

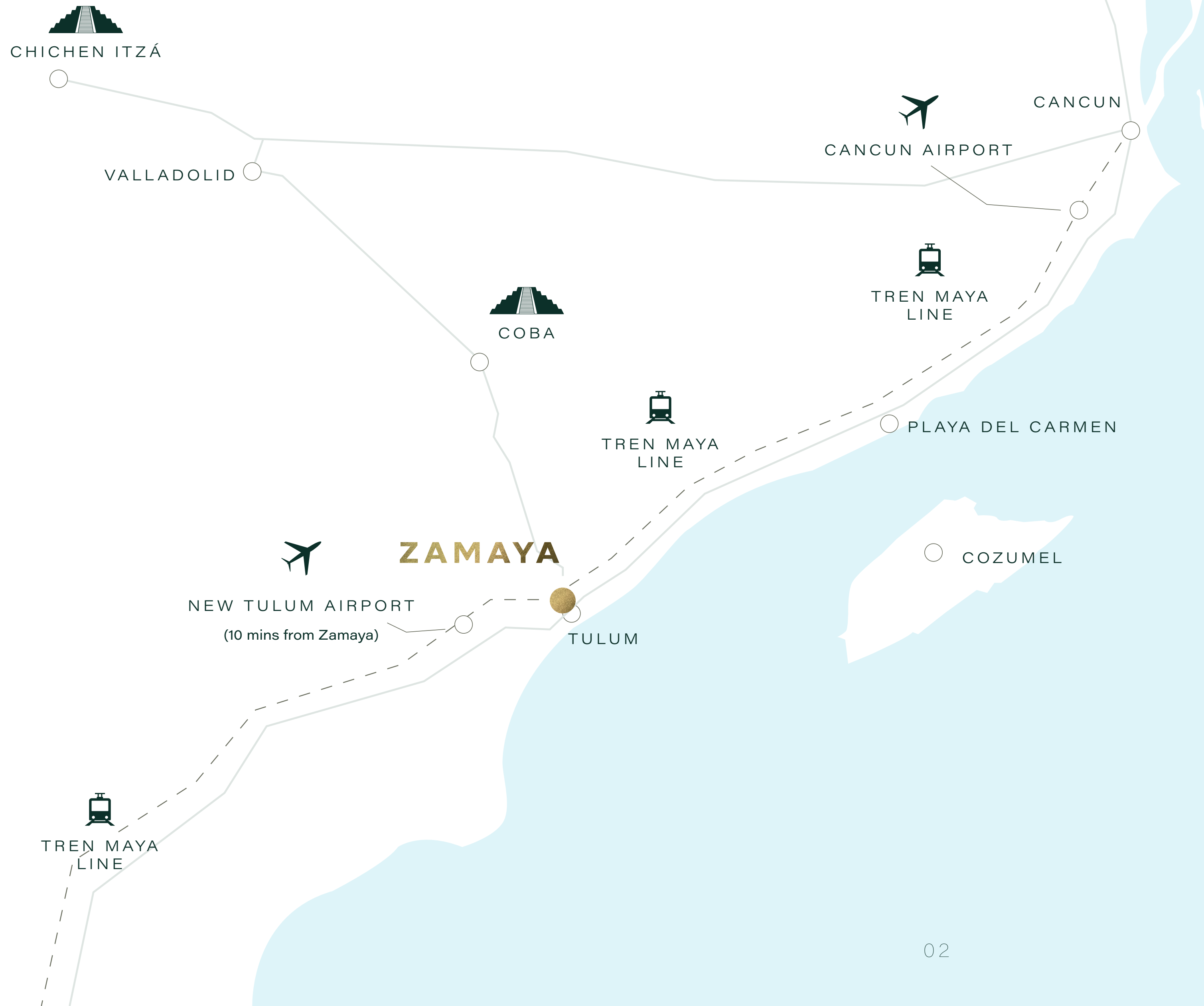
ZAMAYA

VILLAS

LUXURY RESIDENCES INTEGRATED WITH ZAMAYA FITNESS RESORT


TULUM, MEXICO

RIVIERA MAYA | MAP




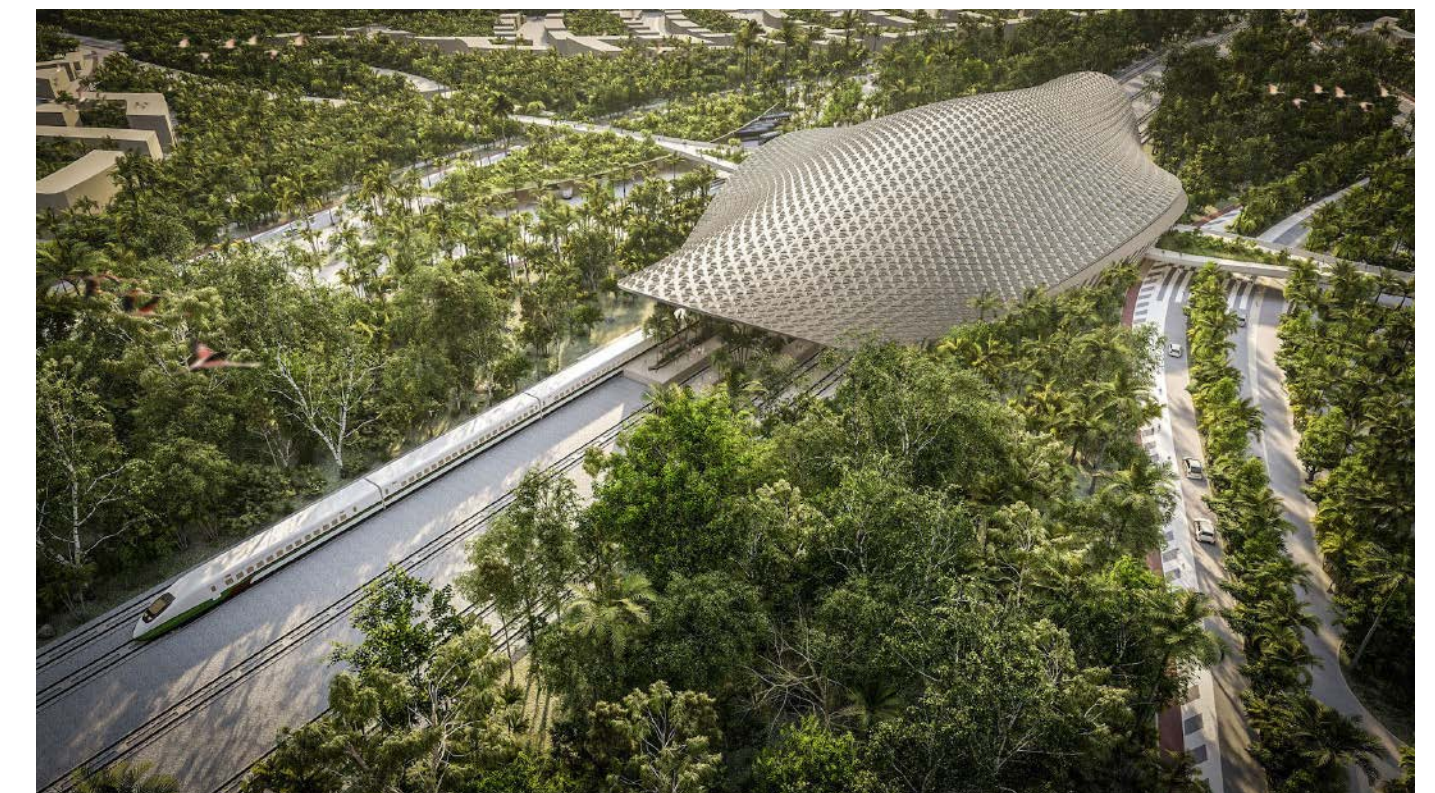
TULUM, A BREATHTAKING COASTAL PARADISE.

