



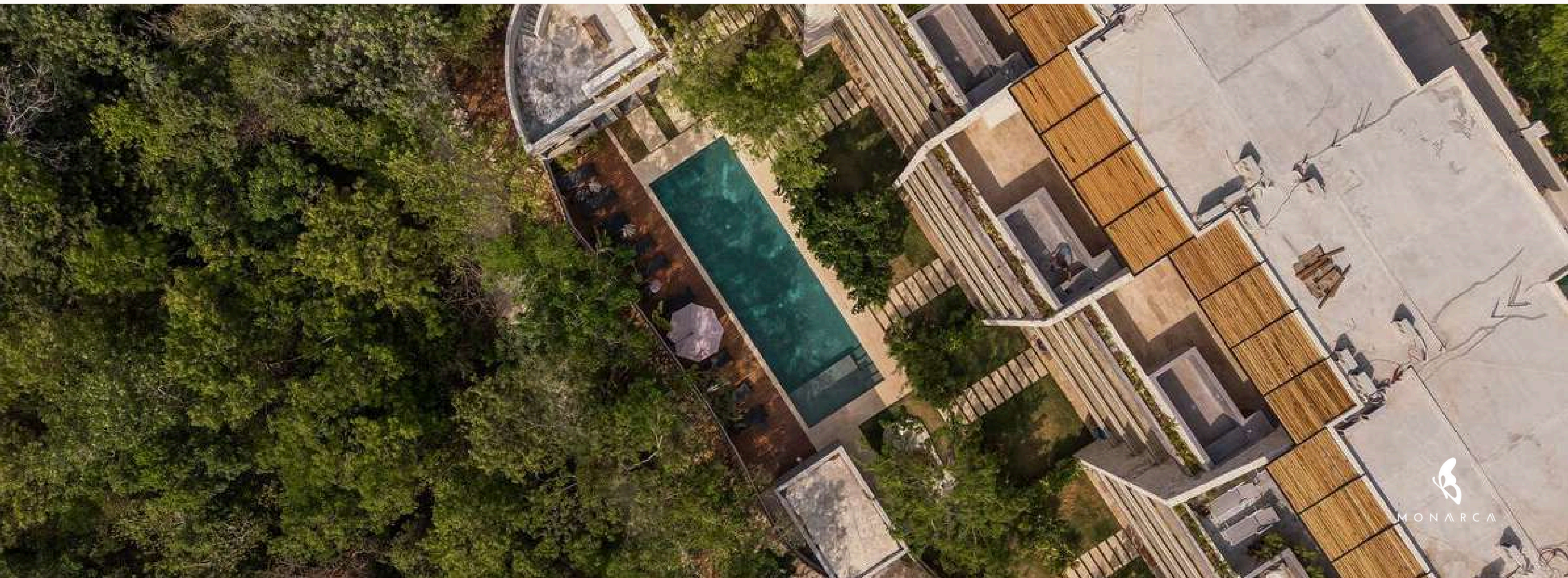
MONARCA
TULUM



DISCOVER THE PERFECT BALANCE BETWEEN LUXURY AND NATURE

Discover Monarca Tulum, a timeless sanctuary surrounded by tropical vegetation, where the energy of Tulum flows in harmony with spaces created to reconnect body and soul.

Here, you invest in a carefully designed environment that offers you an elevated lifestyle, where architecture, comfort, and connection with nature come together to provide you with well-being, inspiration, and elegance.



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TULUM

THE JEWEL OF THE CARIBBEAN

Tulum is not just a destination: it is a lifestyle coveted by tourists from all over the world.

Its surrounding nature, which combines beautiful beaches with crystal clear waters, the mystical Mayan jungle, and its rich local culture, make this place an unmissable attraction for anyone looking to connect with nature and enjoy new wellness experiences.



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LOCATION

IN THE HEART OF THE RIVIERA MAYA

Just 90 minutes from Cancun International Airport and only 45 minutes from Felipe Carrillo International Airport, Tulum is emerging as an exclusive and cosmopolitan destination on the Yucatan Peninsula.

With its unique and exuberant essence, Tulum welcomes thousands of tourists from around the world, mainly from the United States, Canada, and Europe.

The recent arrival of the Maya Train further strengthens regional connectivity, facilitating smooth access from both airports to important destinations in the region.

The annual visitor projection for Tulum exceeds one million tourists, consolidating it as an epicenter of high-value investment, growth, and international projection.



