

L A  
**R E S E R V A**  
T U L U M

\* Content of this brochure can be changed without prior consent

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## La Reserva Tulum

Luxury Redefined

La Reserva in Tulum offers **42 residences** by world-renowned architects, each crafted with the **highest quality finishes and infrastructure**.

These luxurious homes blend modern elegance with Tulum's natural beauty, providing an unparalleled experience.

Residents can enjoy state-of-the-art amenities, a **private cenote**, vibrant **community events** and exclusive beach club access.



# World Class Architecture

By Co-Lab Design Office

We are proud to have Colab Design Office as lead architects of La Reserva. Their diverse portfolio has been featured in renowned magazines such as **Vogue**, **Architectural Digest** and **Dezeen**.

Invest in a truly high-end and unique property, complete with a bespoke furniture line designed specifically for La Reserva.

[Discover the Architect Portfolio](#)

VOGUE

ELLE  
MAGAZINE

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ARCHITECTURAL DIGEST

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DESIGN HOTELS™

Traveller

ARCHMARATHON  
LONDON

Φ  
PHAIDON







## Privacy by Nature

Nestled between the trees

With only 42 Units on a complete hectare (2,5 acres) the footprint of the Residences remains around 20%.

With all our residences designed around a 4,000 m<sup>2</sup> (43,000 ft<sup>2</sup>) private park you will always have a view on nature; never on any neighbouring buildings.

12 meters / 39 feet

45 meters / 147 feet

12 meters / 39 feet



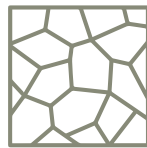






# Finishes and Features

Natural Stone  
Floors



Triple Pane  
Sliding Windows



Central Air  
Conditioning



Floor to Ceiling  
Hardwood Carpentry



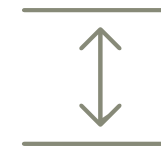
Double Height Mezzanines  
(6.6 meter / 21 feet)



Large Private Gardens  
and Terraces



Standard Height  
(3 Meters / 9ft 8 in)

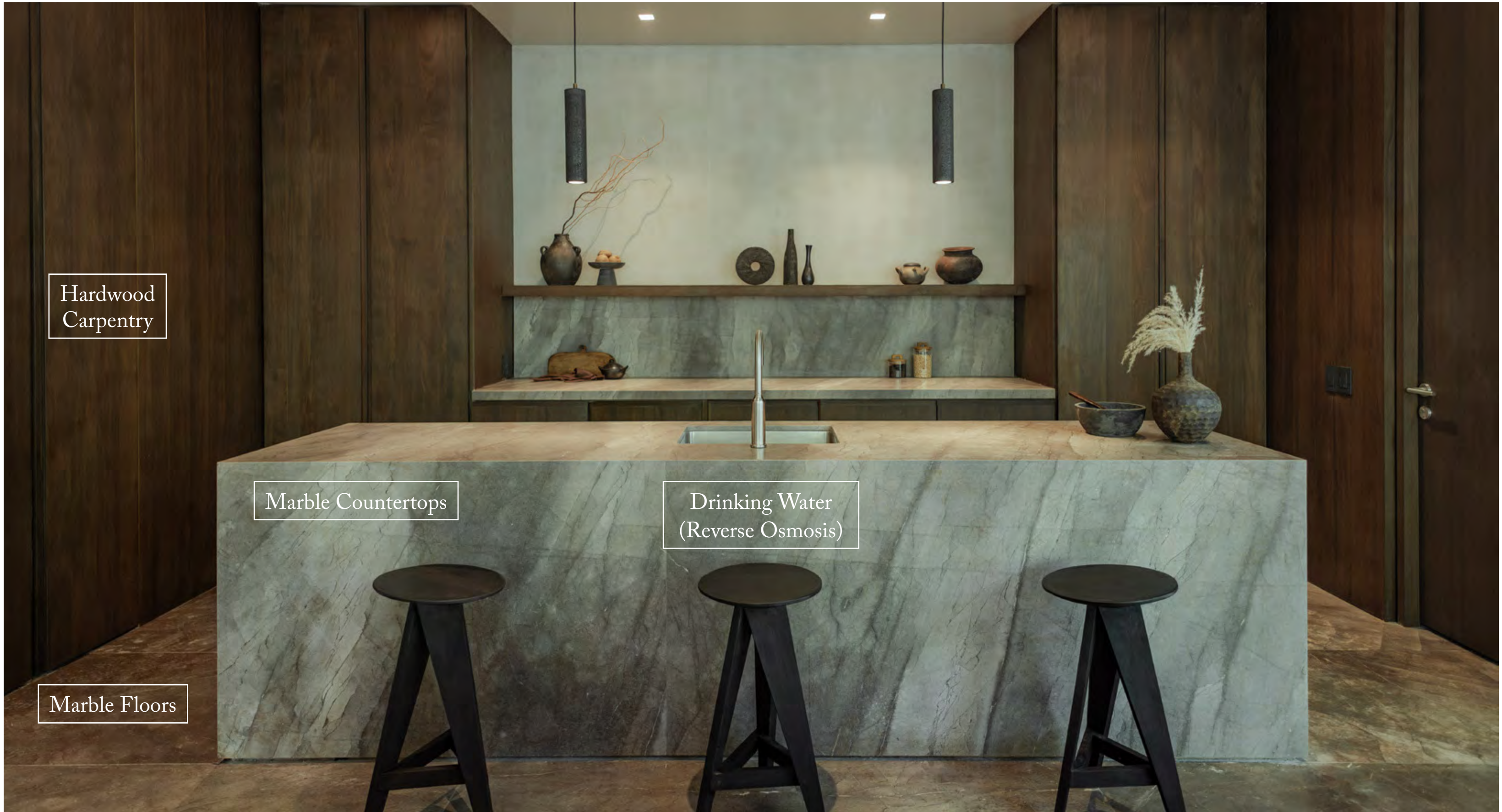


Hardwood  
Carpentry

Marble Countertops

Drinking Water  
(Reverse Osmosis)