Located along the Riviera Maya, a stunning stretch of Caribbean coastline in Mexico's Yucatan Peninsula, Tulum is framed by the rich Mayan jungle, one of the world's most beautiful white-sand beaches and the turquoise waters of the Caribbean Sea. Tulum's natural wonders also extend beyond the shoreline with spectacular cenotes, lagoons and one of Mexico's most visited Mayan archaeological sites.

 Tulum Town is only a 10 minute drive from the new Tulum International Airport which is currently under construction and will have capacity for 5 million passengers annually. It's first flights are scheduled to operate at the end of 2023 and this will be a huge boost for connectivity and tourism overall in Tulum.

 Tulum is also a 1h40 min drive from Cancun International Airport which had over 30 million passengers pass through its doors in 2022. Cancun has direct access to over 100 destinations, covering all of North America, Latin America as well as many direct European flights.

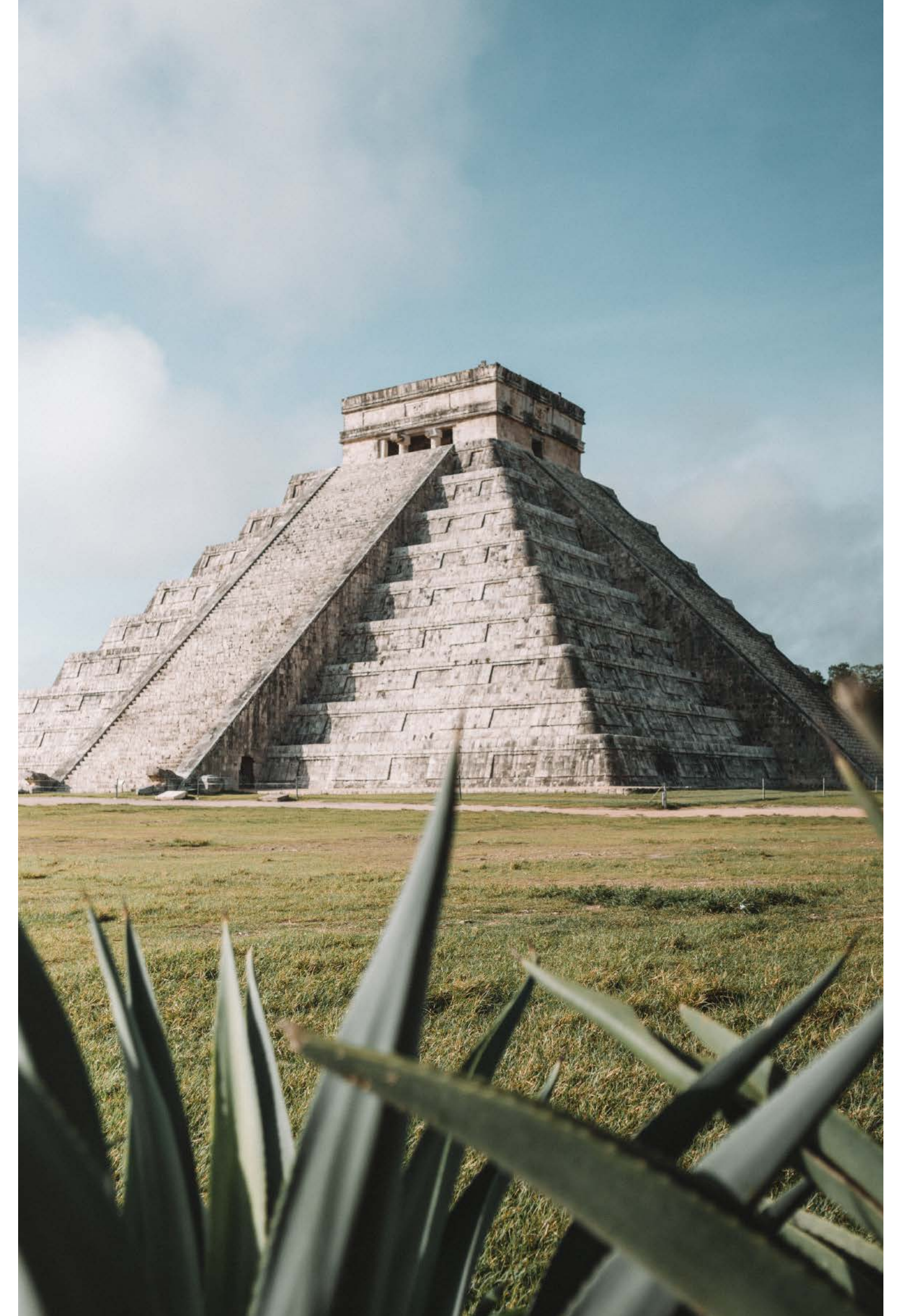
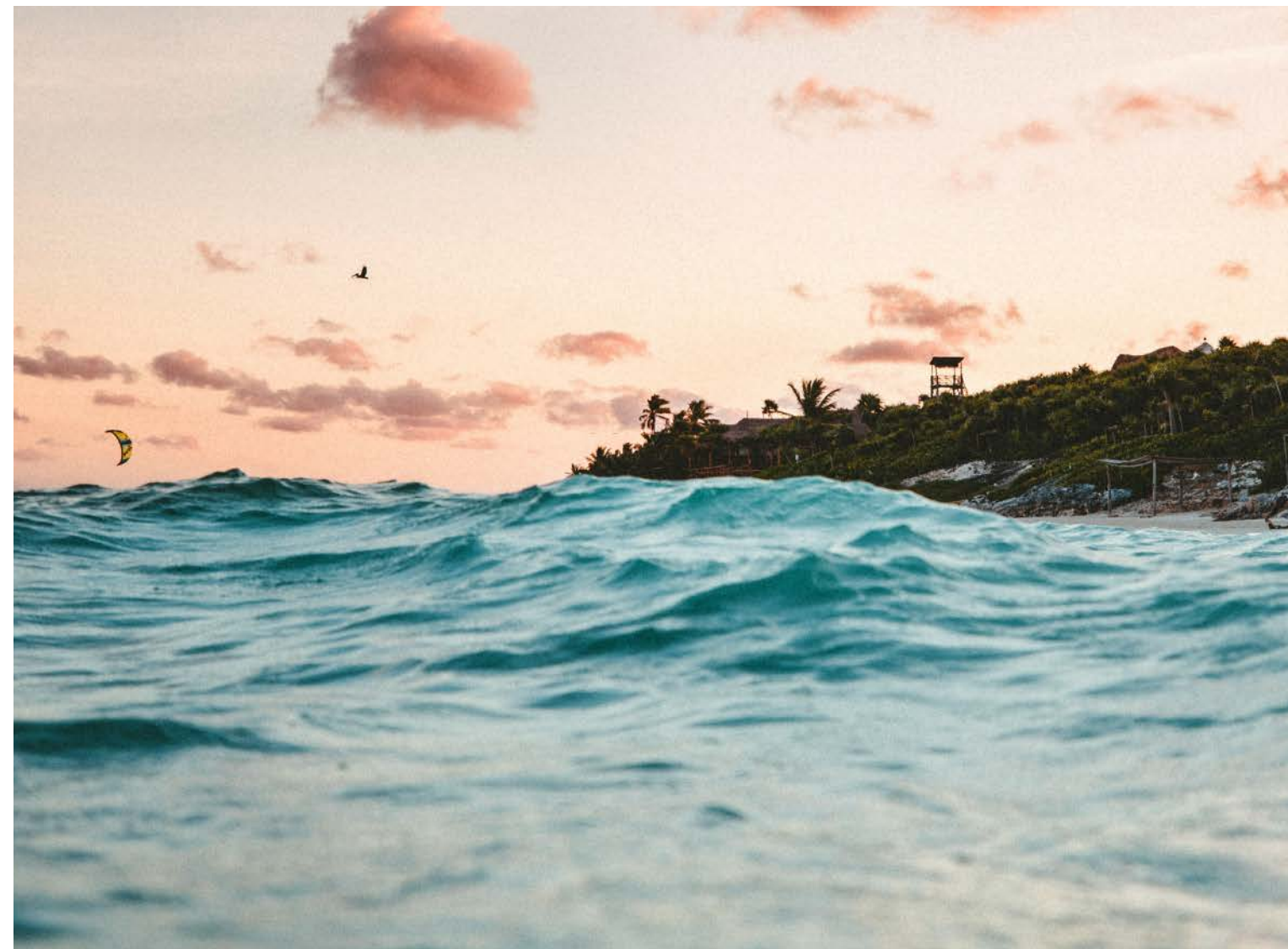
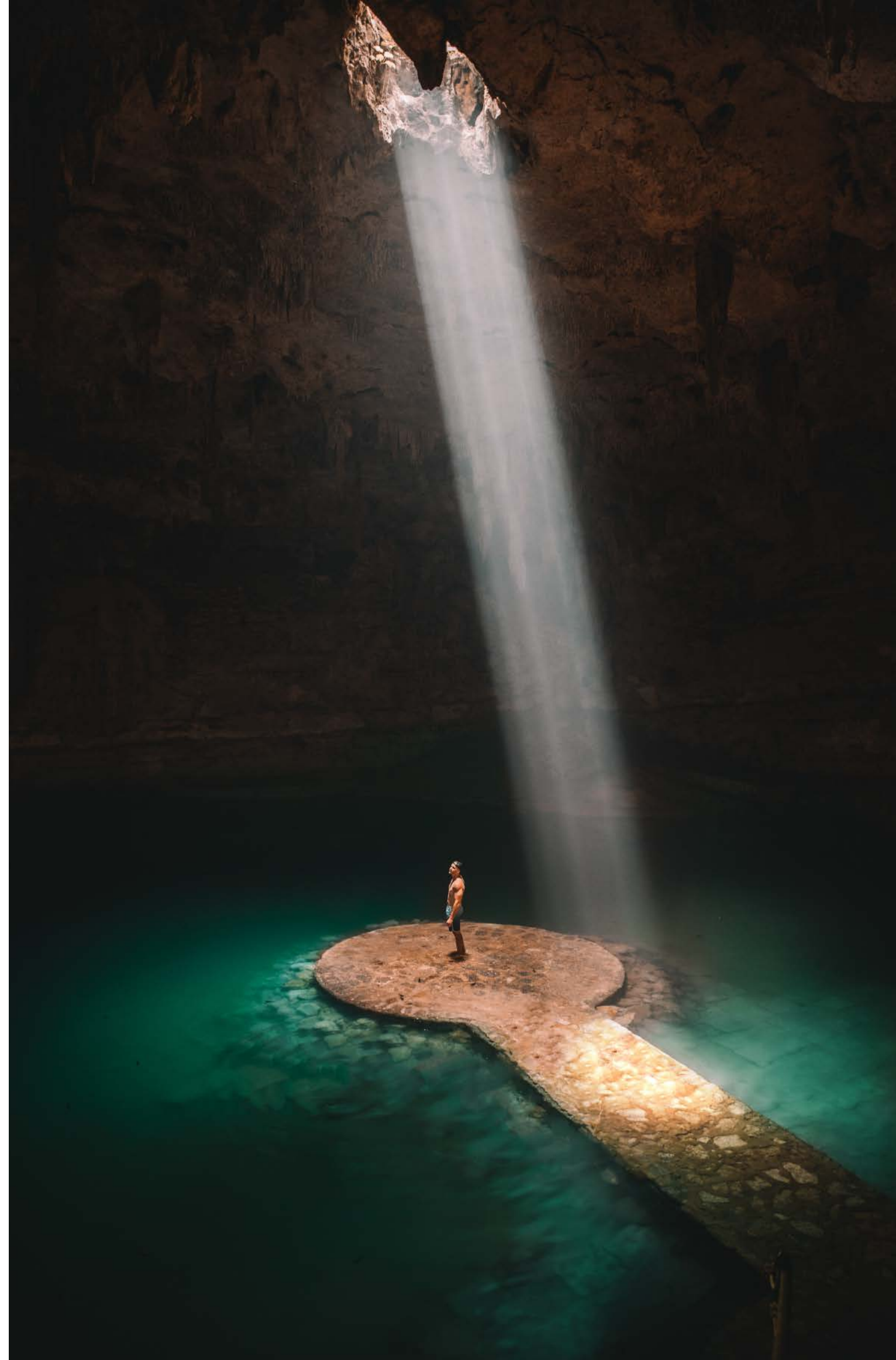
 The Tren Maya project is almost completed, this is a passenger train connecting all of the important sites in Mexico's Yucatan Peninsula and Southern region. Tulum's station is currently under construction and the first trains will operate in 2024, connecting the town to many important locations including Tulum airport, Cancun Airport, Playa Del Carmen, Merida and Chichen Itza archaeological site.



