

Bringing back Tulum's roots

XunKari brings back a Tulum that is no longer existent due to over-development and excessive construction.

It was meticulously designed to transport you to a journey of peace, harmony and tranquility.



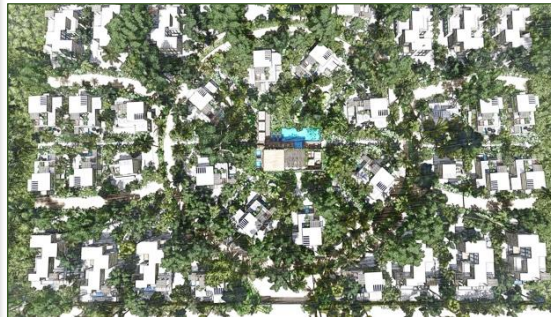
Introducing the XunKari Tulum legacy

XunKari Phase I



Sales launch date:	Nov. 2019
Delivery date:	Sep. 2022
Phase status:	Built & delivered
# of lots	26 lots
# of units:	36 units
Construction footprint*:	5,107 M ² *
Project surface area:	20,000 M ²
Green areas:	74% of total *

XunKari Phase II



Sales launch date:	Mar. 2021
Delivery date:	3Q 2023
Phase status:	Construction
# of lots:	36 lots
# of units:	37 units
Construction footprint*:	5,493 M ²
Project surface area:	20,000 M ²
Green areas:	73% of total *

XunKari Phase III



Sales launch date:	Sep. 2022
Delivery date:	1Q 2025
Phase status:	Pre-sales
# of lots:	42 lots
# of units:	42 units
Construction footprint*:	5,181 M ² *
Project surface area:	20,000 M ²
Green areas:	74% of total *

* Considers total built areas in ground level for units & amenities

Global recognition

XunKari has been awarded by prestigious architects & designers around the world.

Its has also been featured in major media publications for its unique concept in global hotspots.

Industry Awards



PORCELANOSA

Awarded by Porcelanosa as Finalist – Best Global Residential Project
Milan, Italy – May 2022

Media Presence



Featured in Forbes®, Robb Report® & Lifestyle® Magazines
Global, 2020 – 2022

Global Client Network



Trust from satisfied clients across 17 different countries (and counting)
Reach across 4 continents



What makes XunKari unique, authentic & special?



Truly-sustainable and eco-friendly construction development

70%+ green areas, solar energy, water treatment plants



Superior quality and luxury standards in all unit models

High-end finishes from Porcelanosa® and many other premium brands



Prime location in an undeveloped and pure region of Tulum

Strategically isolated from Tulum's urban chaos, 3KM from the beach



Exclusive community services & state-of-the-art amenities

24/7 security, concierge, rental mgmt. and use of Phase 1 & 2 amenities



All units are built to maximize privacy and social distancing

All units are detached from each other, average lot size is ~400 m²



Customization provides opportunity to meet our clients needs

All units are built to suit customers' needs and specifications



Location, Masterplan & Availability

XunKari is distanced away from the urban chaos of Downtown Tulum, but within reach to all your basic needs

Prime location

XunKari is distanced away from the urban chaos of Downtown Tulum, but within reach to all your basic needs

Beaches

1	Soliman Bay Beach	5 mins
2	Tulsayab Beach	8 mins
3	Xcacel Beach	9 mins
4	Playa Paraiso	12 mins
5	Tulum Beach Hotel Zone	15 mins

Cultural & adventure activities

1	ATV rentals	5 mins
2	Parque Xel-Ha	8 mins
3	Golf course	10 mins
4	Tulum Beer distillery	9 mins
5	Mystika Immersive	10 mins
6	Tulum Mayan Ruins	10 mins

Recognized Restaurants

1	Oscar & Lalo	3mins
2	Pandano @ Jashita Hotel	5 mins
3	Buuts Ha	7 mins
4	Casa Altamar	8 mins
5	Mezzanine	12 mins
6	Papaya Playa / KinToh Azulik	12 mins
7	Nao Tulum	14 mins
8	Burrito Amor	15 mins
9	Pasha	16 mins

