



# AFIORA

TULUM



*Life is immersion.*

*An incubator, a sandbox, a place to brew ideas.*

Nature and art come together to  
reveal our essence.  
To allow the self to grow,  
to flourish.

*To create Magic.*

*Art is magic.*

*Technology is magic.*

*Connecting with people is magic.*

*Connecting to nature is magic.*

*Connecting to yourself is magic.*

*Healing is magic.*

*Collaboration is magic.*

*Not a dream, but a reality.*

*Not escapism, but actualism.*

*Not a secret, but an invitation.*

*Not paradise, but Gaia.*

*It's a new way of living, a third life.*

*It's a new form of society, a creative tribe.*

*A world of wonder, and exploration.*

*A world of magic built by creatives for creatives.*







*A place where ideas are born and inspiration awakens*

*Aflora is a community created for you.  
A portal connecting modern convenience  
with timeless elegance.*

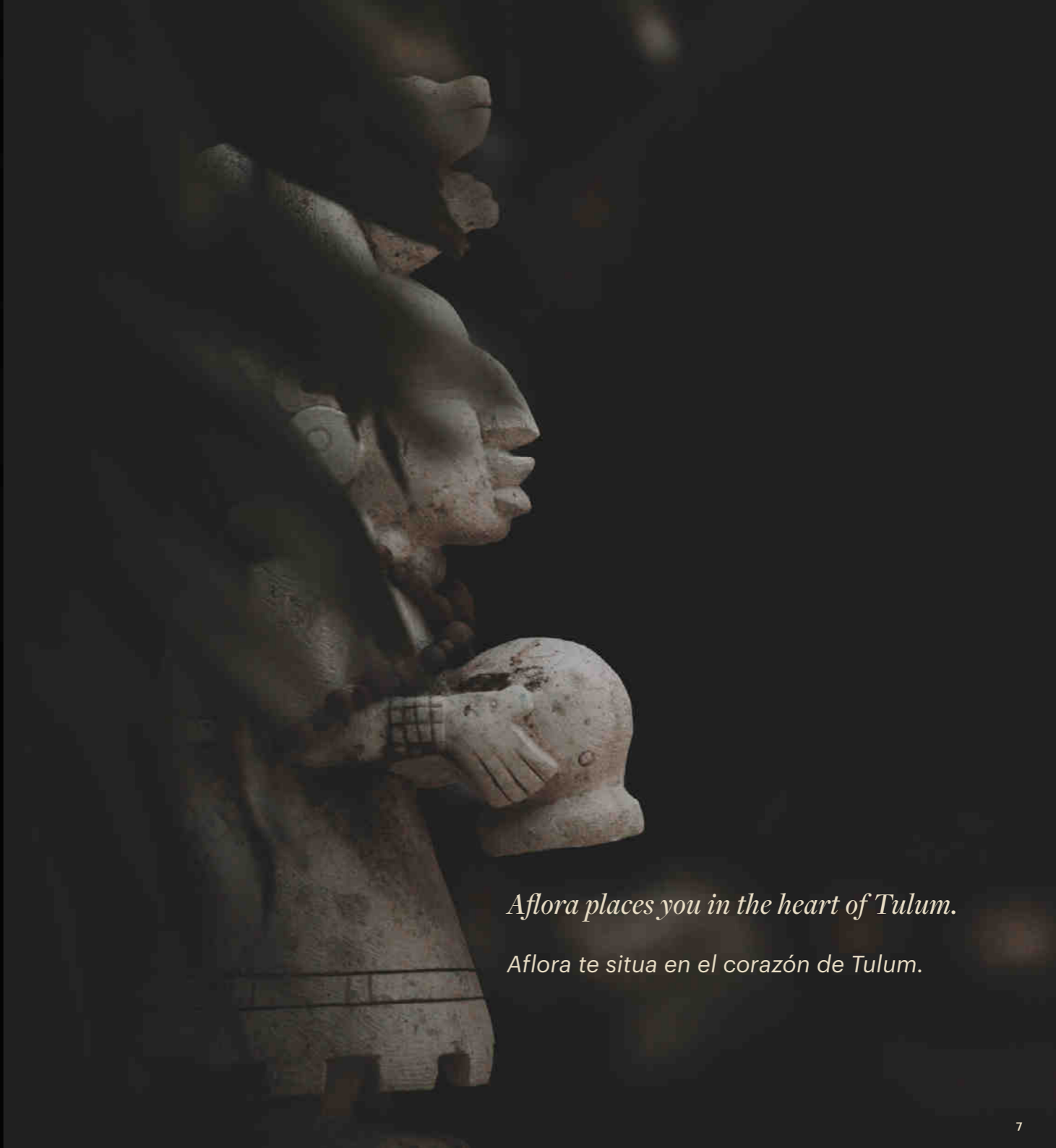
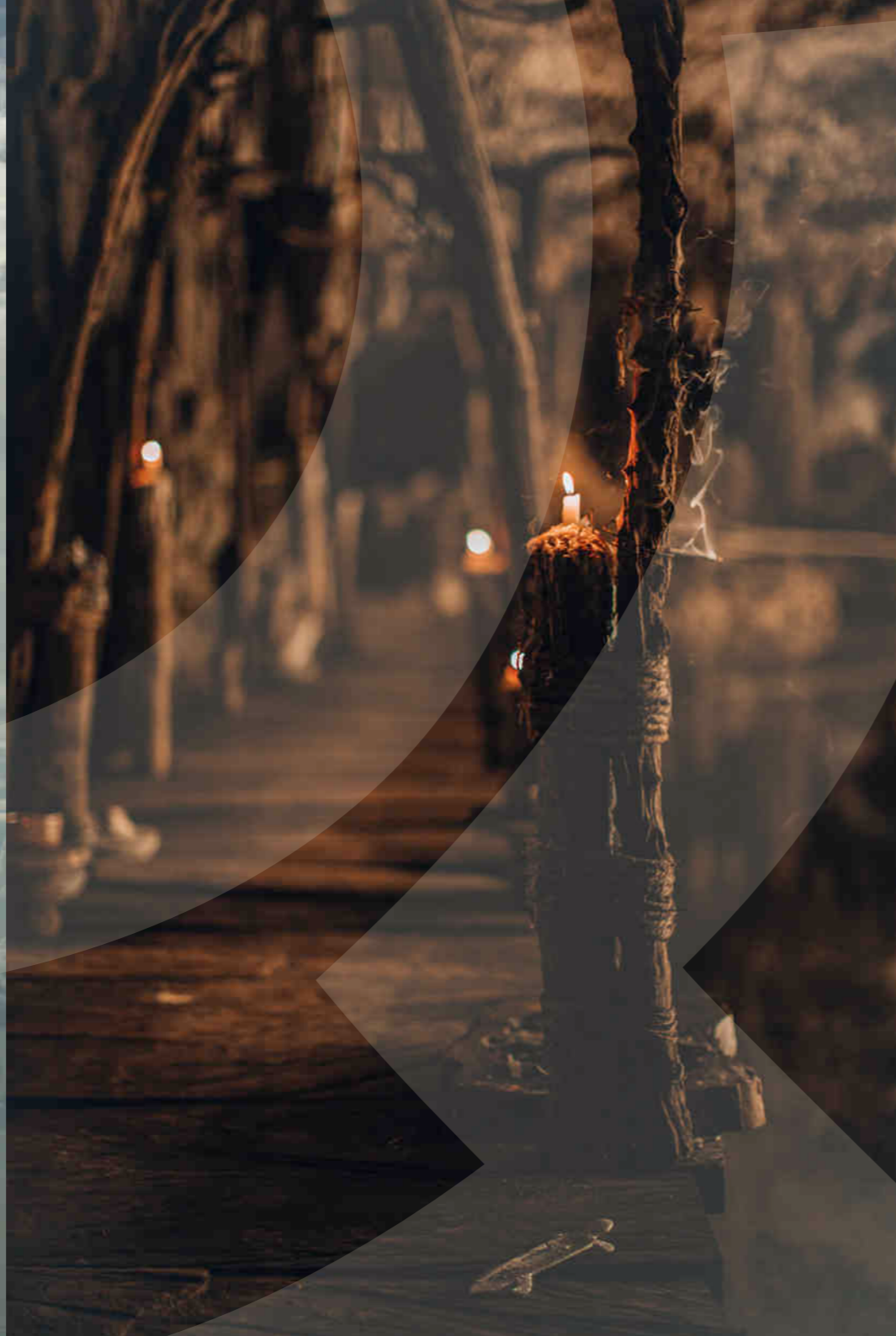
*We invite you to discover a unique living  
experience surrounded by art and nature.*

*Aflora es una comunidad creada para ti.  
Un portal que conecta la comodidad moderna  
con la elegancia atemporal.*

*Te invitamos a descubrir una experiencia de  
vida única rodeada de arte y naturaleza.*







*Aflora places you in the heart of Tulum.*  
*Aflora te situa en el corazón de Tulum.*



