



Saumeria
TULUM



TULUM, MÉXICO

Mexico is globally recognized for its cultural diversity, breathtaking landscapes, and privileged climate, making it a top-tier destination. Among its most remarkable gems is Tulum, a paradise ideal for those seeking a vacation escape or looking to invest.

With its white sandy beaches, crystal-clear waters, and bohemian atmosphere, Tulum offers a relaxed yet sophisticated lifestyle. Additionally, its steady growth and increasing tourist demand have driven real estate development, making it an attractive and profitable market.



ROUT OF THE CENOTES, TULUM



-  TREN MAYA STATION 15 MIN.
-  CENTRO TULUM SHOPPING MALL 03 MIN.
-  TULUM AIRPORT 36 MIN.
-  BEACH 19 MIN.
-  HOSPITALS 05 MIN.
-  BANK 06 MIN.
-  SUPER MARKET 10 MIN.
-  CENOTES 10 MIN.
-  SAUMERIA / 1
-  ALDEA SAVIA / 2
-  COPAL / 3
-  ROADS
-  SELVA / NATURAL AREAS
-  LAND / TULUM
-  CARIBBEAN SEA





TULUM BEACH



MASTER PLAN

LAVANDA PHASE 1

DIVISIONES ENTRE PRIVADAS

Clubhouse +
sports and
recreational areas

Lavanda F2
/ MLT 03 /

Aloe
/ MLT 01 /

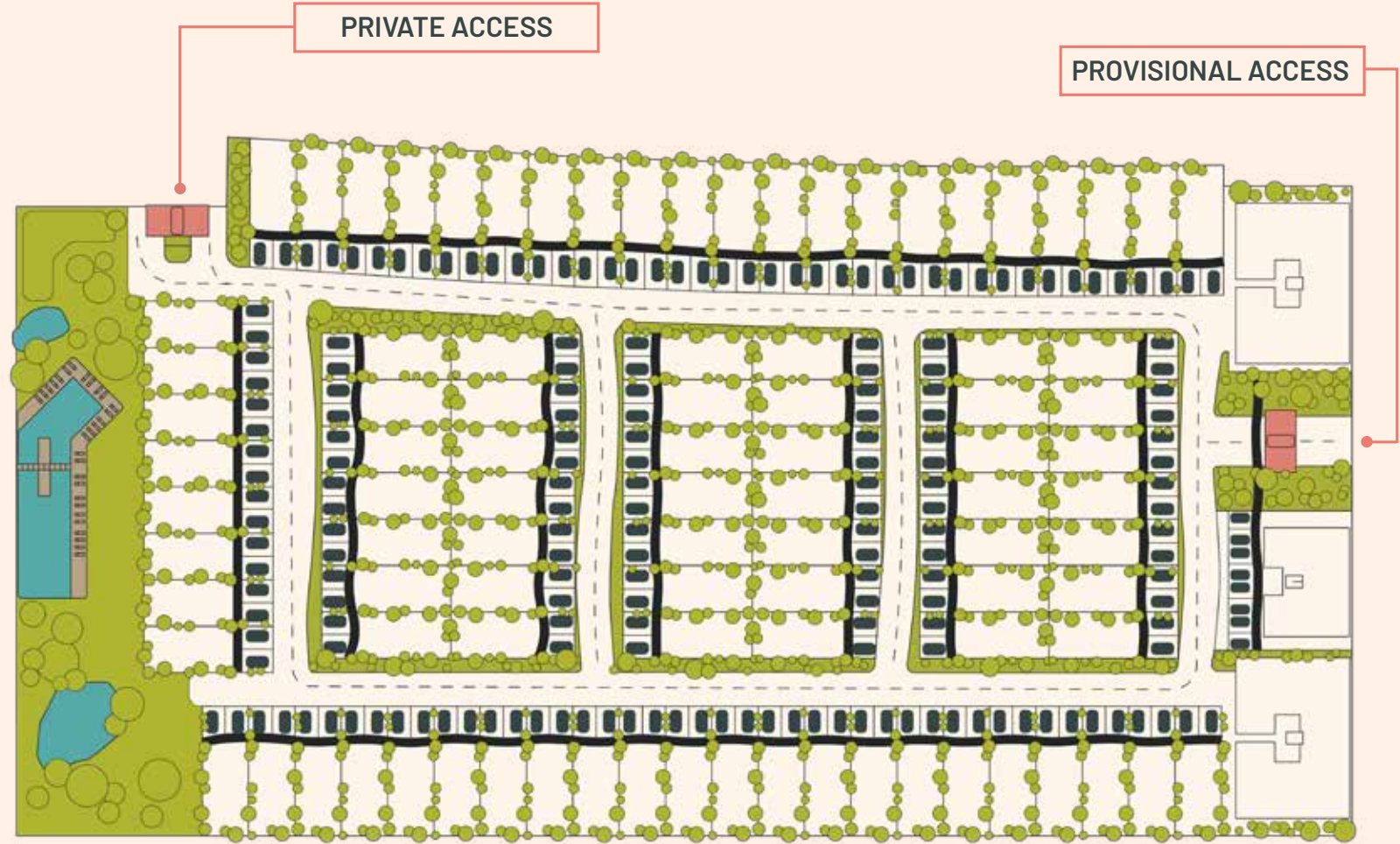
Main
access and
commercial
area

Lavanda F1
/ MLT 02 /

PRIVATE ACCESS

PROVISIONAL ACCESS

AMENITIES LAVANDA PRIVATE





OUR COMMUNITY

Saumeria emerges from the desire to commemorate Tulum's past, its people, its history, and beliefs, in order to celebrate a better future.

Thus, the name was chosen, inspired by the word "sahumerio," which is a natural tool typically used to purify and energetically cleanse a space with smoke.



1. PET PARK

2. PADEL COURT

3. TENIS COURT

4. MULTI-COURT

5. ATHLETICS CIRCUIT

6. SEMI-OLIMPIC POOL

7. OPEN AIR CINEMA

8. SKATE PARK

9. PLAYGROUND

10. CHILL AREA

11. CLUB HOUSE

AMENITIES AND SERVICES

LAVANDA PRIVATE AND CLUB HOUSE

LAVANDA PRIVATE

POOL	CENOTES
GYM	BARBECUE AREA
PET PARK	PLAYGRUND
CHILL ZONE	BATHROOMS

CLUB HOUSE

SEMI -OLIMPIC POOL	PADEL COURD	PET PARK
ATHLETICS CIRCUIT	MULTI-COURT	PLAYGROUND
AIR- CONDITIONER CINEMA	COWORKING	SKATE PARK
OPEN AIR CINEMA	CHILL ZONE	TENIS COURT



A development where nature and cenotes are the protagonists, not the streets and buildings.
Amenities throughout the development invite you to enjoy peaceful strolls, outdoor activities, and sports.



Natural cenotes that connect with the spirituality
and Mayan roots of the Riviera Maya.