Supermarkets & pharmacies

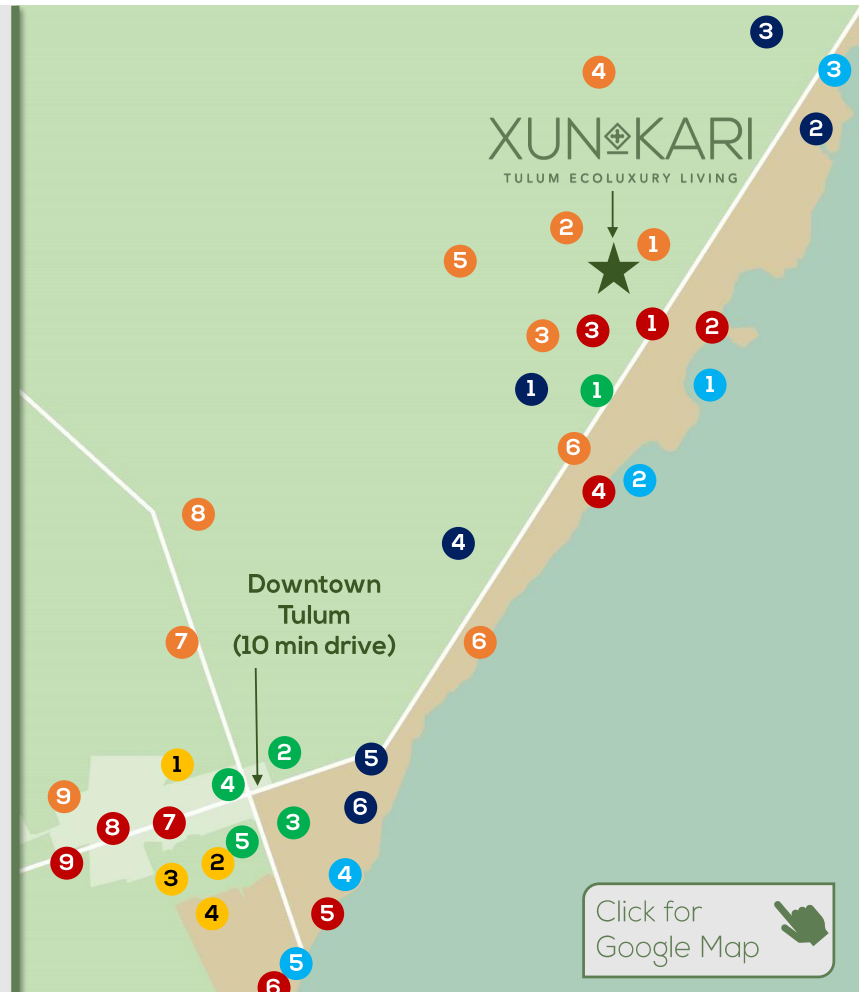
1	Highway mini-market	5 mins
2	Super Aki	12 mins
3	Chedraui	14 mins
4	Downtown Tulum Pharma	15 mins
5	Fresh Market Aldea Zama	15 mins

Top-rated Cenotes

1	Yax-Kin Cenote	2 mins
2	Dreamgate Cenote	4 mins
3	Casa Tortuga Cenote	6 mins
4	Dos Ojos Cenote	8 mins
5	Caracol Cenote	12 mins
6	Casa Cenote	12 mins
7	Cenote Calavera	14 mins
8	Gran Cenote	16 mins
9	Cenote Escondido	18 mins

