INVESTMENT OPPORTUNITY

TULUM, QUINTANA ROO, MEXICO

ZAMAS TULUM

COLDWELL BANKER COMMERCIAL | MÉXICO

THE OFFERING

Coldwell Banker Commercial Mexico is pleased to present Zamas Hotel Tulum, an exclusive investment opportunity to acquire a prime beachfront property in Tulum.

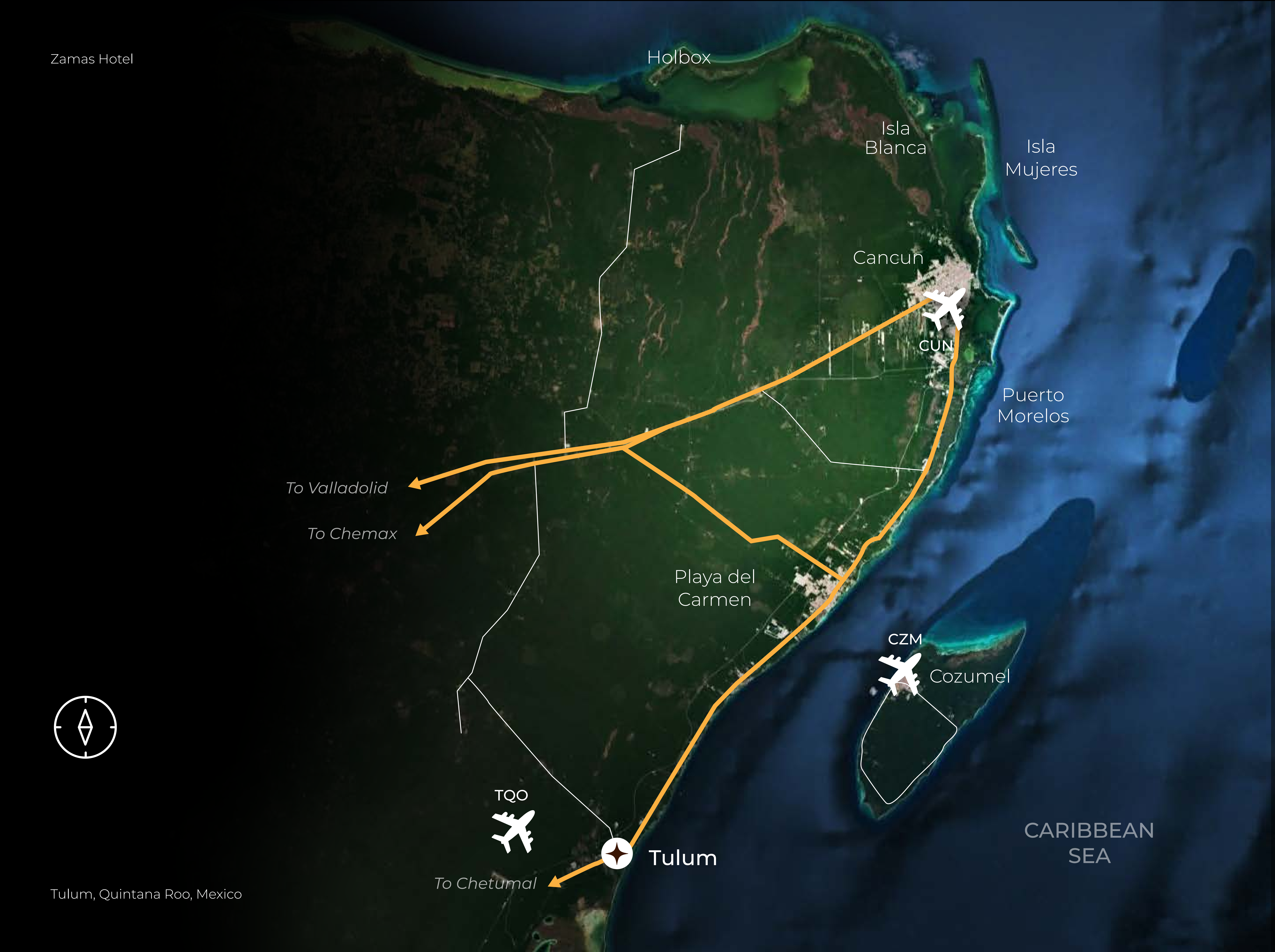
The Hotel is one of a kind in Tulum, with 90 beach front meters and 10,500 sqm. land area located in Carretera Tulum-Boca Paila KM 5, Tulum's beach corridor and main hotel zone. Located just 3 miles from Tulum Ruins, 14 miles from Tulum's International Airport (TQO) and 71 miles from Cancun's International Airport (CUN).