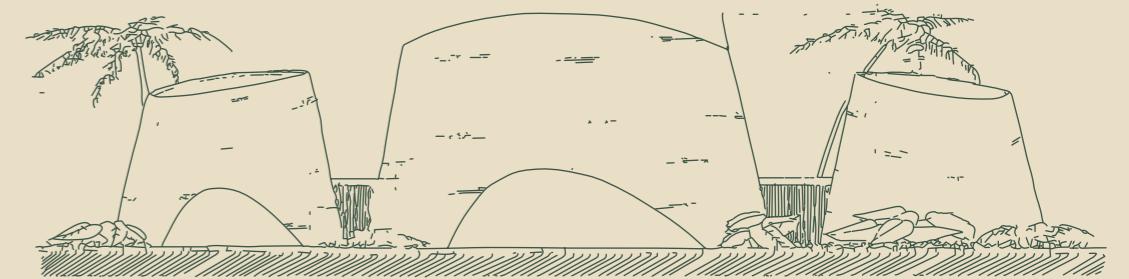
## Location

*Aflora sits lightly on its abundant 3 hectare boundary, located between the town of Tulum and its crystalline beaches, inside the prime neighborhood of Aldea Zama.*

*Adjacent to undeveloped jungle and less than 2 miles from world-famous Caribbean beaches and the Mayan ruins of Tulum, Aflora offers the perfect setting to find peace, build connections, create, and immerse yourself in the magical landscape of the Yucatán Peninsula.*

*Aflora se asienta sobre 3 hectáreas, localizadas entre el pueblo de Tulum y sus maravillosas playas cristalinas, dentro de la comunidad de Aldea Zamá.*

*Adyacente a jungla protegida y a 2 kilómetros de las mundialmente famosas playas caribeñas y las ruinas Mayas de Tulum, Aflora ofrece el escenario perfecto para encontrar paz, crear conexiones y sumergirte en el paisaje mágico de la Península de Yucatán.*

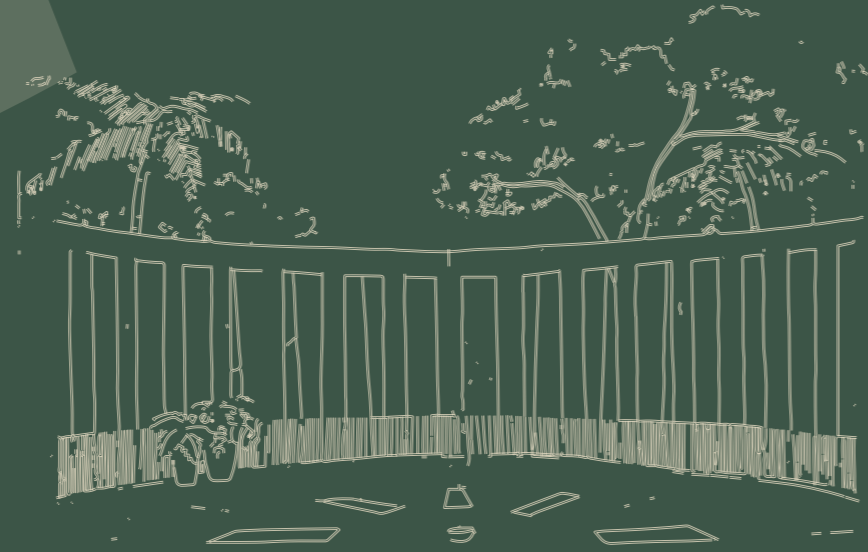




# Amenities

*Woven into the site's geography and architecture, we invite you to make yourself at home with our wide range of amenities designed to cultivate inspiration.*

*Tejido en la geografía y la arquitectura del sitio, te invitamos a que te sientas en casa con nuestra amplia gama de amenidades diseñadas para cultivar inspiración.*







*As light flickers through the leaves, the shadows dance a ballet below, and a tactile pebbled path beckons you to indulge your curiosity further.*





