



ALDEA SAVIA

TULUM

Emerging community in the Mayan jungle.
Its walls contains the balance between nature and its community,
remaining in full harmony with mother earth.

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.



HOTEL AREA, 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

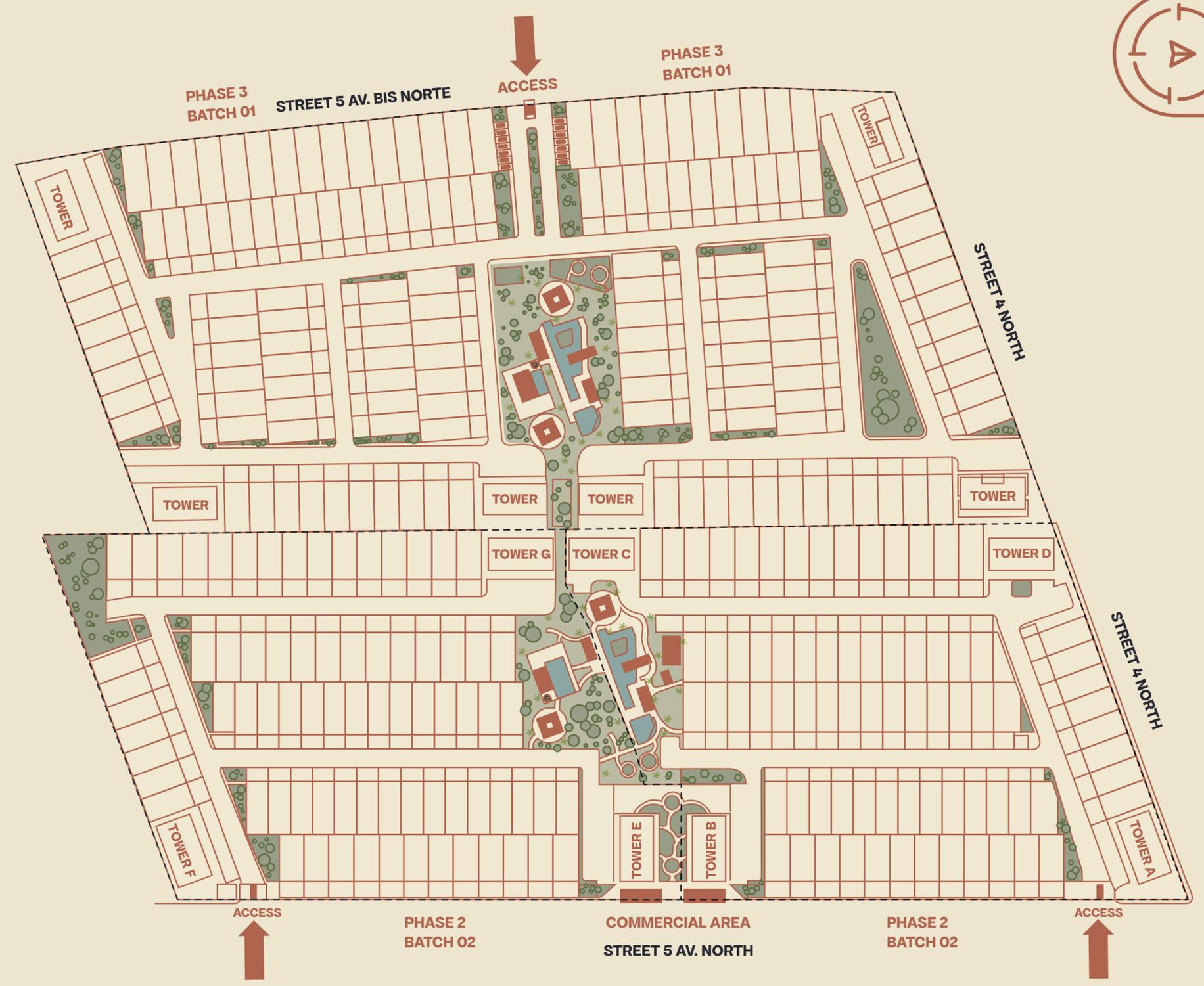




TULUM BEACH

MASTER PLAN

----- PROJECT PHASE DIVISION





SAVIA COMMUNITY

A bohemian retreat where every corner evokes freedom and creativity.
An oasis where modern amenities blend seamlessly with the essence of the
jungle: refreshing pools integrated into lush greenery, hidden pathways inviting
meditative walks, and cozy relaxation areas that restore your day



AMENITIES AND SERVICES



Residential swimming pool with swimming lane:



Kids pool



Panoramic infinity pool (19 x 42 ft)



Padel court



Private community



3 Air conditioned gyms



Barbecue area pergola



Recreation area



Chill zone



Double controlled access



Hammock area



Meetings area



Pet park



Playground



Guest parking

AMENITIES

SERVICES



Natural materials combined with native vegetation
evoke serenity in every corner.