The hotel features 5 beach front rooms, 16 villas and 1 beach house, restaurant, bar, 2 outdoor pools, space for spa, parking and retail space. Nearly 4,000 construction sqm.

Tulum, with its gorgeous beaches and opulent accommodations, has become a famous destination for wealthy travelers, seeking an escape to Mexico. The town offers high-end resorts, boutique hotels, exclusive villas tailored to the exclusivity and eco-friendly values enhancing its investment appeal.

Investors can create a world-class project that harmonizes with the natural surroundings and take advantage of its location in the beautiful Mexican Caribbean, immerse within the Mayan jungle, pristine beaches of the Riviera Maya, archaeological sites, cenotes, and the Sian Ka'an Biosphere.

Thanks to its tourism development, the city has also one of the most dynamic real estate markets in Mexico.



CONNECTIVITY

AIRPORTS

Cancun (CUN)	113 km
Cozumel (CZM)	65 km
Tulum (TQO)	22 km

ROADWAY

Valladolid	97 km
Tepich	85 km
Merida	244 km
Playa del Carmen	67 km

Main roads
Highways
Tulum
Airports

PLACES OF INTEREST

Zamas Hotel

PROPERTY DESCRIPTION

1 BEACH HOUSE
6 BEDROOMS

10 BEACH FRONT ROOMS

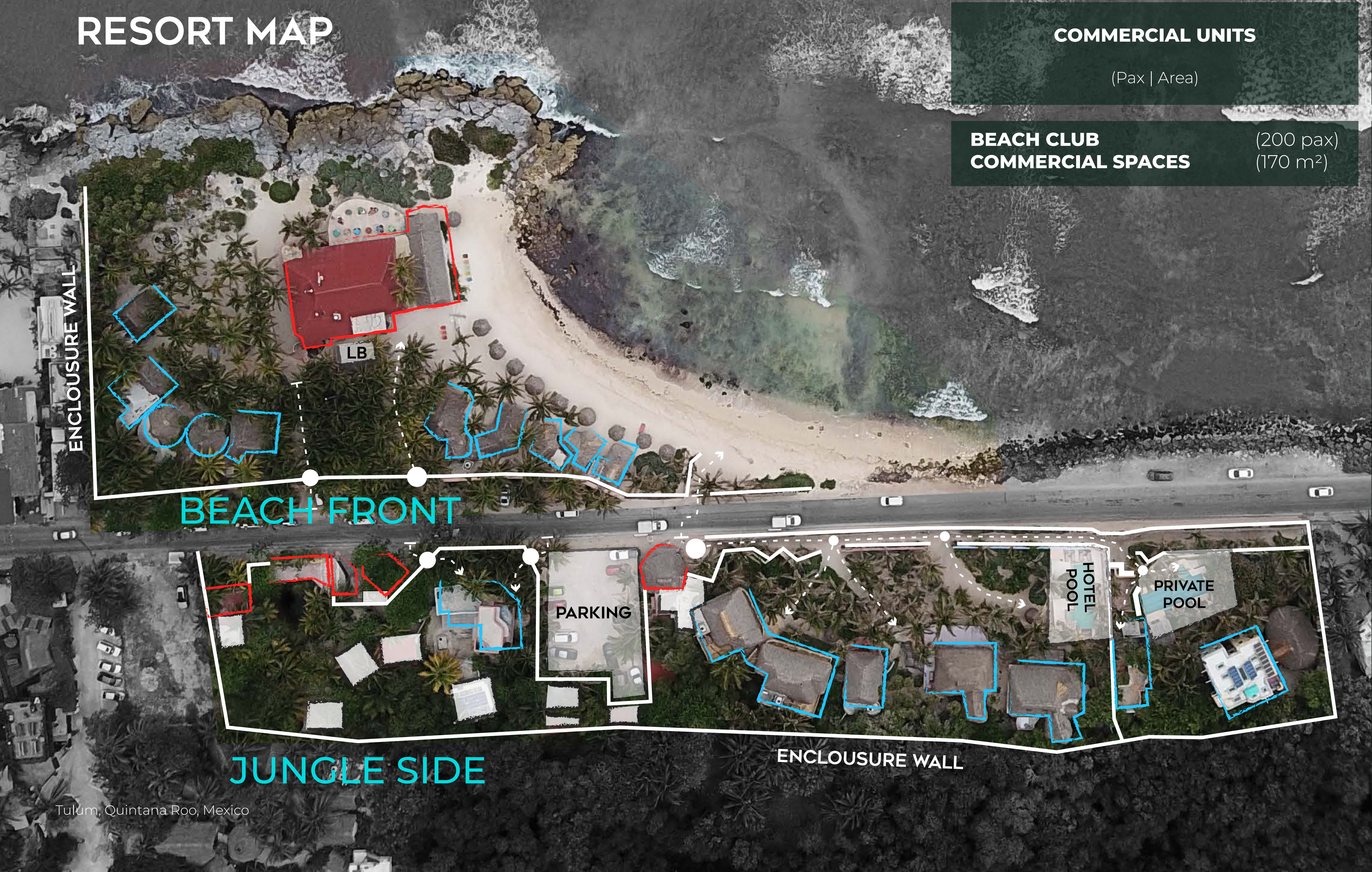
11 VILLAS
1-2 BEDROOMS

160 METERS
BEACH FRONT

2 HOTEL POOL

1 BEACH CLUB & RESTAURANT

RESORT MAP



Tulum, Quintana Roo, Mexico

COMMERCIAL UNITS

(Pax | Area)

BEACH CLUB	(200 pax)
COMMERCIAL SPACES	(170 m²)

HOTEL UNITS

	Beds	Area
Beach Front Rooms		
(1)	1 K | 1 S	35 m²
(2)	1 K | 1 S	35 m²
(3)	1 Q	13 m²
(4)	1 K	14 m²
(5)	1 K	16 m²
Beach Front Villas		
(6)	1 K | 1 S	30 m²
(7)	1 K | 1 Q | 2 S	54 m²
(8)	1 K | 1 S	52 m²
(9)	2Q	39 m²
(10)	1 K | 1 Q | 2 S	42 m²
Jungle Villas		
(11)	2 Q	39 m²
(12)	1 K | 2 S	51 m²
(13)	2 K | 1 S	45 m²
(14)	2 K | 1 S	47 m²
(15)	1 K | 1 Q | 1 S	48 m²
(16)	1 K | 2 S	65 m²
(17)	1 K | 1 Q | 1 S	57 m²
(18)	1 Q | 2 S	37 m²
(19)	1 K | 2 S	46 m²
(20)	1 Q | 2 S	59 m²
(21)	1 K	24 m²
Beach House "Vallejo"		
(22)	3K | 1 Q | 4 S	176 m²