TULUM HIGHLIGHTS



TULUM HIGHLIGHTS

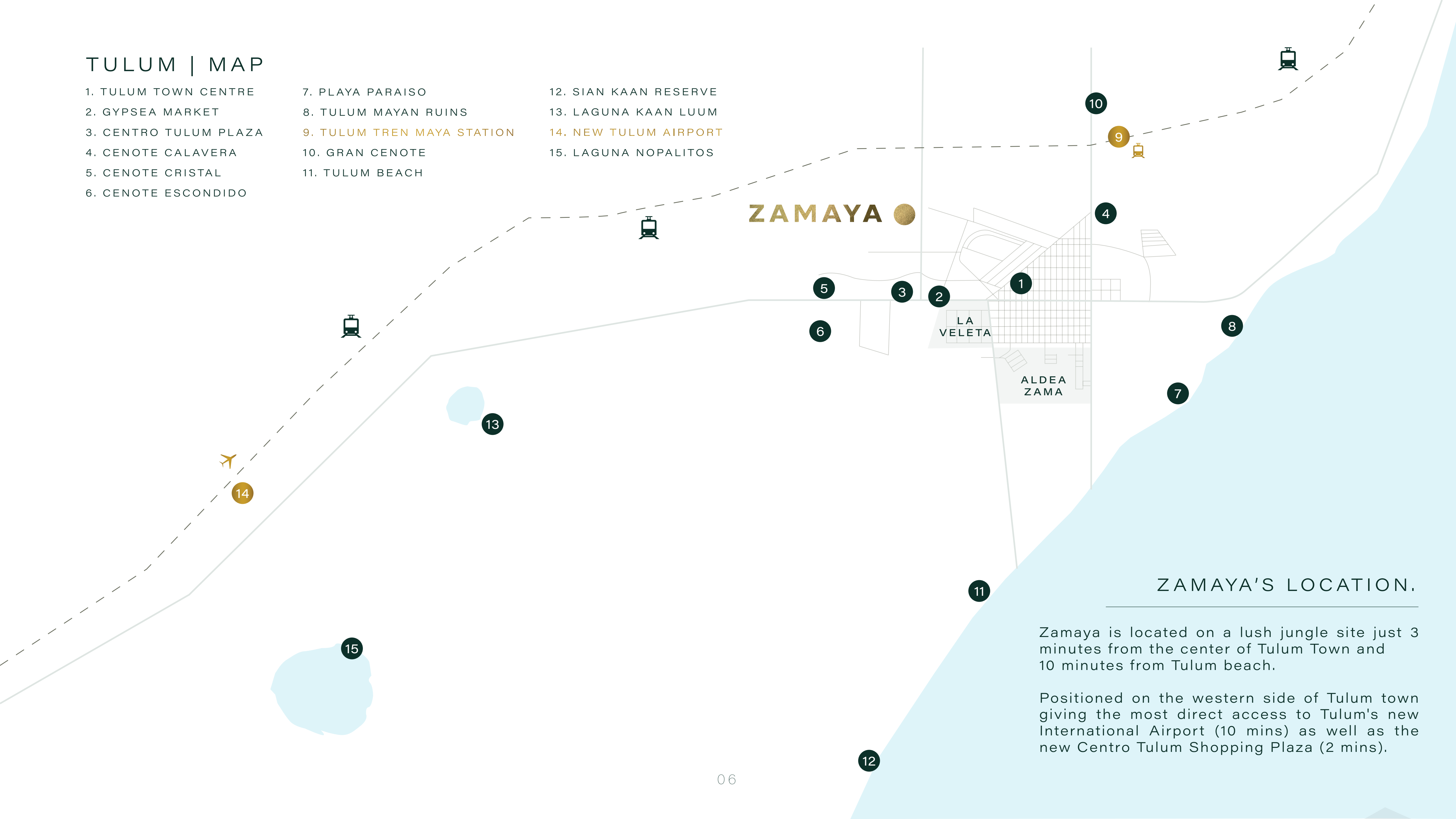


TULUM | MAP

- 1. TULUM TOWN CENTRE
- 2. GYPSEA MARKET
- 3. CENTRO TULUM PLAZA
- 4. CENOTE CALAVERA
- 5. CENOTE CRISTAL
- 6. CENOTE ESCONDIDO

- 7. PLAYA PARAISO
- 8. TULUM MAYAN RUINS
- 9. TULUM TREN MAYA STATION
- 10. GRAN CENOTE
- 11. TULUM BEACH

- 12. SIAN KAAAN RESERVE
- 13. LAGUNA KAAAN LUUM
- 14. NEW TULUM AIRPORT
- 15. LAGUNA NOPALITOS



ZAMAYA

LA VELETA
ALDEA ZAMA

ZAMAYA'S LOCATION.

Zamaya is located on a lush jungle site just 3 minutes from the center of Tulum Town and 10 minutes from Tulum beach.

Positioned on the western side of Tulum town giving the most direct access to Tulum's new International Airport (10 mins) as well as the new Centro Tulum Shopping Plaza (2 mins).

ZAMAYA VILLAS | ACCESS VIEW





ZAMAYA VILLAS IS A COLLECTION OF 24 BEAUTIFULLY DESIGNED 3-BED RESIDENCES THAT ARE TOTALLY INTEGRATED WITH ZAMAYA FITNESS RESORT.

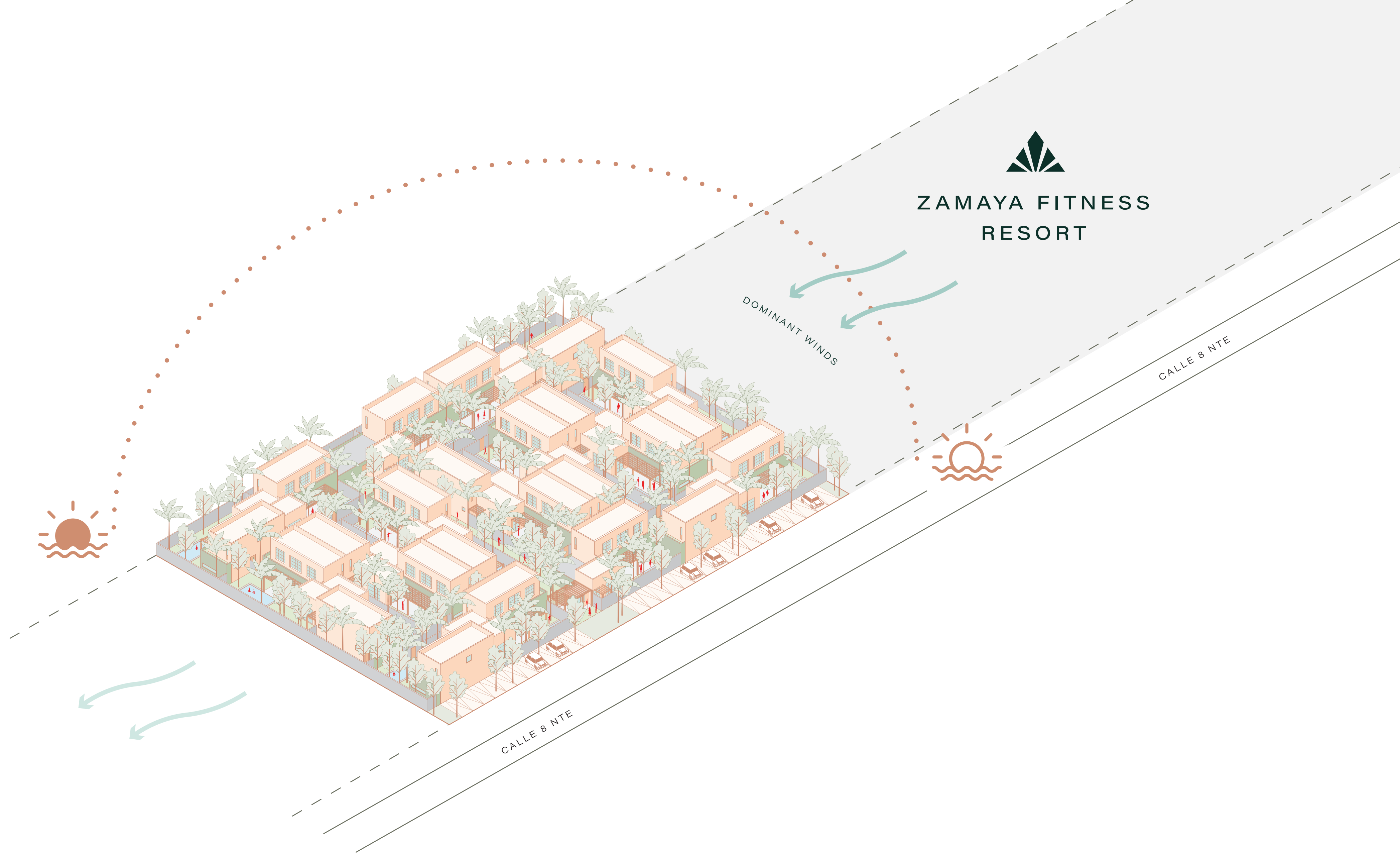
- With consideration given at every step to sustainability, the use of local materials and regional design features, the villas are thoughtfully designed by award winning Mexican architect Jesus Acosta from Jaque Studio.
- Each Villa features a spacious open-plan living, dining, and kitchen area that seamlessly connects through floor-to-ceiling pocket doors to a large outdoor terrace, garden, and private pool, offering owners and guests an ideal indoor/outdoor living experience. On the ground floor, you will also find the stunning double-height master bedroom and en-suite bathroom with an indoor/outdoor shower. The first floor accommodates two more spacious bedrooms.
- The layout of Zamaya Villas ensures that no villa has direct views into any other property, guaranteeing privacy, while providing captivating views of the lush nature and surrounding jungle.

ZAMAYA AERIAL VIEW

ZAMAYA
VILLAS


ZAMAYA
FITNESS RESORT







Total integration with Zamaya Fitness Resort and access to all of its facilities and amenities.



24/7 controlled security access.



Dedicated fiber optic line for high-speed and reliable internet.



Pet friendly.



Optional solar panel installation to connect directly to the grid.