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TULUM

1) TULUM TOWN

It is the authentic and bohemian heart of the area. With vibrant streets, local and international cuisine, artisan boutiques, and a relaxed atmosphere, this urban center concentrates the cultural essence and daily rhythm of Tulum, offering a genuine experience just minutes from the Caribbean Sea.

2) ALDEA ZAMÁ

Aldea Zamá is the most established and exclusive residential development in Tulum. Its harmonious blend of contemporary architecture and abundant nature makes it a highly sought-after area for investors and discerning travelers. Here, luxury fits right in with the jungle, and the beaches are just a few minutes away by bike.

3) HOTEL AREA

A coastal strip of approximately 10 kilometers, where boutique hotels, signature beach clubs, world-class cuisine, and unique sensory experiences come together, all framed by pristine beaches and a unique style that has seduced celebrities and visitors from around the world.

SURROUNDINGS

- 4) "La Veleta" neighbor
- 5) "El Jaguar" National Park
- 6) Mayan ruins of Tulum
- 7) Playa Paraíso (Paradise Beach)

OTHER DESTINATIONS

- Cancún
- Playa del Carmen
- Chichen Itzá
- Cobá
- Mérida
- Variety of cenotes
- Sian Ka'an Biosphere Reserve





EXPERIENCES

BEACHES

The beaches of Tulum, considered among the most beautiful in the world, stretch for more than 10 kilometers of pristine coastline. Their turquoise waters, with an average temperature of 27°C (81°F), invite you to enjoy a luxurious natural experience and a deep connection with the essence of the Mexican Caribbean.

CUISINE

Mexican cuisine combines local tradition, Caribbean flavors, and international signature dishes. From hidden restaurants in the jungle to tables facing the sea, it offers a sophisticated, organic, world-class culinary experience.

CULTURE

Tulum captures the cultural essence of the Mayan world in its natural and spiritual setting. With ancient ruins, sacred jungle, and modern design, it offers an authentic experience of connection, history, and mindful living.

ADVENTURE

Tulum is a paradise for adventure tourism. It offers diving in reefs and caves, exploration of ancient cenotes, excursions to Mayan ruins, bike rides through the jungle, and active connection with nature. Each experience combines adrenaline, culture, and breathtaking landscapes.