Marble Floors



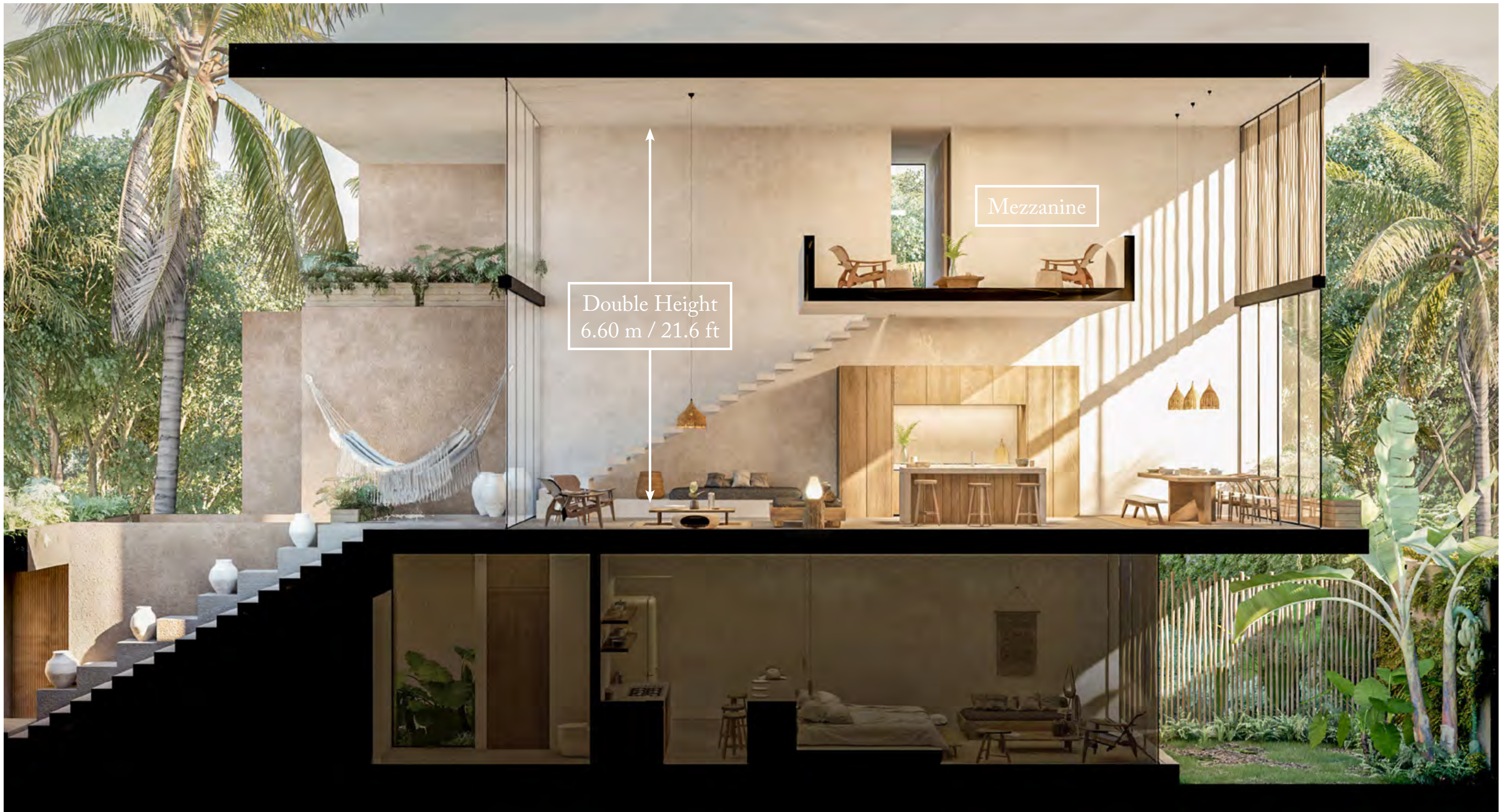


Standard Height  
3m / 10 feet

Triple Pane  
Sliding Windows

Artisanal  
Stone Walls

Polished  
Cement Walls



Double Height  
6.60 m / 21.6 ft

Mezzanine



## Interior Design

We are thrilled to introduce our exclusive furniture line, a unique collaboration between the creative minds of Co-Lab Design Office and the skilled hands of Mexico's best artisans.

A fusion of innovative design and traditional craftsmanship, bringing to life a vision of contemporary elegance and bespoke quality.

 [interior@lareservatum.com](mailto:interior@lareservatum.com)







## Amenities & Services

## Private Cenote

Naum Tulum

Get access to our community events at our sister project Naum Tulum.

A beautiful secluded jungle retreat right outside of the bustle of Tulum. With breathtaking cenotes, monkeys swinging around the treetops and beautiful gatherings filled with music and wellness.



