



GREEN PARADISE

VILLA



FACADE
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GREEN PARADISE
— VILLA

Art, elegance and nature...

Green Paradise Villa It is made up of spaces immersed in nature, carefully thought out in every detail to create a functional, comfortable home with a differentiating factor: **art**.

From the hand of the artist **Javiera da Fonseca** and the architect **Benjamín Mercado**, 2 unique pieces of art were incorporated into the interior design of the house, wrapping the spaces with colors, inspiration and design. But generating a perfect balance with the characteristic boho style of Tulum.

Green Paradise Villa is a house with a perfect distribution to live, to rent or both at the same time. Because it has the second level with a Lock-off system, which gives you completely independent access. And, in this way, two separate habitable properties are obtained.

Tulum, a paradise

Located in the state of Quintana Roo, in the South-Southeast of Mexico. Tulum was one of the main Mayan cities of the XIII and XIV century, due to its strategic location it is considered one of the last bastions of the Mayan culture. Currently Tulum is the most emblematic site of the Riviera Maya, considered a jewel for: its history, its culture, its archaeological sites, its white sand beaches and transparent turquoise waters.



Perfect location...

The property is located in Riviera Tulum Residencial, a private neighborhood, with controlled access 24 hours a day. It has wide roads, bicycle circuits, green areas, underground services, rainwater and wastewater drainage and fiber optic internet. The project is located on the edge of the Tulum's urban area just ten minutes away from the Caribbean Sea.



GREEN PARADISE
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LOCK-OFF ACCESS

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GREEN PARADISE

VILLA



BEDROOMS X2
(1 lock-off)



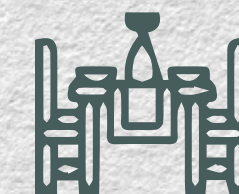
LIVING



BATHROOM X2



KITCHEN



DINING ROOM X3



LAUNDRY AREA



GRILL ON TERRACE AREA



TERRACE



BYCICLE AREA



GARDEN



GAS WATER HEATER



ART ON WALLS



PARKING



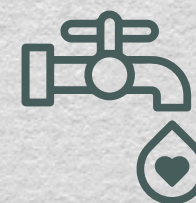
POOL X2



KITCHENETTE



WIFI
OPTICAL FIBER



DRINKING WATER



GROUND FLOOR

GROUND FLOOR



Areas

- | | |
|---------------------|---------------------|
| 1 - Accesss | 6 - Living |
| 2 - Lock-off acceso | 7 - Exterior dining |
| 3 - Bathroom | 8 - Pool |
| 4 - Kitchen | 9 - Garden |
| 5 - Bedroom | |

G.F. Surfaces

Lot : 189 m²
Built surface : 69.13 m²
Patio area : 68.94 m²
Front garden area : 48.51 m²

Total meters (Complete house)

Lot : 189 m²
Built surface : 100.77 m²
Outdoor area : 148.89 m²
(Interior and rear gardens and terraces)
Total project : 249.66 m²