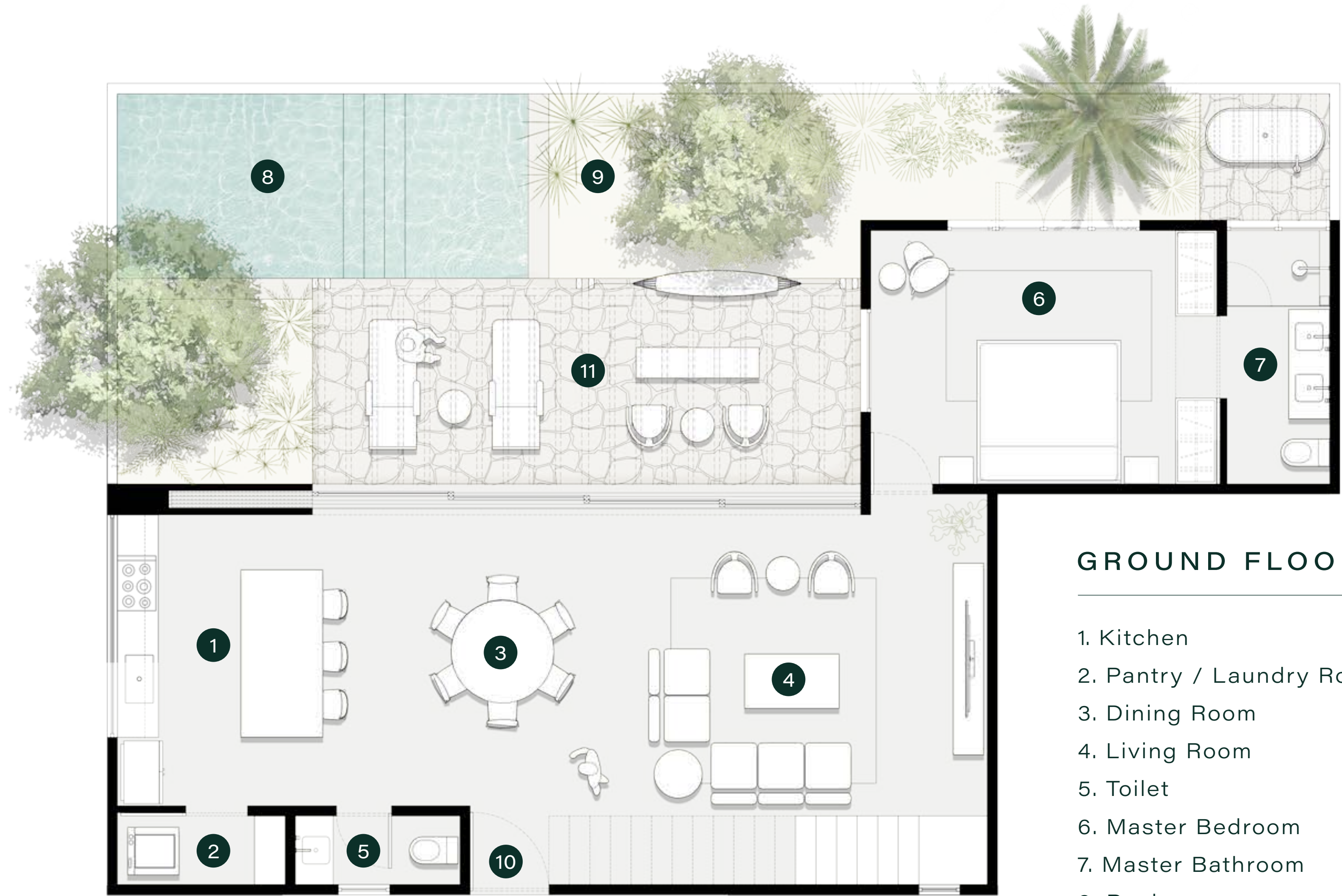
Dedicated car parking space for each villa.