Naum Tulum





Community



Nature



Music & Wellness

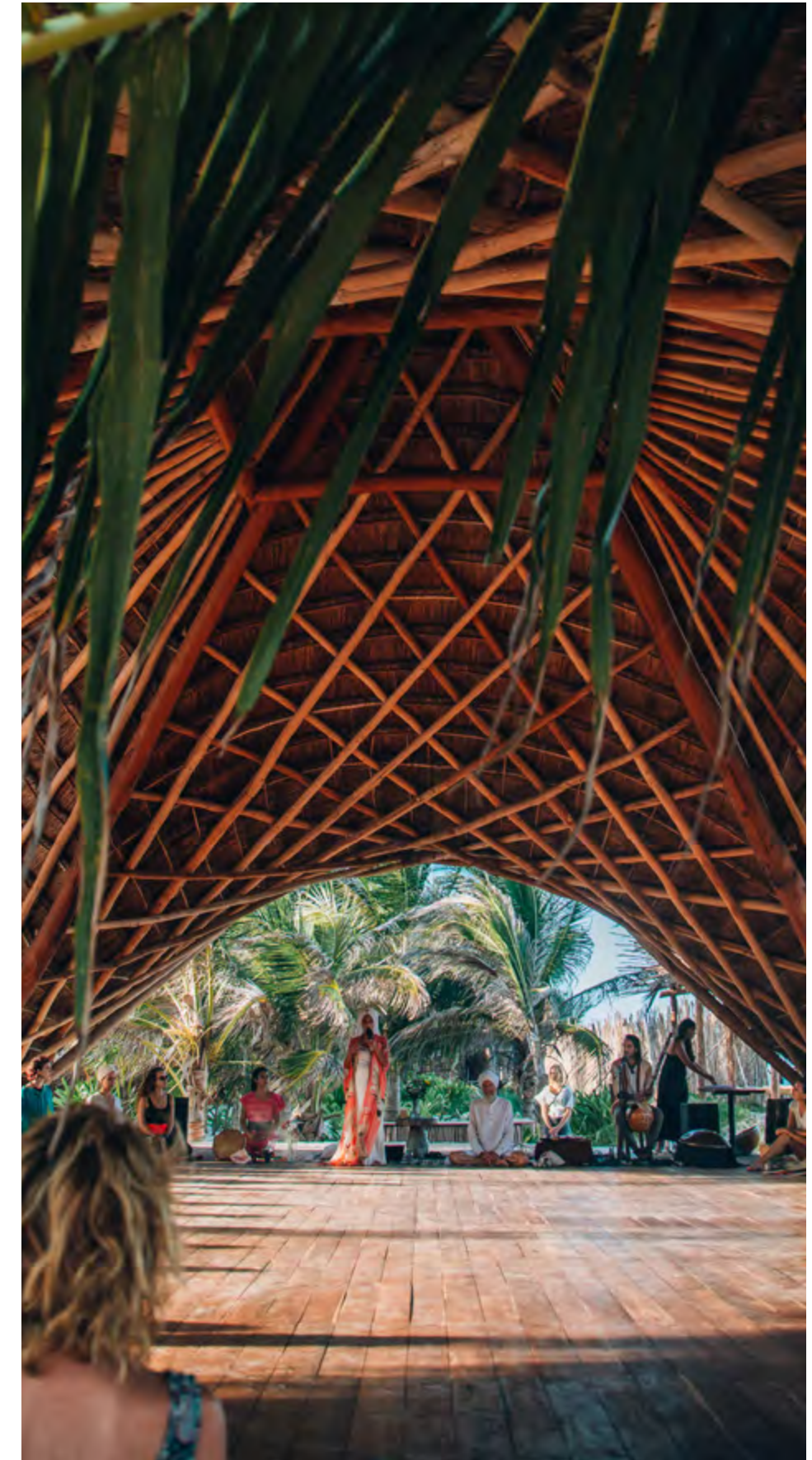
## Beach Club Access

IKAL - Mayan Sanctuary

The La Reserva Community has preferred access to the serene beauty of Ikal Beach Club, where pristine shores meet tranquil wellness activities.

Immerse yourself in yoga sessions, holistic treatments, and rejuvenating experiences designed to soothe the soul. As the sun sets, enjoy world-class music programming that transforms the night into an unforgettable celebration.

**IKAL**  
·MAYAN SANCTUARY·





Communal pool 19 meter (62 feet)

# Amenities & Services

## **Communal Pool**

A real eye catcher with its 20 meter long of perfectly laid natural stone surrounded by the trees.

## **Restaurant**

Even in a slow-paced lifestyle, there's one thing you want to be fast.

## **Firepit**

What better way to close of the day than with a glass of wine at the firepit.

## **Security**

Camera systems, lobby and 24/7 security to take care of our guests.

## **Storage**

Each apartment includes a separate 3.11m<sup>2</sup> (33.48ft<sup>2</sup>) storage room on the ground floor.

## **Laundry Centre**

To make sure your laundry is done properly, we offer an on-site laundry.

## **Parking**

For each unit a dedicated parking space is available for purchase.

## **Property Management**

Developer will remain involved to supervise the Maintenance and Property Management.

## **Lobby**

To serve you and your potential guests in the best way we can.

## **Back-up Generator**

No matter the circumstances life continues at La Reserva. Even at power outages, the whole condominium will continue to operate.

## **Bicycle Parking**

What a luxury to be able to bike to a nice breakfast on the beach!

## **Fibre Optic Internet**

Even in a slow-paced lifestyle, there's one thing you want to be fast.

## **Drinking Water**

Through a central Reverse Osmosis system we will enjoy high quality drinking water from every tap. Say goodbye to plastic jerrycans.



Organic Restaurant





Firepit

Infrastructure

# Water

Taking care of a precious resource

## Drinking Water



Our central Reverse Osmosis plant will provide the apartments and communal area with clean, healthy drinking water. Say goodbye to plastic water jerrycans, and no more calcium buildups in your bathrooms!

## Waste Water Treatment Plant



All the water used in La Reserva will go through a five step Waste Water Treatment Plant, after which large part will be used for the automated irrigation.

## Four days of Back-Up



In case of a power outage, our water plant manages a four day retention tank for the drinking water. Meaning there will always be a drinking water back-up for four days.

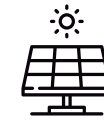




# Energy

Towards a cleaner future

## Communal Solar PV Plant



The top of all 3<sup>rd</sup> floor apartments, roughly 1,000 m<sup>2</sup> (10,750 ft<sup>2</sup>), is dedicated to a communal Solar Plant, so we can offset our energy consumption from the grid against clean renewable energy.

## Energy Efficient Windows



We chose for the best insulating, uncoloured windows on the market, offering a U-value of around 0.48. This superior insulation means up to 20% saving of your AC energy consumption.

## Construction Block



Interior walls will be constructed of the thicker 20cm blocks, all exterior walls are made of Hebel blocks, thermally and acoustically superior to the most commonly used blocks.

## Emergency Back-Up Generator



In case of power outages a generator will provide energy for all ventilation, fridges, lighting and control in the apartments. Communal logistics, such as water pumps and lighting will also be powered.