Amenities throughout the development, inviting you to enjoy peaceful walks, outdoor activities, and sports.



Spaces designed for family and social enjoyment, including paddle courts, children's play areas, and recreational zones, all in direct contact with the lush vegetation of the Mayan jungle.



Comprehensive well-being, quality, and service that redefine the lifestyle in the Caribbean.

NATURAL CENOTES

Real photographs taken inside the
cenotes belonging to Saumeria.



Eternal bond between past and future.



PROTOTYPES

EXCLUSIVE VILLAS WITH POOL AND PRIVATE GARDEN,
WITH TOTAL AREAS STARTING AT 4,392 FT².



HOUSE

3 BEDROOMS

Total area from: **2,680 ft²**

2 levels / 3 bedrooms / 3.5 Bathrooms /
2 Parking spaces / Laundry room /
Garden.

*Note: Some of our units have
a private pool in the garden.



LOW LEVEL



TOP FLOOR



A modern two-story garden condo with a mix of stone and stucco walls. The building features large windows with white curtains and balconies overflowing with lush green plants. A paved driveway leads to a parking area where a silver SUV is parked. The foreground is a brick-paved area. The sky is blue with some clouds.

GARDEN CONDO

2 BEDROOMS

Total area from: **1,701 ft²**

LOW FLOOR

0 Levels / 2 Bedroom / 2 Bathroom /
1 Parking space / Laundry space /
Garden.

***Note:** Some of our units have
a private pool in the garden.



A modern, minimalist rooftop condo interior. The space features a large, light-colored tiled floor. In the foreground, a round, light-colored stone coffee table with wooden legs sits on a large, circular, light-colored rug. To the left, a white armchair with dark wood arms and legs is positioned. In the background, a dining area with a round wooden table and chairs is visible, along with a kitchen area featuring a large window, a refrigerator, and a wooden countertop. A staircase with a white railing leads up from the dining area. A large potted plant stands near the staircase. On the right, a modern, low-profile sofa with patterned cushions is visible. The overall aesthetic is clean, bright, and contemporary.

ROOF A CONDO

2 BEDROOMS

Total área starting at: **1,356 ft²**

PLANTA ALTA

0 Levels / 2 Bedrooms / 2 Bathrooms /
1 Parking space / Laundry room /
Roof top.

*Note: Some of our units have
a private pool in the garden.



