



# ACALAI BEACH

WELLNESS HOME RESORT

SALES BOOK

2023





## CONTENT

<b>01</b>	This is Acalai.....	3
<b>02</b>	Geographic context.....	7
<b>03</b>	Wellness.....	11
<b>04</b>	Home Resort.....	12
<b>05</b>	Amenities.....	15
<b>06</b>	Highlights.....	25
<b>07</b>	Views.....	27
<b>08</b>	Typologies.....	30
<b>09</b>	Interiors.....	54
<b>10</b>	Hospitality.....	59
<b>11</b>	Home Resort Services.....	60
<b>12</b>	Developers.....	61





# ACALAI BEACH

WELLNESS HOME RESORT

We tend to get caught up in the fast-paced world around us, constantly rushing from one task to another. We forget to take a moment to **pause and reflect** on our lives, to **appreciate the beauty of the world around us**. That's why it's so important to **slow down and take a deep breath**, to **remember what really matters**.



Imagine **waking up every morning to the sound of the ocean waves**, the soft rustling of palm trees, and the gentle chirping of birds. That's the kind of **peaceful paradise that awaits** you at Acalai Beach Wellness Home Resort Beachfront in the stunning **Tankah Bay, Riviera Maya**.



**A PLACE FOR EXPERIENCE**



# TO LIVE AND ENJOY WITHOUT CONCERNS

Here, you can indulge in the luxury of a hands-free condo, where **everything you need is taken care of**, leaving you free to **simply enjoy the tranquility and privacy** of your own little slice of heaven. **With no worries or concerns**, you can fully immerse yourself in the present moment, basking in the warm sunshine and feeling the sand between your toes.





BEACH CLUB





# YOUR NEXT HOME LOCATION

Escape the chaos of the city and immerse yourself in the tranquility of our Home Resort, located in the stunning Riviera Maya just a **short distance from the vibrant town of Tulum**. Surrounded by lush greenery and teeming with wildlife, **our Home Resort offers a true oasis of calm where you can relax and recharge your batteries.**

1h 50min INTERNATIONAL CANCUN AIRPORT

45 min PLAYA DEL CARMEN CITY

40 min XCARET PARK

20 min TREN MAYA AKUMAL STATION

15 min BAHIA PRINCIPE GOLF COURSE

10 min XEL-HA PARK

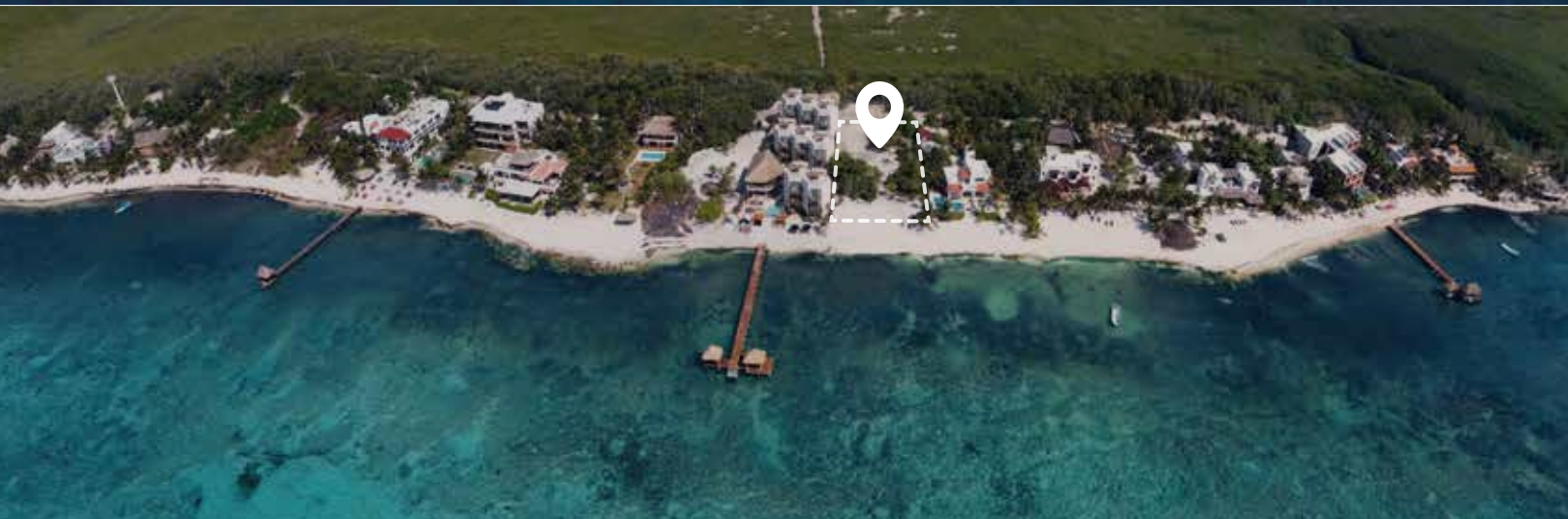
10 min CALETA TANKAH, HELICOPTERS TULUM

20 min ALQUIMIA TULUM, TULUM DOWNTOWN

© ACALAI BEACH

45 min INTERNATIONAL TULUM AIRPORT





# PERFECT LOCATION FOR A LIFESTYLE CHANGE

[CLICK HERE TO SEE ON MAPS](#)

The feeling to **live in your own paradise**  
in a luxury lifestyle ambiance



## LOCAL MOBILITY

XEL-HA PARK ● 10 min

CENOTE CASA TORTUGA ● 08 min

CASA CENOTE ● 03 min  
walking distance

CALETA TANKAH  
CERVECERÍA TULUM ● 10 min

GRAN CENOTE ● 18 min

TULUM ARCHAEOLOGICAL ZONE ● 10 min

HOSPITAL ● 15 min  
SUPERMARKET ● 11 min

ALQUIMIA TULUM ● 15 min

PAPAYA PLAYA ● 21 min  
GYPSEA MARKET ● 21 min

CANCUN - CHETUMAL HIGHWAY

CARIBBEAN SEA

ACALAI BEACH

TULUM



## ENJOY SAFE TRANSPORT

The home resort offers a shuttle service to provide guests with a comfortable and stress-free stay. The service allows guests to be transported to their desired destination.