# Air Conditioning

Cooling that doesn't cost the world

## Mini Chiller



The Mini Chiller is a central Airconditioning System, predominantly used in high-end hotels. This system brings huge advantages over traditional mini-split systems:

### Up to 25% lower energy consumption



Their energetic consumption is up to 25% lower, resulting in lower energy bills and a lower carbon footprint of the building.

### No visible AC units

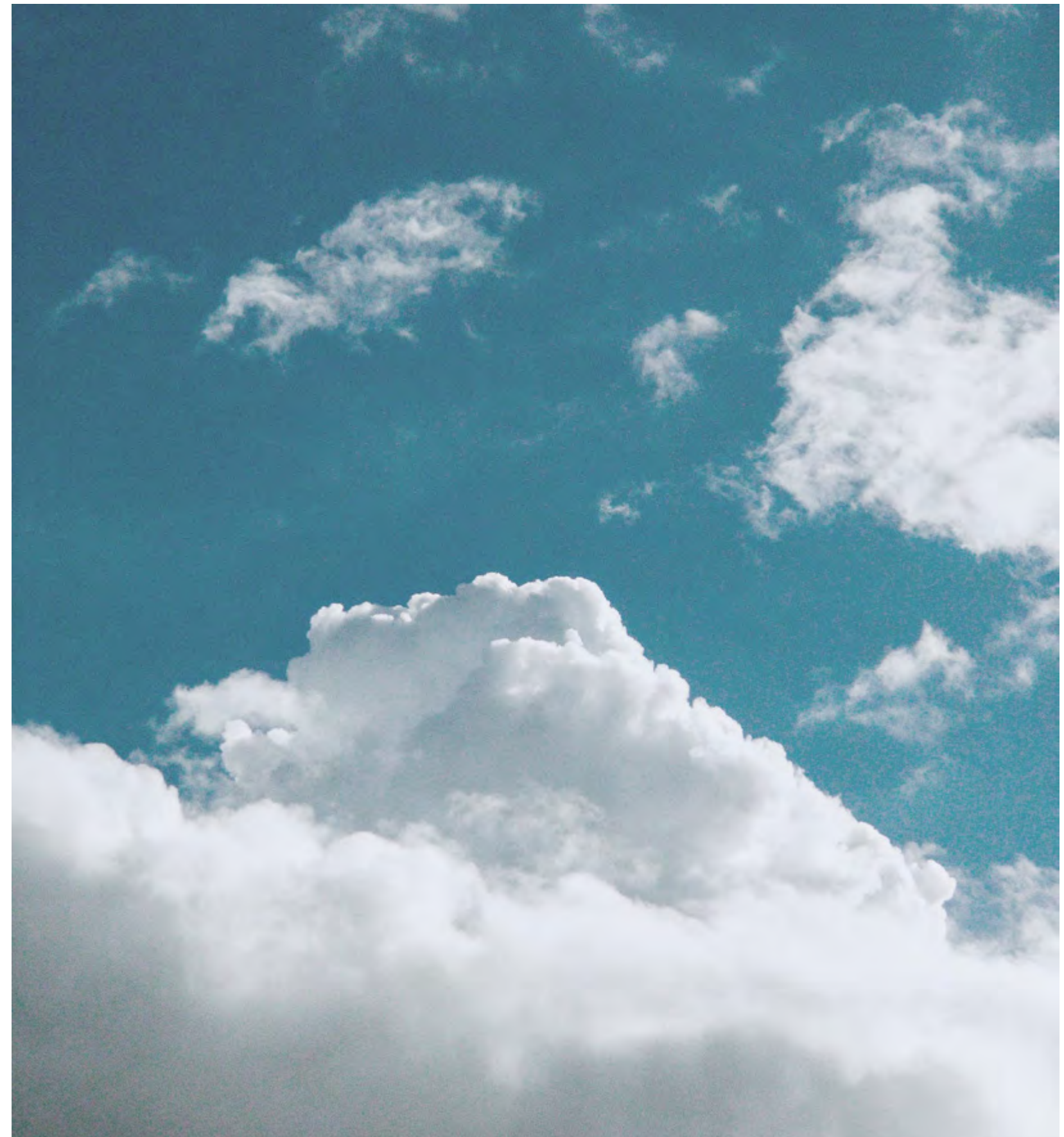


All the Air Conditionig units are worked away very subtly in the ceiling. No white AC boxes on the wall or ceiling.

### No use of toxic gas



Where regular Air Conditionings use the toxic Freon gas as their reffridgerant, the Mini Chiller uses cold water. Way more friendly to the environment!





## Recycling

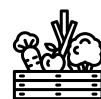
Closing the loop

### Anaerobic Composting



All organic waste from the apartments and the restaurant will be treated in the closed composting system. The end products, fertilizer and gas, can be used in the garden, farm and restaurant!

### Urban Farm



On top of the lobby we created an urban farm, where we can grow herbs, spices and smaller vegetables for use in the restaurant.

### Spaces reserved for waste separation



La Reserva has dedicated spaces for the collection and separation of the waste generated by the apartments and restaurants, so it can be recycled municipally.

# Gas heating

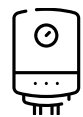
Reliable & Sustainable

## Gas Cooking



For all those who love to cook a good meal at home, we installed a natural gas system for cooking. Apart from being more comfortable to cook with, it is still the cleanest and cheapest form of heating too.

## Natural Gas Water Heating



All water for showers and taps will be heated with natural gas too. So in case of power outages, there will still be hot water coming from your shower!



# Sustainability

Ron de Gruyter - Sustainability Advisor

## The perfect balance

Up to 70% of GHG emissions of buildings actually take place after the construction. Energy consumption for cooling being one of the mayor contributors. That's why it's important to choose the building orientation that offers the perfect balance between cross ventilation, daylight and a cool building.

## Implementation

Strategical green spaces around the building, green roofs, celosias and pergolas are all examples of how we can prevent excessive energy costs and lower the environmental impact.