LIVING ROOM

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GROUND FLOOR BEDROOM

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BATHROOM

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MAIN GARDEN

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MODULAR PANELS FOR PRIVACY

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KITCHEN WITH CENTRAL ISLAND

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LIVING ROOM

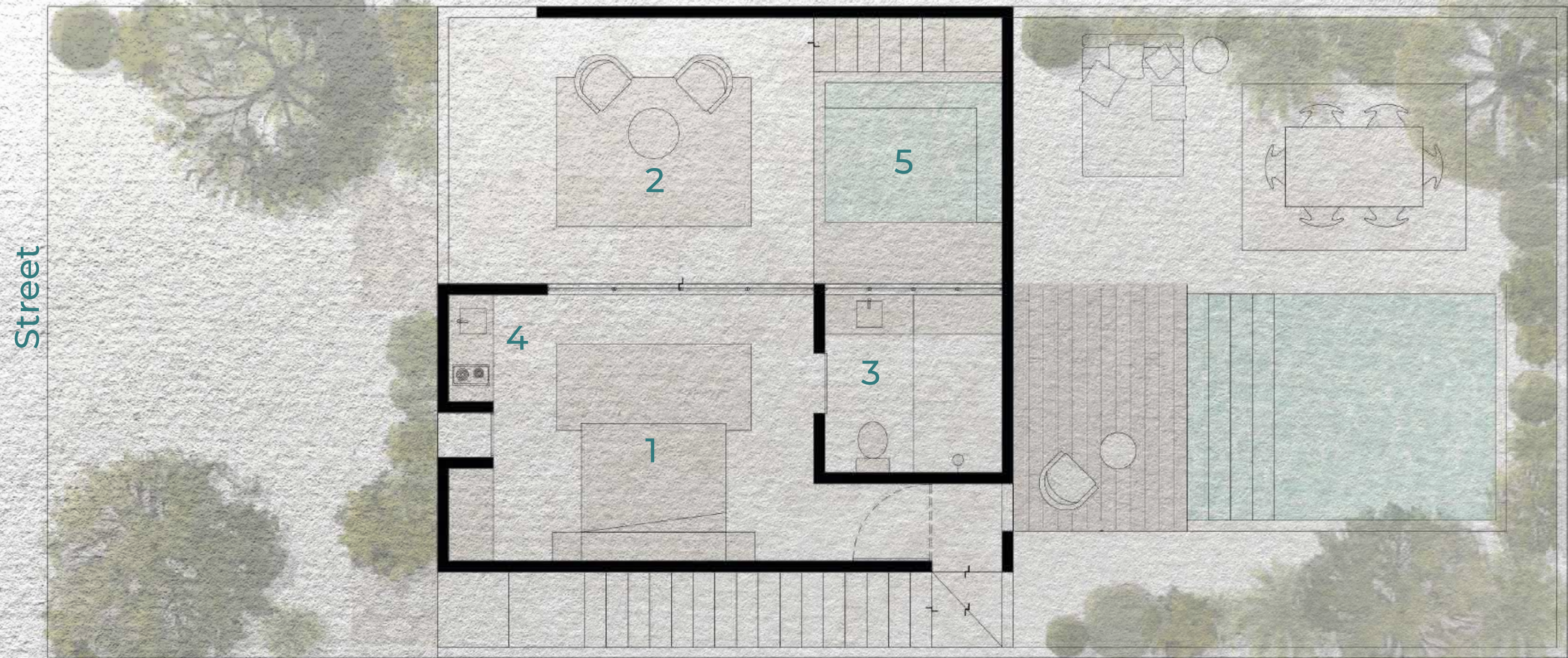
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PIANTA ALTA
(Lock-off)

SECOND LEVEL (Lock-off)



Areas

- 1 - Bedroom
- 2 - Private terrace
- 3 - Bathroom
- 4 - Kitchenette
- 5- Pool

S.L. Surface

Built surface : 31.64 m2
Terrace area : 30.44 m2

Total meters (Complete house)

Lot : 189 m²
Built surface : 100.77 m²
Outdoor area : 148.89 m²
(Interior and rear gardens and terraces)
Total project : 249.66 m²



ACCES LOCK-OFF LEVEL

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LOCK-OFF BEDROOM

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LOCK-OFF BEDROOM

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PRIVATE TERRACE OF LOCK-OFF ROOM

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Materials



Polished Chukum plaster

Following an ancient local tradition, polished chukum stucco was used by the Mayan culture in their palaces and infrastructure, due to its thermal properties and its long duration.



Lime based stucco

Local limestone stucco used in cladding of exterior walls offers a low maintenance and high durability material with a low carbon footprint due to its local abundance and availability. It's aesthetic and material qualities have been appreciated in local construction through the centuries.



Tropical woods

Tropical woods like Jabín, tzalam and parota generate warm and fresh interiors, used in doors, cabinets and pergolas.