# WHERE ACALAI WILL TAKE YOU TO

The feeling to live in your own paradise in a luxury lifestyle ambiance



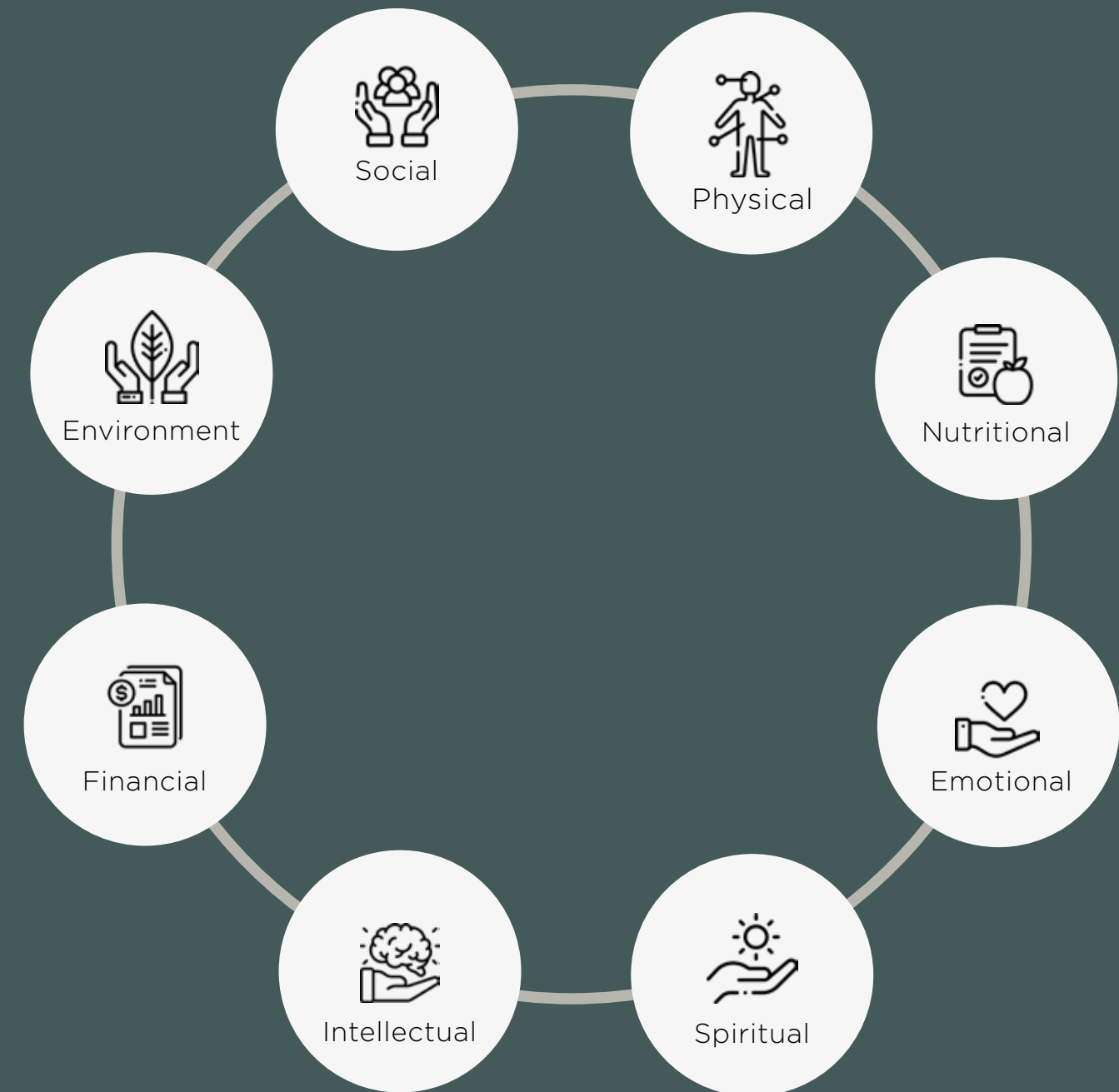


# WELLNESS

Acalai is a **wellness system based on 8 pillars** designed for individuals who prioritize their well-being and quality of life.

These pillars include:

- **Physical**  
Activities such as sunset rooftop yoga, swimming in the endless lane, paddle in the sunrise, snorkel in the caribbean.
- **Social**  
Connection with community and beloved ones in common areas and inside each condo.
- **Financial**  
Capital gains, monthly hands-free cash flow from short term rentals.
- **Nutritional**  
Healthy and delicious meals in our restaurant and Sky Bar.
- **Spiritual and Emotional**  
Peaceful sanctuary in our spa for meditation and relaxation.
- **Environmental**  
Treatment plant for water recycling.
- **Intellectual**  
Get the right inspiration in our coworking space.





# HOME RESORT

Take the back seat and enjoy the ride of experts taking care of your Beachfront investment and everything around it.



## HIGH-END AMENITIES



From a Spa to a Beach club, enjoy the **greatest amenities in the comfort of your Home Resort**



## HANDS-FREE SERVICES



**Hands-free Maintenance & Vacation rental services.**



Leave the operation of your beachfront in hands of hospitality experts



## VACATION PROGRAM



**Free use, rent as you decide,** program with the Property Manager.



**Cash flow from short-term rentals** of your unit, benefit from Tankah Bay high Ticket and occupancy.





Choosing a Home Resort in a Handsfree modality in Acalai Beach means **enjoying a profitable investment**, relaxing and rejuvenating in a natural and relaxing environment.





