

COSMOS

BY AMARI



COSMOS

A NEW ORBIT OF LUXURY IN TULUM

Welcome to the newest expression of AMARI's vision—where luxury villa living is reimagined with quiet elegance and a deep connection to nature.

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MEET THE DEVELOPER

An American developer with a proven track record of setting the standard of luxury in Tulum's high-end market, AMARI is known for delivering thoughtful design, quality construction, and enduring value. COSMOS by AMARI is their latest creation—designed for those who seek more than just a property, but a meaningful lifestyle in the heart of the jungle.

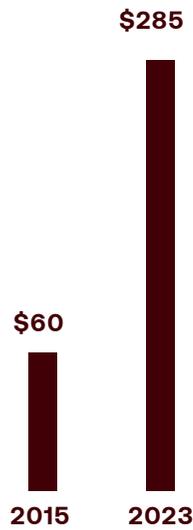
AMARI



BUILT FOR APPRECIATION

Thoughtfully designed and gracefully built, each villa is an expression of refined living, where intelligent design meets the rhythm of the jungle. With resort-style comforts and a seamless flow between indoors and out, every detail invites you to slow down, breathe deeply, and live beautifully.

PRICE GROWTH (PER SQ FT)



HOLISTIKA
375%▲

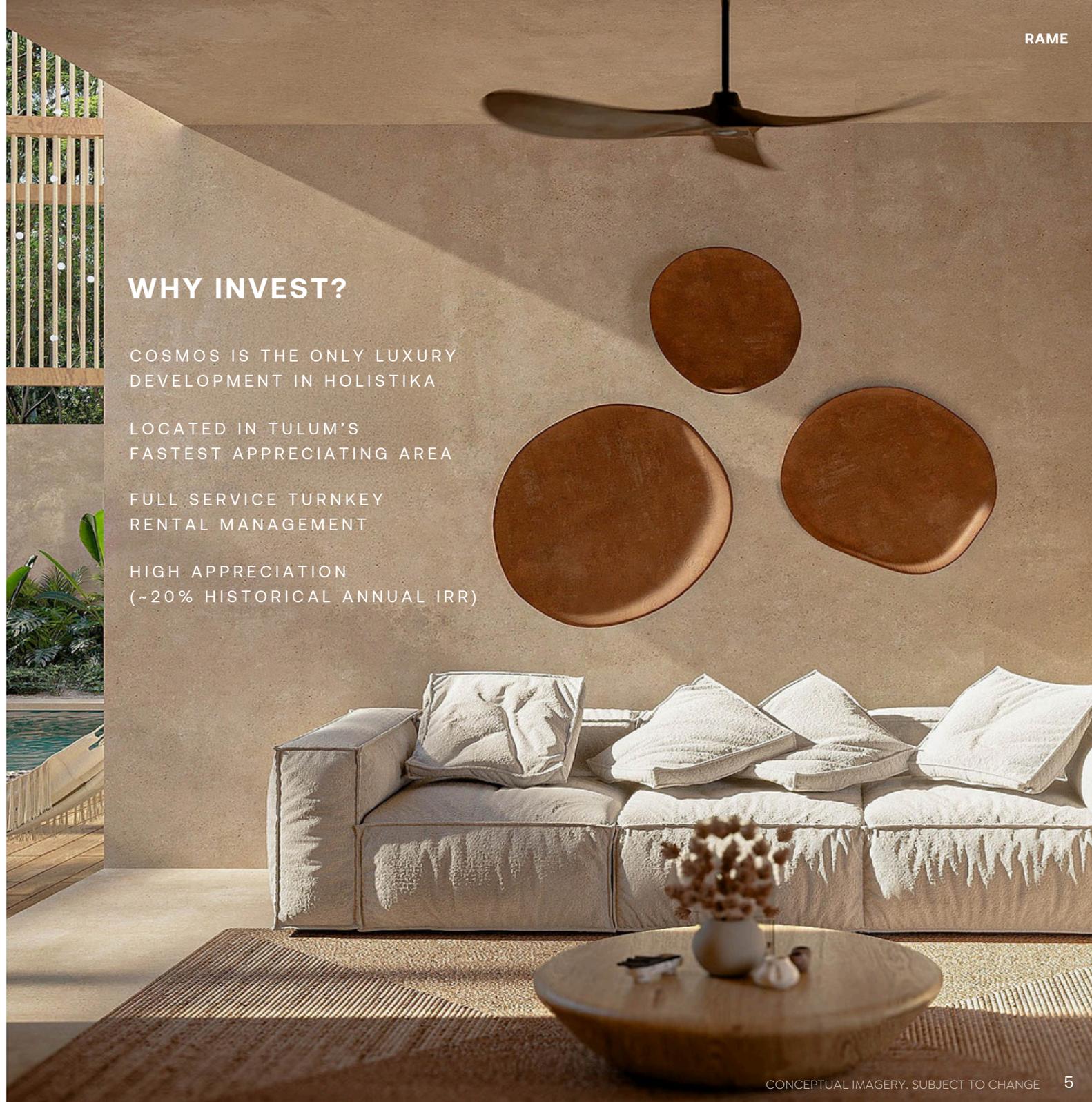
WHY INVEST?