Amenities that allow nature to flow freely through the development, inviting you to enjoy peaceful walks and outdoor activities.



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



PROTOTYPES

HOUSES AND APARTMENTS WITH 1 TO 3 BEDROOMS,
RANGING IN SIZE FROM 624 FT² TO 2,680 FT².

A modern dining and living area. In the foreground, a glass-topped dining table with a wooden frame is set with white dishes, glasses, and a wooden napkin holder. Four white upholstered chairs with wooden frames surround the table. In the background, a beige leather sofa is adorned with several pillows, including a dark blue one and two white ones with a woven pattern. A large green plant in a dark blue vase sits on the table. The wall features a framed abstract artwork with leaf patterns and a large round mirror. The overall aesthetic is clean, bright, and contemporary.

TAMAY HOUSE

3 BEDROOMS

Lot area 2,088 ft².
(Front 86 ft. / Back 258 ft.)
Living area 2,680 ft².

2 Levels / 3 Bedrooms / 3.5 Bathrooms /
2 Parking spaces / Laundry room /
Terrace / Garden / Roof.

Each TAMAY unit has its EDGE certificate.

An EDGE certified project has been audited to prove that it saves 22% energy, 34% water and 62% *embedded energy in materials compared to a local baseline. This means that it is 20% more efficient than a typical project and that its operating consumptions will be reduced.

**Excellence in design for greater efficiencies*



APARTMENT WITH GARDEN



2 BEDROOMS

Lot area 1,689 ft².

0 Levels / 2 Bedrooms / 2 Bathrooms /
1 Parking spaces / Laundry room /
Garden.



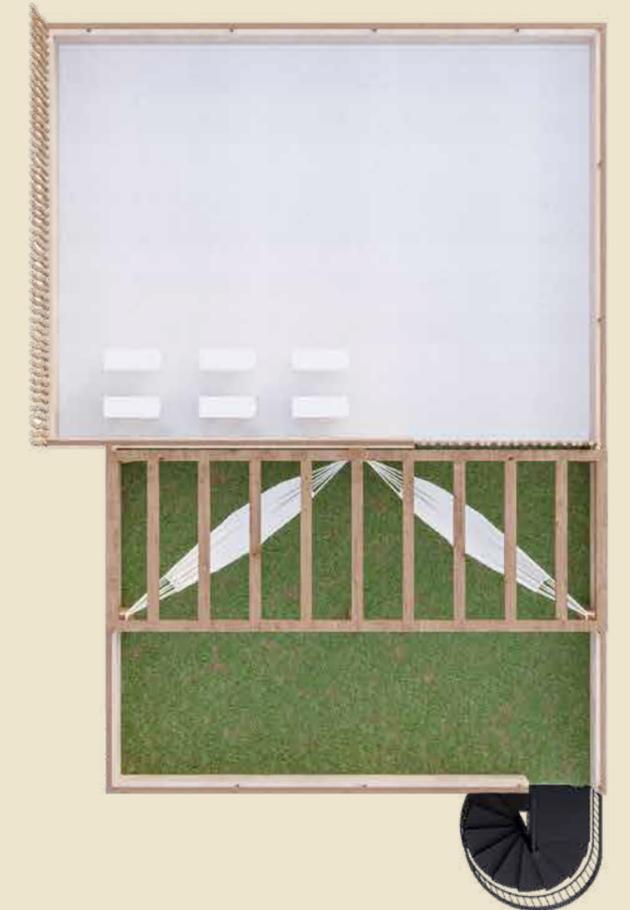


**APARTMENT
WITH ROOF**

2 BEDROOM

Lot area 1,443 ft².

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





**2 BEDROOMS
APARTMENT IN TOWER**

2 BEDROOMS

Lot area from 1,194 ft².

0 Levels / 2 Bedrooms / 1 Bathroom /
1 Parking space / Laundry spaces /
Balcony.





**1 BEDROOM
APARTEMENT IN TOWER**

1 BEDROOM

Area with balcony
from 624 hasta 1,603 ft².