**RESTAURANT / BEACH CLUB**



# AMENITIES

## UNDERGROUND

---



Fitness Center



Ancestral Spa  
(Hydrotherapy, sauna,  
ice bath, massage beds)



Softmarina  
(For snorkeling, kayak, reefboards)

## LEVEL 1

---



Restaurant



Sports Bar



Beach Club



Endless Swim Lane



Beach View Pool



Plunge Pool

## ROOFTOP

---



Sunset View Infinity Pool



Coworking  
(with A/C, print scan, and copy  
corner and private meeting room)



Hammock relaxing area



Plunge Pool



Multipurpose Zone  
(Deck for yoga and functional  
classes and private events)



Sky Snack Bar  
(Incredible sunset view to  
our gorgeous green sea)



# UNDERGROUND AMENITIES



Fitness Center



Ancestral Spa  
(Hydrotherapy, sauna,  
Ice Bath, Massage Beds)



Softmarina  
(For Snorkeling, Kayak, Reefboards)





# CONNECT WITH YOURSELF

Reconnect with yourself at our spa inspired in the **underworld**, where we've created a **peaceful sanctuary** for you to relax and unwind. Take a moment to focus on your **well-being** and treat yourself to some **self-care** that will leave you feeling refreshed and renewed.


UNDERGROUND SPA




# SEMI-BASEMENT DISTRIBUTION



1  Fitness Center

2  Underground Spa with Sauna, Ice Bath, Massage rooms, and a Hydrotherapy salt & heated Pool.

3  Underground Soft Marina for kayaking, paddle boarding, reef boards, and snorkeling at the beach.



# LEVEL 1 AMENITIES



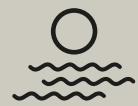
Restaurant & Sports Bar



Endless Swim Lane



Beach View Pool



Hot plunge  
pool at the Beach



Beach Club



Sun decks with shades at the  
Beach





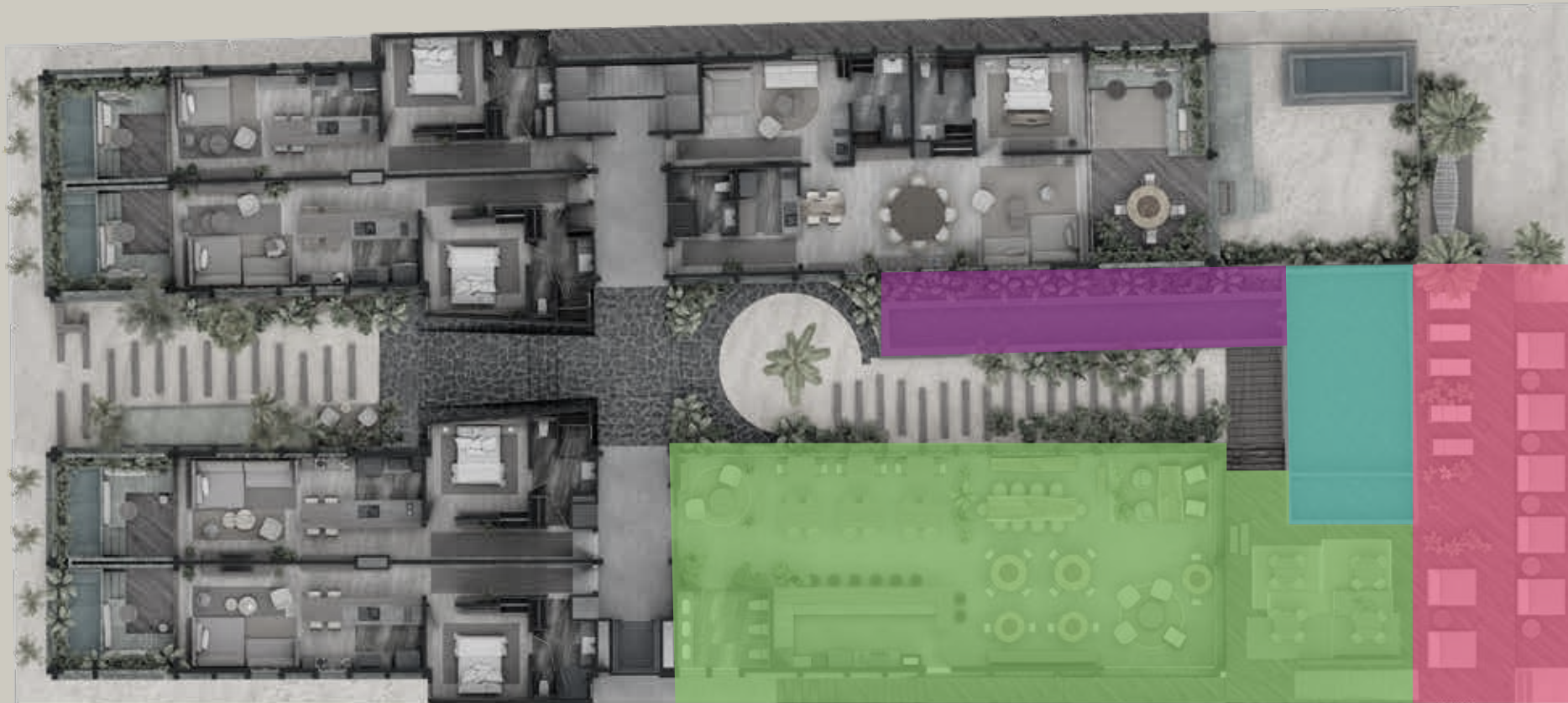
# CONNECT WITH YOUR LOVED ONES





Delight in a delectable **dining experience** accompanied by **stunning views of the Caribbean**, perfect for **enjoying quality time with your family**

RESTAURANT & SPORTS BAR



# LEVEL 1 DISTRIBUTION



- 1  Beach Club & All day Restaurant sports bar
- 2  Infinity Pool and hot plunge pool at the Beach
- 3  Sun decks with shades at the Beach
- 4  Endless Swim lane



# ROOFTOP AMENITIES



Coworking  
(with A/C, print scan, and copy corner and private meeting room)