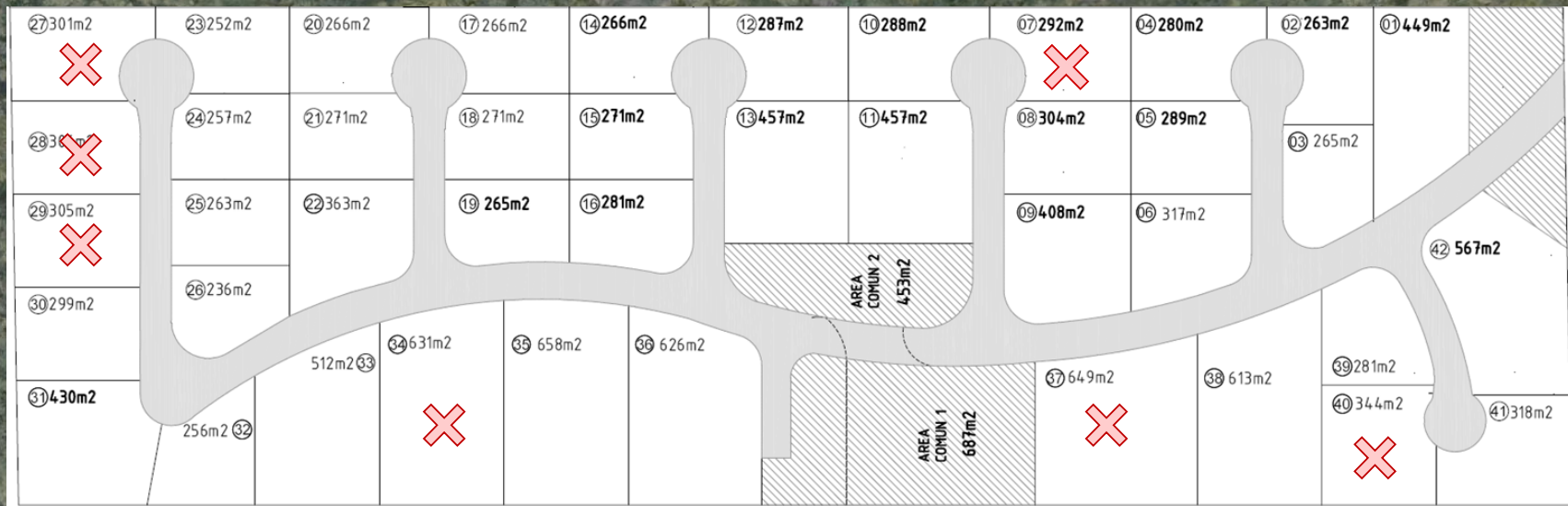
Tulum Residential Market

1	Downtown Tulum	10 mins
2	Aldea Zama	12mins
3	La Veleta	14 mins
4	Region 15	16 mins





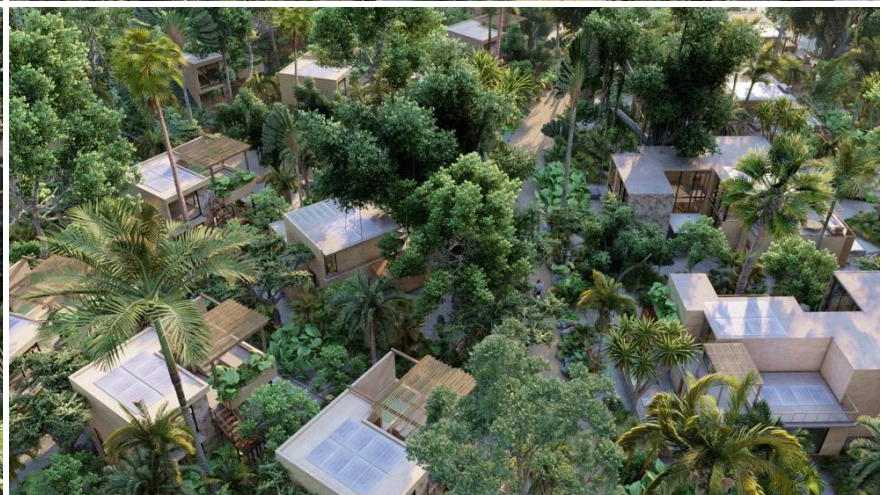
Phase III availability



- Bungalow** (27 total) Lots # 2, 3, 4, 5, 7, 8, 10, 12, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 32, 39, 40
- Villa Loft** (7 total) Lots # 6, 9, 11, 13, 22, 31, 41
- Villa House** (4 total) Lots # 1, 33, 38, 42
- Villa Mansion** (4 total) Lots # 34, 35, 36, 37