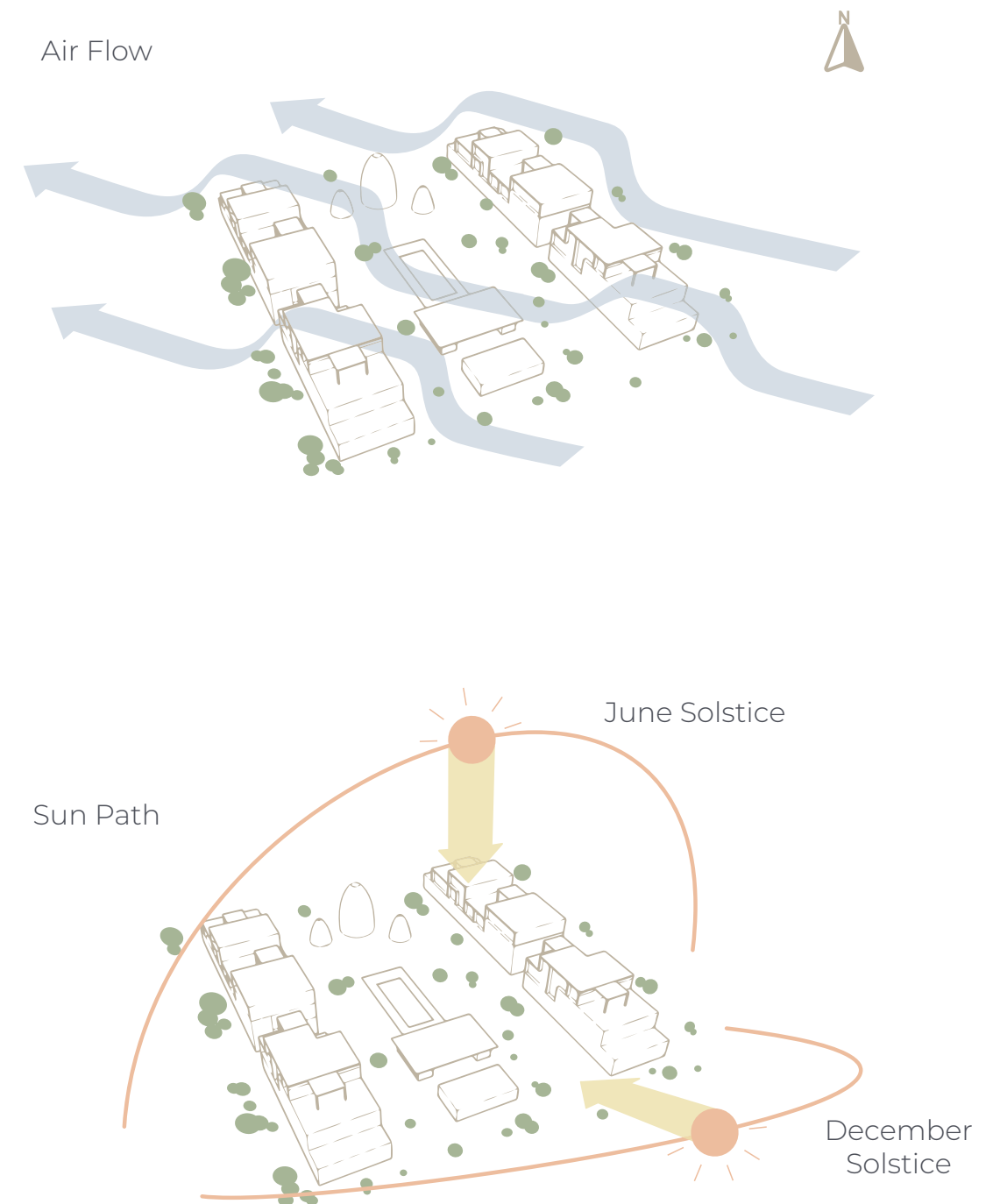


### Ron de Gruyter

Director DGV Group  
Sustainable Real Estate  
Development

### Portfolio

Regen Village, Netherlands  
Brainport Smart City, Netherlands  
Shuang Shan Island, China





# Understanding the elements

## Site Analysis



### Daytime temperature

Year round: 27,7°  
Winter: 25,4°  
Summer: 28,3°



### Wind Direction

Year round: 101,19°  
Summer: 91,64°  
Winter: 105,84°



### Humidity

Year round: 84,8%  
Winter: 81,7%  
Summer: 89,3%



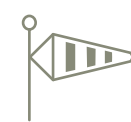
### Precipitation per month

Summer: 126 mm  
Winter: 63 mm \*\*\*



### Sun Angle

Summer: 46,39°  
Winter: 86,64°



### Wind Speed

Year round: 1,59 m/s  
Winter: 1,68 m/s  
Summer: 1,48 m/s



### Solar Irradiance

Global Horizontal Irradiance  
5.527 kW/m<sup>2</sup>/day \*\*



### Tree Height

Trees on the land are  
between 10 and 12  
meters high.



### Sources

\* The data on this page is sourced from the NSRDB.

\*\* Solar Irradiance data is sourced from the Global Solar Atlas.

\*\*\* Precipitation data is sourced from Climate-Data.org

Tulum



## Tulum

### Postcard Paradise

Perched on a cliff above the Caribbean Sea, Tulum has become a haven for gypsetters. A bohemian soul is breathed in, with the mysterious heritage of the Mayan city as a backdrop. Scattered ruins, boutique hotels, hippie-chic bazaars, lush greenery and natural pools, called cenotes, streak along the beach.

Amongst the most beautiful white sand, palm lined beaches in the world. Stylish ecological boutique hotels are scattered along the 10 km coastline until you reach the breathtaking UNESCO heritage site Si'an Kaan; 400.000 hectares of pure, untouched nature.