Multipurpose Zone  
(Deck for yoga and functional classes and private events)



Sunset view Infinity Pool



Plunge pool



Hammock relaxing area



Sky Snack Bar  
(Incredible sunset view to our gorgeous green sea)





# CONNECT WITH NATURE

Experience the captivating **sunset** while relaxing in our **rooftop plunge pool** and savoring delicious bites at the **Sky Snack Bar**



SUNSET ROOFTOP

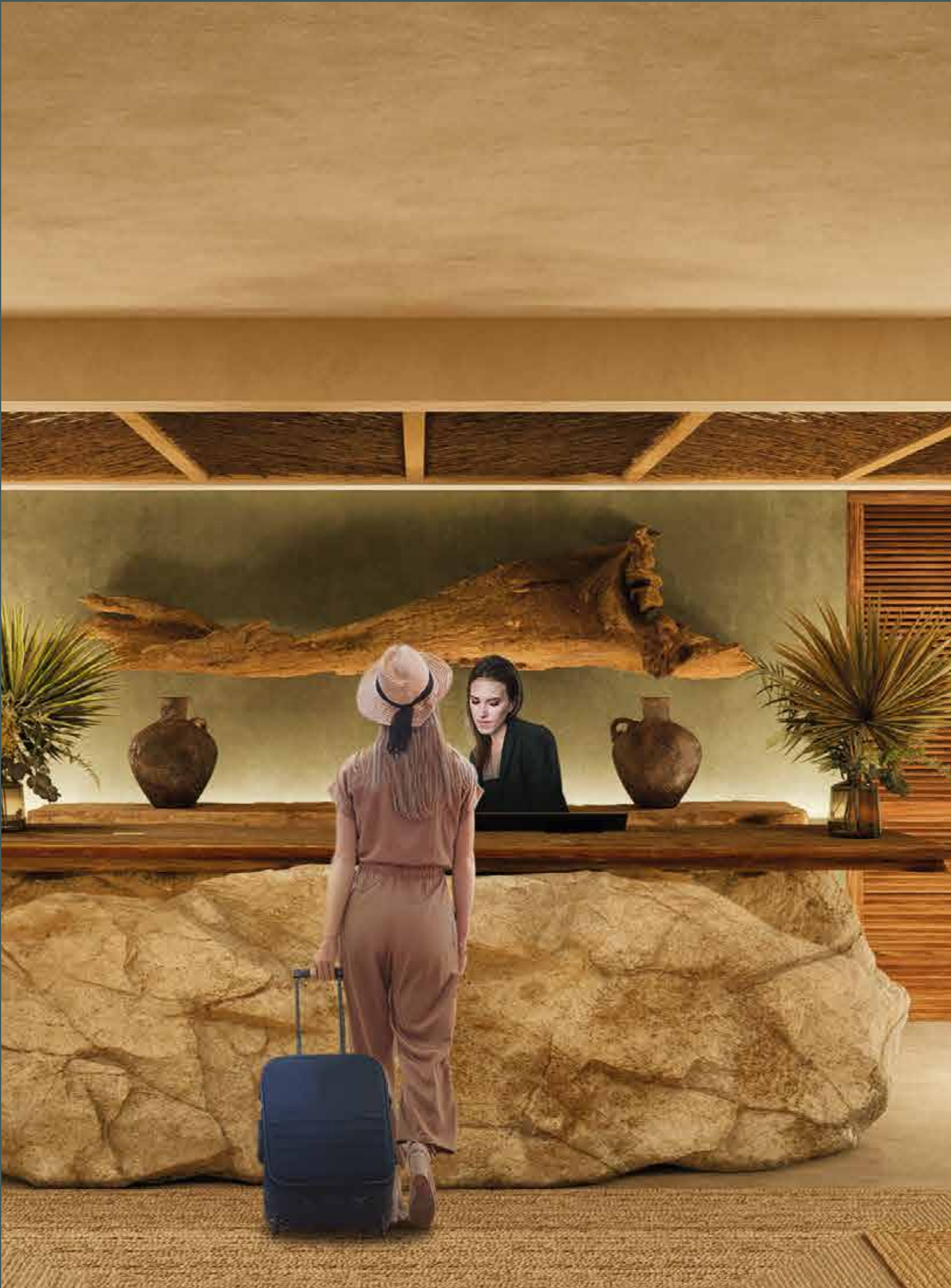


# ROOF TOP DISTRIBUTION













-  **1** Sky Snack bar lounge  
(incredible sunset view to our gorgeous Green Sea).
-  **2** Roof top Lounge with  
Infinity pool & Hot plunge  
pool
-  **3** Roof top Coworking  
(with a print, scan, and copy corner  
and private meeting room).
-  **4** Roof top multipurpose zone  
(for Hammock relaxation, Yoga, functional,  
other classes, and Private Events).
- 5** **WC** Roof top restrooms





# HIGHLIGHTS

- Solar Panels for common areas 
- Purified water filter at all condos 
- Electric car charger 
- Elevator (8 people capacity). 
- Furniture Fixtures & Equipment (optional)\* 
- Hotel Style Lobby with three waiting rooms 
- Backup electric generators 
- Anti hurricane windows 
- Real Capital Gains in presales, opening, and in the long term 
- Real Pleasure Gains in enjoying with family and friends, living is investing in yourself 

\*On demand with extra cost





# HIGHLIGHTS

- Stunning Design in a high-end Tulum style 
- Gated Community with an access surveillance boot at the entrance of the street 
- Private Security & CCTV in the Home Resort 
- Garbage shaft at all levels 
- Storm catchers system for Condo Terrace (Rain shelter)\* 
- Premium Internet Service high-speed Broadband from Starlink Satellite Connectivity 
- Essentials Store 
- Residual Water treatment plant 
- Impressive views at all the Home Resort. Enjoy the Oceanfront's pleasure and the Green Sea's tranquility (mangroves). 

