



Florafauna

PHASE 5 AND PHASE 6 BROCHURE

FLORAFUNA



Florafuna is a truly residential community for those who choose to live in Tulum and look for the comforts and convenience of a modern home personalized to their ideal design.

The Florafuna community includes 79 residences with approximately half delivered or in process. Homes are available for sale in pre-construction in phases five and six from any of the existing models where all homes come fully equipped with kitchen and laundry appliances, and solar panels. Each homeowner personalizes their space with unique selected finishes.

Set in a pocket of jungle within the urban core, the homes are thoughtfully designed for efficiency and top comfort in an exclusive space where contemporary architecture is enveloped in preserved trees. Living on a street with a master plan ensures neighbors will uphold similar values, as likeminded homeowners seeking comfort and tranquility in harmony with nature. Collaboration with local artisans and imported technologies achieves the highest standard of practical luxury, in-line with the Mexican Caribbean lifestyle.

Florafuna already includes four city blocks of homes and a growing park space. Florafuna has resulted in an international group of Homeowners who find ways to connect and form neighborly relationships, supporting each other even during construction of their homes. In the truest sense of community, most of these homeowners call Florafuna their primary residence, as will the Developers. Some have also chosen to rent their homes for temporary stays while maintaining an international lifestyle .

Meet the development team in Tulum to learn more and explore the opportunity to join the growing FLORAFUNA community.



FLORAFUNA IS TULUM'S PREMIER COMMUNITY OF SINGLE-FAMILY HOMES.



LIVE IN PARADISE

The most emblematic site of Mayan culture, built on a cliff with a spectacular view of the Caribbean Sea, the Tulum castle served as a beacon for trade in the 13th century. Today, the Tulum archaeological site continues to draw people, more than 1.5 million annually, enchanted by the ocean, lagunas, cenotes and the majestic jungle all which submerge visitors in a mystical reality.

To support the international attention on Tulum, three major federal infrastructure investments are now underway, which will increase property values when complete. The Mayan Train and Tulum International Airport will further connect Tulum to attractions throughout the region and for ease of travel for a global audience. The Tulum train station is located at the entrance to the National Parque del Jaguar, protected area and archeological site, which is receiving a major remodel for a better user experience within the jungle and along Tulum's pristine beaches. Locals and visitors will all benefit from these, but the greatest value will go to property owners who can invest in Tulum before these projects are made accessible over the next six months.

A combination of Mayan traditions and diverse international cultures, spectacular weather, sophisticated culinary inventiveness and a tropical sense of freedom make Tulum a leading destination of Mexico and the world, ideal for those seeking luxury through simplicity. Life in Tulum is the ultimate experience in freedom. Tulum brings out the best self in residents, where values like health and happiness are intrinsic in daily life and homeowners live with the piece of mind that their smart investments are growing.

LOCATION



A community located within the residential Tumben Ka neighborhood of Tulum, a short walk or bike ride from local favorite restaurants, shops, the beach and the main center of Tulum, yet tucked away in a quiet pocket of jungle.

PHASE 6

Amapala 15	Tulipán 14	Abacate 13	Pelona 12	Flor de mayo 10	Parque 8	Melville 7	Oquiba 6	Ido 5	Vanilla 4	Iliso aava 1
Buzumbilla 14				Cucule 9		Zepol 6				Poc del paraiso 2

CALLE 37

Aguaclote 14	Limon 13	Sarbia 12	Picama 11	Coco 10	Parque 8	Guacahama 7	Platanos 6	Huaya 5	Mango 4	Piña 1
				libelula 9		Maracuya 6				Pilachua 2

CALLE 39

Tucan 15	loro 14	Buho 13	Colibri 12	Mis 10	Parque 8	Guacamayo 7	Toti 6	Pelicano 5	Faisan 4	Garza 1
Flamingo 14				Chachalaca 9		Quetzal 6				Fragata 2

CALLE 41

iguana 15	Cati 14	Zorro 13	Saguar 12	Saraguato 10	Parque 8	Tigrillo 7	Tapi 6	Mapache 5	Jabali 4	Cocotilo 1
Armadillo 14				Topozumillo 9		Mono Aava 6				Venado 2

CALLE 43

Muriel 11	Mantarraya 10	Pulpo 9	Tiburón 8	Cangrejo 7	Pez loro 6	Caracolero 5	Delfin 4	Logjesha 3	Caballito de mar 1	Estrella de mar 2
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CALLE 45

PHASE 5

Tarantula 11	Mosquito 12
Luciernaga 9	Girlo 10
Hormiga 7	Tabano 8
Ouga 5	Abeja 6
Mantis 3	Mariposa 4
Calarina 1	Escarabajo 2

AVENIDA 18

CALLE 12

CALLE 16



PHASE 5

HOMES
AVAILABLE

PHASE 6

HOMES
AVAILABLE



HIGH PERFORMANCE

- Indoor-outdoor living opportunities
- Parking
- Rooftop terrace with sunset views
- Private swimming pools
- High ceilings
- Customizable finishes
- Landscape design
- Large storage room for sports equipment
- All appliances included (Refrigerator, gas stove with oven, hood, microwave & washer/dryer)
- Quality window treatments with screens
- Custom built tropical wood carpentry
- USB wall chargers and ample electrical connections and lighting throughout
- Inverter A/C units with smart phone control
- Double water storage system
- Water pressurizing system
- Solar panels
- Dual electricity meters for sustainable energy use and access to the grid
- Guesthouse (optional) with independent entrance
- LED lighting
- Energy saving systems and design



CHOOSE A HOME AND GIVE IT YOUR UNIQUE STYLE

All homes include the same high standards of construction, comfortable spaces, a combination of natural tones, hand polished finishes, and wood detailing to create harmony between the house and its surroundings. An abundance of windows bring the green garden views and natural light into the house.

Each home includes a fully equipped kitchen, laundry appliances, solar panels, custom made cabinetry and artisanal finishes. Florafauna homes are expertly designed with features to keep energy bills low and minimize environmental impact.

Florafauna is the ideal combination of having a custom home design experience, without the technical challenges and added cost of a full home design. Homeowners choose from five home layouts to achieve 2, 3, 4 and 5 bedrooms and then choose from a catalogue of finishes to personalize their space. Architects from Habitat assist in selecting from many tile, slab, wood and wall finish options covered within the price of the home, and offer assistance in accomplishing additional requests.



CHOOSE YOUR HOME IN THE FLORAFUNA A COMMUNITY

Florafauna prides itself as an inclusive place, where community is a central focus of the design, and this comes together at the Florafauna Park. At the center of the neighborhood, the Developers have donated over 10% of the area as a park, which is a green space full of original trees, home to tropical birds and bats and providing a space to enjoy for all. Families enjoy the childrens' area every day, the koi pond offers a peaceful place to reflect and the open space has been used for community, cultural and private events over the years. The Florafauna Park is still growing to include a non profit cafe, of which the proceeds will go to maintaining the park and events there to keep this responsibility self sustaining. The Park will also include an outdoor gym area, quiet co-office space, local art and already includes an outdoor movie area and security booth. Open source wifi from fiber optic internet is available to the public as well.