X Sold or Reserved







Unit Models, Floorplans and Pictures

4 models designed to exceed all your expectations

Premium Bungalow

(Living areas: 149 M² / 1,602 SF)

- 2 Bedrooms / 2 Bathrooms
- Small Kitchen
- Living Room
- Outdoor patio (1)
- Sundeck rooftop
- Private Pool (6.4 m²)
- Parking space for 1 car



Starting @ \$4,452,000 MXN

Villa Loft

(Living areas: 202 M² / 2,179 SF)

- 2 Bedrooms / 2 Bathrooms
- Full Kitchen
- Full Living Room
- Outdoor patio (2)
- Sundeck rooftop
- Private Pool (9.6 m²)
- Parking space for 1 car



Starting @ \$6,148,000 MXN

Villa House

(Living areas: 314 M² / 3,377 SF)

- 3 Bedrooms / 3 Bathrooms
- Premium Kitchen
- Double height Living Room
- Outdoor patio (2)
- Sundeck rooftop / Yoga set
- Private Pool (12.4 m²)
- Parking space for 2 cars



Starting @ \$9,010,000 MXN

Villa Mansion

(Living areas: 405 M² / 4,356 SF)

- 4 Bedrooms / 4 Bathrooms
- Premium Kitchen
- Double height Living Room
- Outdoor patio (3)
- Sundeck rooftop / Yoga set
- Private Pool (17.4 m²)
- Parking space for 2 cars



Starting @ \$10,176,000 MXN

Premium Bungalow floorplans

Click for Detailed Floorplans 

Ground Floor



2 bedrooms



2 bathrooms



Kitchenet (small)



Private pool in upper level (7.9 M²)



2 terraces

Upper Level



Interior areas: 90 M² / 969 SF

Exterior areas: 38 M² / 413 SF

Pool areas: 8 M² / 85 SF

Car parking (2): 12.5 M² / 135 SF

149 M²
1,602 SF

TOTAL AREAS



Premium Bungalow

[Click for more pictures](#) 





Villa Loft floorplans

Click for Detailed Floorplans 



-  2 bedrooms
-  2 bathrooms
-  Kitchen
-  Private pool (9.6 M²)
-  1 patio + 2 terraces
-  Rooftop upgrade available

Interior areas: 126 M² / 1,351 SF
Exterior areas: 55 M² / 590 SF
Pool areas: 9.6 M² / 104 SF
Car parking (2): 12.5 M² / 135 SF

202 M²
2,179 SF
TOTAL AREAS



Villa Loft

[Click for more pictures](#) 



Villa Loft





Villa House floorplans

[Click for Detailed Floorplans](#) 



-  3 bedrooms
-  3 bathrooms
-  Kitchen
-  Private pool (12.4 M²)
-  1 patio + 2 terraces
-  Rooftop upgrade available

Interior areas: 196 M² / 2,106 SF
Exterior areas: 81 M² / 868 SF
Pool areas: 12.4 M² / 133 SF
Car parking (2): 25 M² / 269 SF

**314 M²
3,377 SF**
TOTAL AREAS

Villa House

[Click for more pictures](#)





Villa House





Villa House



Click for more pictures 



Villa Mansion floorplans

[Click for Detailed Floorplans](#) 



-  4 bedrooms
-  4 bathrooms
-  Premium kitchen
-  Private pool (18 M²)
-  1 patio + 2 terraces
-  Rooftop upgrade available

Interior areas: 291 M² / 3,135 SF
Exterior areas: 71 M² / 759 SF
Pool areas: 18 M² / 194 SF
Car parking (2): 25 M² / 269 SF