\*On demand with extra cost





## VIEWS

### IN THE MIDDLE OF TWO SEAS RISES ACALAI

#### **GREEN SEA**

The imposing green sea of nature that captivates and enchants with its comforting sounds. A refuge to reconnect with the natural mystic jungle.

#### **BEACHFRONT**

The ocean's infinite horizon is enveloped with the swaying of its relaxing short waves. Embody the dynamic of the sea as a private environment with curated conditions to customize each experience and be inspired by the nature of a space with soul.





**BEACHFRONT FACADE**





**GREEN SEA FACADE**



# TYPOLOGIES

## ONE BEDROOM

Average size: 93m<sup>2</sup>



## ONE BEDROOM PREMIUM

Average size: 132m<sup>2</sup>



## TWO BEDROOM

Average size: 173m<sup>2</sup>





## TWO BEDROOM BEACH HOUSE - PRIVATE BEACH

Average size: 232m<sup>2</sup>



## THREE BEDROOM

Average size: 235m<sup>2</sup>



## FOUR BEDROOM

Average size: 308m<sup>2</sup>





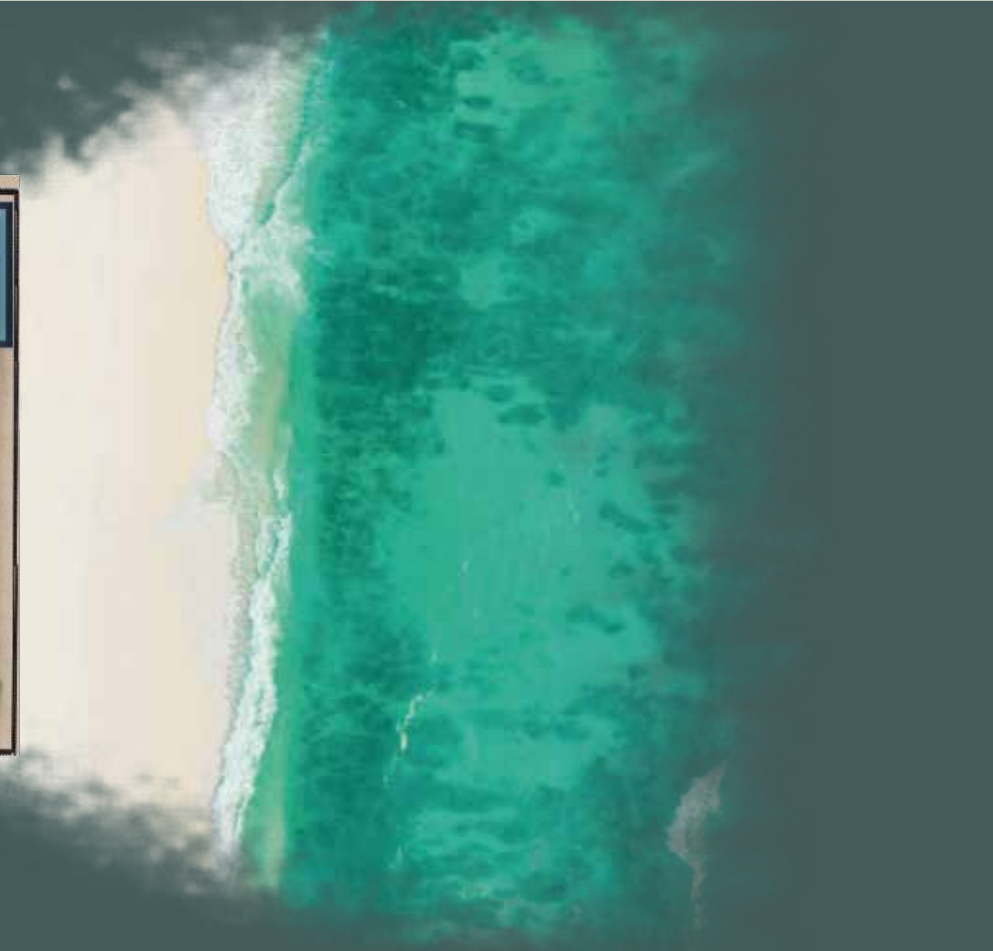
TWO BEDROOM BEACH HOUSE PRIVATE BEACH





# TWO BEDROOM BEACH HOUSE

## PRIVATE BEACH



**UNIT NUMBER:** 101  
**TOTAL UNITS:** 1  
**HOTEL KEYS:** 2  
**LEVEL:** 1  
**SECTION:** BEACHFRONT

**INTERIOR:** 129.61 m<sup>2</sup>  
**EXTERIOR:** 103.18 m<sup>2</sup>  
**TOTAL:** 232.79 m<sup>2</sup>

**INTERIOR:** 1395.11 ft<sup>2</sup>  
**EXTERIOR:** 1110.62 ft<sup>2</sup>  
**TOTAL:** 2505.73 ft<sup>2</sup>

### DETAILS



**2 BEDROOM - KING SIZE BED**



**3 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**9 GUESTS**



**SOCIAL KITCHEN**



**DINING ROOM**



**TERRACE WITH PRIVATE POOL**

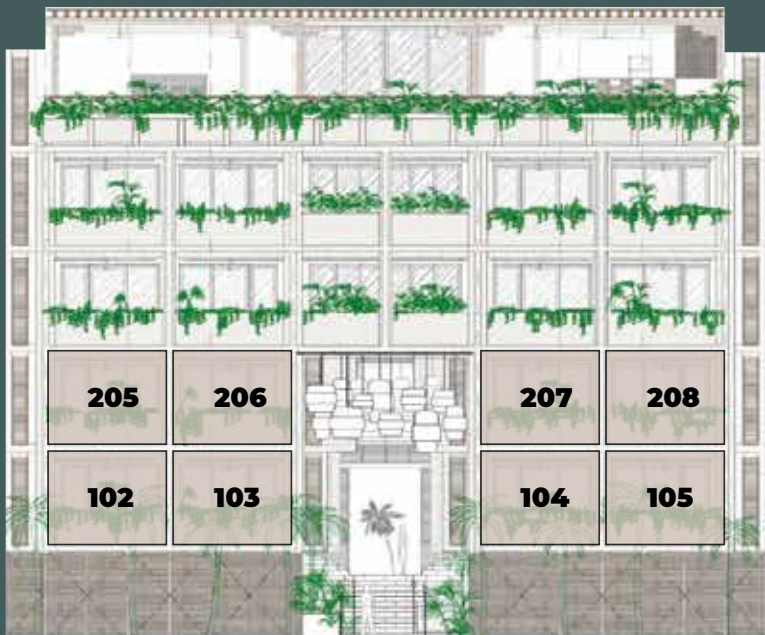


ONE BEDROOM GREEN SEA