Wellness Lagoon

Panza Dining & Bar

Bath House Spa & Temazcal

Sunset Tower Lobby

Wellness Tower  
*Torre Wellness*

Coworking Lounge

Semi-olympic Pool  
*Piscina Semiolímpica*

Infinity Pool  
*Piscina Infinita*

Climbing Wall  
*Rocódromo (muro para escalar)*

Outdoor Fitness Circuit  
*Circuito de fitness exterior*

Acrobatic Practice Area  
*Área de prácticas acrobáticas*

Sculpture Garden  
*Jardín escultural*

Kids Playground & Pool  
*Juego y piscina para niños*

Hanging Nets  
*Camas elevadas*

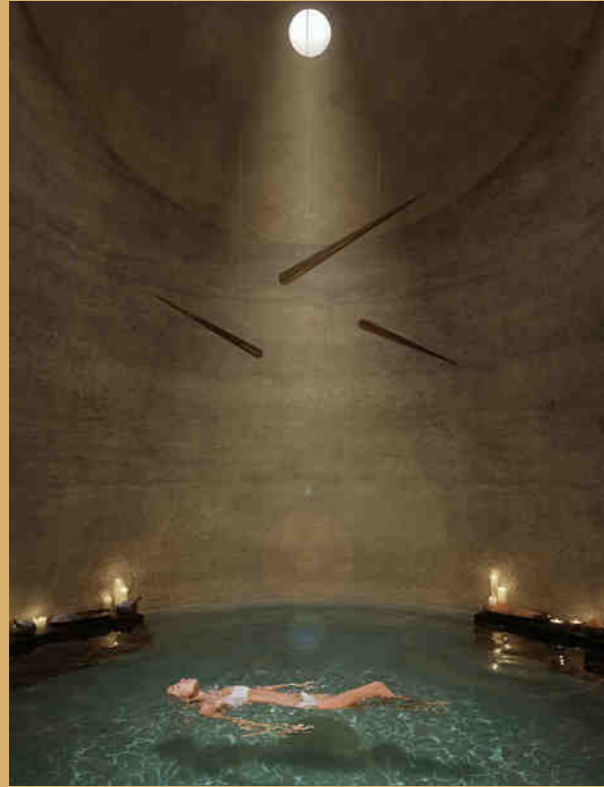
Hammocks & Swings Area  
*Área de hamacas y columpios*







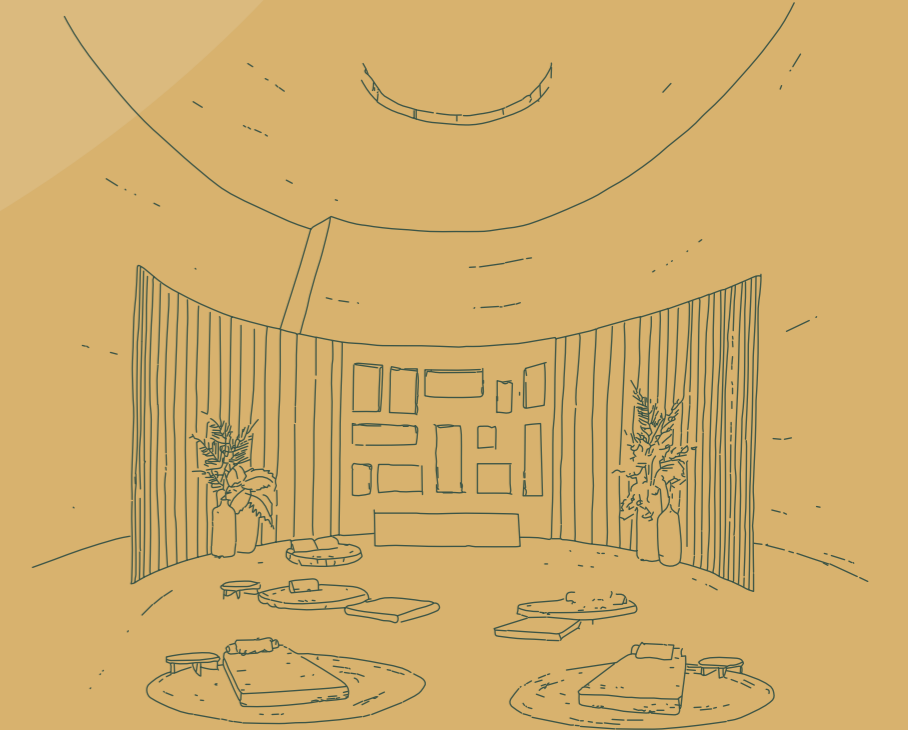




## Life in Aflora















*Our Habitat is a symbiotic organism with you at its center, providing a nurturing environment for inspiration, activation and learning. As an inhabitant you will be inspired to get your hands dirty and your toes sandy. Create art, connect with community and immerse yourself in nature.*