FACADE VIEW



POOL VIEW

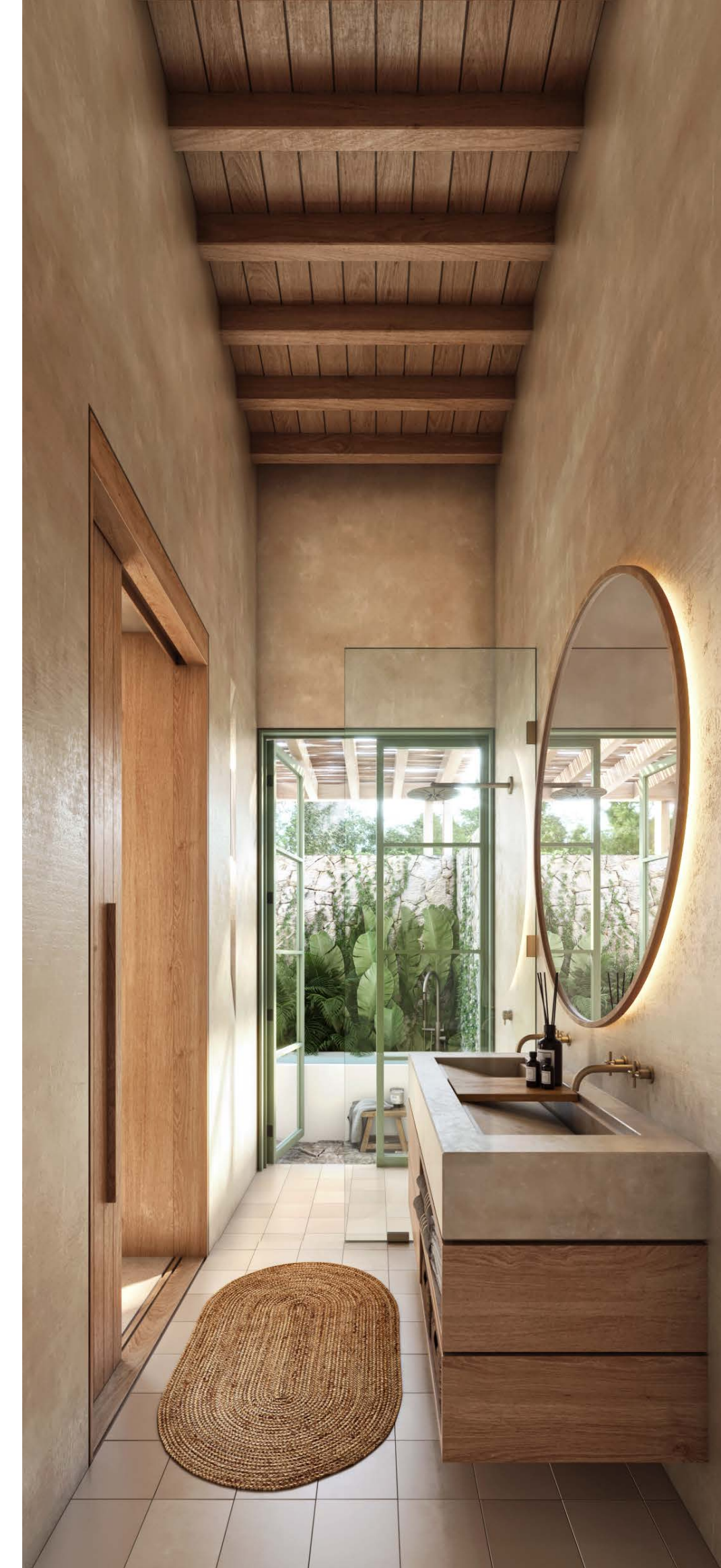




GROUND FLOOR

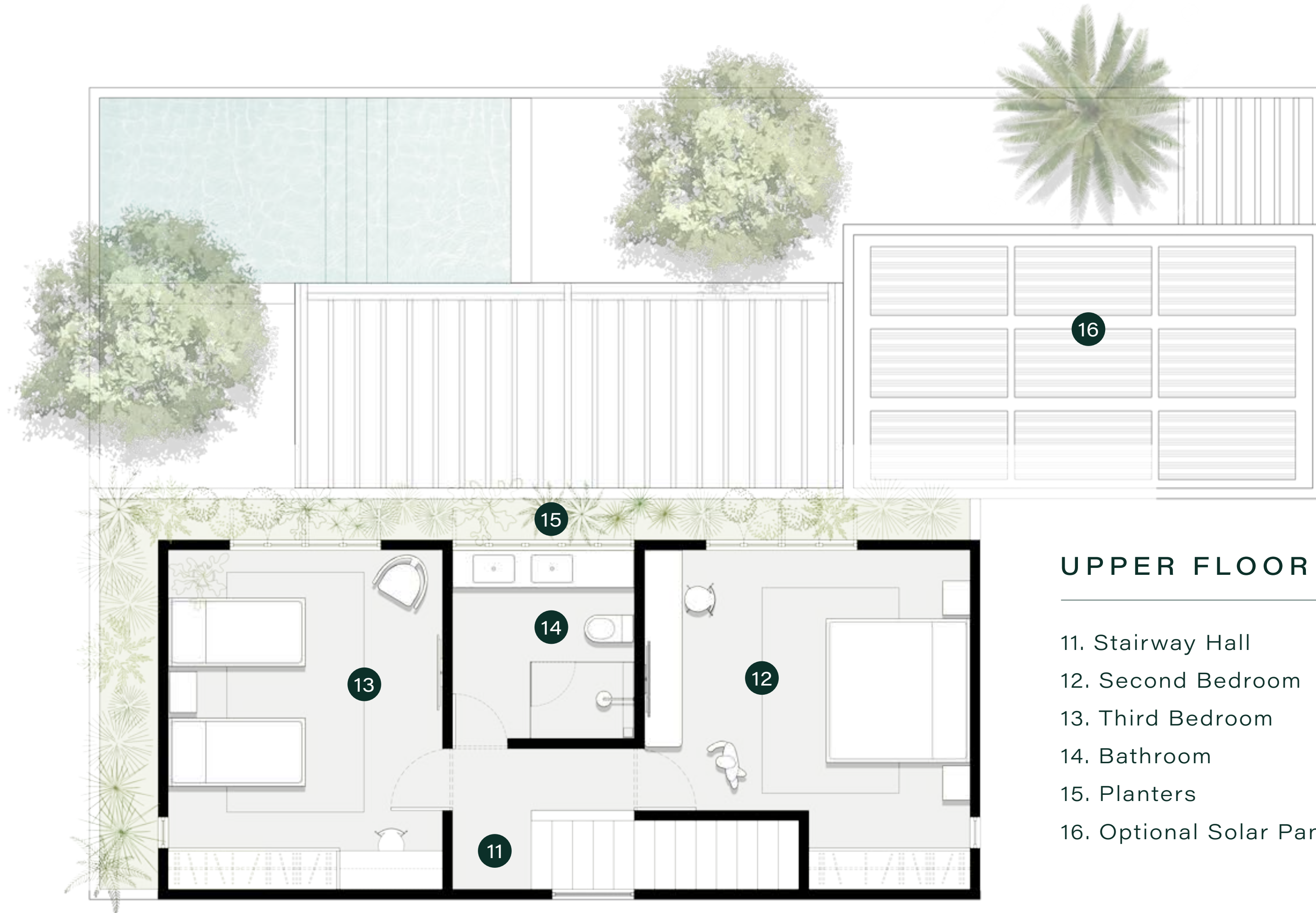
- 1. Kitchen
- 2. Pantry / Laundry Room
- 3. Dining Room
- 4. Living Room
- 5. Toilet
- 6. Master Bedroom
- 7. Master Bathroom
- 8. Pool
- 9. Garden
- 10. Entry
- 11. Terrace

MASTER BEDROOM / BATHROOM



LIVING AREA





UPPER FLOOR

- 11. Stairway Hall
- 12. Second Bedroom