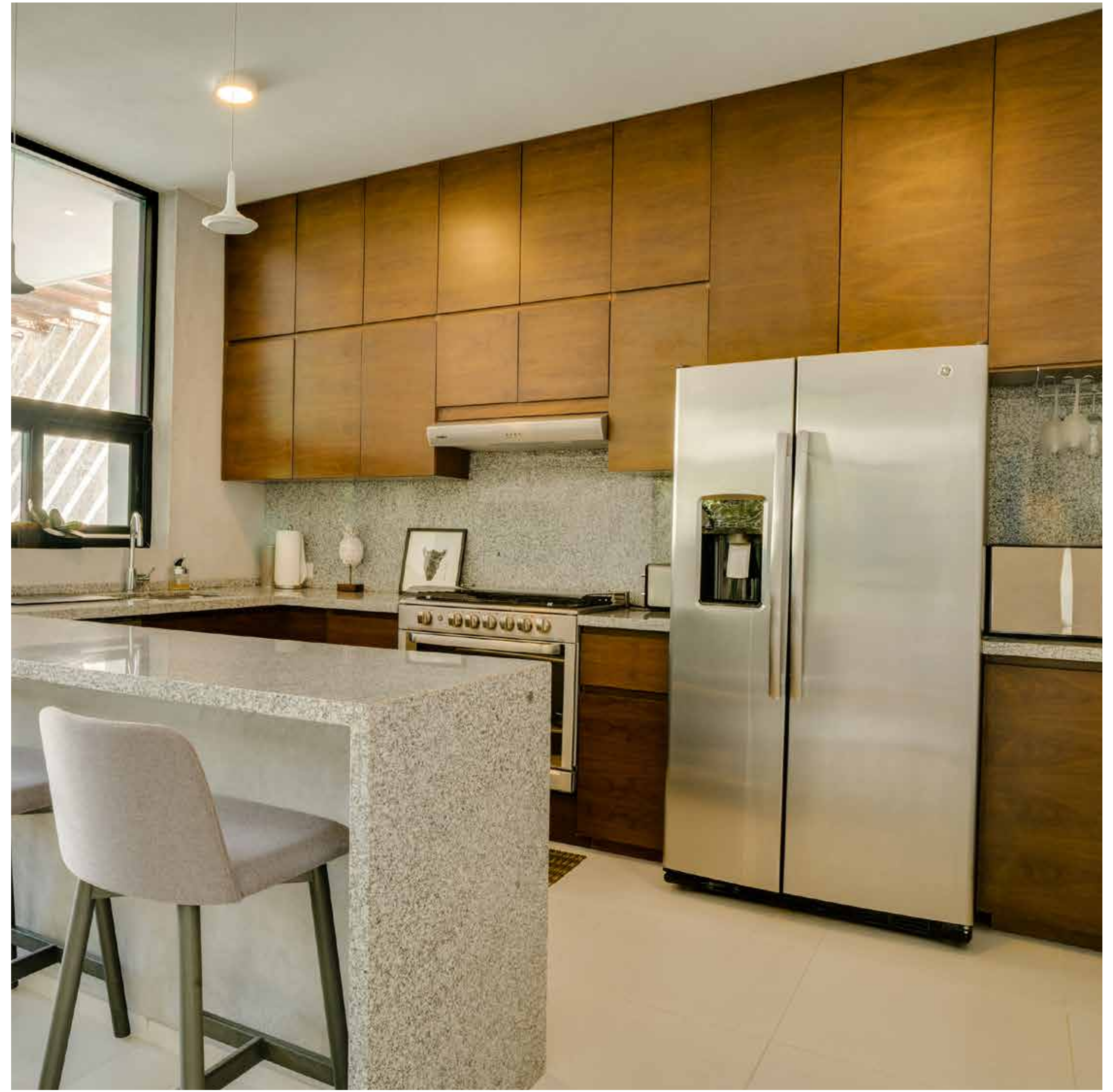


CENTER HOME

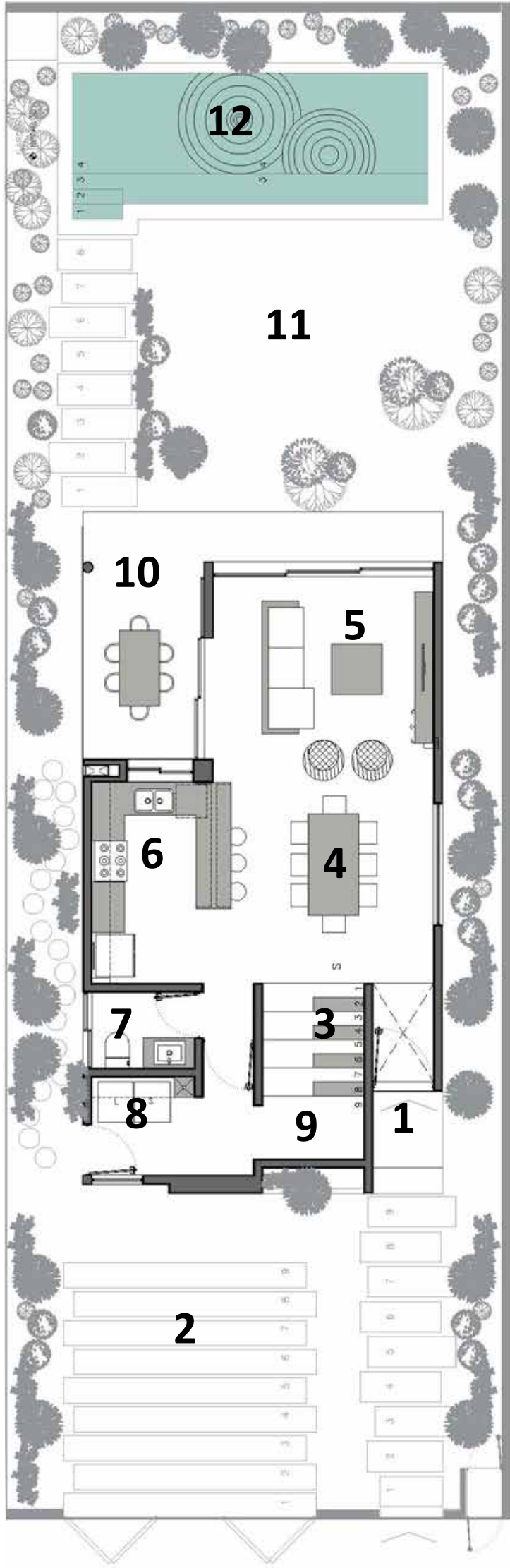
Contemporary architecture joins with local materials to create a stunning yet comfortable home a choice of finishes.



- Land 300m2 (3,229ft)
- Total Construction 220m2 (2,368ft)
- Indoor 198m2 (2,024ft)
- Outdoor Covered 17.16m2 (185ft)
- Storage 2.85m2 (30ft)
- Swimming Pool 19m2 (204ft)
- 2 King Size Bedrooms
- 2.5 Baths
- Parking
- Landscaping
- Covered outdoor dining area
- Roofdeck
- Choice of finishes
- Kitchen and laundry appliances
- Solar Panels
- Optional guesthouse

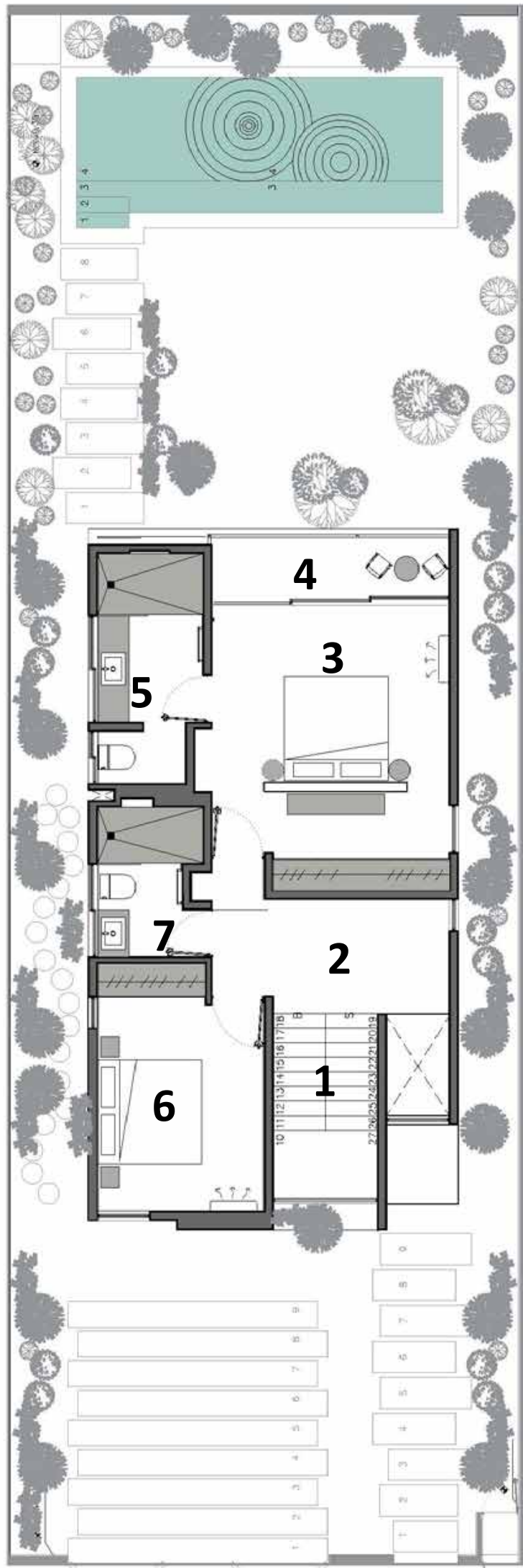


GROUND FLOOR



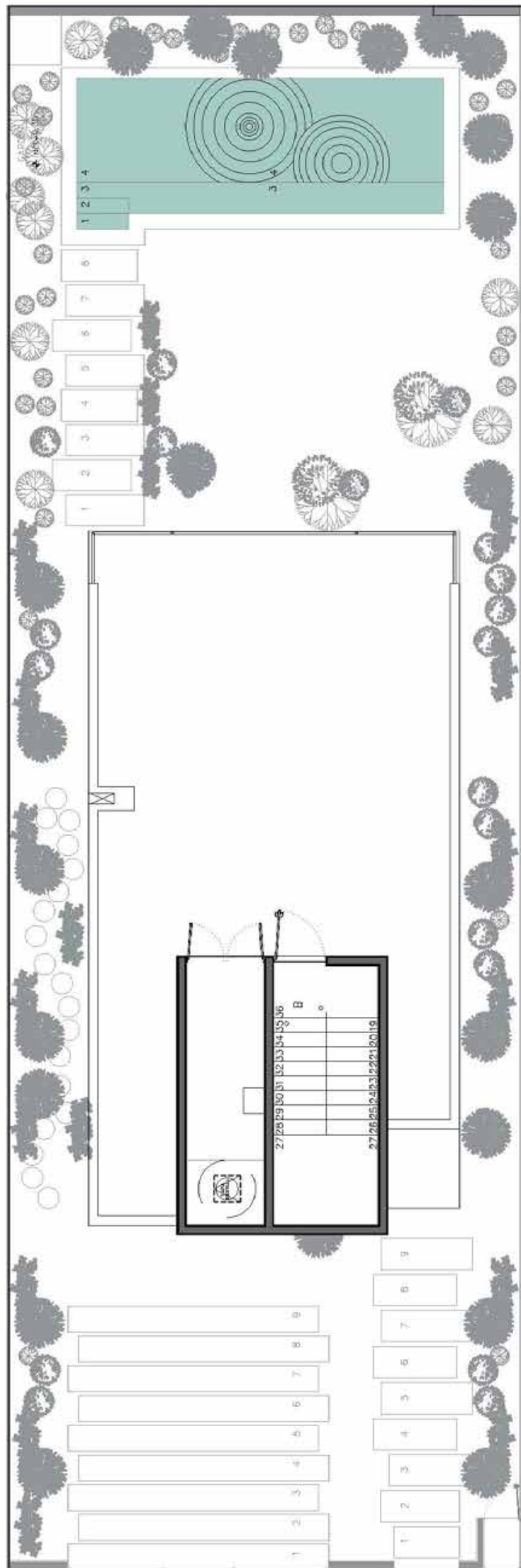
- 1. Entry
- 2. Parking
- 3. Stairwell
- 4. Dining
- 5. Living
- 6. Kitchen
- 7. Half bath
- 8. Laundry
- 9. Storage
- 10. Covered terrace
- 11. Garden
- 12. Pool

FIRST FLOOR

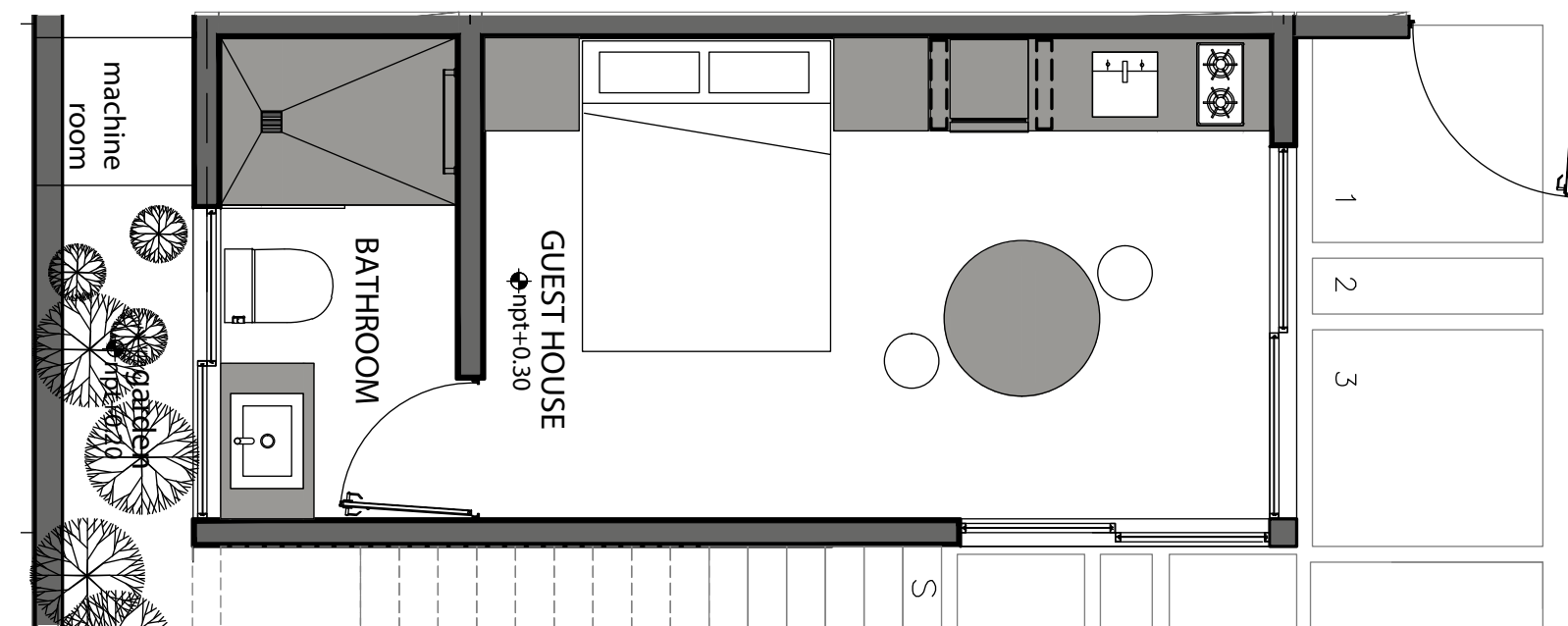
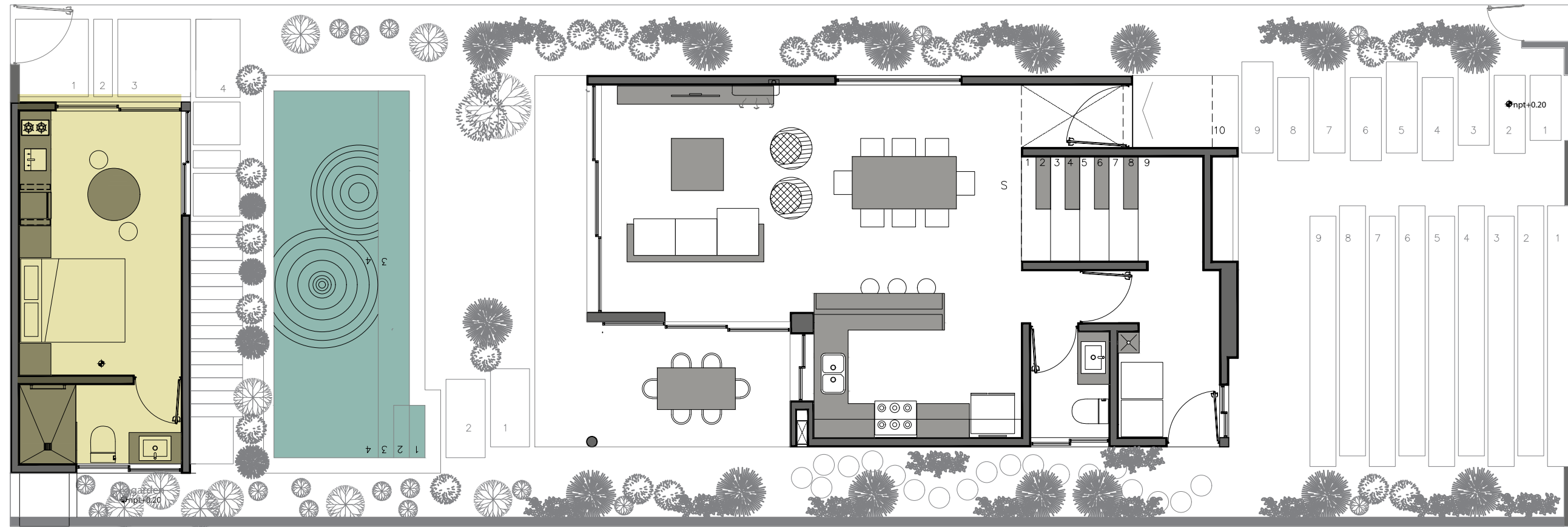