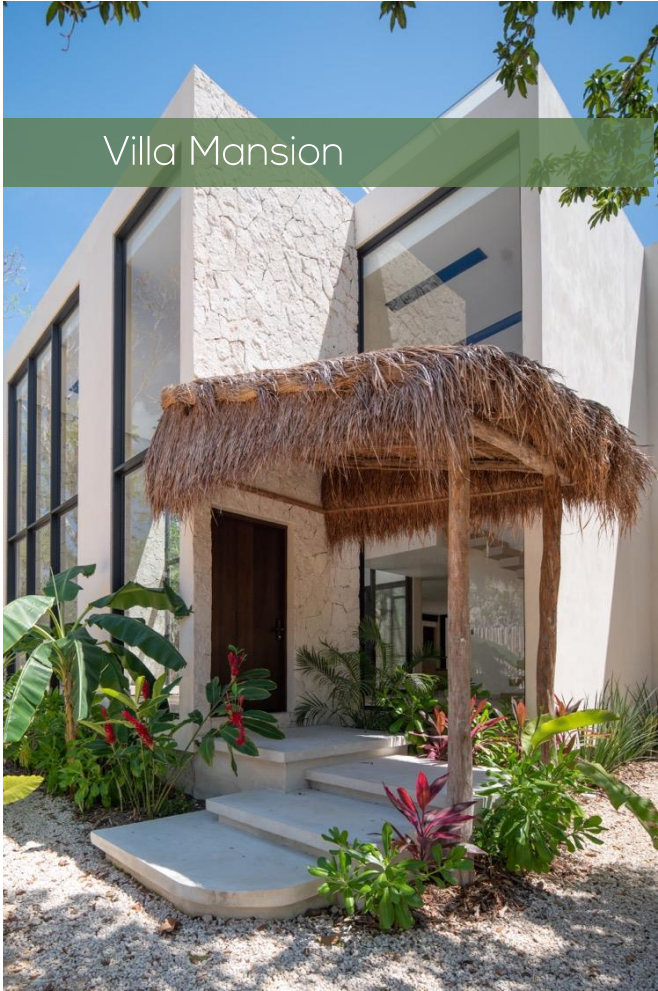
**405 M²
4,356 SF**

TOTAL AREAS



Villa Mansion

[Click for more pictures](#) 



Villa Mansion



[Click for more pictures](#) 







Payment Structure & Investment Analysis



Delivery dates, purchase process & pricing specials

Delivery Dates

- Final project delivery expected in **March 2025**

Purchase Process

- **\$60,000 MXN** refundable deposit required to reserve a unit
- **14-day** period to review and sign promissory contract
- **40% down payment** due at signing of promissory contract; special discount provided for higher down payments
- Remaining 60% paid during construction period in monthly, bi-monthly or quarterly payments

Pricing specials

- 100% full upfront payment: **7% Discount**
- 80% upfront payment: **5% Discount**
- 60% upfront payment: **3% Discount**

Bank Account Information

USD Payments

Intermediary Bank	Citibank NA
Intermediary Bank's Address	111 Wall St. New York City, NY 10005,
Intermediary Bank Swift:	CITIUS33
Intermediary ABA:	021000089
Recipient name:	CI Banco
Recipient's Address:	Central Palmas, Paseo de las Palmas Mexico City 11000, MEX
Recipient's account number:	36888793
Memo Instructions:	"FFC DESARROLLADORA XK RIVIERA MAYA II SA DE CV"

MXN Payments

Beneficiario:	XELBURI SA DE CV
RFC:	XEL190208ED6
Banco:	BBVA
Número de cuenta:	0116096298
Clabe interbancaria:	012180001160962982



Pricing and payment alternatives

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Why Invest in Tulum?