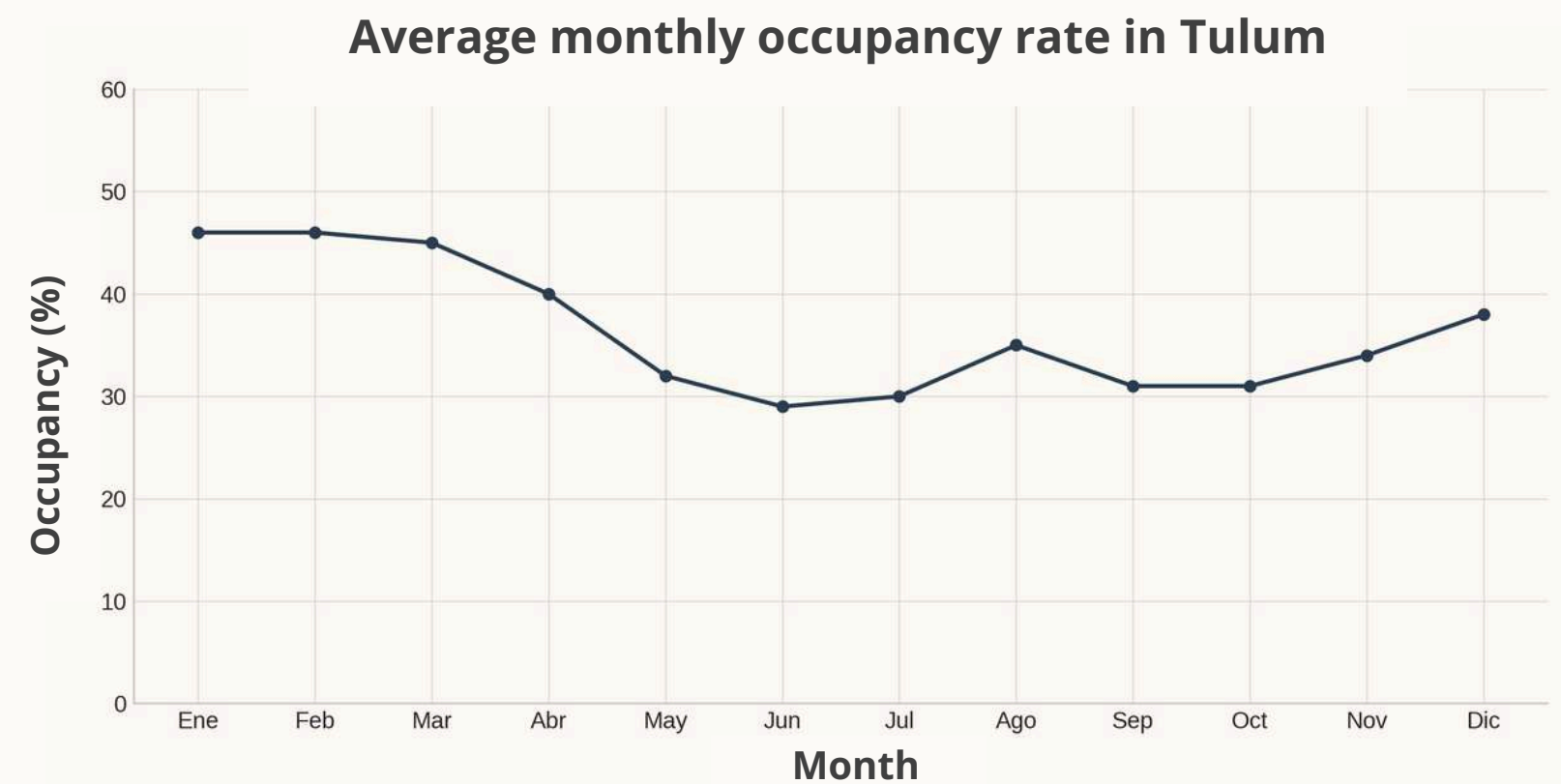
FIGURES

TOURISM

During 2023, 21.8 million international tourists arrived in Mexico by air. Of that total, more than 10 million international tourists arrived specifically through Cancun International Airport, representing a 5.8% increase compared to 2022. (DataTur 2023)

ACCOMMODATION DEMAND

Tulum has an active Airbnb-style vacation rental market, where well-located two-bedroom properties earn monthly income between USD 1,800 and USD 2,200, with an average rate of USD 178 per night. However, the top 10% of premium properties generate daily revenues of over USD 350 due to their exclusivity, careful design, and professional management (AirRoi 2025).



Source: AirRoi.com (2025)





MAYAN
RUINS OF
TULUM



MONARCA

THE DEVELOPMENT



MONARCA



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MONARCA TULUM

ABOUT

Monarca Tulum is a residential building that combines elegance, nature, and a unique lifestyle in Tulum. The project has been carefully designed to provide maximum comfort and privacy to its guests, with high-quality finishes, spacious rooms, and natural light.

LOCATION

The building is located in Aldea Zama, an exclusive gated community between downtown Tulum and the hotel zone, which offers 24/7 security. It has become an icon of the community due to its extensive urbanization and planned growth in recent years. Here you can find all kinds of basic services, supermarkets, and restaurants.

FEATURES

The building has five stories and 24 apartments, including standard and penthouse units, which can be accessed by stairs or elevator. It also has various common areas and amenities.



MONARCA

DISTANCES

**PRIME LOCATION,
TOTAL CONNECTIVITY.**

Edificio Monarca is located in one of the most exclusive and secure neighborhoods in Tulum, with 24/7 controlled vehicle access and a peaceful environment. Just a 5-minute walk away, you will find restaurants, cafes, designer shops, and basic services, all within a relaxed and natural atmosphere.

One of the most convenient ways to get around is by bicycle, allowing you to explore unique corners of the area or reach the hotel zone in a sustainable and efficient manner.

For longer distances, a car allows you to connect in less than 10 minutes to beaches, ruins, cenotes, and other key tourist destinations in the Mexican Caribbean.

A map of Tulum, Mexico, with a dark teal background. A central orange location pin marks the Edificio Monarca. Two concentric dashed white circles represent 10-minute travel distances. The inner circle is labeled with a white pedestrian icon, the middle circle with a white bicycle icon, and the outer circle with a white car icon. The text '10-MINUTE DISTANCES' is written in white at the bottom left.