- 1. Stairwell
- 2. Flex space
- 3. Master bedroom
- 4. Covered balcony
- 5. Master bath
- 6. Bedroom
- 7. Bathroom

ROOFDECK



- 1. Stairwell
- 2. Services and Storage
- 3. Roofdeck
- 4. Solar Panels



OPTIONAL GUESTHOUSE

Tulum homeowners tend to receive a lot of guests. FLORAFUNA is ideally designed to include an optional guesthouse on each lot.

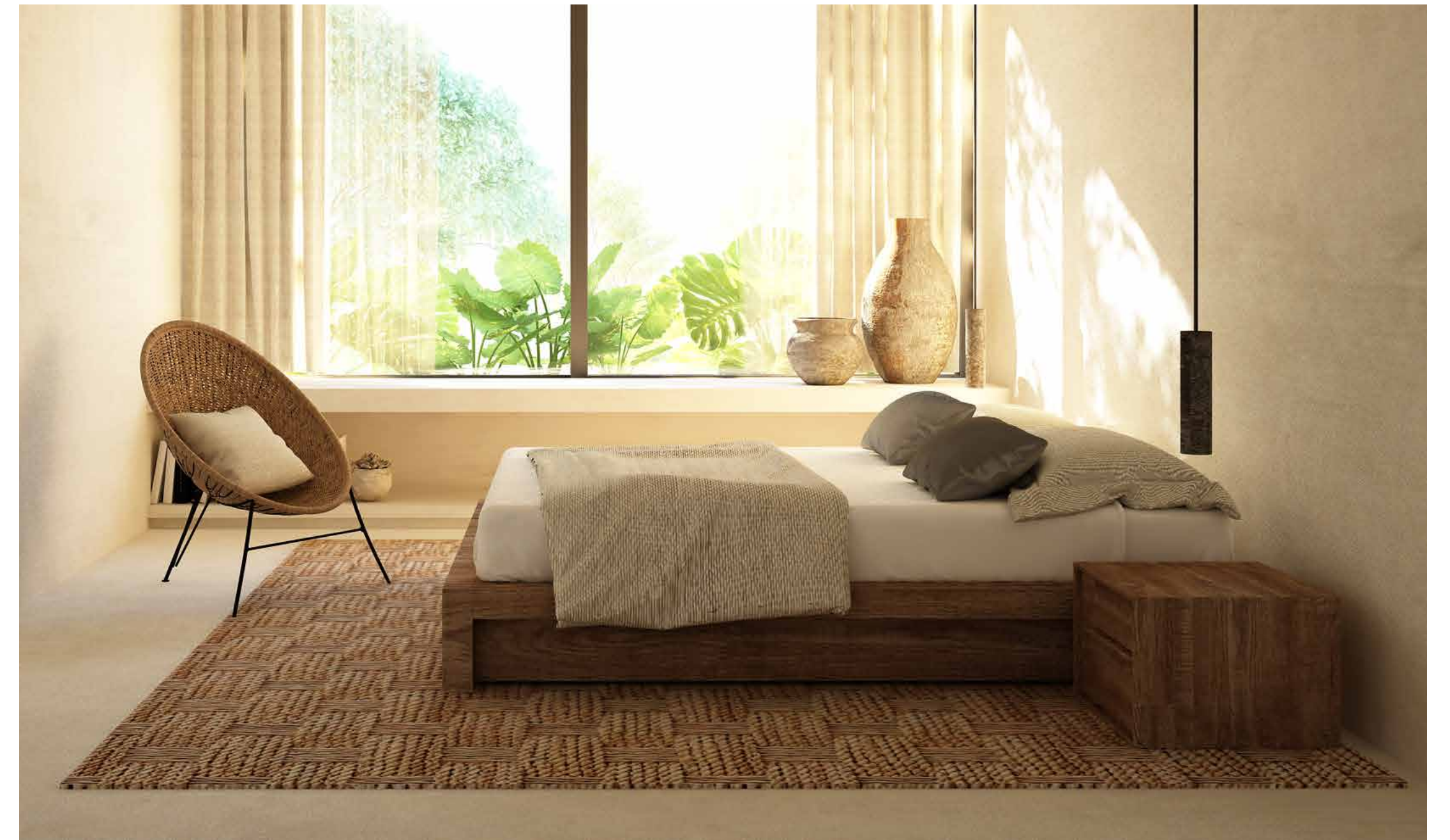
The free standing optional studio integrates easily to the garden, with a private street entrance, kitchen, bathroom, closet and plenty of space for a Queen bed or other furniture. The space is ideal to use as a guesthouse, gym, office or other use.





GARDEN HOME

Enjoy a lush landscaped garden view from the ground floor mastersuite.

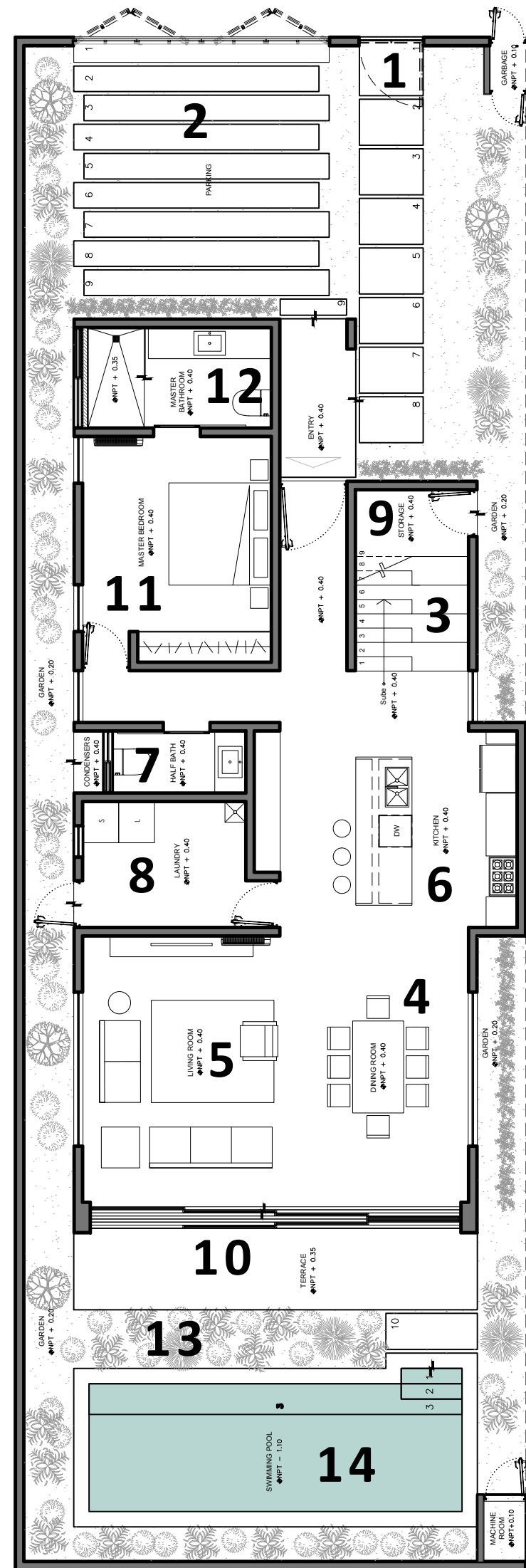


- Land 300m2 (3229.17ft)
- Total Construction 220m2 (2368ft)
- Indoor 198m2 (2131ft)
- Storage 2.85m2 (30.68ft)
- Swimming Pool 23m2 (247.57ft)