- 13. Third Bedroom
- 14. Bathroom
- 15. Planters
- 16. Optional Solar Panels

SECOND BEDROOM








ZAMAYA VILLAS | CROSS-SECTION 1



ZAMAYA VILLAS | CROSS-SECTION 2

TOTAL AREA		M2	SQ FT
	INTERIORS	168.70	1,816
	TERRACE	27.60	297
	POOL	18.90	203
	GARDEN	45.00	485
		260.20	2,800.8

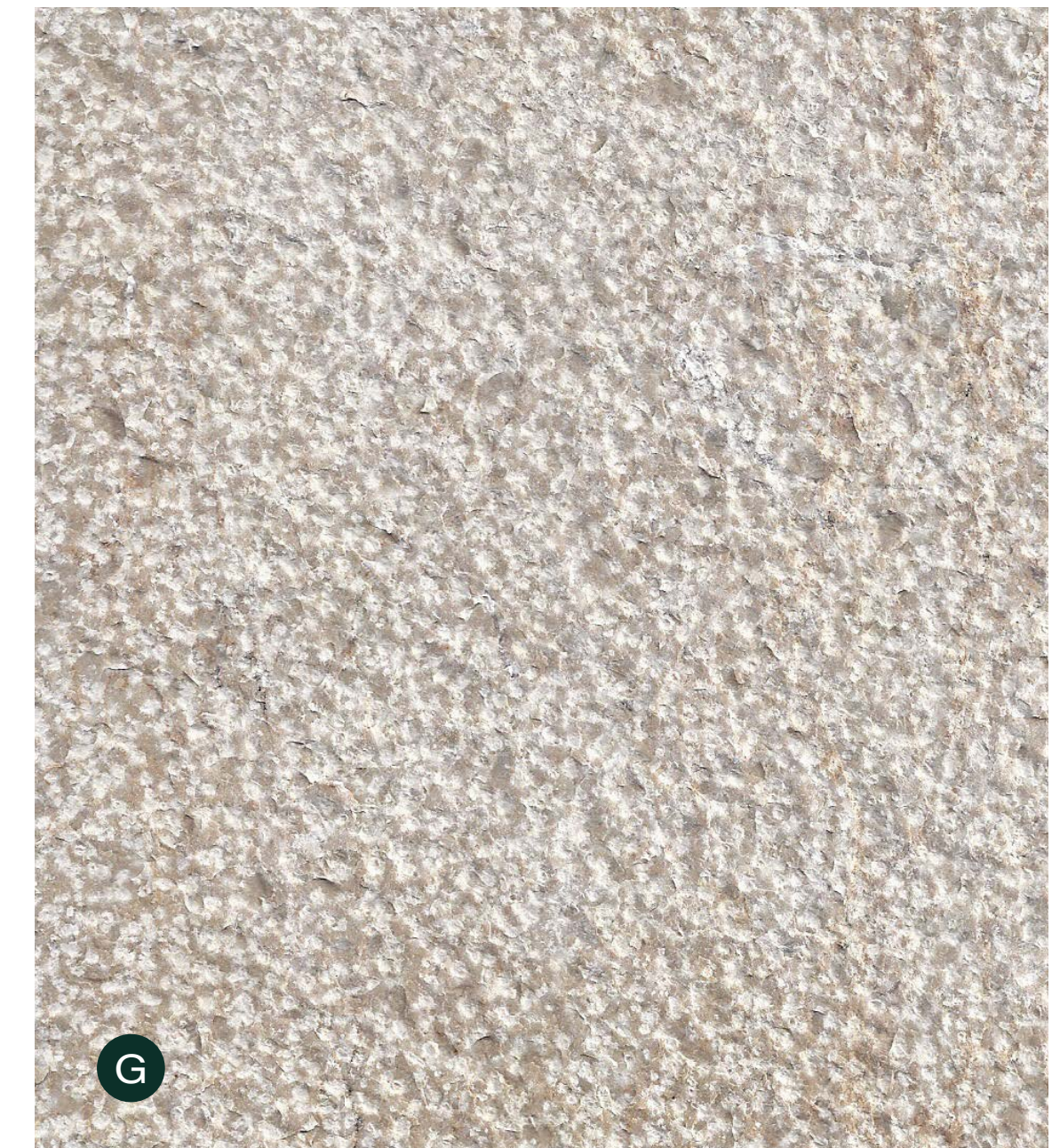
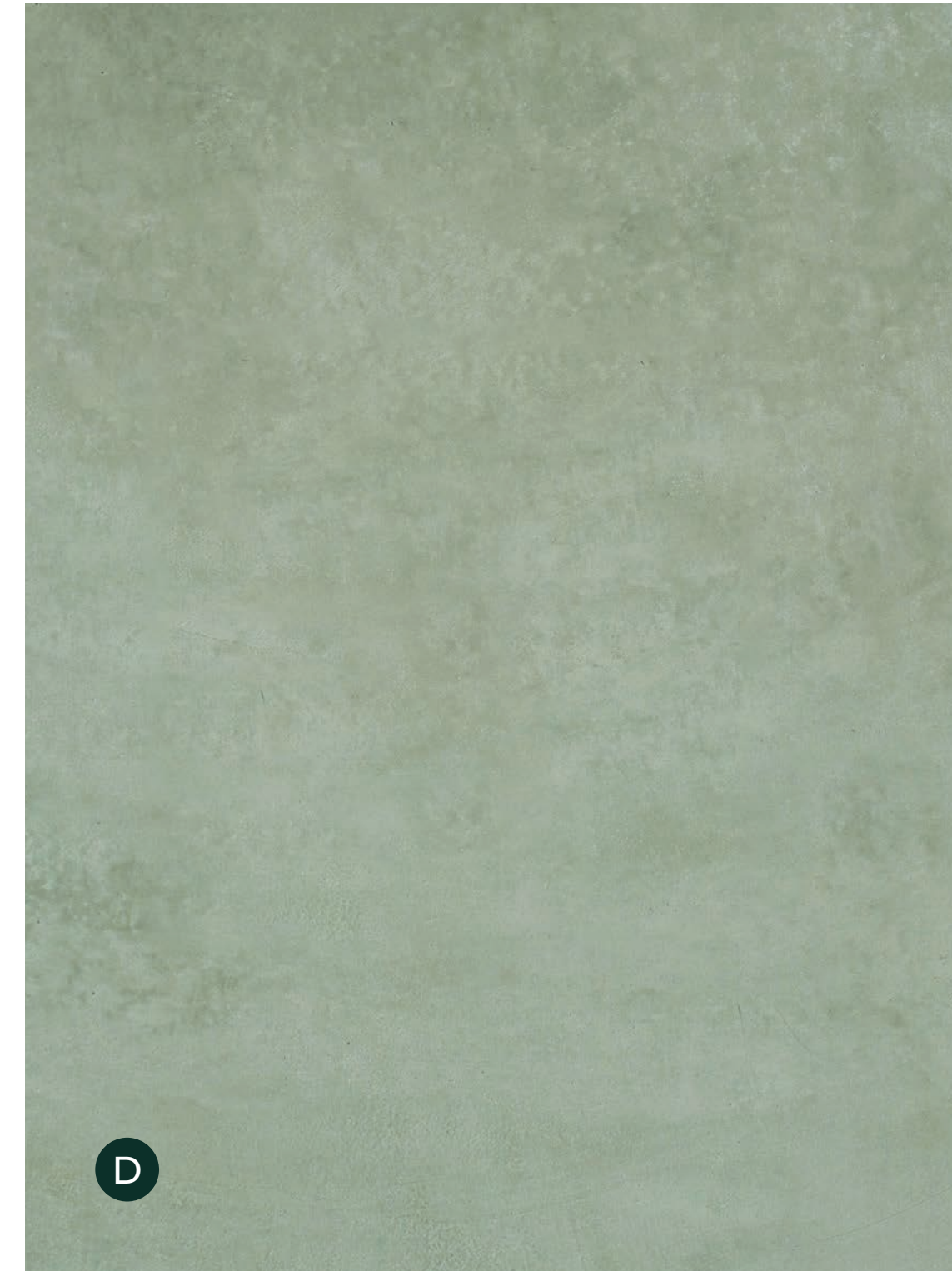
MATERIALS PALETTE



