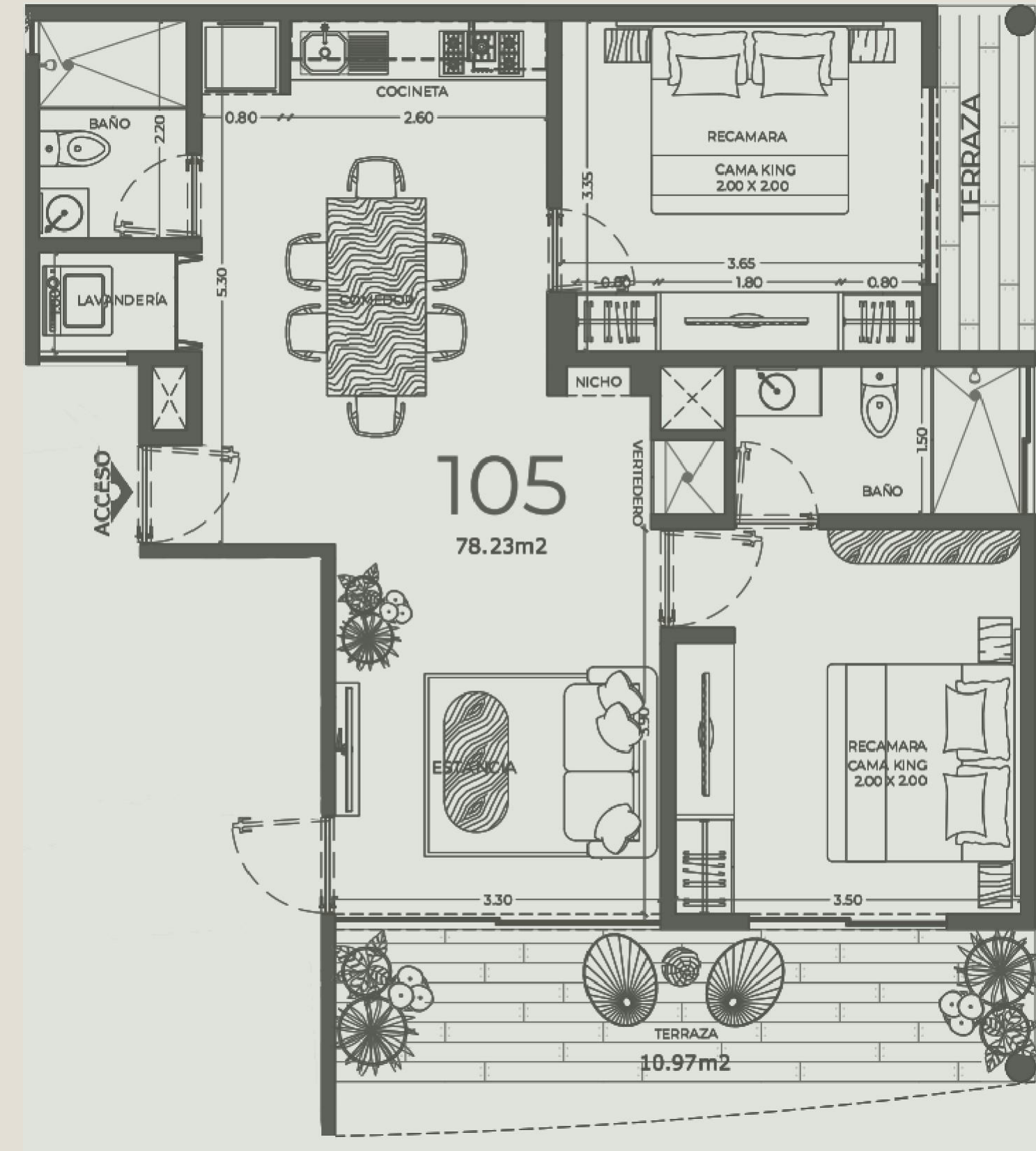
 Bedroom Terrace: 37.67sqft

 Main Terrace:
From 76.42 to 144.23 sqft

 Gaĩden (gĩound ũlooĩ):
From 66.20 to 244.45 sqft

Furnitures and typologies

-  Living area
-  Dining area
-  Kitchenette
-  Two terraces
-  Private garden (ground floor)
-  Master bedroom
-  One-bedroom with closet
-  Two bathrooms
-  Laundry area
-  Cleaning closet with water tap



TWO-BEDROOM CONDO










*Lock-oũ option: Combine a Two-bedroom condo with a studio, with independent access.









*IMAGES FOR REFERENCE ONLY

AMENITIES AND COMMON AREAS

Highlights

-  Commercial area
-  Capital gain location
-  Laundry area in each tower
-  Elevator in each tower
-  Parking area
-  Bicycle parking
-  Security cameras throughout the complex
-  Controlled access
-  High-speed Internet access

Amenities

-  Swimming pool with waterfall
-  Sundeck
-  Equipped GYM
-  BBQ Area
-  Yoga Area
-  Front desk

*Information is subject to change with no prior notice.

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We proudly introduce the creative team of Xunik, the fusion of brilliant minds of Mexican companies: The Architecture firm "SER", the Construction company "Grupo IMPALA" and the Real Estate Developer "ALGUI".

Each member brings vast experience and knowledge of the Tulum area, standing out as experts in their area. Committed to quality and excellence, this visionary team is the driving force behind the creation of Xunik.



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