- 3 King Size Master suite Bedrooms
- 3.5 Baths
- Parking
- Landscaping

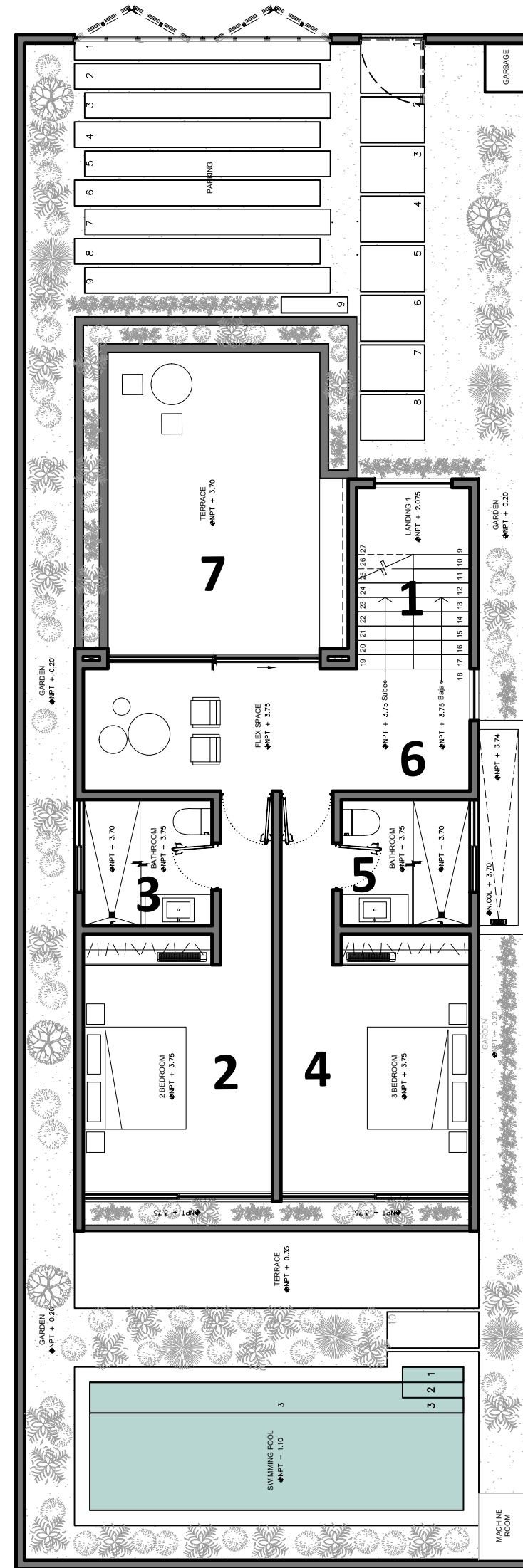


GROUND FLOOR



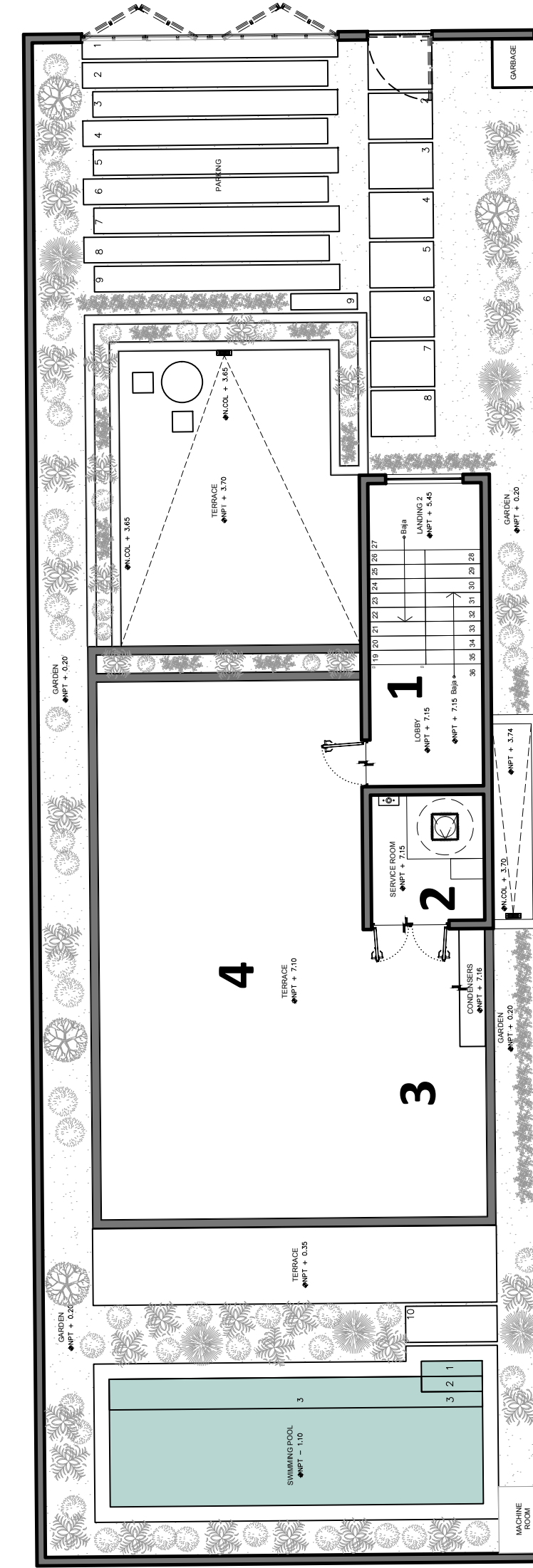
1. Entry
2. Two car garage
3. Stairwell
4. Dining
5. Living
6. Kitchen
7. Half bath
8. Laundry
9. Storage
10. Covered terrace
11. Master Bedroom
12. Bathroom
13. Garden
14. Pool

FIRST FLOOR



1. Stairwell
2. Bedroom
3. Bathroom
4. Bedroom
5. Bathroom
6. Flex space
7. Terrace

ROOFDECK



1. Stairwell
2. Services and Storage
3. Solar Panels
4. Roofdeck



CORNER HOME

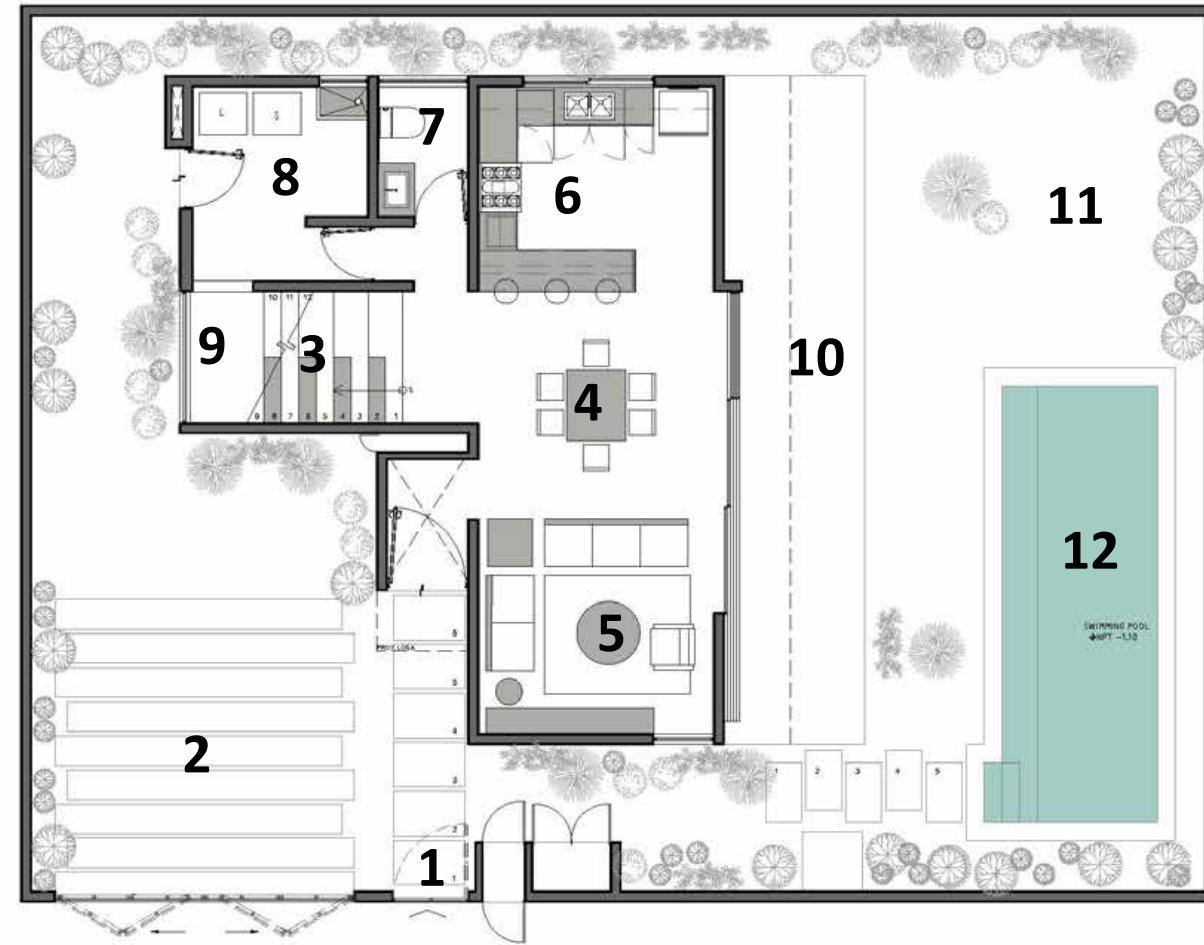
The home on the Corner has the benefit of a large garden and option to add a fully integrated lock-off ground floor master-suite. Every space of this home is generous, including an extra flex space on the upper level for use as a reading room, office, gym or creative space.



- | | |
|---|--|
| <ul style="list-style-type: none">• Land 300m2 (3,229ft)• Total Construction 220m2 (2,368ft)• Indoor 198m2 (2,024ft)• Storage 2.85m2 (30ft)• Swimming Pool 19m2 (204ft) | <ul style="list-style-type: none">• 2 King Size Bedrooms• 2.5 Baths• Parking• Landscaping• Optional guesthouse |
|---|--|