# ONE BEDROOM GREEN SEA



**UNIT NUMBER:** 102, 103, 104, 105, 205, 206, 207, 208

**TOTAL UNITS:** 8

**HOTEL KEYS:** 1

**LEVELS:** 1 AND 2

**SECTION:** GREEN SEA

**INTERIOR:** 69.58 m<sup>2</sup> - 76.56 m<sup>2</sup>

**EXTERIOR:** 20.19 m<sup>2</sup> - 20.21 m<sup>2</sup>

**TOTAL:** 89.79 m<sup>2</sup> - 96.76 m<sup>2</sup>

**INTERIOR:** 748.95 ft<sup>2</sup> - 824.09 ft<sup>2</sup>

**EXTERIOR:** 217.32 ft<sup>2</sup> - 217.43ft<sup>2</sup>

**TOTAL:** 966.49 ft<sup>2</sup> - 1041.51 ft<sup>2</sup>

## DETAILS



**1 BEDROOM - KING SIZE BED**



**1 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**5 GUESTS**



**SOCIAL KITCHEN**



**TERRACE**



**PRIVATE POOL**



ONE BEDROOM BEACHFRONT





# ONE BEDROOM BEACHFRONT



**UNIT NUMBER:** 201, 202, 203, 204

**TOTAL UNITS:** 4

**HOTEL KEYS:** 1

**LEVELS:** 2

**SECTION:** BEACHFRONT

**INTERIOR:** 69.45 m<sup>2</sup> - 73.19 m<sup>2</sup>

**EXTERIOR:** 20.21 m<sup>2</sup>

**TOTAL:** 89.66m<sup>2</sup> - 94.40 m<sup>2</sup>

**INTERIOR:** 747.55 ft<sup>2</sup> - 787.81 ft<sup>2</sup>

**EXTERIOR:** 217.53 ft<sup>2</sup>

**TOTAL:** 965.09 ft<sup>2</sup> - 1016.11 ft<sup>2</sup>

## DETAILS



**1 BEDROOM - KING SIZE BED**



**1 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**5 GUESTS**



**SOCIAL KITCHEN**



**TERRACE**



**PRIVATE POOL**







# TWO BEDROOM BEACHFRONT



**UNIT NUMBER:** 301, 303, 401

**TOTAL UNITS:** 3

**HOTEL KEYS:** 2

**LEVELS:** 3 AND 4

**SECTION:** BEACHFRONT

**INTERIOR:** 131.29m<sup>2</sup> - 134.93 m<sup>2</sup>

**EXTERIOR:** 39.01 m<sup>2</sup> - 39 m<sup>2</sup>

**TOTAL:** 170.30m<sup>2</sup> - 173.93 m<sup>2</sup>

**INTERIOR:** 1413.19ft<sup>2</sup> - 1452.37 ft<sup>2</sup>

**EXTERIOR:** 419.90 ft<sup>2</sup> - 419.79 ft<sup>2</sup>

**TOTAL:** 1833.09ft<sup>2</sup> - 1872.16 ft<sup>2</sup>

## DETAILS



**2 BEDROOM - KING SIZE BED**



**3 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**9 GUESTS**



**SOCIAL KITCHEN**



**DINING ROOM**



**TERRACE WITH PRIVATE POOL**



ONE BEDROOM PREMIUM BEACHFRONT