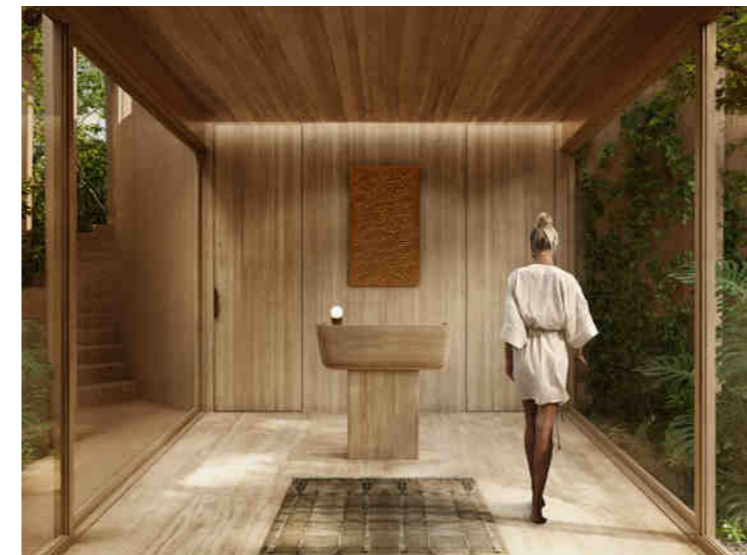
*Nuestro hábitat es un organismo simbiótico contigo en su centro, proporcionando un entorno propicio a la inspiración, activación y aprendizaje. Como habitante serás invitado a participar, a empaparte y llenarte de arena. Crea arte, conecta con una comunidad y sumérgete en la naturaleza.*





## Highlights

-  Controlled access booths  
*Acceso controlado*
-  24 hr security  
*Seguridad 24 hrs*
-  Disabled access  
*Acceso para discapacitados*
-  Premium location  
*Ubicación premium*
-  Fiber optic internet  
*Internet de fibra óptica*
-  Private and visitor parking  
*Estacionamiento privado y de visitas*
-  Access to beach clubs  
*Acceso a clubs de playa*
-  Concierge service  
*Servicio de concierge*
-  Bike rental  
*Renta de bicicletas*
-  Wellness area  
*Espacio wellness*
-  Cultural events  
*Eventos culturales*
-  Art installations  
*Instalaciones de arte*
-  Gated community  
*Comunidad privada*
-  Capital gain  
*Alta plusvalía*



## Ecofeatures

-  Eco-efficient appliances  
*Electrodomésticos eficientes*
-  Solar energy  
*Energía solar*
-  Low density community  
*Comunidad de baja densidad*
-  Rain water collection  
*Recolección de agua pluvial*
-  Permeable trails  
*Senderos permeables*
-  Green terraces  
*Terrazas verdes*
-  Recycling and composting  
*Reciclaje y composta*
-  Native landscaping  
*Paisajismo nativo*
-  Passive solar design  
*Diseño solar pasivo*
-  Jungle preservation areas  
*Áreas de selva interior*



# Residences

*Aflora offers 211 units distributed throughout Residential Towers, Villas, and Lofts. Each unit is meticulously designed to complement a dynamic lifestyle, surrounded by jungle with private parks, pools, elevator access, and lush rooftop gardens.*

*Aflora ofrece 211 unidades distribuidas en sus torres residenciales, villas y lofts. Cada unidad está meticulosamente diseñada para complementar un estilo de vida dinámico, rodeado de jungla con parques privados, piscinas, elevadores y exuberantes jardines en sus terrazas.*







## Wonder Loft Village






*Discover the wonders that lie within, cultivate community, and connect with nature*



# Loft



Interior	Terrace	Total
362.52 ft <sup>2</sup>	72.11 ft <sup>2</sup>	434.64 ft <sup>2</sup>
33.68 m <sup>2</sup>	6.70 m <sup>2</sup>	40.38 m <sup>2</sup>

-  Bedroom / Habitación
-  Dining Area / Estancia
-  Terrace / Terraza
-  Kitchen / Cocina
-  Full bathroom / Baño completo







## Magic Apartment Towers

*Be inspired by the tranquility of the jungle and experience a new way of living*







## One Bedroom



*Garden House*

Interior	Terrace	Exterior
782.53 ft <sup>2</sup>	97.84 ft <sup>2</sup>	224.10 ft <sup>2</sup>
72.70 m <sup>2</sup>	9.09 m <sup>2</sup>	20.82 m <sup>2</sup>

**Total 1,104.48 ft<sup>2</sup> / 102.61 m<sup>2</sup>**



*Standard*

Interior	Terrace
782.53 ft <sup>2</sup>	97.84 ft <sup>2</sup>
72.70 m <sup>2</sup>	9.09 m <sup>2</sup>

**Total 880.38 ft<sup>2</sup> / 81.79 m<sup>2</sup>**



*Penthouse*

Interior	Terrace	Exterior
785.01 ft <sup>2</sup>	97.84 ft <sup>2</sup>	789.10 ft <sup>2</sup>
72.93 m <sup>2</sup>	9.09 m <sup>2</sup>	73.31 m <sup>2</sup>