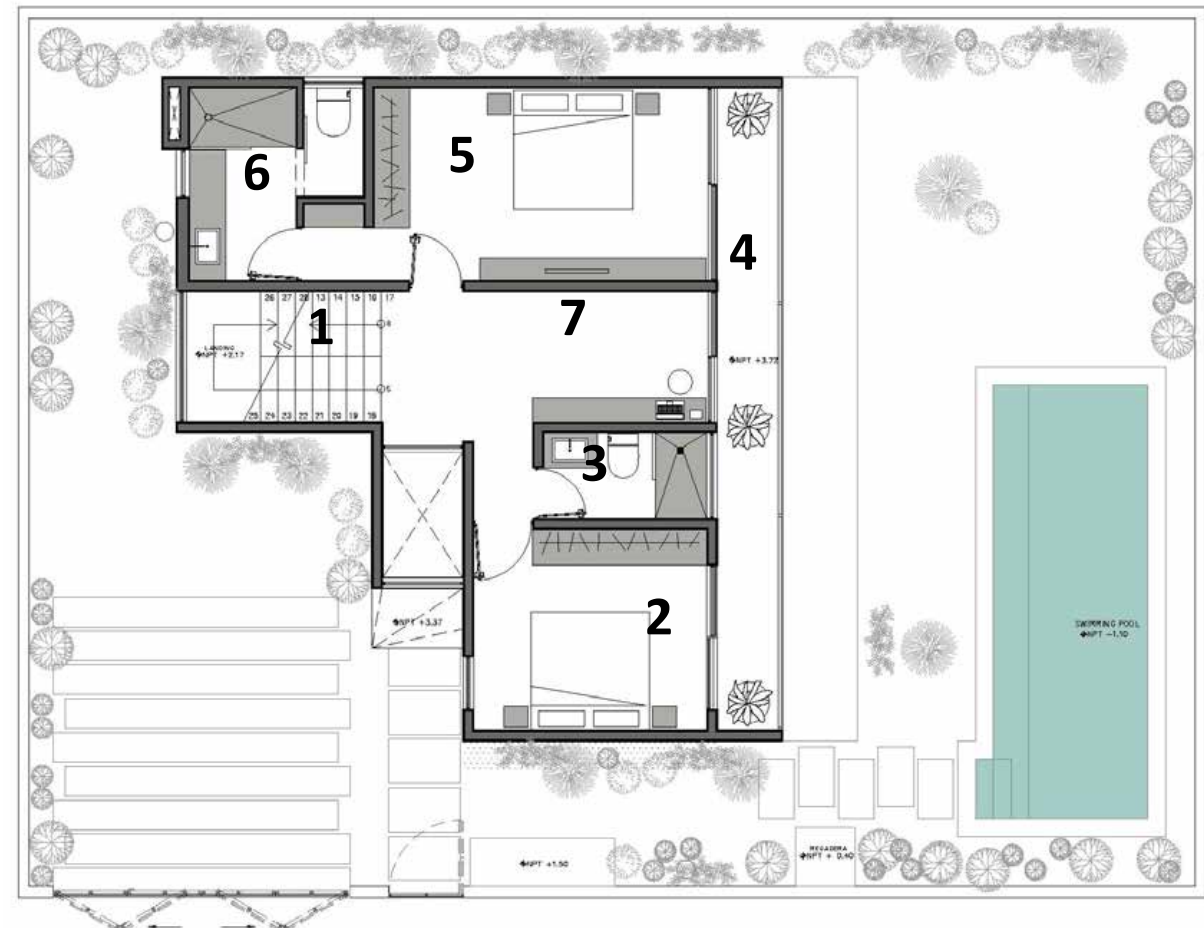


GROUND FLOOR



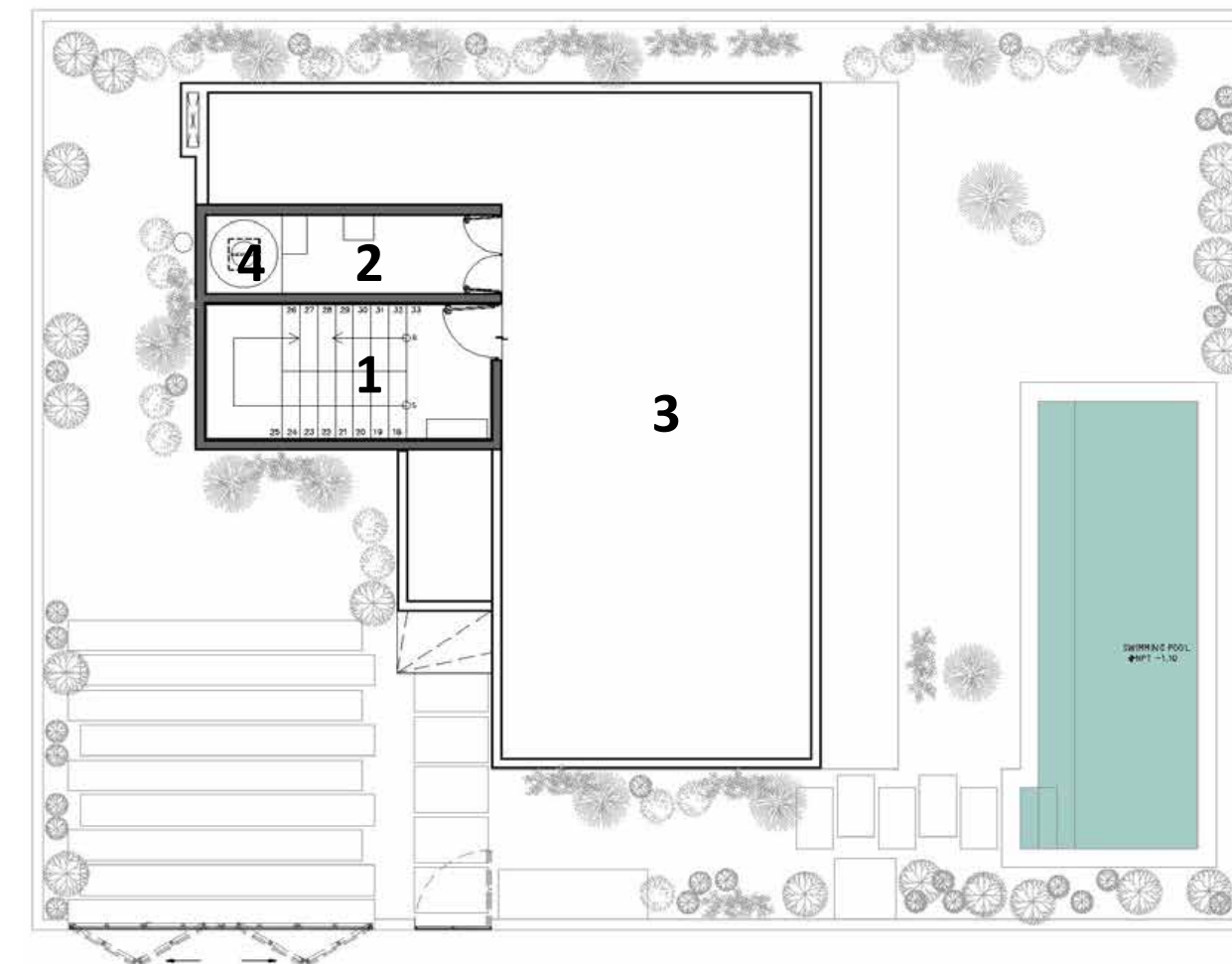
1. Entry
2. Parking
3. Stairwell
4. Dining
5. Living
6. Kitchen
7. Half bath
8. Laundry
9. Storage
10. Covered terrace
11. Garden
12. Pool

FIRST FLOOR



1. Stairwell
2. Bedroom 2
3. Bath
4. Covered balcony
5. Master Bedroom
6. Full bath
7. Flex space

ROOFDECK



1. Stairwell
2. Services and Storage
3. Roofdeck
4. Solar panels



OPTIONAL GUESTHOUSE

The optional Guesthouse is very private with a separate entrance and patio for the ideal lock off, but also integrates easily to the main home as a ground floor mastersuite. Homeowners can choose from including a kitchen or added closet space. As an added bonus, the rooftop of the guesthouse becomes an expansive terrace for the upstairs mastersuite.





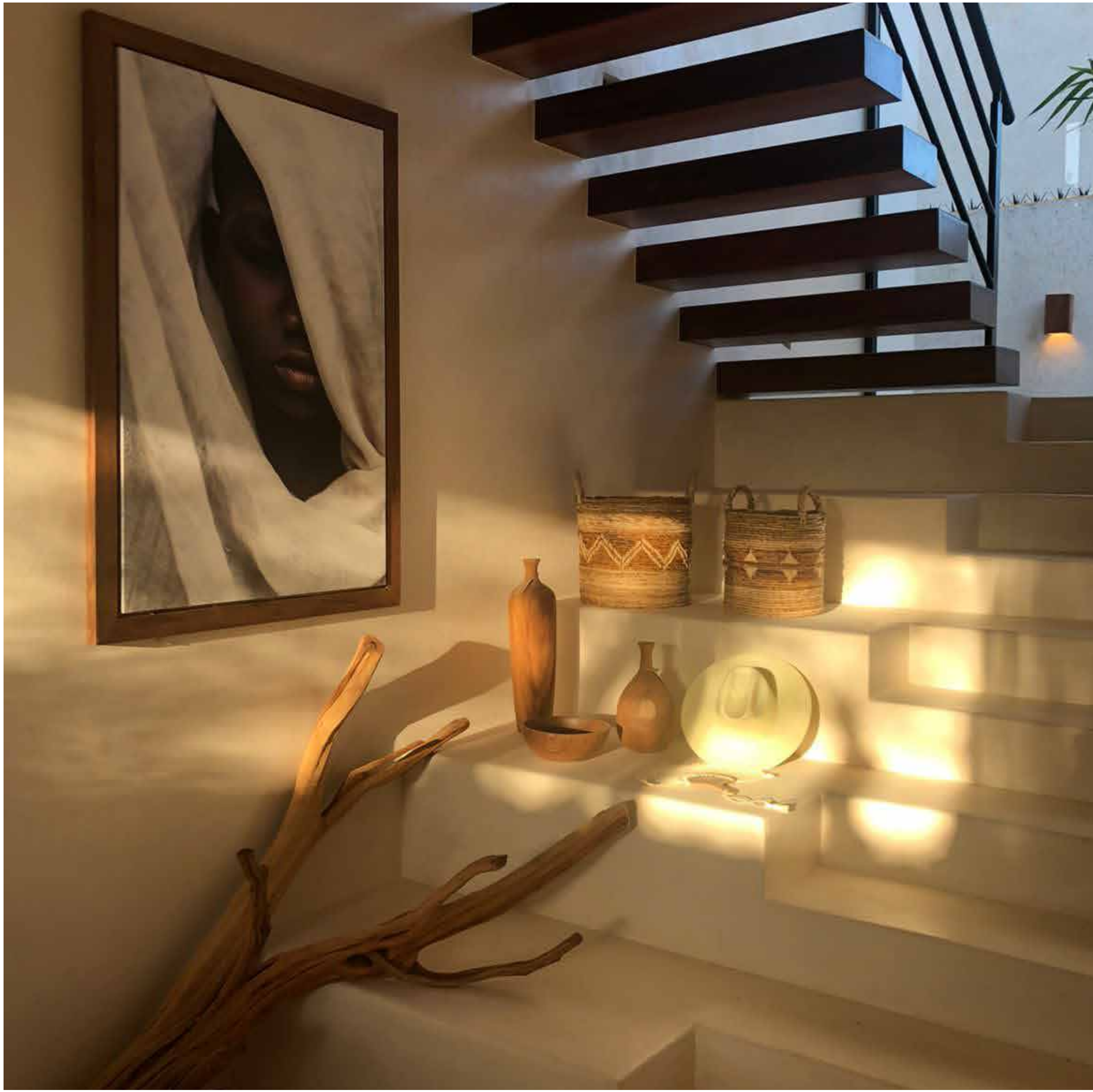
PARK HOME

The impressive sliding doors of the living and dining room open to a dramatic view of the park for the ultimate privacy.