Invest with certainty, invest in the Paradise

6.5+ Million tourists per year;
#1 hotspot in all Latin America

Less than 10% vacation rental penetration in Tulum (Airbnb)

#1 Ranking tourist destination in Mexico, preferred for its magic and nature

\$7.1 Billion amount tourists spend per year (average spend of \$1,000+ per tourist)

87% of tourists are foreigners; a profile of tourists with high purchase power

82% average hotel occupation rates, driving high demand for real estate in Tulum

Tulum industry awards & media recognitions



"Destination with the 4th most reservations globally for New Years"



"One of the markets with the most growth in the world"



"Best up and coming travel destination in the world"



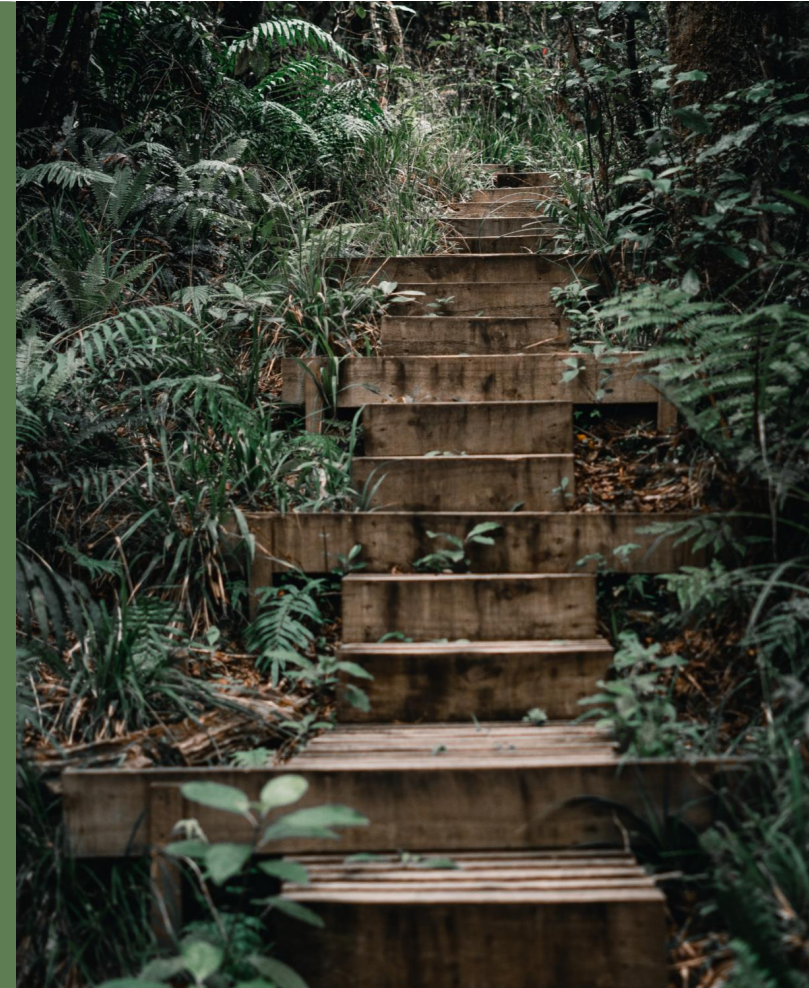
"Most tourist destination in the planet"



"Leading beach destination in Mexico and Central America"



"Tulum is the global capital of Yoga"





