



JANUS

TOGETHER & APART



JANUS TULUM



Just like Janus, Roman god of beginnings and doorways, guarded the gates of the empire, we're guarding your investment.

Janus reminds us to look in both directions for versatility to meet your changing life needs while maintaining your core values of quality and comfort. Through Janus we've developed a robust living space that can be both shared and private. Two separate homes of two and three bedrooms come together in one property, so you can enjoy your space while you produce passive income next door or cater to your guests. Either home can easily be set as a lock-off owner's property to await your visits to the Mexican Caribbean. If you choose this as an investment you can enjoy the property while it pays for itself making Janus the ultimate side gig.

This are duplex homes designed for all needs, with a ground floor master suite available in the three-bedroom home and where every bedroom has an on-suite bathroom. Janus is a place to rest and recharge. Each home is outfitted with a private pool in the garden, a private roof terrace and parking as well. The homes are complete for long term living, with laundry, storage, fully equipped kitchen, living room space, parking and easy access to the garden from a side entrance for garden and pool maintenance.

Janus always offers two choices; you choose from two color pallets for the interior of your homes. Sleek dark hues pair with the jungle landscaping for a dramatic spa resort feeling we call the Carbon Activado. In contrast, the airy neutrals of the Arena Amena help light bounce off all the walls and floors to bring sunshine into the home where light and shadows play.

Can't decide between the two? How about one of each? The choice is yours.

Janus Homes are ideal for purchase as a Duplex and are also available for individual sale as a town home setup. Please see our current availability and price list with a Habitat Developments representative or your local broker.