***Nota:** The stairs to roof top are outside.



ROOF B CONDO

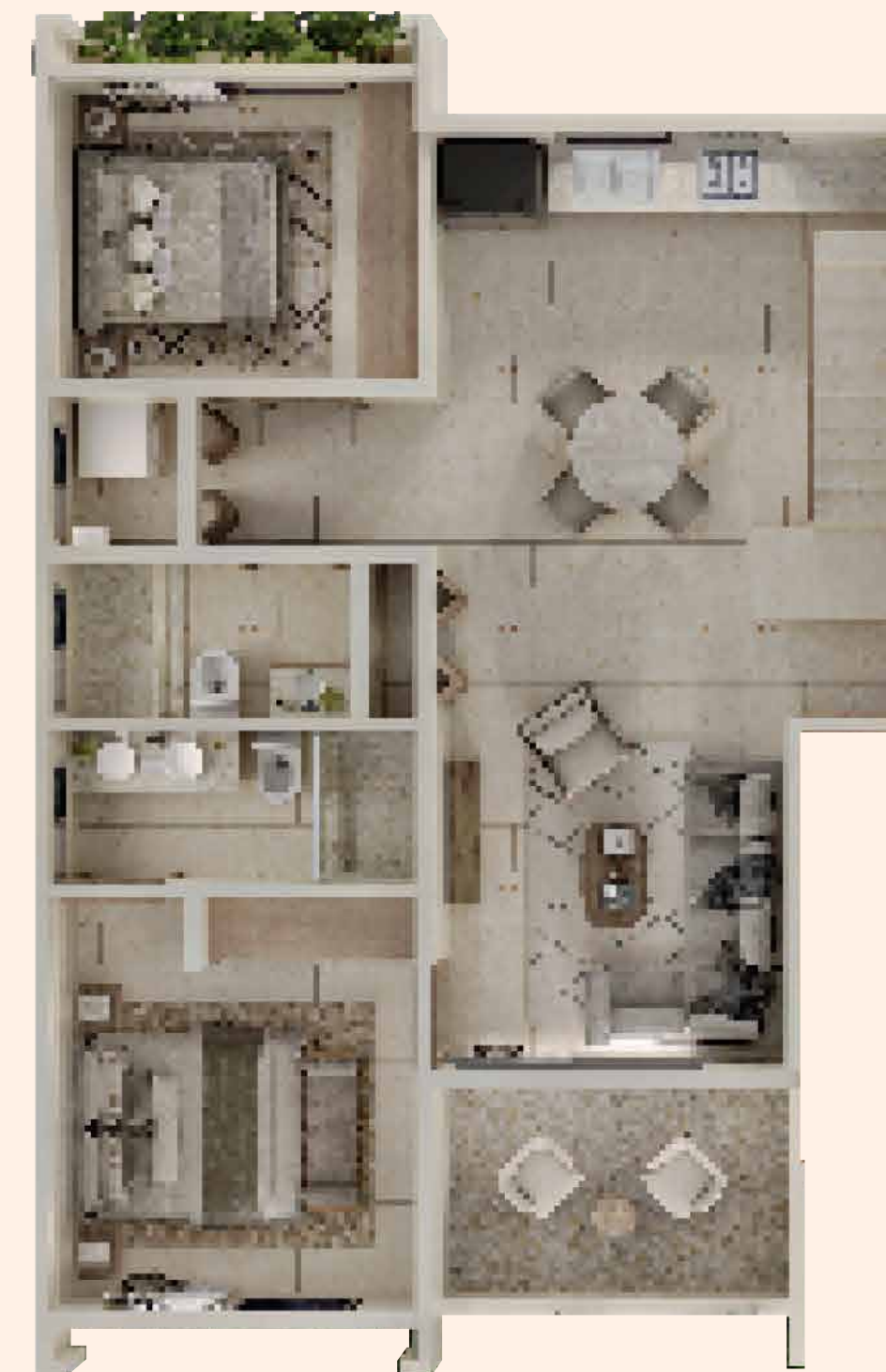
2 BEDROOM

Total area froma: **1,593 ft²**

TOP FLOOR

0 levels / 2 Bedrooms / 2 Bathrooms /
1 Parking space / Laundry room /
Roof top.

*Note: Some of our units have
a private pool in the garden.