**Total 1,671.95 ft<sup>2</sup> / 155.33 m<sup>2</sup>**



Bedroom / Habitación  
 Bathroom / Baño  
 Living Room / Sala  
 Dining Room / Comedor  
 Kitchen / Cocina  
 Service Room / Cuarto de servicio  
 Pool / Piscina  
 Plunge pool & Jacuzzi  
 Lounge area  
 Sun deck  
 Pergola  
 Grill / Parrilla  
 Common area terrace / Terraza en área común  
 Private Garden / Jardín privado

## Two Bedroom



*Style A*

Interior	Terrace
1,479.49 ft <sup>2</sup>	175.77 ft <sup>2</sup>
137.45 m <sup>2</sup>	16.33 m <sup>2</sup>

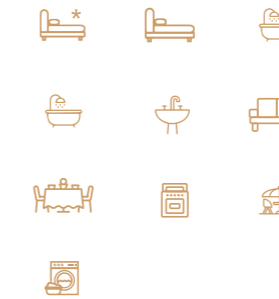
**Total 1,655.27 ft<sup>2</sup> / 153.78 m<sup>2</sup>**



*Style B*

Interior	Terrace
1,506.40 ft <sup>2</sup>	195.36 ft <sup>2</sup>
139.95 m <sup>2</sup>	18.15 m <sup>2</sup>

**Total 1,701.77 ft<sup>2</sup> / 158.10 m<sup>2</sup>**



Master bedroom with terrace / Habitación Master con terraza  
 Bedroom / Habitación  
 Bathroom / Baño  
 Living Room / Sala  
 Dining Room / Comedor  
 Kitchen / Cocina  
 Service Room / Cuarto de servicio  
 Common area terrace / Terraza en área común



*Sky Bridge*

Interior	Terrace
1,470.56 ft <sup>2</sup>	176.09 ft <sup>2</sup>
136.62 m <sup>2</sup>	16.36 m <sup>2</sup>

**Total 1,646.66 ft<sup>2</sup> / 152.98 m<sup>2</sup>**





# Three Bedroom



## Standard

Interior	Terrace
1415.23 ft <sup>2</sup>	175.88 ft <sup>2</sup>
131.48 m <sup>2</sup>	16.34 m <sup>2</sup>

**Total 1,591.11 ft<sup>2</sup> / 147.82 m<sup>2</sup>**



## Garden House

Interior	Terrace	Exterior
1417.39 ft <sup>2</sup>	175.77 ft <sup>2</sup>	758.53 ft <sup>2</sup>
131.68 m <sup>2</sup>	16.33 m <sup>2</sup>	70.47 m <sup>2</sup>

**Total 2,351.69 ft<sup>2</sup> / 218.48 m<sup>2</sup>**



## Luxury

Interior	Terrace
2,124.90 ft <sup>2</sup>	273.61 ft <sup>2</sup>
197.41 m <sup>2</sup>	25.42 m <sup>2</sup>