Zamas Hotel

LAND AREA

10,528 m^2	3,781 m^2	5,584 m^2
TOTAL	BEACH FRONT	JUNGLE SIDE

Tulum, Quintana Roo, Mexico

POTENTIAL DEVELOPMENT

EXISTING DEVELOPMENT

26 Keys density[2] (Zoning Regulations)

3,956 Building Area squared meters

LAND DEVELOPMENT POTENTIAL

Keys Density[1][2] (zoning regulations)	Building Area[1] (max)
+20% of existing	**+280%** of existing

Until Q2 2024, the land use normativity was Hotel Low Density (TH2) and Hotel High Density (TH5); in general, this land use would allow Zamas Tulum to increase to a total 6,950 sqm construction, with a density of 31 keys.

From September 2024, the Local Zoning Laws was updated. From a first review of such program, the local zoning regulations for hotel use increase the construction potential allowed (Lot Coverage, Floor Area Ratio) and max keys density.

Expecting an additional growth potential for the property, ranging between 15,548 and 21,866 sqm of maximum construction, with an approximate density of 31 to 38 keys.[1]

Tulum, Quintana Roo, Mexico

(1) Pending update according to the last changes in the local Zoning Regulation
(2) Approx. Unit of hotel density defined on the Local Zoning Regulation: #-keys per hectare (keys/ha)
(3) (LC) Lot Coverage: “Footprint” / “Land Area” | (FAR) Floor Area Ratio: “Total Building Area” / “Total Land Area”

Zamas Hotel

T U L U M

WORLD TRAVEL AWARDS

"The specialized tourism portal, World Travel Awards (WTA), awarded Tulum the prize for best beach destination in Mexico and Central America."

THE WORLD'S 50 BEST RESTAURANTS

"Jungle-based culinary wizardry. **Arca** elevates the culinary experience typically found in touristic beaches all over Mexico by bringing sophistication to popular dishes and creating a sustainable spot where nature rules."

Travellers' Choice – Best of the Best

"The recognitions were earned in the categories of Best Honeymoon Destination worldwide and Best Destination in Mexico, which was appreciated by government authorities."