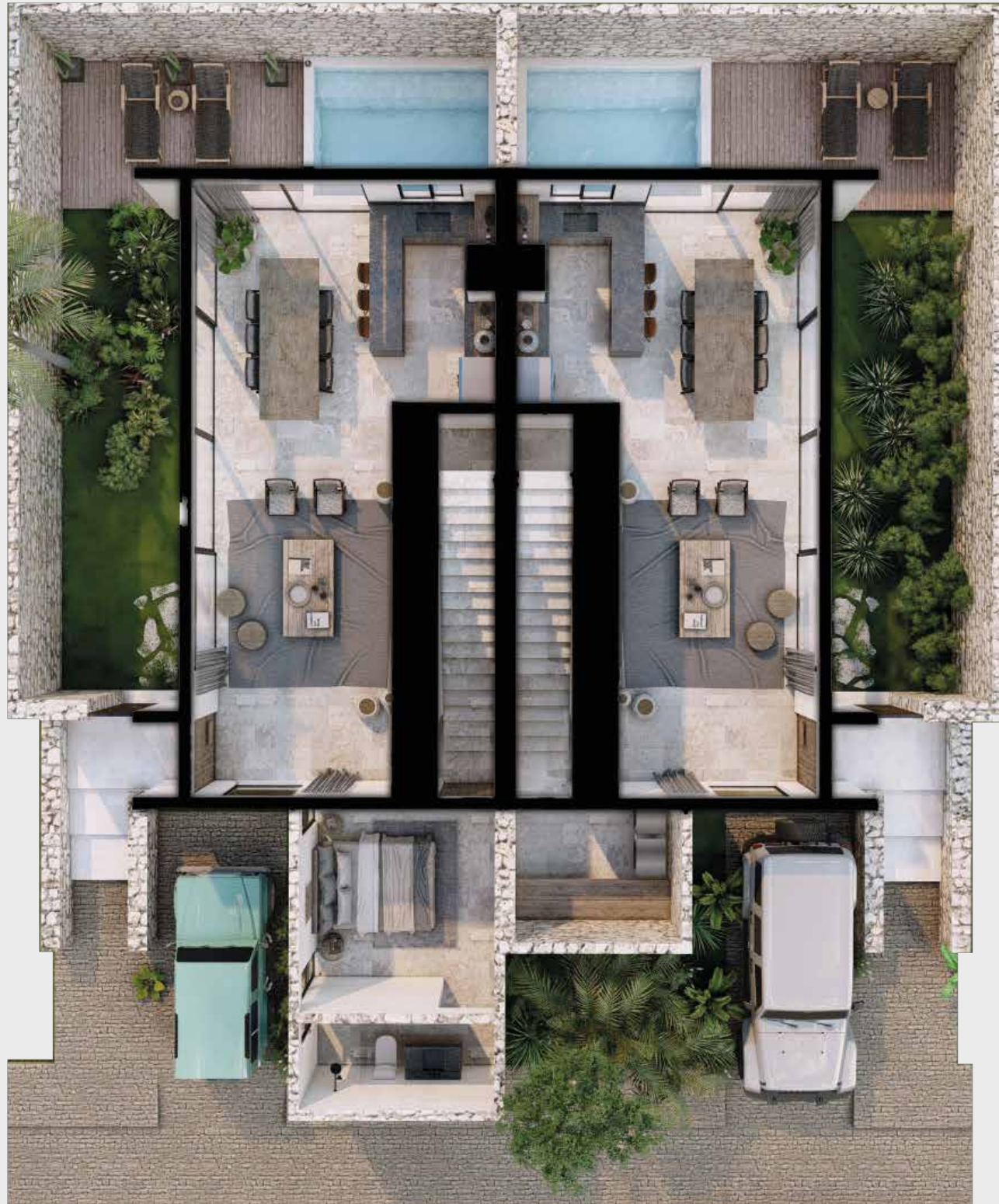
WELCOME TO YOUR NEW LIFE

Janus homes include

- All kitchen appliances (electric stove, oven, extractor hood, refrigerator, microwave)
- Washer and dryer
- Solar Panels
- Custom aluminum window and door framing with screens included
- Tempered glass in showers
- LED lighting throughout
- Porcelanic tiles
- Pergola
- Commitment to quality in finishes and construction
- Private parking
- Private pool for every home
- Private roof deck
- Tropical landscaping
- 2 and 3 bedroom mastersuites
- Ground floor mastersuite