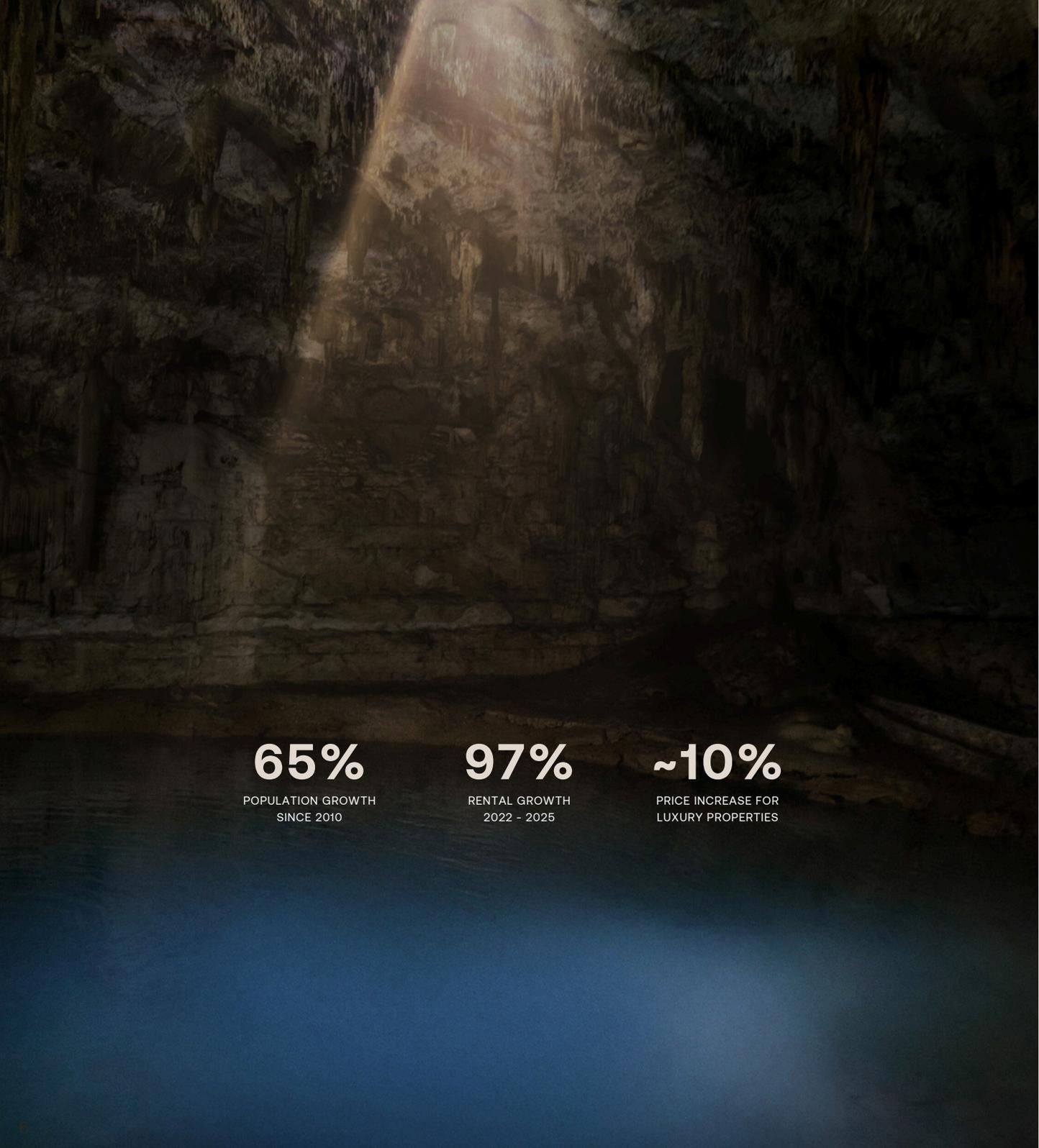
COSMOS IS THE ONLY LUXURY DEVELOPMENT IN HOLISTIKA

LOCATED IN TULUM'S FASTEST APPRECIATING AREA

FULL SERVICE TURNKEY RENTAL MANAGEMENT

HIGH APPRECIATION (~20% HISTORICAL ANNUAL IRR)