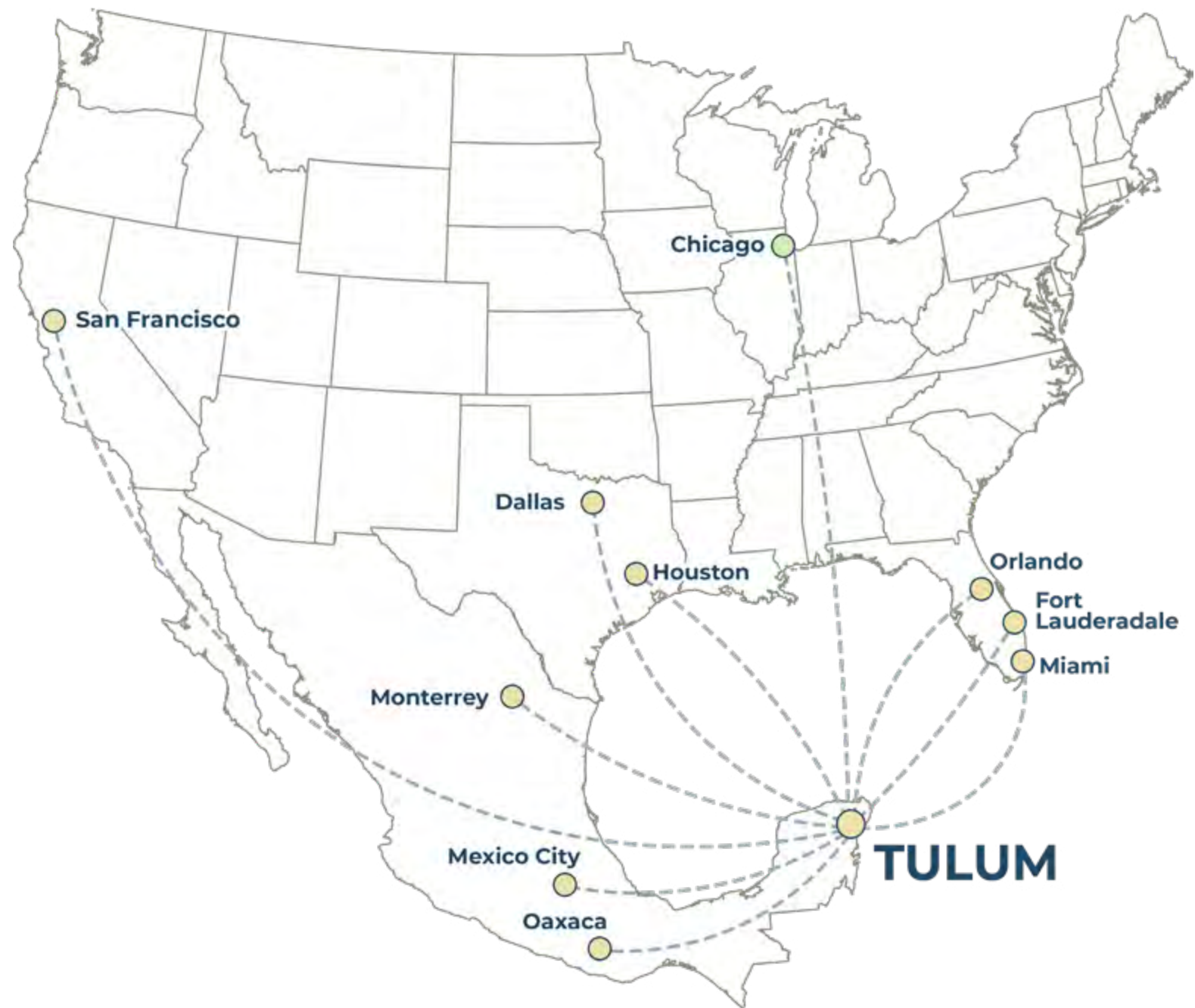
## Location La Reserva

Right between the beach and the town lies Region 15. A highly anticipated area that is quickly developing into an upscale residential neighborhood.

Many high-end projects have already set the standard for what is to come.

You'll find yourself minutes away from the beach and all the amenities that the bustling little town of Tulum has to offer.