TOURISM FACTS

Tourists +1.8 MILLION	Tourist Arrival (TQO) +40,000 k	62.5% Foreigners
Hotels +240	Available Rooms 10,900	Occupancy 74.9%
Occupied Rooms 403.6 k	Avarage Daily Rate $350 USD	Revpar $243 USD

MARKET

250
HOTELS

5
RESORTS

70
BEACH FRONT

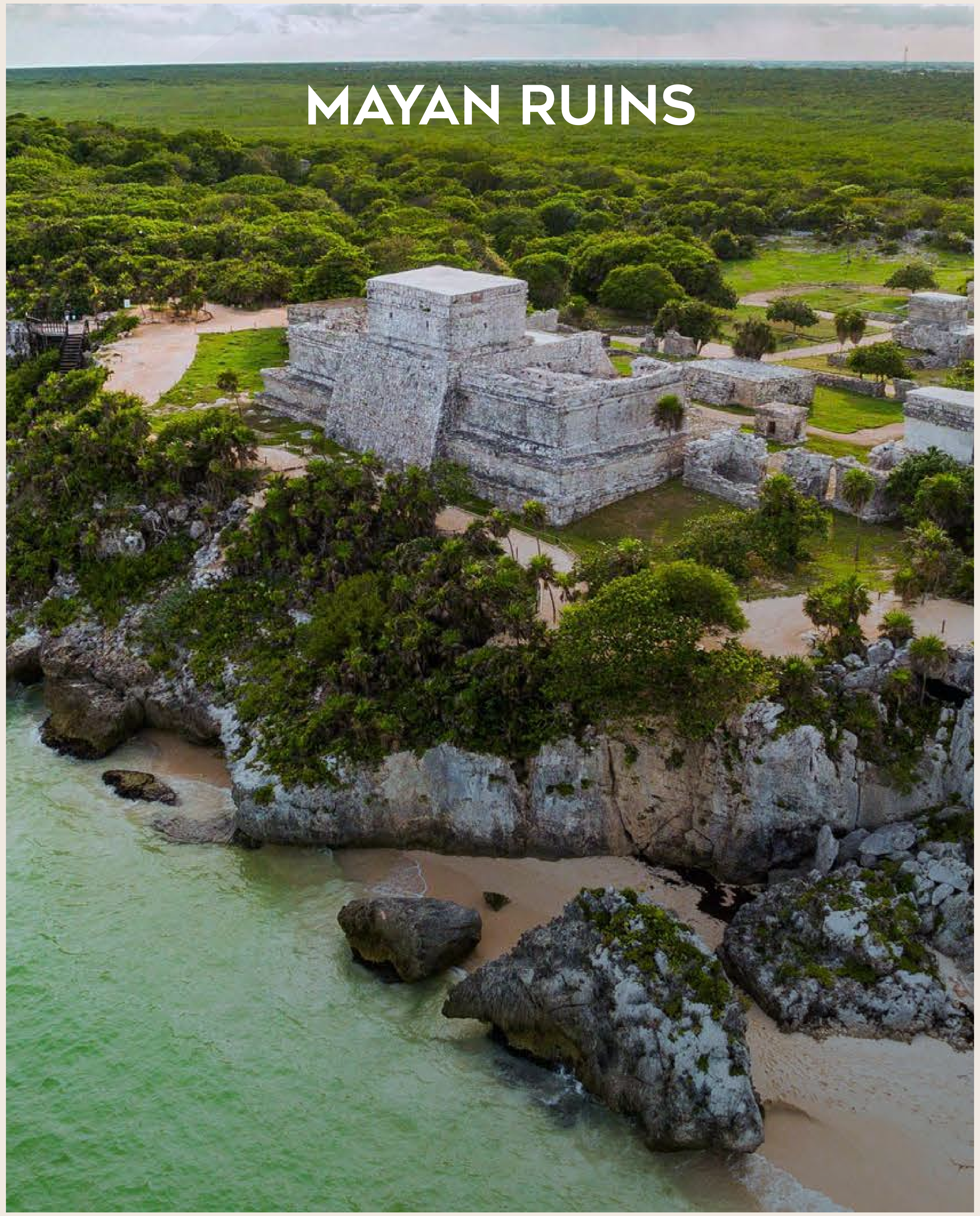
62
BEST RATE

37
5 STARS

Booking.com Rates (USD)

Our Habitas Tulum	$166
Azulik	$322
La Valise Tulum	$488
Be Tulum Beach Spa	$457
Casa Malca	$413

ATTRACTIONS



HOTEL GALLERY

Tulum, Quintana Roo, Mexico


Zamas Hotel
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HOTEL INVESTMENT OPPORTUNITY

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