65%

POPULATION GROWTH
SINCE 2010

97%

RENTAL GROWTH
2022 - 2025

~10%

PRICE INCREASE FOR
LUXURY PROPERTIES

TULUM

Tulum has become one of the world's most coveted real estate destinations—and for good reason. Its untouched beaches, protected natural reserves, and thriving international community create a lifestyle that's both aspirational and grounded in wellness, sustainability, and design.

For today's investors, it's more than a tropical escape—it's an opportunity to shape the future of modern living.



COSMOS



LOCATION

- TULUM AIRPORT: 35 MINS.
- CANCÚN AIRPORT: 90 MINS.
- TULUM RUINS: 15 MINS.
- BEACH: 10 MINS.
- DOWNTOWN: 5 MINS.

AV. 5

MASTER PLAN

The architectural vision is a harmonious blend of Tulum's organic beauty and contemporary refinement. Each residence is thoughtfully designed to offer a sense of ease and sophistication—creating a living experience that feels both grounded and elevated.



COSMOS

BY AMARI



CONCEPTUAL IMAGERY. SUBJECT TO CHANGE

MASTER PLAN IN HARMONY

The COSMOS by AMARI Master Plan unfolds as a study in balance between form and function, nature and architecture, rhythm and stillness. Clean lines and soft light frame a landscape where each structure rests with quiet confidence—grounded, timeless, and intuitively crafted.

There is an inherent trust in the way space is used: practical without excess, elegant without effort. Presence, order, and certainty reveal a design guided by intention. A setting not merely to be seen, but to be felt. A language of calm and sophistication, where time seems to move to its own rhythm.

**COSMOS BY AMARI ISN'T JUST A PLACE TO RESIDE—
IT'S A STATEMENT.**

WITH ELEVATED ARCHITECTURE, RESORT-LEVEL
AMENITIES, AND SUSTAINABILITY-FIRST DESIGN,
COSMOS BY AMARI IS MORE THAN A PROPERTY—
IT'S A FUTURE-PROOF LIFESTYLE INVESTMENT





**LIVE AMONG THE STARS,
ROOTED IN THE JUNGLE.**

A LIFESTYLE GROUNDED IN WELL-BEING—
EMBRACED BY NATURE AND
ELEVATED THROUGH FUTURISTIC DESIGN



SIGNATURE AMENITIES

COSMOS by AMARI has been masterfully planned to provide its residents with more than a home— it offers a sanctuary of wellness, privacy, and connectivity with premium amenities threaded into every facet of the development.

RESTAURANT & COMMERCIAL AREA

The commercial area is the focal point of our main facade, seamlessly blending bold architecture and functional design with contemporary luxury finishes. More than just a visual anchor, it sets the tone for the entire experience at COSMOS, offering a refined yet welcoming atmosphere from the very first glance.