Return on Investment ("ROI") analysis

Premium Bungalow		Villa Loft		Villa House		Villa Mansion														
Sales Price (MXN)	\$4,452,000	Sales Price (MXN)	\$6,148,000	Sales Price (MXN)	\$9,010,000	Sales Price (MXN)	\$10,176,000													
(+) Furnishings & Electronics (est.)	\$360,000	(+) Furnishings & Electronics (est.)	\$450,000	(+) Furnishings & Electronics (est.)	\$600,000	(+) Furnishings & Electronics (est.)	\$700,000													
Total Purchase Price	\$4,812,000	Total Purchase Price	\$6,598,000	Total Purchase Price	\$9,610,000	Total Purchase Price	\$10,876,000													
Rental Income		Rental Income		Rental Income		Rental Income														
Occupation Rate	70%	Occupation Rate	70%	Occupation Rate	70%	Occupation Rate	70%													
# of Days	256	# of Days	256	# of Days	256	# of Days	256													
MXN \$/ Night	\$2,800	MXN \$/ Night	\$3,800	MXN \$/ Night	\$5,200	MXN \$/ Night	\$6,000													
Annual Rental Income	\$715,400	Annual Rental Income	\$970,900	Annual Rental Income	\$1,328,600	Annual Rental Income	\$1,533,000													
(-) Fee (20%)	(\$143,080)	(-) Fee (20%)	(\$194,180)	(-) Fee (20%)	(\$265,720)	(-) Fee (20%)	(\$306,600)													
Annual Rental Income (Net)	\$572,320	Annual Rental Income (Net)	\$776,720	Annual Rental Income (Net)	\$1,062,880	Annual Rental Income (Net)	\$1,226,400													
Estimated expenses		Expenses		Expenses		Expenses														
Utilities (electricity + wifi)	(\$36,000)	Utilities (electricity + wifi)	(\$48,000)	Utilities (electricity + wifi)	(\$60,000)	Utilities (electricity + wifi)	(\$60,000)													
Trust Manager Fees	(\$6,000)	Trust Manager Fees	(\$6,000)	Trust Manager Fees	(\$6,000)	Trust Manager Fees	(\$6,000)													
Maintenance & Admin (HOA Fee)	(\$44,520)	Maintenance & Admin (HOA Fee)	(\$61,480)	Maintenance & Admin (HOA Fee)	(\$90,100)	Maintenance & Admin (HOA Fee)	(\$101,760)													
Property Taxes	(\$22,260)	Property Taxes	(\$30,740)	Property Taxes	(\$45,050)	Property Taxes	(\$50,880)													
Annual Expenses	(\$108,780)	Annual Expenses	(\$146,220)	Annual Expenses	(\$201,150)	Annual Expenses	(\$218,640)													
Annual Net Cash Flow	\$463,540	Annual Net Cash Flow	\$630,500	Annual Net Cash Flow	\$861,730	Annual Net Cash Flow	\$1,007,760													
ROI	9.6%	ROI	9.6%	ROI	9.0%	ROI	9.3%													
ROI Sensitivity:		ROI Sensitivity:		ROI Sensitivity:		ROI Sensitivity:														
MXN \$ / Night	% Occupation					MXN\$ / Night	% Occupation					MXN\$ / Night	% Occupation							
	50%	60%	70%	80%	90%		50%	60%	70%	80%	90%		50%	60%	70%	80%	90%			
	\$2,400	5.0%	6.5%	7.9%	9.4%		10.8%	\$3,400	5.3%	6.8%	8.3%		9.8%	11.3%	\$5,600	5.5%	7.0%	8.5%	10.0%	11.5%
	\$2,600	5.6%	7.2%	8.8%	10.4%		11.9%	\$3,600	5.7%	7.3%	8.9%		10.5%	12.1%	\$5,800	5.8%	7.3%	8.9%	10.4%	12.0%
	\$2,800	6.2%	7.9%	9.6%	11.3%		13.0%	\$3,800	6.2%	7.9%	9.6%		11.2%	12.9%	\$6,000	6.0%	7.7%	9.3%	10.9%	12.5%
	\$3,000	6.8%	8.7%	10.5%	12.3%		14.1%	\$4,000	6.6%	8.4%	10.2%		11.9%	13.7%	\$6,200	6.3%	8.0%	9.6%	11.3%	13.0%
\$3,200	7.4%	9.4%	11.3%	13.3%	15.2%	\$4,200	7.1%	8.9%	10.8%	12.7%	14.5%	\$6,400	6.6%	8.3%	10.0%	11.7%	13.5%			

** Prices are subject to change based on availability