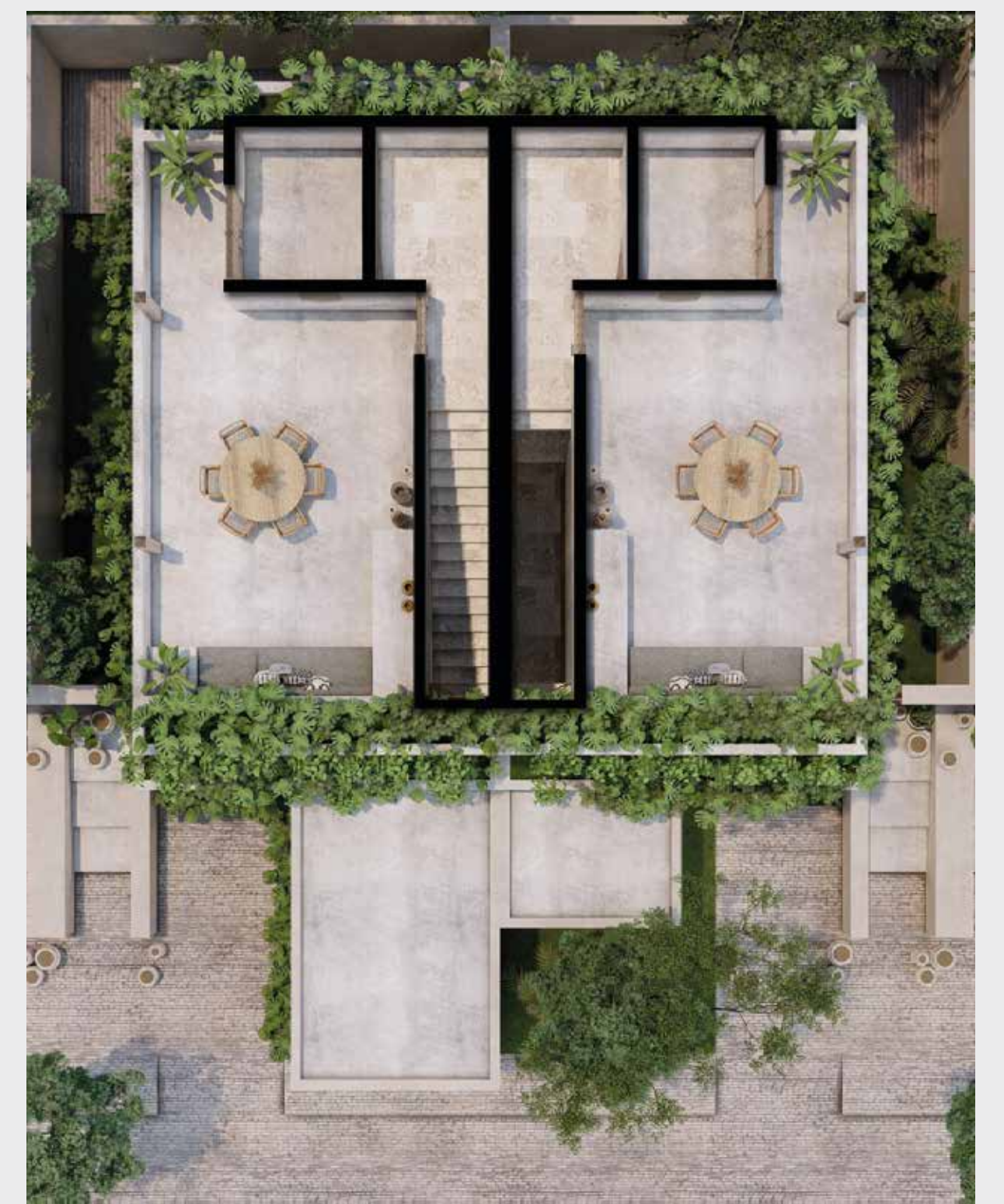
A BETTER WAY TO SHARE



GROUND FLOOR



FIRST FLOOR



ROOFTOP

JANUS TULUM

Location

Janus is located conveniently in a quiet pocket of jungle just blocks from the main Tulum Ave, Kukulcan Ave to the beach, Florafauna community and Palma Central outdoor dining. Janus has access to all the infrastructure which make home ownership comfortable, including water, sewer, electricity and fiber optic internet connections. The surrounding neighborhood has developed primarily with single family homes and caters to an international group of Tulum residents making for a responsible and quiet community environment. Residents and visitors of Janus will enjoy bird watching, nature walks, strolls to nearby restaurants and run-ins with friendly faces around the community.

Contact us to learn more about the comforts of living in this dynamic and growing residential neighborhood.



JOIN THE COMMUNITY





SHARED AND PRIVATE AT THE SAME TIME

We invite you to discover the multiple advantages of owning a space that you can share with your family, friends or rent for an attractive income. Throughout life, our needs change constantly and having such a versatile home format will give you the flexibility and freedom you are looking for when making an investment in real estate.





BUILT WITH QUALITY AND A
FOCUS ON LOW MAINTENANCE
HOMEOWNERSHIP

EVERY BEDROOM IS A
KING SIZE MASTERSUITE



<https://janustulum.mx>



EXPERIENCE BUILDS TRUST

Who is building your homes?

The Janus Construction Team has developed a reputation for positive homeowner experiences, starting with the Florafauna community, custom home builds and Fabula. We invite you to visit our website to learn more about our activities and also our warranty practices. We stand by our work and encourage clients to become part of a growing community of Janus residence owners, all of whom have discounts and exclusive benefits at the Cinco Tulum Beachclub.





We have exclusive benefits for Janus owners, including discounts, preferential treatment, free valet parking and exclusive events.

CINCO BEACH CLUB BENEFITS



<https://janustulum.mx>

LOREM IPSUM

HABITAT

DEVELOPMENTS



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