0 Levels / 1 Bedroom / 1 Bathroom /
1 Parking space / Laundry room /
Balcony.



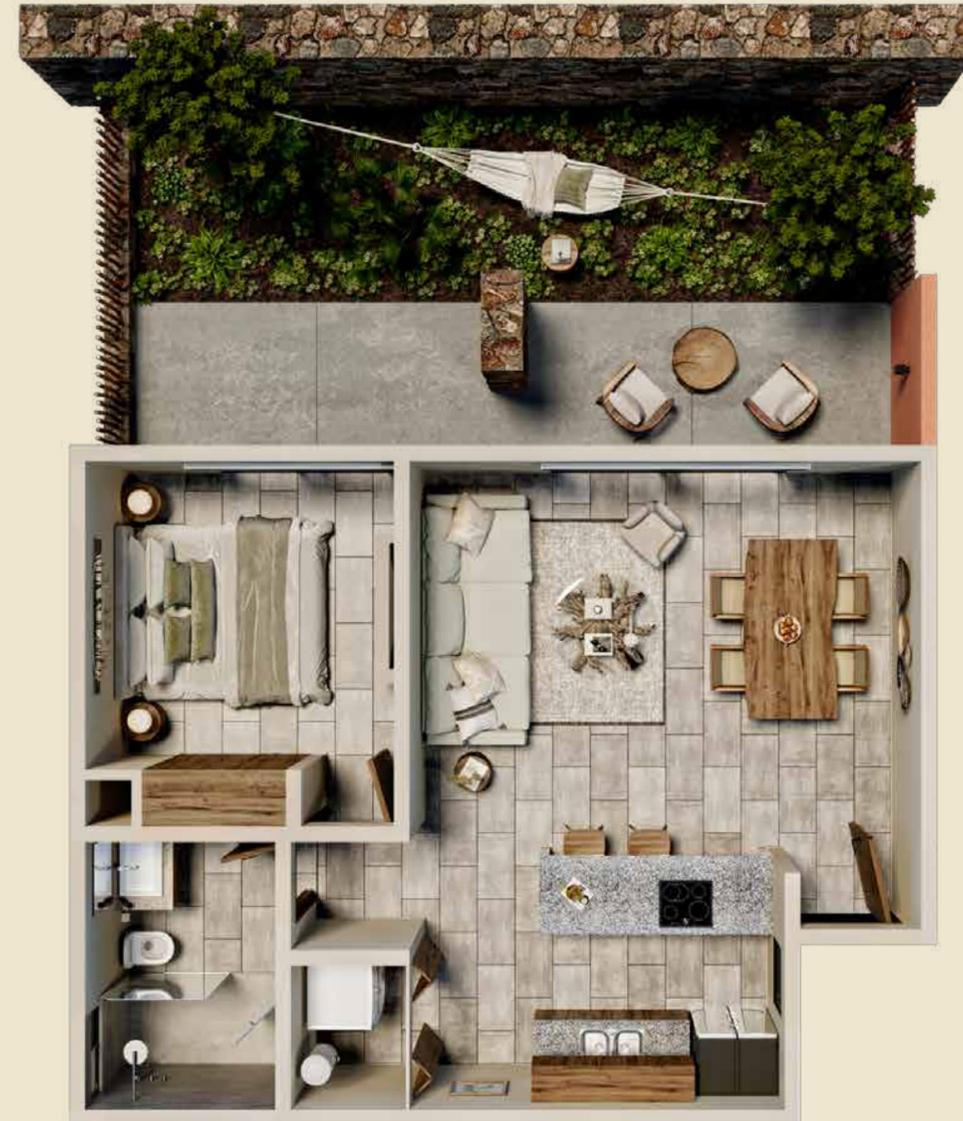
A photograph of a garden courtyard. In the background, there is a wall made of rough-hewn stones topped with a wooden slat fence. A large, leafy tree stands in the center. To the right, a hammock is strung across the courtyard. In the foreground, a wooden deck is partially visible with several potted plants, including a large spiky plant and a small white vase. The overall atmosphere is bright and natural.

APARTEMENT IN TOWER WITH GARDEN

1 BEDROOM

**Total area from 861 ft²
to 1,603 ft².**

0 Levels / 1 Bedroom / 1 Bathroom /
1 Parking space / Laundry room /
Garden*.



***Available only on top floor.**



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. Saumeria 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



Onix Living we are a real estate developer based in Cancun, Mexico, 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

ALDEA SAVIA

TULUM