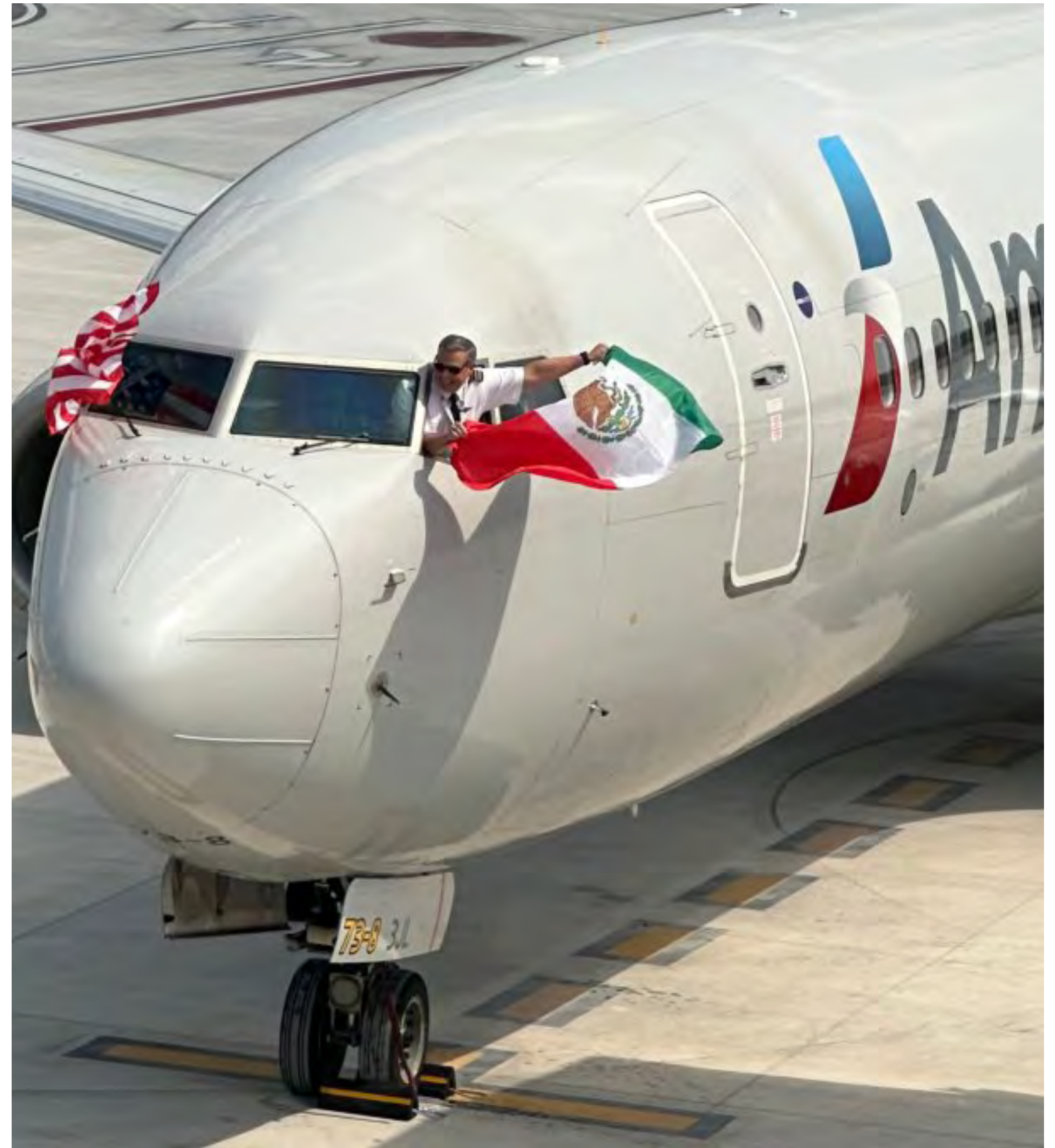


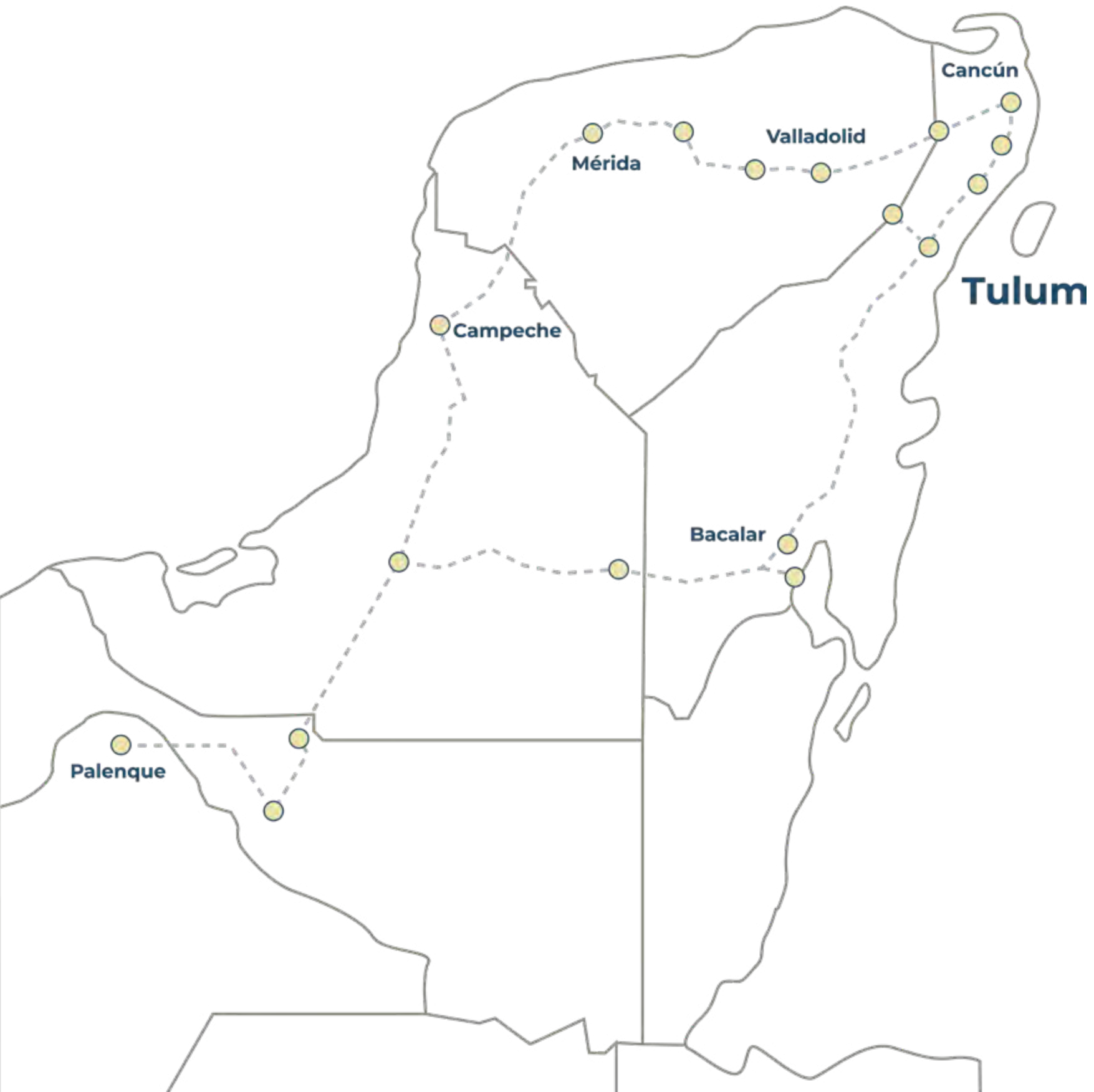
# Tulum International Airport

Airport to home in 20 minutes!

The new Tulum airport is set to revolutionize travel, offering seamless connectivity to major US capitals such as **New York, Los Angeles, Miami,** and European hubs like **London** and **Paris**.

This enhanced accessibility will attract a global audience, significantly boosting tourism and investment. For the real estate market, this translates to increased property values and demand, making Tulum an even more attractive destination for home-owners.





## Mayan Train

Started operation in 2024

Experience all that the Yucatan Peninsula has to offer, while traveling in speed and comfort.