MATERIALS | INTERIOR

- a. National Sand Marble
- b. Chukum Olive
- c. Polished Concrete
- d. Yute Fabric / Weaving
- e. Natural Linen
- f. Tropical Wood
- g. Chukum Sand
- h. Tropical Vegetation

MATERIALS PALETTE



MATERIALS | EXTERIOR

- a. Tropical Wood Pucté
- b. Tropical Vegetation
- c. Chukum Sand
- d. Chukum Olive
- e. Natural Stone
- f. Olvio Metal Work
- g. Hammered Concrete

JAUQUE

ABOUT THE ARCHITECT

Zamaya Villas is designed by Jaque Studio which was founded in Tulum in 2017 by award winning Mexican architect Jesus Acosta. Jaque Studio seeks to create spaces with a high level of comfort, creating unique environments and experiences for the user through pure forms, aesthetic innovation and the use of natural materials which mimic the immediate environment.

Domestically, Jaque Studio has won recognition at the Cemex and Noldi Schreck Architectural Awards and internationally has won the Creatures Design Award and the Dezeen Award in the category of best hospitality design.





ZAMAYA

FITNESS RESORT

INTEGRATION WITH ZAMAYA FITNESS RESORT

On your doorstep is the world's most beautiful training environment. Zamaya Fitness Resort is a world-class training facility of over 2 hectares (215,000 sq/ft). A true sanctuary where athletes and fitness lovers of all abilities can totally immerse themselves in their optimal physical development.

Zamaya will support guests through the world's highest levels of coaching and education in all aspects of fitness, nutrition and recovery. The resort is replete with a vast array of the finest training facilities and covers a wide range of fitness and training categories from large scale group training including Crossfit, HIIT, Muay Thai, Boxing, Brazilian Jiu Jitsu, Pilates, Spinning and Yoga to specialised and individually focused training such as bodybuilding, olympic lifting, mobility programmes and long-term personalised weight loss programmes.

ZAMAYA FITNESS RESORT - AERIAL VIEW





- 1 - ZAMAYA RESORT ENTRANCE
- 2 - RESORT LOBBY
- 3 - RETAIL UNIT
- 4 - CHANGING AREA
- 5 - CONSULTATION ROOM

- 6 - CAR PARKING
- 7 - BOXING / MUAY THAI PAVILLION
- 8 - RUNNING TRACK
- 9 - OBSERVATION TOWER
- 10 - MAIN TRAINING PAVILLION