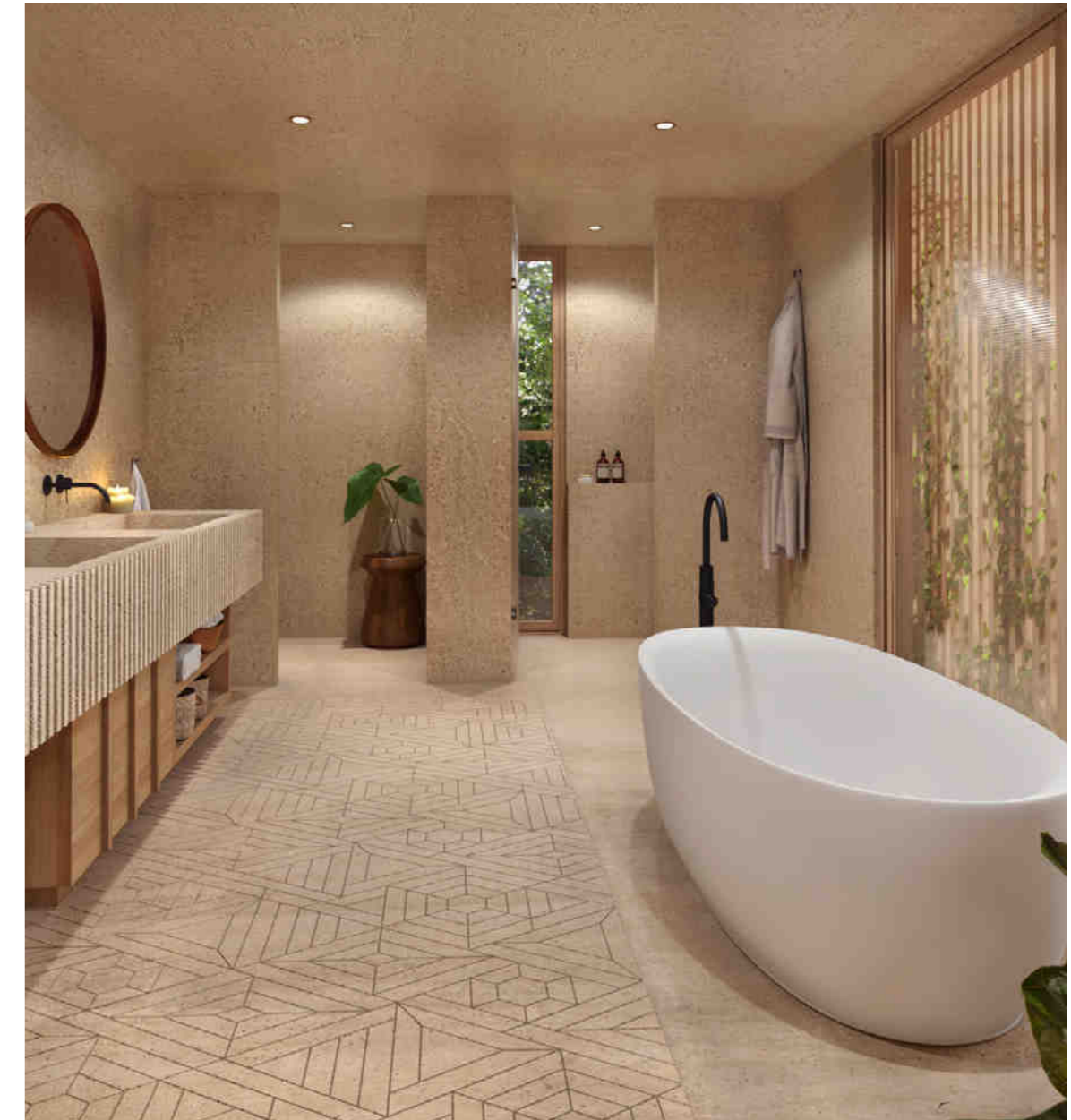
**Total 2,398.52 ft<sup>2</sup> / 222.83 m<sup>2</sup>**



## Penthouse

Interior	Terrace	Exterior
1,412.44 ft <sup>2</sup>	175.77 ft <sup>2</sup>	1,450.00 ft <sup>2</sup>
131.22 m <sup>2</sup>	16.33 m <sup>2</sup>	134.71 m <sup>2</sup>

**Total 3,038.22 ft<sup>2</sup> / 282.26 m<sup>2</sup>**



Master bedroom with terrace / *Habitación Master con terraza*
 Bedroom / *Habitación*
 Bathroom / *Baño*
 ½ Bathroom / *½ Baño*  
 Living Room / *Sala*
 Dining Room / *Comedor*
 Kitchen / *Cocina*
 Service Room / *Cuarto de servicio*
 Pool / *Piscina*
 Plunge pool & Jacuzzi  
 Lounge area
 Sun deck
 Pergola
 Grill / *Parrilla*
 Common area terrace / *Terraza en área común*
 Private Garden / *Jardín privado*





## Essence Luxury Villas

*Enter the wonders hidden in Aflora's most exclusive site*







# Luxury Villas



## Ground Floor / Nivel 1

-  Living Room / Sala
-  Dining Room / Comedor
-  Kitchen / Cocina
-  Walk-In Pantry / Alacena
-  1/2 Bathroom / 1/2 Baño
-  Outdoor shower / Regadera exterior
-  Terrace / Terraza
-  Pool / Piscina
-  2 Gardens / 2 Jardines
-  2 Exterior storage rooms / 2 Bodegas exteriores
-  Gated Driveway / Garage