***Nota:** The stairs to roof top are outside.



2 BEDROOMS APARTMENT IN TOWER

2 BEDROOMS

Total area from: **883 ft²**

APARTMEN IN TOWER

0 Levels / 2 Bedrooms / 2 Bathroom /
1 Parking space / Laundry room /
Terrace.



1 BEDROOM
APARTMENT IN TOWER

1 BEROOM

Total area from: **700 ft²**

APARTMEN IN TOWER

0 Levels / 1 Bedroom / 1 Bathroom /
1 Parking spaces / Laundry room /
Terrace.



DISCOVER AND INVEST IN THE ANCESTRAL
DESTINATION OF MEXICO WITH
THE HIGHEST APPRECIATION RATE



The texts, renders, plans, and images presented are in a development stage and are intended solely as conceptual references, providing a partial view of the final development. They should not be relied upon for determining critical or final technical details, which will be specified in the attached plans and upon project completion. The project may undergo modifications, revisions, and changes at the developer's discretion. All measurements are approximate and may vary according to conceptual models and typologies. For more detailed information, please refer to this descriptive report and the accompanying plans.



SECURE WARRANTY

Every detail reflects our commitment to quality and care, creating spaces that transcend the passage of time. From the foundations to the finishes, each element has been designed to offer a durable product that maintains its value. Our main differentiator is the meticulous attention to every stage, ensuring a product that provides confidence and security, where life is enjoyed to the fullest.

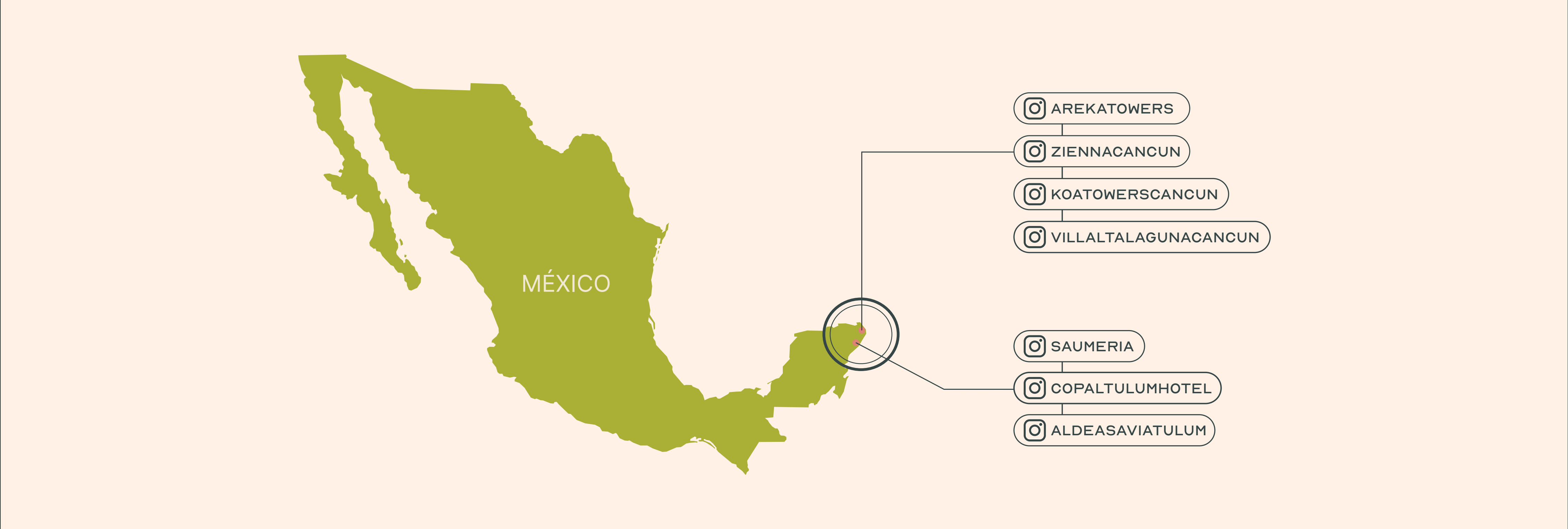
ONIX LIVING

WE ARE **ONIX LIVING** THIS IS ABOUT US

WE CREATE PLANNED AND INTEGRATED COMMUNITIES WITH THE NATURAL ENVIRONMENT.

+850 UNITS DELIVERED
IN RECENT YEARS.

ONIX LIVING, LEADER IN THE CARIBBEAN



We are a real estate developer based in Cancún, México, with extensive experience in the region. We specialize in creating innovative, high-quality projects, with successful developments in areas with high potential for added value. Our commitment to excellence and deep knowledge of the local market have positioned us as a trusted industry leader, offering living spaces that combine modern design with the natural beauty of the Caribbean coast.

VILLALTA
LAGUNA

ZIENNA
Cancún

 Saumeria

 KOA TOWERS

L A R E S E R V A
ALDEA SAVIA

ALDEA SAVIA
TULUM

 AREKATOWERS

C O P A L
TULUM



Saumeria

TULUM