- 11 - POND
- 12 - PADDLE COURT
- 13 - BJJ GYM
- 14 - SEMINAR ROOM
- 15 - CALISTHENICS AREA

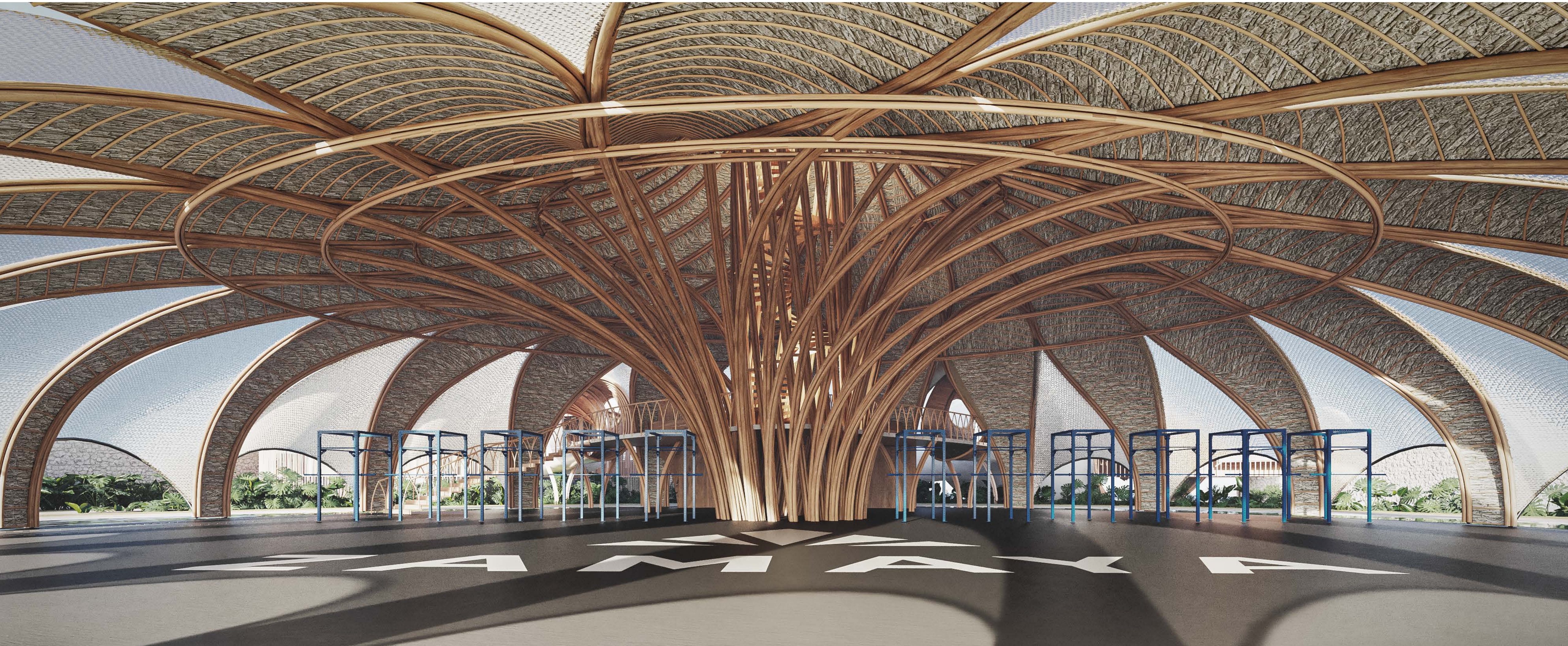
- 16 - MACHINE & WEIGHTS GYM
- 17 - HOTEL ACCOMMODATION
- 18 - POOL
- 19 - RESTAURANT
- 20 - CO-WORKING SPACE + CINEMA ROOM

- 21 - GOLF SIMULATOR
- 22 - BACK OF HOUSE
- 23 - SCOOTER PARKING
- 24 - SPA & RECOVERY BLOCK
- 25 - INTERNAL ACCESS TO ZAMAYA VILLAS
- 26 - ZAMAYA VILLAS ENTRANCE

MAIN TRAINING PAVILION



MAIN TRAINING PAVILION





BOXING / MUAY THAI



GYM



JIU JITSU / SEMINAR ROOM



BENEFITS OF INTEGRATION WITH ZAMAYA FITNESS RESORT

- Zamaya Villa owners and guests not only have direct access to the resort's fitness and training facilities but also all amenities and services such as room service, restaurant, spa treatments, co-working spaces, concierge and laundry services among many others.
- If villa owners plan to list their property on the short term rental market, Zamaya Fitness Resort can drive a significant amount of direct bookings to the villas, especially during large group retreats. This ensures that villa owners are not solely dependent on the AirBnb rental market.
- Zamaya Fitness Resort can also offer a full turn-key management of the villas on behalf of owners. This includes all guest communication, villa cleaning and maintenance and guest check-in through the resort.

RESORT ENTRANCE



SPA



RESTAURANT

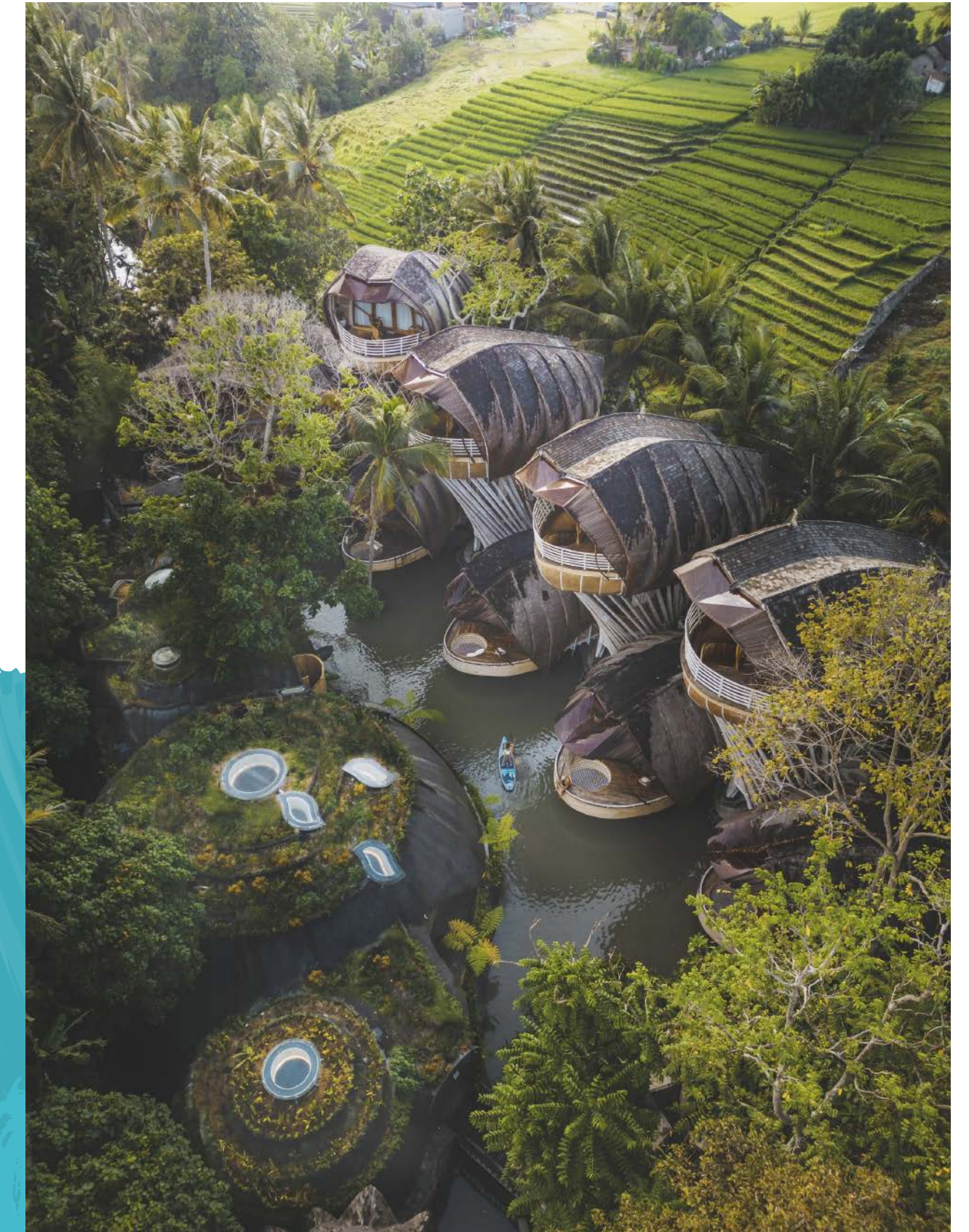


ABOUT THE ARCHITECT

Zamaya Fitness Resort is designed by Inspiral Architects, one of the world's leading resort designers from Bali, Indonesia. With a large focus on sustainability, Zamaya's striking and immersive design attempts to create a training space and hotel that completely transports athletes into an environment far beyond what they imagined a training facility could be.

In 2022 Inspiral Architects were the winners of the highly prestigious Unesco Prix Versailles award for sustainable architecture for their project, Uluman Resort in Bali. The shortlist for this award included international heavyweights such as Zaha Hadid, Oma and Foster & Partners.

In 2023 Inspiral Architects also received the gold honor at the International Design Awards in the sustainable living category.



HOTEL ROOMS





ZAMAYA

VILLAS

ZAMAYAVILLAS.COM

 @ZAMAYAVILLAS