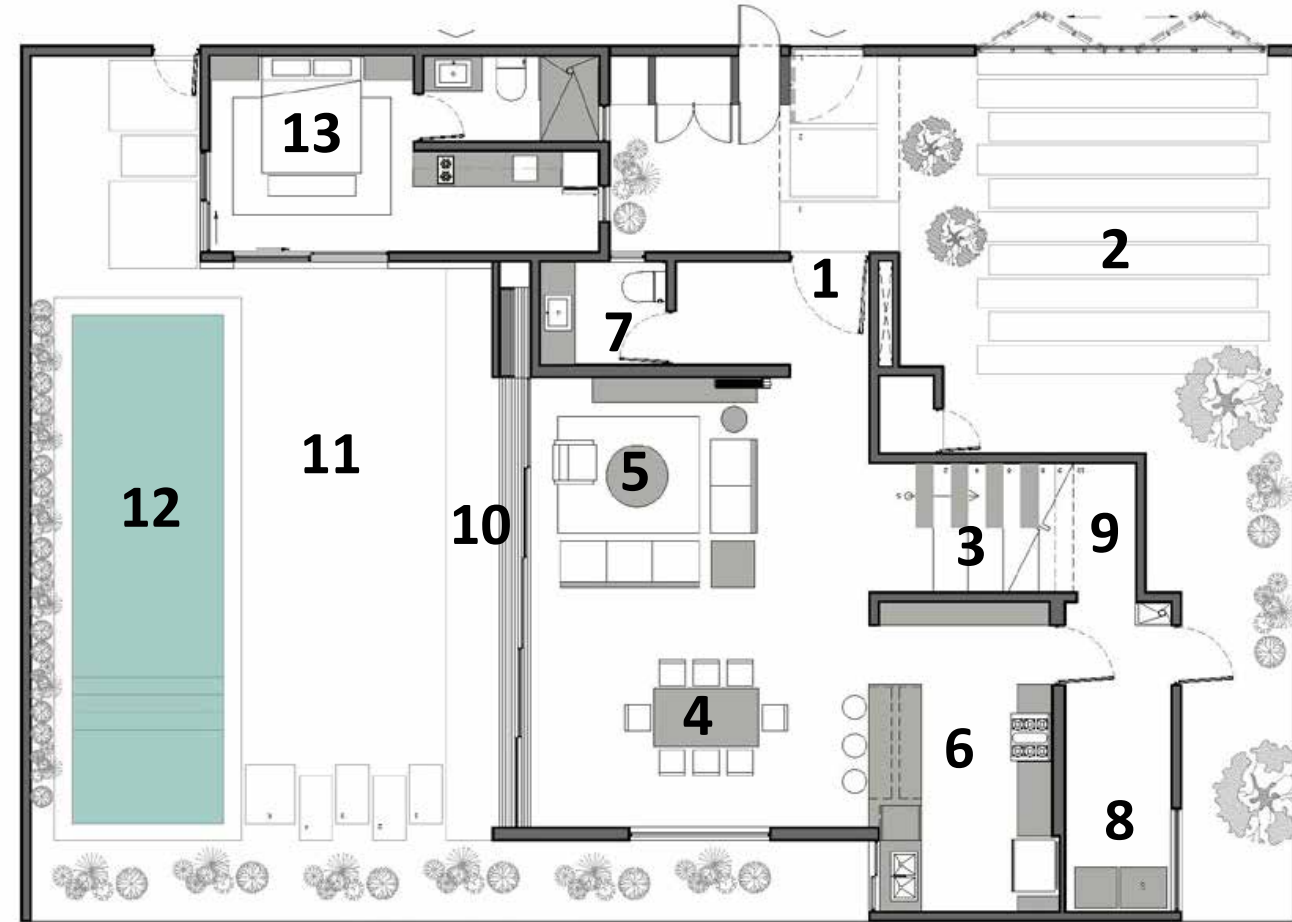


- Land 330 m2 (3,552ft)
- Total Construction 225.69m2 (2,429ft)
- Indoor 197.62m2 (2,127ft)
- Storage 2.85m2 (30ft)
- Swimming Pool 19m2 (204ft)
- 3 King Size Bedrooms
- 2.5 Bathrooms
- Parking
- Landscaping
- Optional Guesthouse



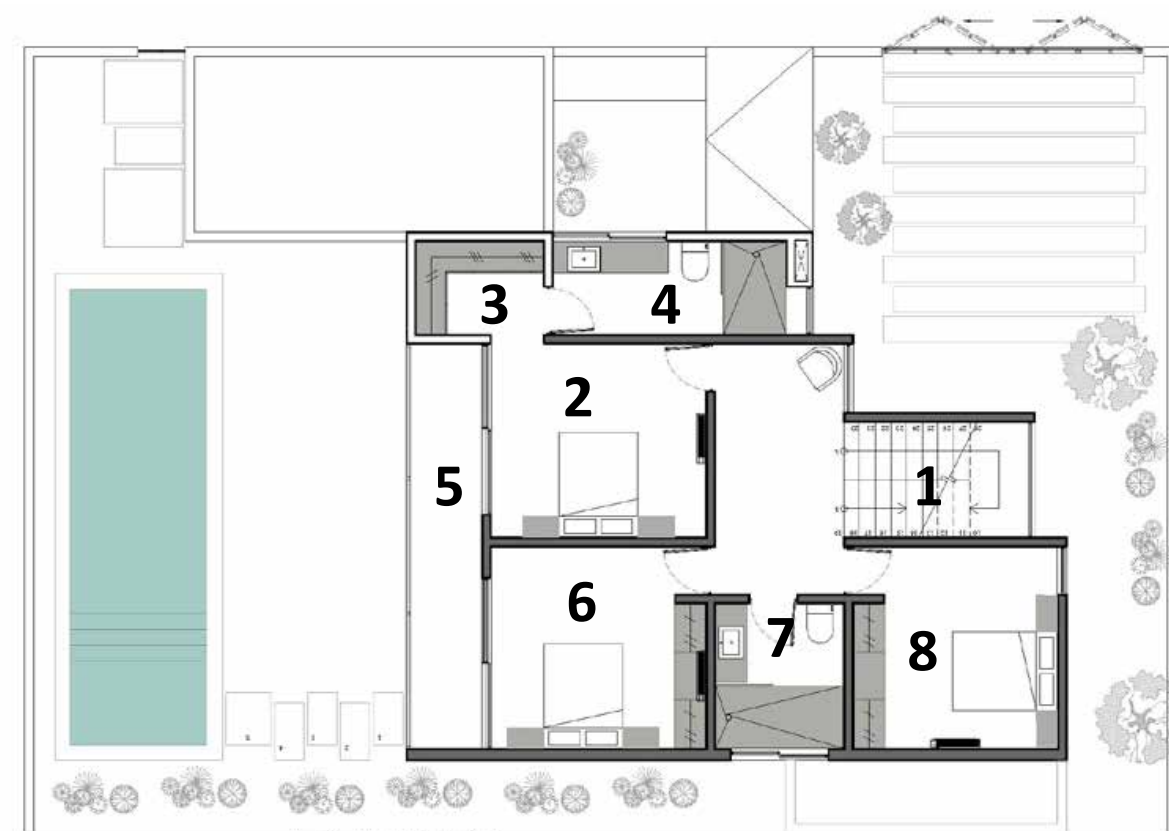


GROUND FLOOR



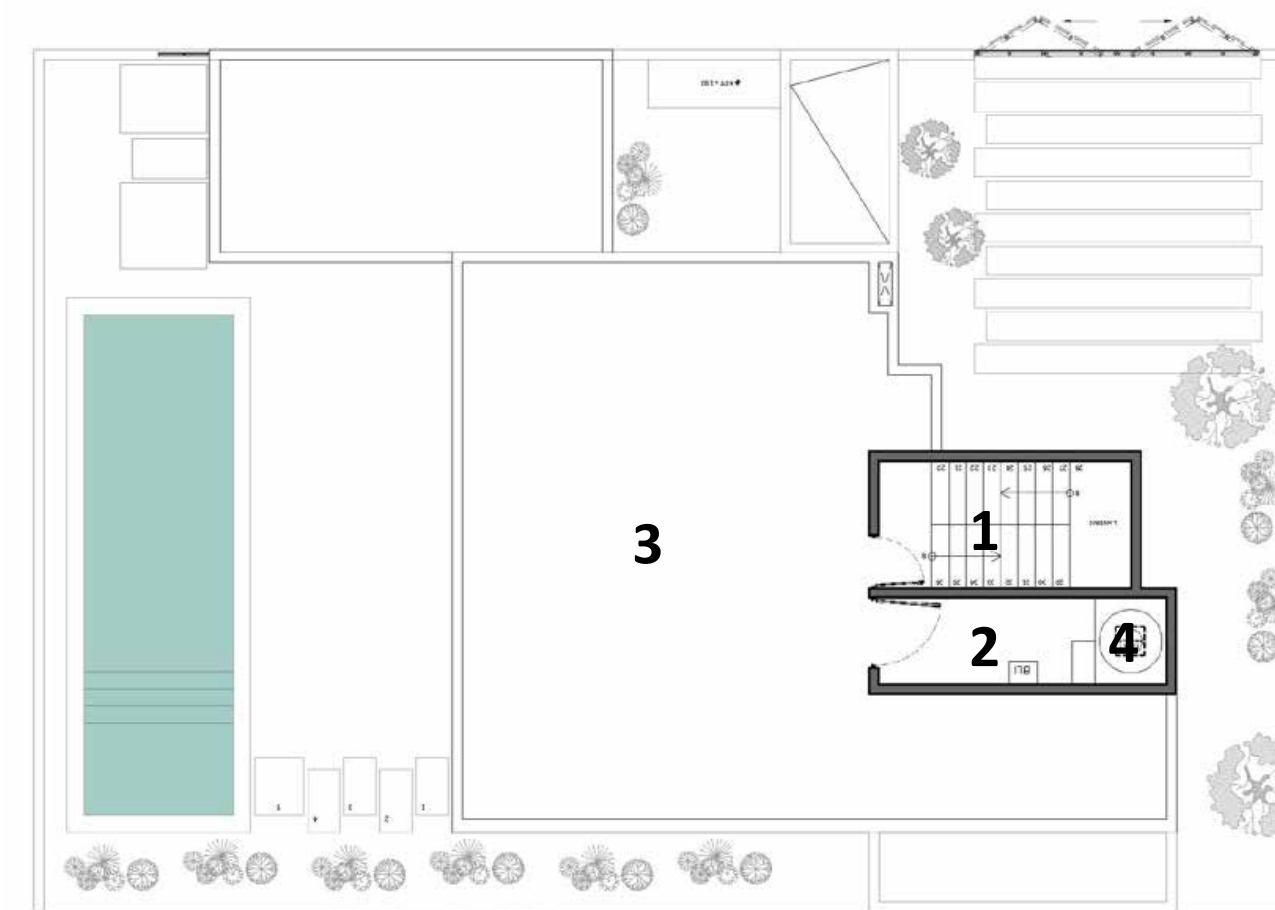
1. Entry
2. Parking
3. Stairwell
4. Dining
5. Living
6. Kitchen
7. Half bath
8. Laundry
9. Storage
10. Covered terrace
11. Garden
12. Pool
13. Guest house

FIRST FLOOR



1. Stairwell
2. Master bedroom
3. Walk in closet
4. Master bath
5. Covered balcony
6. Bedroom 2
7. Bath
8. Bedroom 3

ROOFDECK



1. Stairwell
2. Services and Storage
3. Roofdeck
4. Solar Panels



OPTIONAL GUESTHOUSE

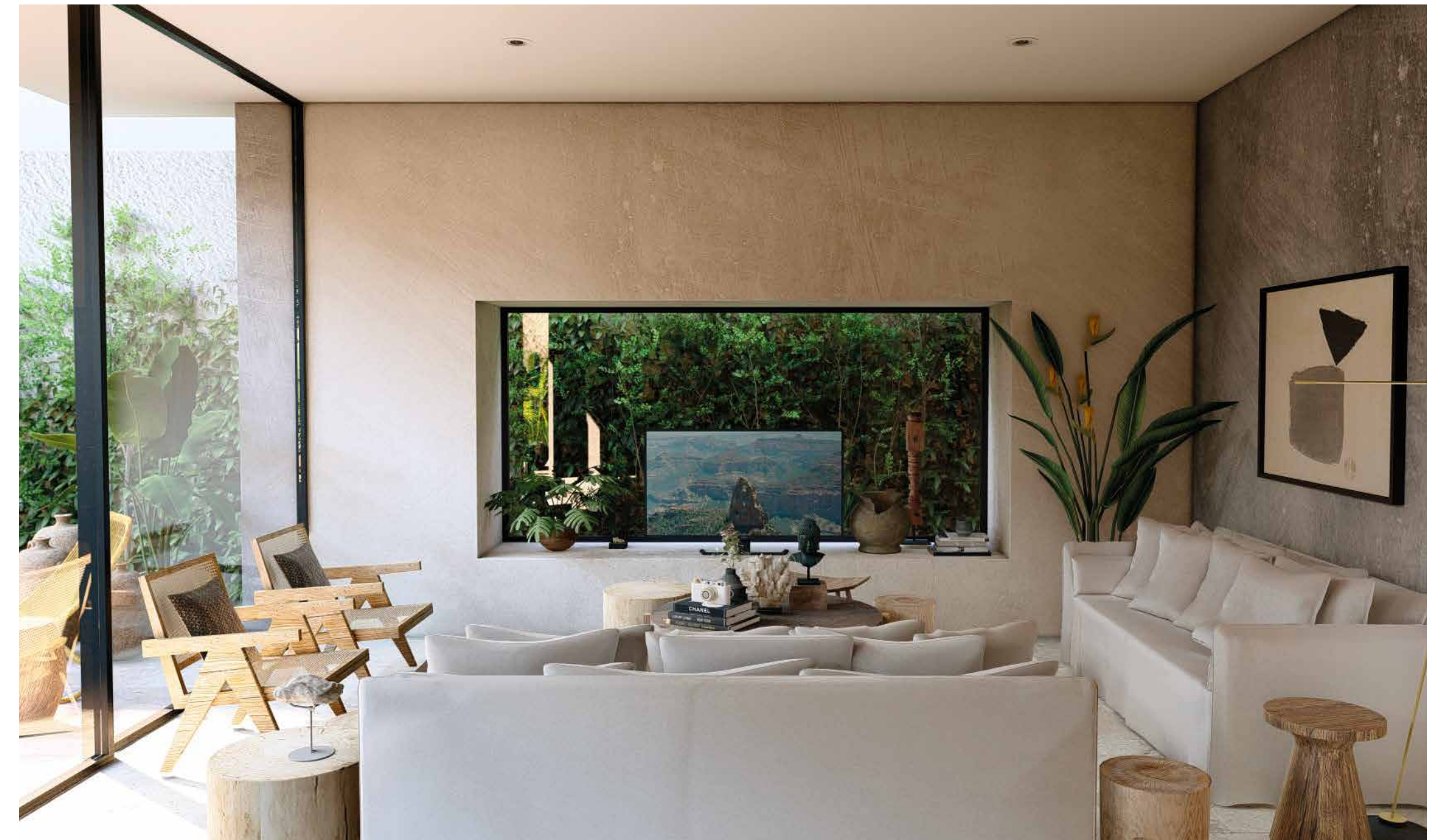
The guesthouse can integrate to the main home or serve as an independent lock off with private street entrance and patio for flexible use. The guesthouse includes a full bathroom and kitchenette. Choose from a stone wall or dramatic glass opening facing the pool and garden.