# ONE BEDROOM PREMIUM BEACHFRONT



**UNIT NUMBER:** 302

**TOTAL UNITS:** 1

**HOTEL KEYS:** 1

**LEVELS:** 3

**SECTION:** BEACHFRONT

**INTERIOR:** 86.81 m<sup>2</sup>

**EXTERIOR:** 51.16 m<sup>2</sup>

**TOTAL:** 137.97 m<sup>2</sup>

**INTERIOR:** 934.41 ft<sup>2</sup>

**EXTERIOR:** 934.41 ft<sup>2</sup>

**TOTAL:** 1485.09 ft<sup>2</sup>

## DETAILS



**1 BEDROOM - KING SIZE BED**



**1 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**5 GUESTS**



**SOCIAL KITCHEN**



**TERRACE**



**PRIVATE POOL**

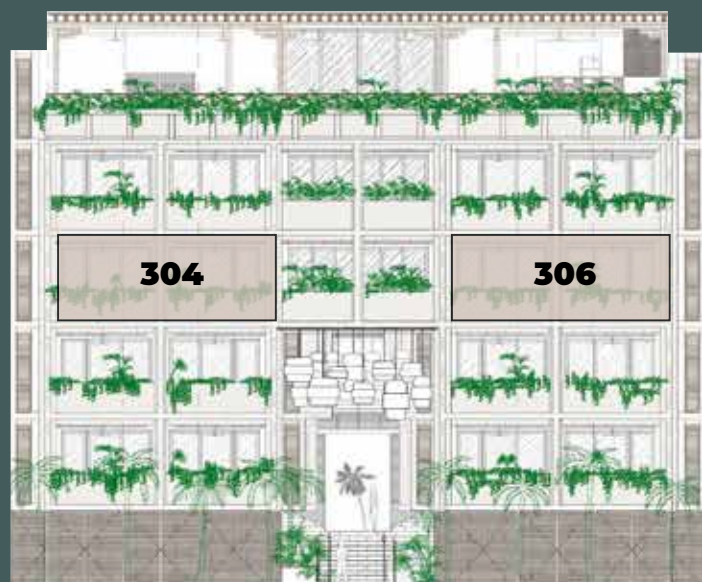


TWO BEDROOM GREEN SEA





# TWO BEDROOM GREEN SEA



**UNIT NUMBER:** 304, 306  
**TOTAL UNITS:** 2  
**HOTEL KEYS:** 2  
**LEVELS:** 3  
**SECTION:** GREEN SEA

**INTERIOR:** 131.31 m2 - 134.93 m2  
**EXTERIOR:** 39 m2 - 39.01 m2  
**TOTAL:** 170.31m2 - 173.94 m2

**INTERIOR:** 1413.40 ft2 - 1452.37 ft2  
**EXTERIOR:** 419.79 ft2 - 419.90 ft2  
**TOTAL:** 1833.20 ft2- 1872.27 ft2

## DETAILS

-  **2 BEDROOM - KING SIZE BED**
-  **3 BATHROOM**
-  **LIVING ROOM WITH SOFA BED**
-  **9 GUESTS**
-  **SOCIAL KITCHEN**
-  **DINING ROOM**
-  **TERRACE WITH PRIVATE POOL**

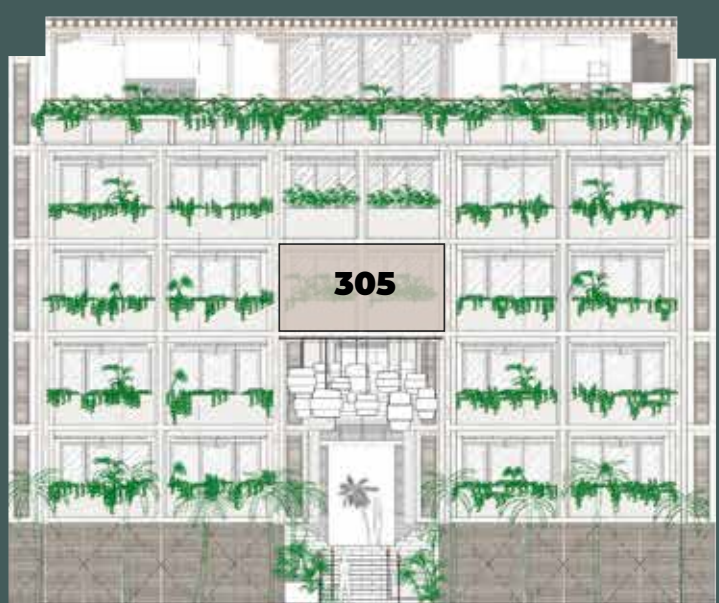


ONE BEDROOM PREMIUM GREEN SEA





# ONE BEDROOM PREMIUM GREEN SEA



**UNIT NUMBER:** 305  
**TOTAL UNITS:** 1  
**HOTEL KEYS:** 1  
**LEVELS:** 3  
**SECTION:** GREEN SEA

**INTERIOR:** 81.88 m<sup>2</sup>  
**EXTERIOR:** 44.83 m<sup>2</sup>  
**TOTAL:** 126.71 m<sup>2</sup>

**INTERIOR:** 881.34 ft<sup>2</sup>  
**EXTERIOR:** 482.56 ft<sup>2</sup>  
**TOTAL:** 1363.89 ft<sup>2</sup>

## DETAILS

-  **1 BEDROOM - KING SIZE BED**
-  **1 BATHROOM**
-  **LIVING ROOM WITH SOFA BED**
-  **5 GUESTS**
-  **SOCIAL KITCHEN**
-  **TERRACE**
-  **PRIVATE POOL**