10-MINUTE DISTANCES



AMENITIES

Discover the common areas of Monarca Tulum

CONTROLLED ACCESS HALL

SWIMMING POOL

GRILL ZONE

YOGA AREA

ELEVATOR

PRIVATE RESIDENTIAL COMMUNITY
WITH 24/7 SECURITY







DEPARTAMENTO
DE 249 M² DE ÁREA
ENTREGA INMEDIATA
GRUPO SOFIA
INMOBILIARIA



MONARCA

RESIDENCE TYPES



MONARCA

FINISHES



MARBLE
FLOOR



CHUKUM
WALLS



BUILT-IN
KITCEHN



AIR CONDITIONER



GLASS
SCREEN
SHOWERS



ELECTRIC
HEATER



ONE PIECE
TOILET



ELECTRIC
COOKTOP



Every space in your Monarca Tulum apartment has been designed to awaken the senses and honor the richness of the Mayan jungle: marble floors that provide timeless elegance, air conditioning that envelops each room in freshness, open kitchens equipped with an oven, range hood, and countertop for unique culinary experiences, and chukum finishes that embrace the authenticity of the region.

A space where every detail dialogues with nature and luxury.



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STANDARD

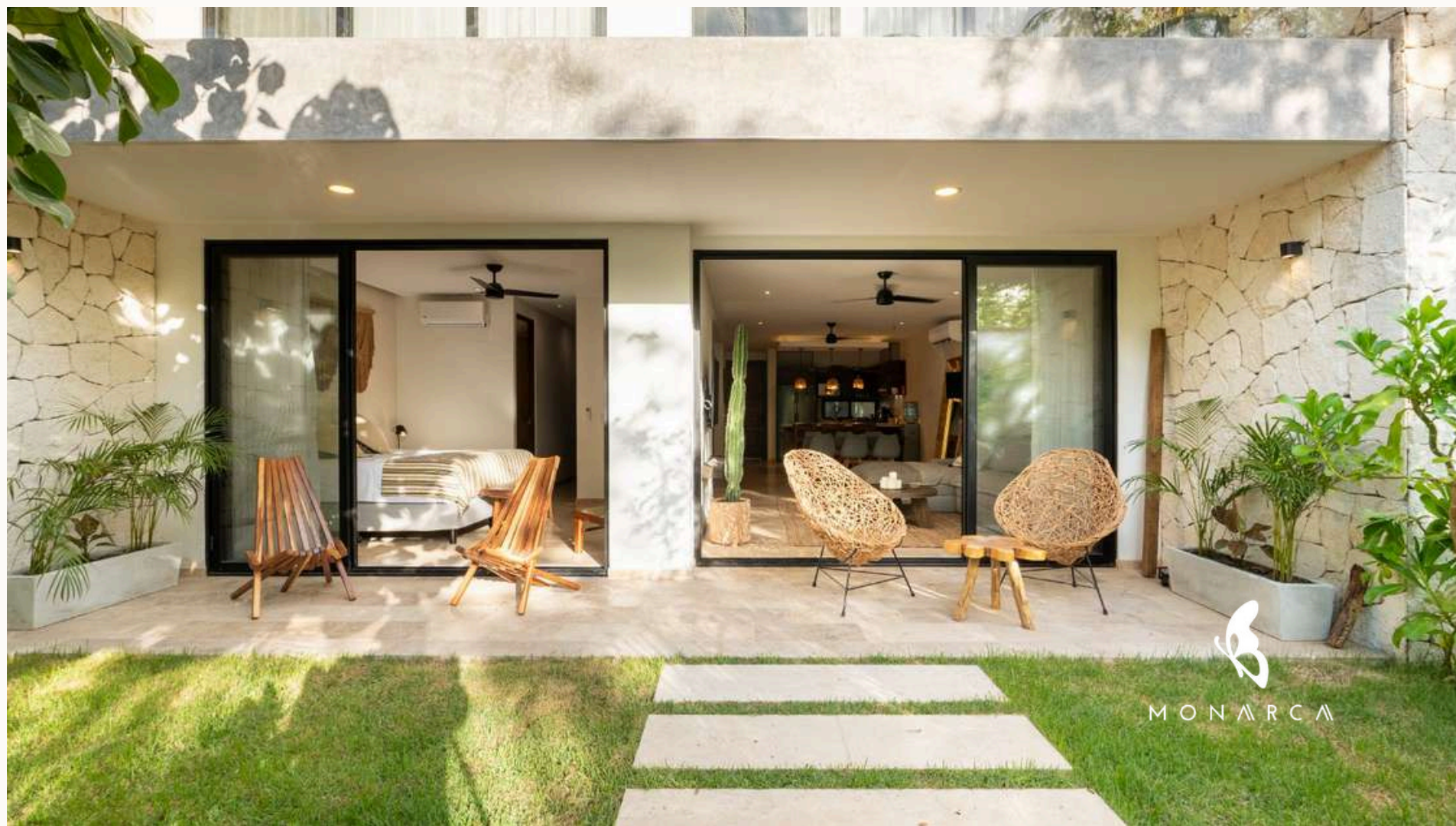
2 BEDROOMS
2 BATHROOMS

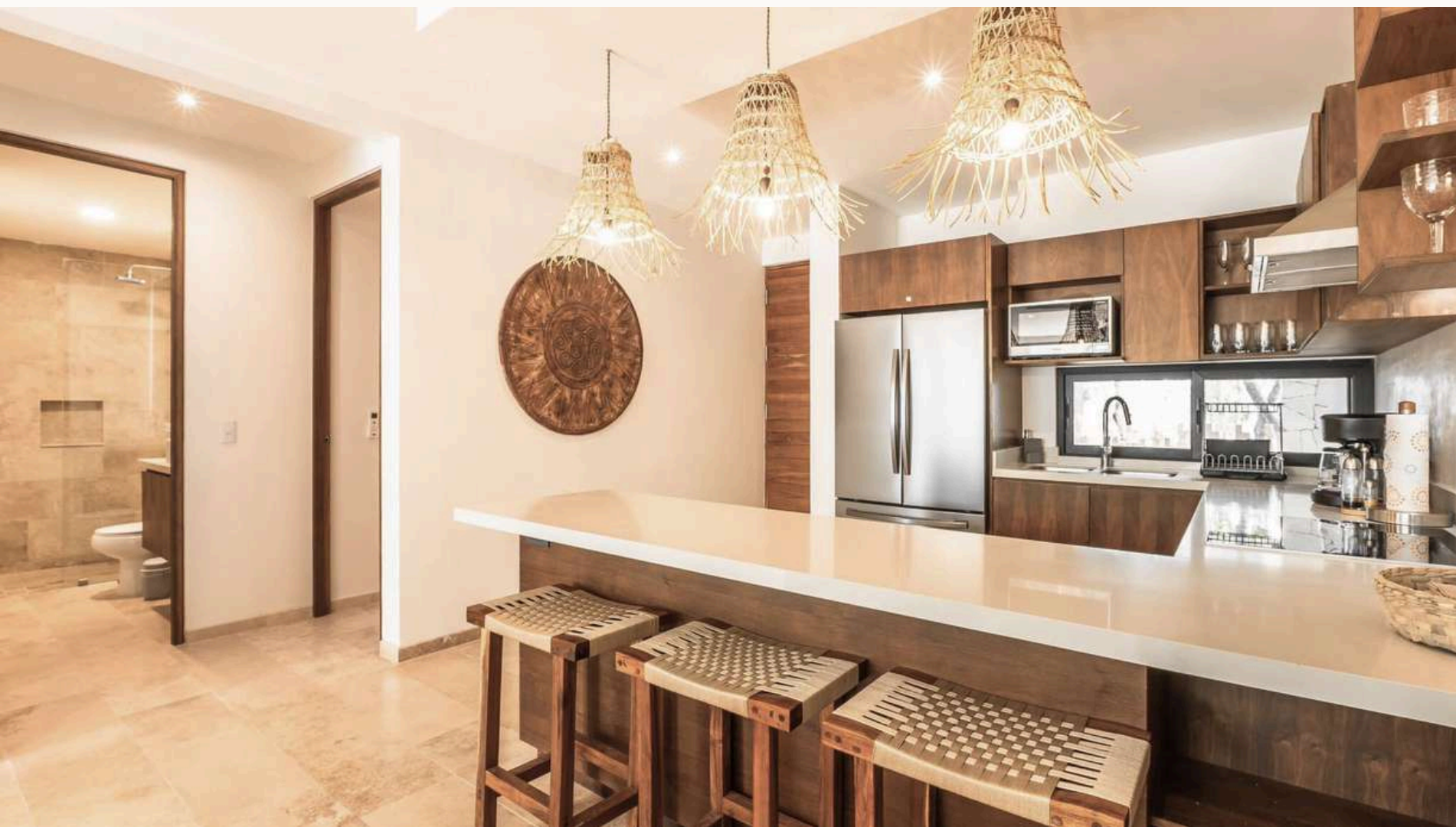
TOTAL AREA
FROM 108 M2 (1.162 SQFT)