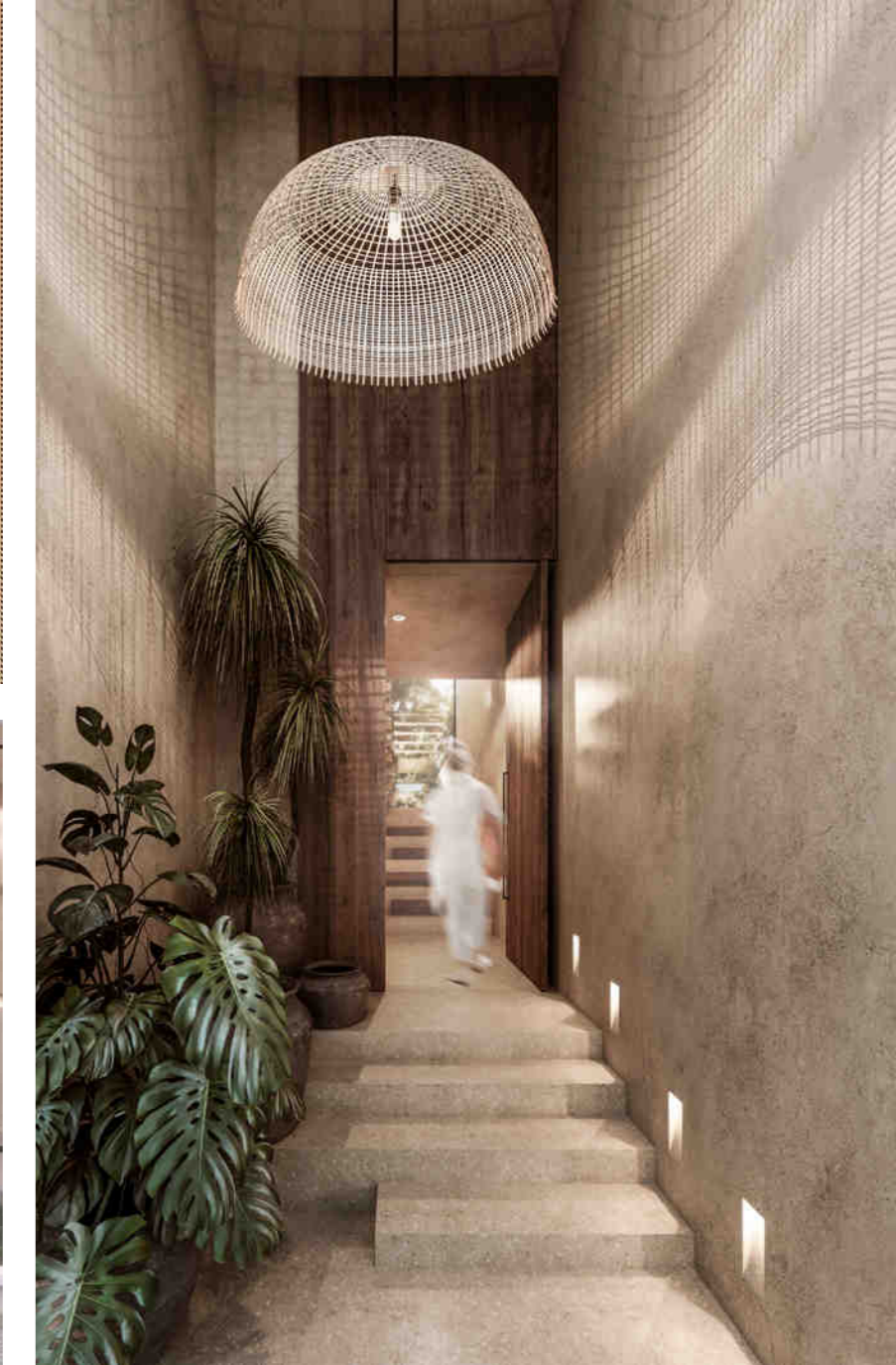
## Second Floor / Nivel 2

-  3 Bedrooms / 3 Habitaciones
-  2 Full bathrooms / 2 Baños completos
-  Balcony / 1 Balcón
-  Laundry room / Área de lavado

## Third Floor / Nivel 3

-  1 Master bedroom with balcony / 1 Habitación con balcón
-  Master bathroom / 1 Baño deluxe
-  Freestanding Tub / Tina
-  Walk-in closet
-  Zen garden / Jardín Zen
-  Terrace / Terraza

Interior	Terrace	Exterior	Total
2,501.96 ft <sup>2</sup>	625.38 ft <sup>2</sup>	1,611.03 ft <sup>2</sup>	4,738.38 ft <sup>2</sup>
232.44 m <sup>2</sup>	58.10 m <sup>2</sup>	149.67 m <sup>2</sup>	440.21 m <sup>2</sup>







*The committed team behind Aflora*

El comprometido equipo detrás de Aflora

*Creative Direction*

*Maxine Nienow*



*Ian Russell*



*Architectural & Interior Design*

*Bibiana Huber*



**B|HUBER**

*Alberto Tacher*



TACHER  
ARQUITECTOS

*Francia Rábago*



WORLD BY HAND

*Marina Rocarols*



ROCAROLS  
STUDIO

*Carlos Marin*



**SUDOCC**

*Pedro Fernandez*

*Developers*

**luxma** SHANGRI-LA

*Master Broker*

**ONE PRIME**



*Join our community*



[afloratulum.com](http://afloratulum.com)

Digital Brochure