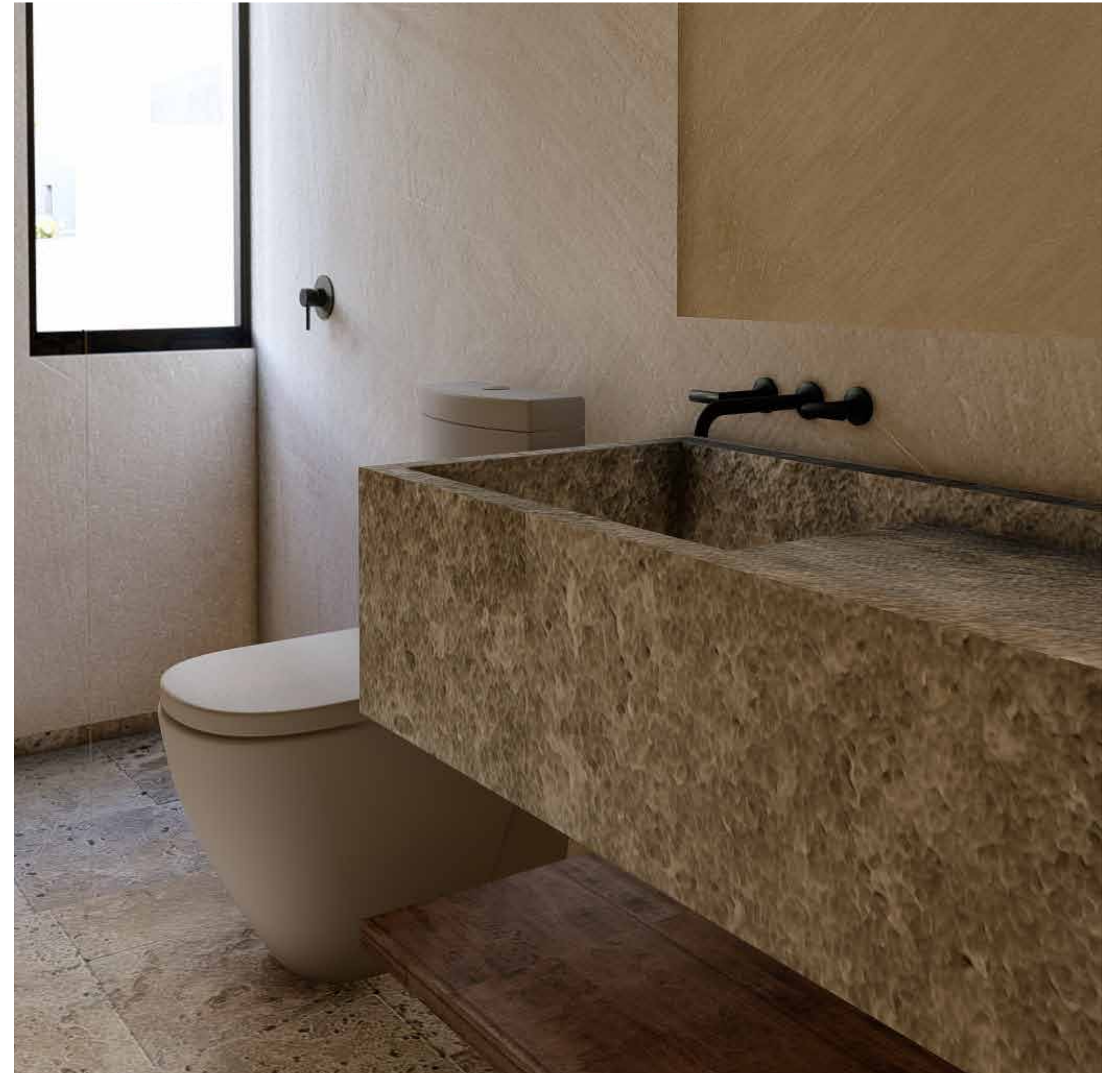
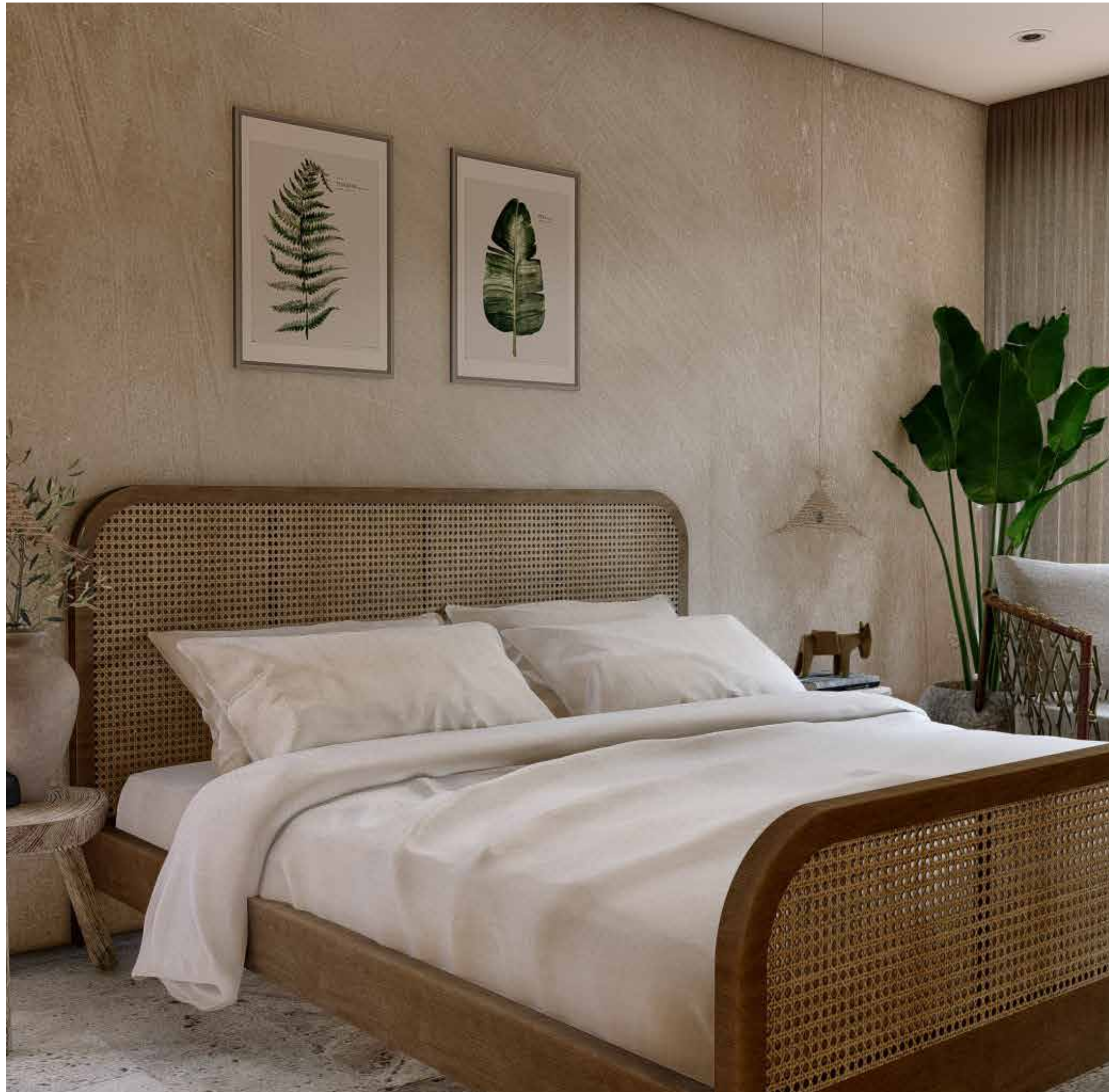
FLORAFUNA VILLA

The Florafauna Villa is the largest home at Florafauna with a four bedroom layout including a ground floor Mastersuite and option to add a fully independent lock off guesthouse for use as a rental, home office, gym or pool house.