- Master bedroom with en suite bathroom
- Built-in kitchen
- Ground floor garden, or large 20 m² (215 sqft) terrace

PRICES FROM
USD 240,000







PENTHOUSE DUPLEX

3 BEDROOMS
4 BATHROOMS

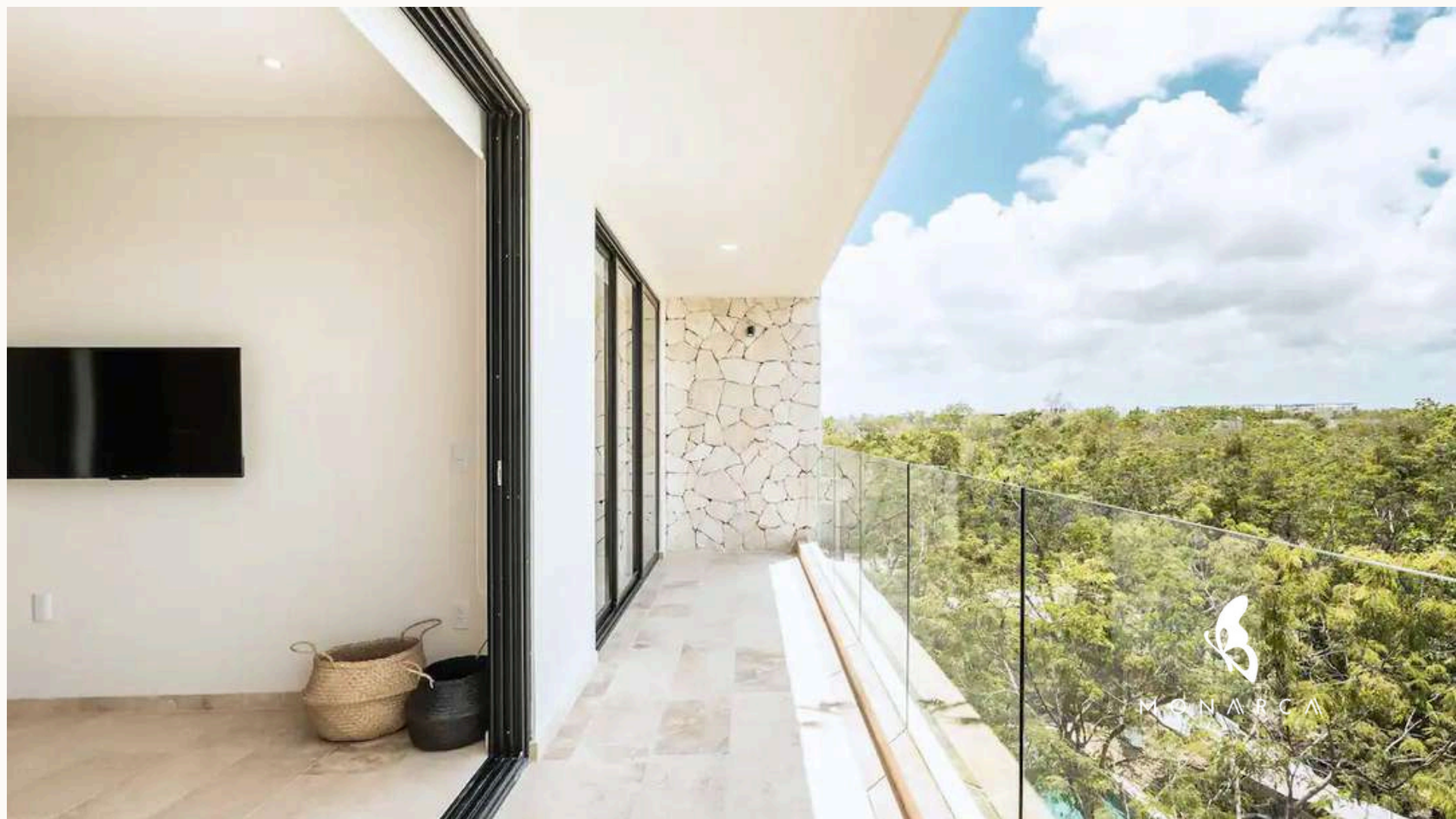
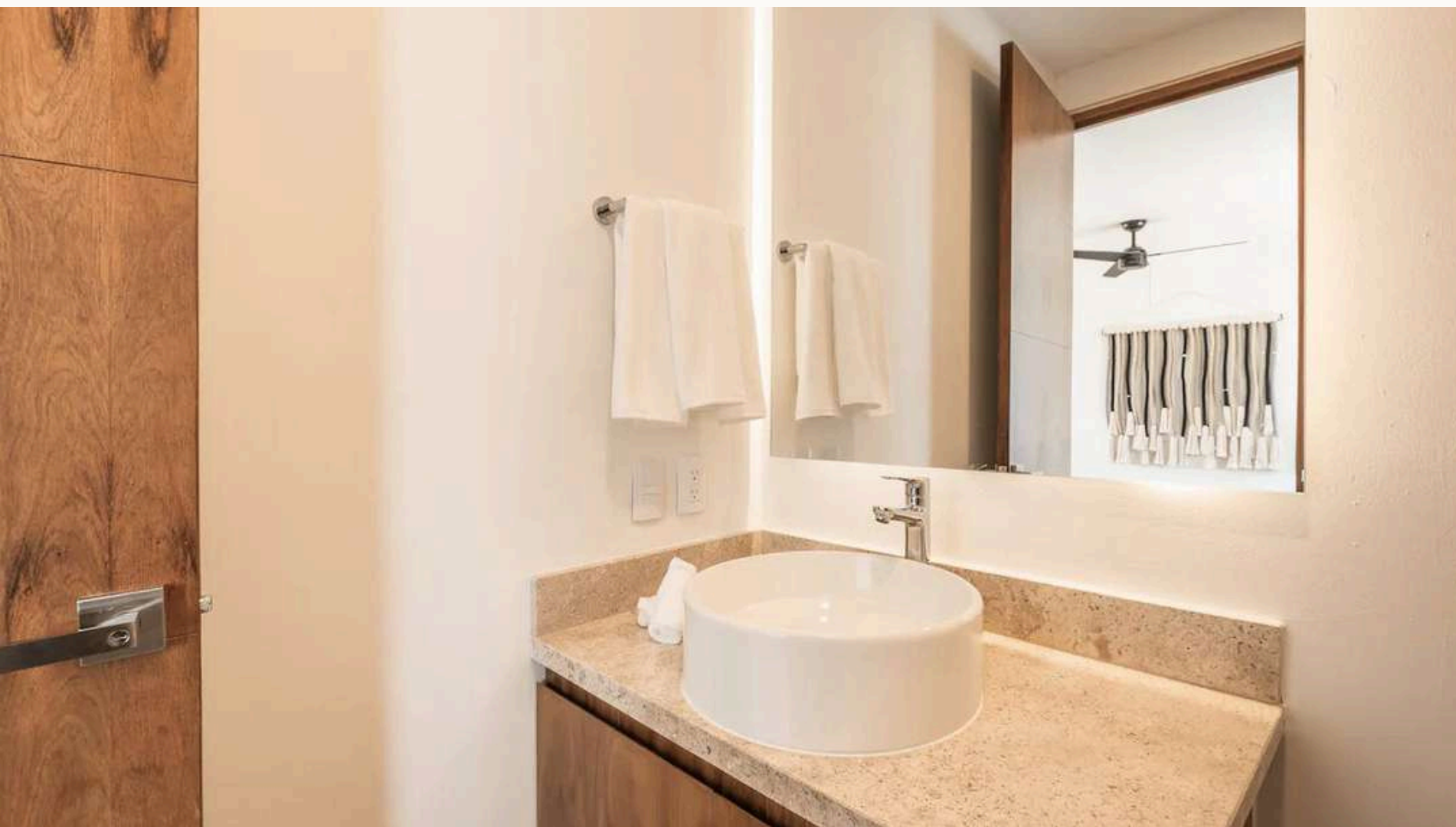
TOTAL AREA
FROM 235 M2 (2.529 SQFT)

- 3 en-suite bedrooms
- Interior staircase
- Lounge/TV room
- Open-plan kitchen
- Private pool

PRICES FROM
USD 520,000









CENOTES



MONARCA

ABOUT US

We are a Chilean company with more than 30 years of experience in the real estate industry.

Today, we have more than 8 years of experience developing luxury housing projects in the best locations in Tulum, Mexico.

Contact us and learn more about our exclusive investment opportunities..





MONARCA
TULUM



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