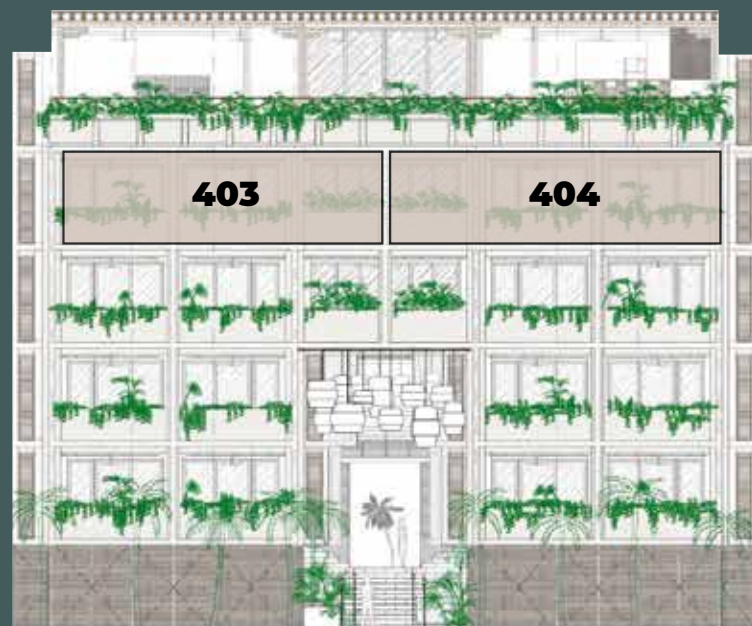


THREE BEDROOM GREEN SEA





# THREE BEDROOM GREEN SEA



**UNIT NUMBER:** 403, 404

**TOTAL UNITS:** 2

**HOTEL KEYS:** 3

**LEVELS:** 4

**SECTION:** GREEN SEA

**INTERIOR:** 180.49m<sup>2</sup> - 184.36 m<sup>2</sup>

**EXTERIOR:** 53.20m<sup>2</sup> - 52.90 m<sup>2</sup>

**TOTAL:** 233.69 m<sup>2</sup> - 237.26 m<sup>2</sup>

**INTERIOR:** 1942.77 ft<sup>2</sup> - 1984.43 ft<sup>2</sup>

**EXTERIOR:** 572.64 ft<sup>2</sup> - 569.41 ft<sup>2</sup>

**TOTAL:** 2515.41 ft<sup>2</sup> - 2553.84 ft<sup>2</sup>

## DETAILS



**3 BEDROOM - KING SIZE BED**



**4 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**11 GUESTS**



**SOCIAL KITCHEN**



**DINING ROOM**



**TERRACE WITH PRIVATE POOL**



FOUR BEDROOM BEACHFRONT





# FOUR BEDROOM BEACHFRONT



**UNIT NUMBER:** 402  
**TOTAL UNITS:** 1  
**HOTEL KEYS:** 2  
**LEVELS:** 4  
**SECTION:** BEACHFRONT

**INTERIOR:** 236.62 m2  
**EXTERIOR:** 71.68 m2  
**TOTAL:** 308.30 m2

**INTERIOR:** 2546.95 ft2  
**EXTERIOR:** 771.55 ft2  
**TOTAL:** 3318.51 ft2

## DETAILS



**4 BEDROOM - KING SIZE BED**



**5 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**15 GUESTS**



**SOCIAL KITCHEN**



**DINING ROOM**



**TERRACE WITH PRIVATE POOL**



PENTHOUSE TWO BEDROOM BEACHFRONT





# PENTHOUSE TWO BEDROOM BEACHFRONT



**UNIT NUMBER:** 501  
**TOTAL UNITS:** 1  
**HOTEL KEYS:** 2  
**LEVELS:** 5  
**SECTION:** BEACHFRONT

**INTERIOR:** 134.93 m<sup>2</sup>  
**EXTERIOR:** 39 m<sup>2</sup>  
**TOTAL:** 173.93 m<sup>2</sup>

**INTERIOR:** 1452.37 ft<sup>2</sup>  
**EXTERIOR:** 419.79 ft<sup>2</sup>  
**TOTAL:** 1872.16 ft<sup>2</sup>

## DETAILS



**2 BEDROOM - KING SIZE BED**



**3 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**9 GUESTS**



**SOCIAL KITCHEN**



**DINING ROOM**



**TERRACE WITH PRIVATE POOL**



PENTHOUSE FOUR BEDROOM BEACHFRONT





# PENTHOUSE FOUR BEDROOM BEACHFRONT



**UNIT NUMBER:** 502  
**TOTAL UNITS:** 1  
**HOTEL KEYS:** 3  
**LEVELS:** 5  
**SECTION:** BEACHFRONT

**INTERIOR:** 236.62 m<sup>2</sup>  
**EXTERIOR:** 71.68 m<sup>2</sup>  
**TOTAL:** 308.30 m<sup>2</sup>

**INTERIOR:** 2546.95 ft<sup>2</sup>  
**EXTERIOR:** 771.55 ft<sup>2</sup>  
**TOTAL:** 3318.51 ft<sup>2</sup>

## DETAILS



**4 BEDROOM - KING SIZE BED**



**5 BATHROOM**



**LIVING ROOM WITH SOFA BED**



**15 GUESTS**



**SOCIAL KITCHEN**



**DINING ROOM**



**TERRACE WITH PRIVATE POOL**



# SOCIAL KITCHEN

The **intelligent distribution provides the atmosphere** to enjoy your day-to-day offering a feeling of coexistence.





## LIVING ROOM WITH DAY/NIGHT BED

Acalai has a **spacious and comfortable living room**, designed to give you that extra space you need with a day bed that transforms into a Queen/King size bed (according to typology) for additional guests.







## BEDROOMS

This **intimate area** is a space **for relaxation**. To ensure you experience these moments of peace you deserve. We have king-size beds in all typologies.



## DINNING ROOM

From 4 up to 10 people, due to its organic distribution, the dining room becomes a strategic zone to taste and congregate while you enjoy the view of the blue or green sea.







## TERRACE WITH PRIVATE POOL

Spacious Terraces with plunge pool & lounge area in all units



# HOSPITALITY

Let us take care of everything while you sit back and enjoy your worry-free vacation



+



+



## VACATIONAL OPERATION | RESTAURANT | SPA

- 10 year company expert in managing premium vacation rental properties.
- Professional Co-Host certified by Airbnb.
- More than 350 properties in our portfolio.
  - 95% 5-STAR reviews.
- Top revenue per available night in the market.

## PREMIUM CONCIERGE

- Beyond expectations concierge service.
- Exclusive travel & unique experiences.
- Access to the most exclusive and sought-after Probate Villas, restaurants and events.
- Personalized travel plans.

## SECURITY | MAINTENANCE | SHUTTLE











- 10 years of experience on managing condominiums in Riviera Maya.
- Team of over 90 experienced professionals.
- We currently manage 85 buildings of 3,300 units condominiums.





# HOME RESORT SERVICES\*

Highend boutique lifestyle personal home resort services on demand.

- Hands-Free Vacation Rental Services 
- Professional Hands-Free maintenance 
- Valet Parking 
- Premium Concierge Ambassador 
- Room Service & Chef at table in condos 
- Private dining at close hours of Spa, Beach & Rooftop Multipurpose zone. 
- Housekeeping 
- Laundry service 
- Road & Electric/Assisted Bikes for rental 
- Shuttle Service to main attraction points 

\*On demand with extra cost





**LOOK & FEEL**





# DEVELOPERS



Capital Vertical Grupo Inmobiliario is a company specialized in the creation and development of real estate projects.

It is integrated by 2 divisions that participate in the development of the projects in a transversal manner: Vertical Desarrollo Inmobiliario and Vertical Invest.



BDGP integrates a suite of services focused on developing, building, marketing, selling and operating real estate projects through our methodology based on the best practices of the construction and real estate development industry.



# PROJECTS



CARDINAL  
SLOW LIVING IN TULUM



# IN ALLIANCE WITH:

ARVIZU STUDIO