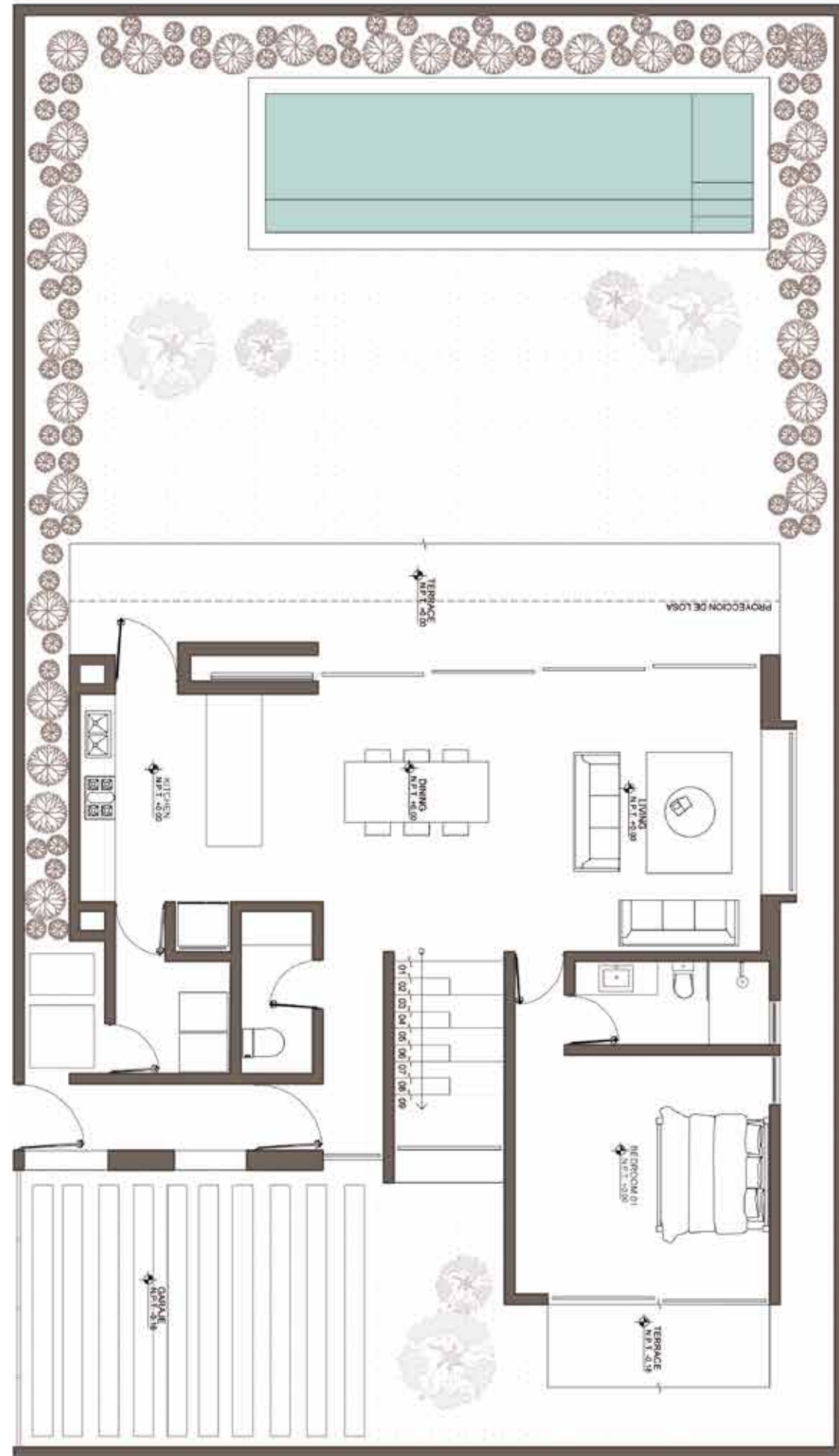


- Land 380m² (4090.28ft)
- Total Construction 292m² (3143ft)
- Ground floor 142 m² (1528.48ft)
- First floor 120 m² (1292.67ft)
- Cover 30 m² (322.92ft)
- Green area and walkers 212m² (2281.95ft)

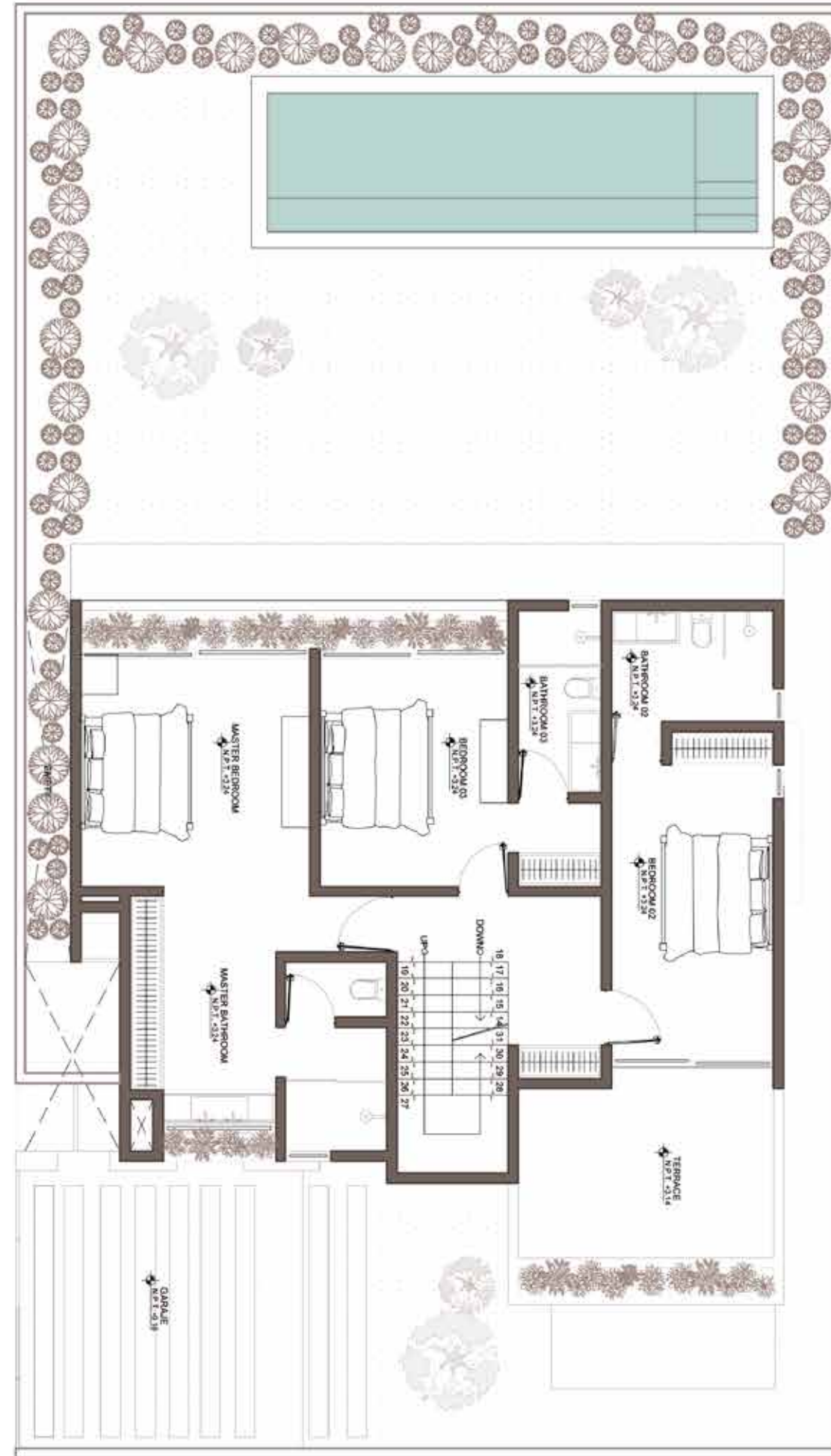
- Swimming Pool 24 m² (79ft)
- 4 King Size Bedrooms
- 4.5 Bathrooms
- Parking
- Optional Guesthouse



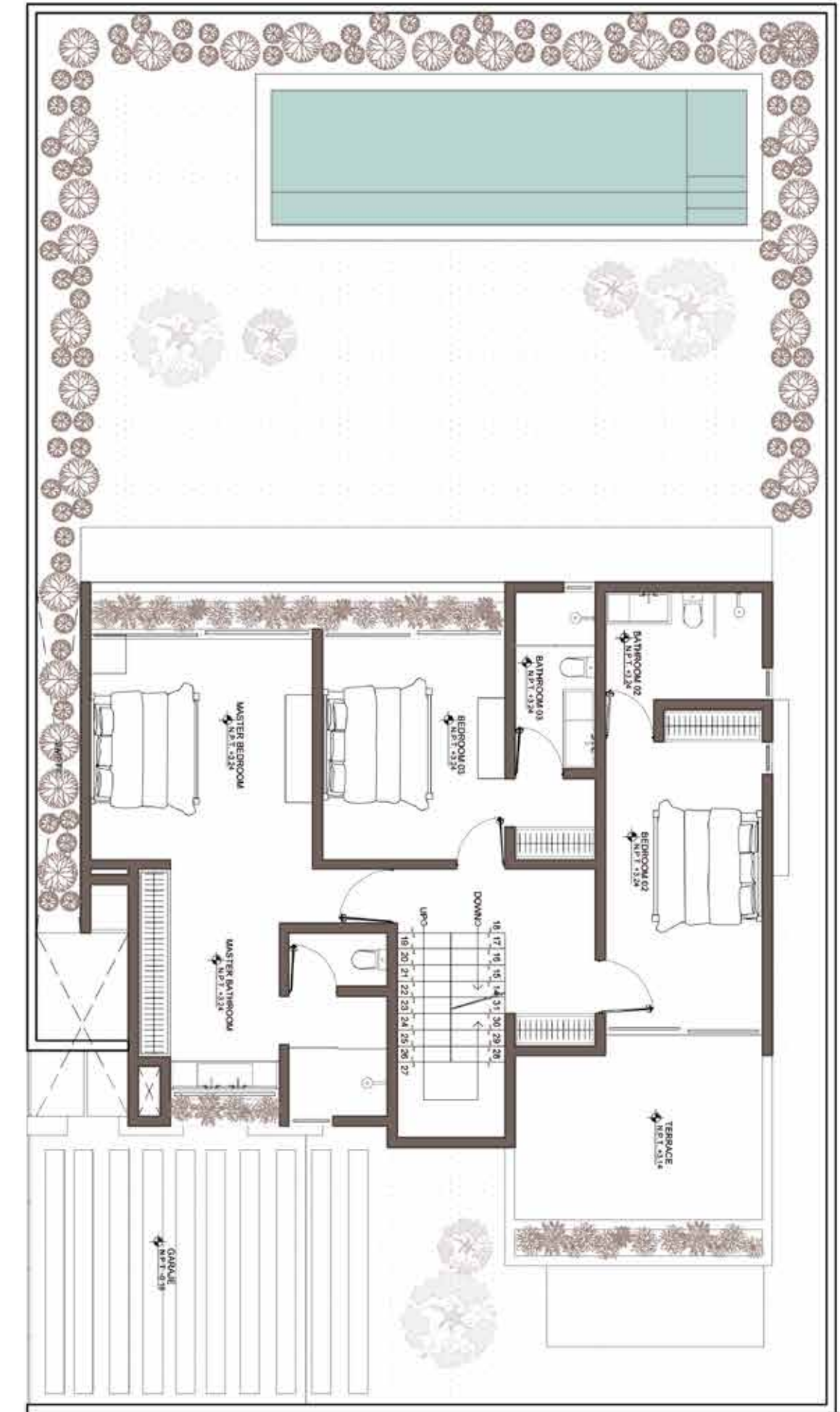
GROUND FLOOR



FIRST FLOOR



ROOFDECK





OPTIONAL GUESTHOUSE

The home's large pool and outdoor sunken living room set amid tropical landscaping are just part of the ideal space for entertaining guests day and night and this is in addition to the multi-level private terraces offering sitting areas, to be additional. Thoughtful lighting, custom cabinetry, and your choice of custom finishes create a space you won't want to leave. The house comes complete with appliances, solar panels, parking area, storage and community services, all with no HOA or owner fees.

An additional lock off Mastersuite is available on request to achieve five integrated bedrooms. The additional Mastersuite is located at the ground floor for easy accessibility and a beautiful garden and pool view. This versatile space can also be used as an owner lock off, office or gym.





CUSTOM HOME

Design your ideal home, unique to your needs and your architectural style within the Florafauna community. Lots are available sized at 380, 600, 760 meters squared. Ask about options and discuss your goals with our team.





CINCO
Local Soul



FEEL AT HOME AT YOUR BEACH CLUB AMENITY

Florafauna residents enjoy privileges as members of the Cinco Tulum Beach Club. Set in the National Parque del Jaguar, this pristine beach includes a full service restaurant, bar, beach front and glamping space. Florafauna residents are treated as family, receiving discounts, free valet parking and preferential service to make Cinco Tulum Beach feel like an extension of their garden.

A close-up photograph of two glasswing butterflies (Glossocneme didymata) perched on a vibrant orange flower. The butterflies have transparent wings with intricate black patterns. The background is a soft-focus natural setting with green stems and brown branches.

HABITAT

DEVELOPMENTS



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