From the Bacalar lagoon, the beautiful cities of Valladolid and Merida, to the ruins of Palenque and Calakmul!





# Tulum Luxury Segment

Tulum is rapidly evolving into a premier luxury destination. Renowned brands such as **Ritz-Carlton**, **Nobu**, **Scorpios** and **Azulik** are flocking to this paradise, bringing unparalleled elegance and sophistication.

Experience the perfect blend of natural beauty and upscale living.



THE RITZ-CARLTON



SCORPIOS

A Z V L I K

NOBU  
HOTELS





## Buy with Certainty

### **International Development Team**

Our international development team will be taking care of the construction, HOA and property management after delivery.

### **Due Diligence**

Buy with confidence, La Reserva has passed the Due Diligence of all three major law firms in Tulum with their existing buyers.





Want to learn more about La Reserva?

[BOOK A CALL](#)



[www.lareservatum.com](http://www.lareservatum.com)

# Architect Portfolio

We're honored to have **Co-Lab Design Office** on board of La Reserva. The Tulum based firm never fails to amaze with their warm, minimalist designs. Merging the modern with the artisanal and the minimalistic with the rustic.

**Joana Gomes**, (Masters Oporto FAUP), has over 18 years of experience in the fields of architecture and urbanism, including 4 years with Winy Maas at MVRDV in Rotterdam, as well as 4 years as Design Director for FR-EE Fernando Romero.

**Joshua Beck**, (Masters Architecture UC Berkeley, Bachelors Environmental Design, CU Boulder), has over 26 years of international experience in the combined fields of architecture, construction and wooden boat building; including 5 years of collaboration with Rem Koolhaas at OMA in Rotterdam and with Michael Kovac in Los Angeles.

VOGUE

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AD 100  
ARCHITECTURAL DIGEST

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teemed

DESIGN HOTELS

Traveller

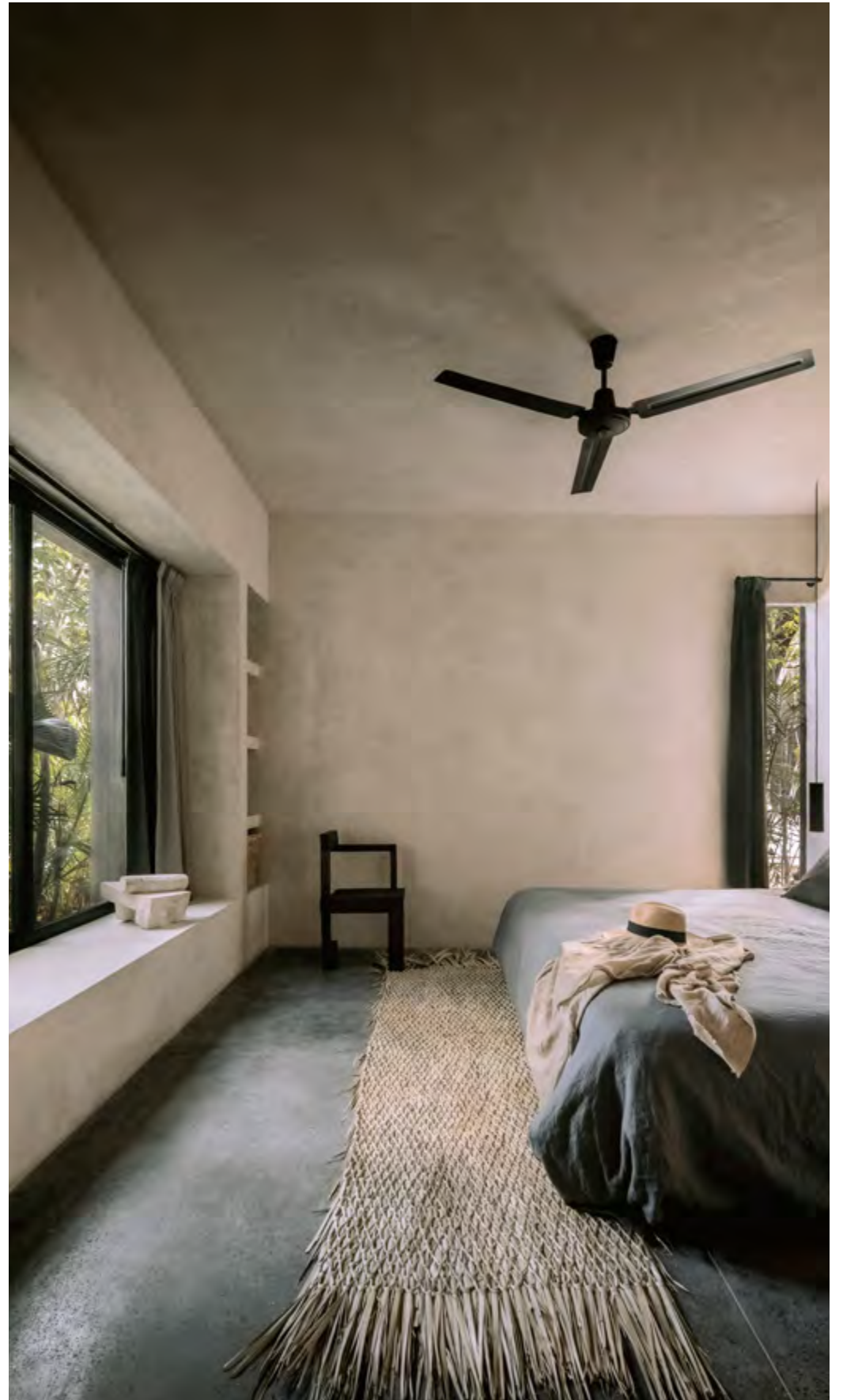
ARCHIMARATHON

PHAIDON





CASA ARECA by COLAB



CASA AVIV by COLAB



VILLA PETRICOR by **COLAB**



VILLA PETRICOR by COLAB





EST Living



Architectural Digest MX



AD100 Mexico



EST LIVING



Designboom



AD100 Mexico



ELLE DECOR



ARCHDAILY



VOGUE Living



IGNANT