SPACES

HIGH-END RESTAURANT SALON
COMMERCIAL SPACES GALLERY
ROOFTOP TERRACE





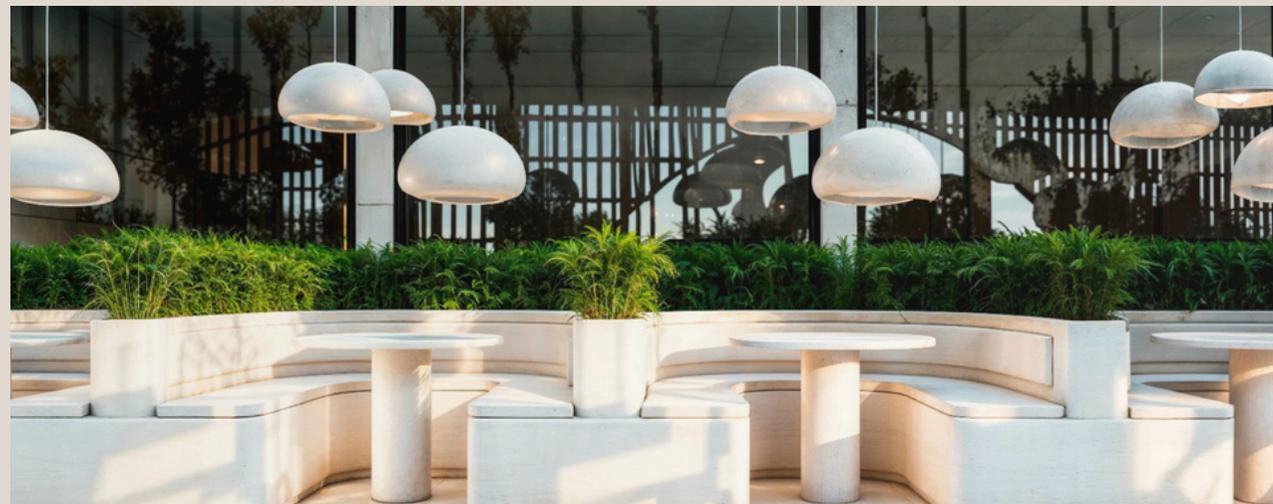
RESTAURANT



MODERN FURNISHINGS AND
REFINED FINISHES ELEVATE
THE DINING AMBIANCE WITH
UNDERSTATED ELEGANCE.

MICHELIN STAR QUALITY

A spacious and pristine environment, designed to offer a unique dining experience, surrounded by the tranquility and natural beauty that invites guests to enjoy every moment with all their senses.



AWASH IN NATURAL LIGHT AND OPEN SPACE,
OUR GALLERY SETS THE STAGE FOR FUTURE EXHIBITIONS—
WHERE CONTEMPORARY ELEGANCE MEETS QUIET BEAUTY.

WELLNESS CENTER

Designed to nourish body, mind, and spirit, this sanctuary blends ancestral wisdom with modern comfort. Within its lush, jungle-framed walls, residents will find a tranquil yoga studio, fitness center, traditional temazcal for purification rituals, and serene relaxation lounges for introspection and renewal.

SPACES

INDOOR YOGA	YOGA SHALA
MASSAGE ROOMS	SACRED SWEAT
HYDROTHERAPY	COLD PLUNGE





INDOOR YOGA

An indoor yoga space where calm and serenity blend into a soft, welcoming atmosphere. A place designed to connect with inner peace, inviting a deep and renewing experience with every practice.

NATURAL TEXTURES AND
MINDFUL LAYOUT ENHANCE A
SENSE OF CALM AND COMFORT



SOFT LIGHTING AND CLEAN LINES CREATE A
SANCTUARY OF MODERN WELLBEING



AMENITIES DESIGNED FOR HOLISTIC WELLBEING

The Wellness Center features innovative design that seamlessly blends natural elements with modern aesthetics. At COSMOS by AMARI, wellbeing takes center stage—offering a holistic approach to health, relaxation, and renewal. Every detail is intelligently crafted to support balance, vitality, and a deeper connection to both oneself and the surrounding environment.



YOGA SHALA — OUTDOOR YOGA

An outdoor yoga space designed to harmonize with nature, inviting a unified connection with the surroundings. Expansive and open, the area encourages mindful movement and deep relaxation in the embrace of fresh air and natural beauty.



TEMAZCAL & SACRED SWEAT LODGE

A refuge where stillness allows the inner heartbeat to be heard. As the outside noise fades, this space invites a pause—to reconnect deeply with oneself and answer the call of their spirit's essence.



COWORKING SPACE

Our coworking spaces are designed to foster productivity, creativity, and collaboration. With high-performance internet for seamless connectivity—whether video calls, file transfers, or presentations—they cater to various working styles, featuring private areas, open lounges, and relaxed zones for meetings. Every detail supports an efficient, inspiring environment that adapts to the dynamic demands of modern professionals.





A COMBINATION OF TACTILE
ACTIVITIES AND DIGITAL GAMES
BRIDGE TRADITIONAL LEARNING
WITH MODERN EDUCATION

KIDS ZONE | LEARN, PLAY, GROW

Our Kids Zone offer vibrant environments where children engage in alternative learning experiences that nurture creativity, curiosity, and social values. These spaces promote freedom of expression and exploration, encouraging kids to develop at their own pace in a safe and supportive setting. Focused on holistic growth, the zones foster respect, collaboration, and emotional intelligence, creating a balanced environment where fun and meaningful development go hand in hand. Families can feel confident knowing their children thrive in spaces that inspire both joy and lifelong learning.

FITNESS CENTER

The Fitness Center is equipped with state-of-the-art equipment designed to support all levels of training, from strength and cardio to flexibility and recovery. With spacious and well-ventilated areas, it provides an energizing environment that motivates movement and promotes overall health.

SPACES

GYM

FIGHT CLUB

PICKLEBALL COURT

OUTDOOR POOL



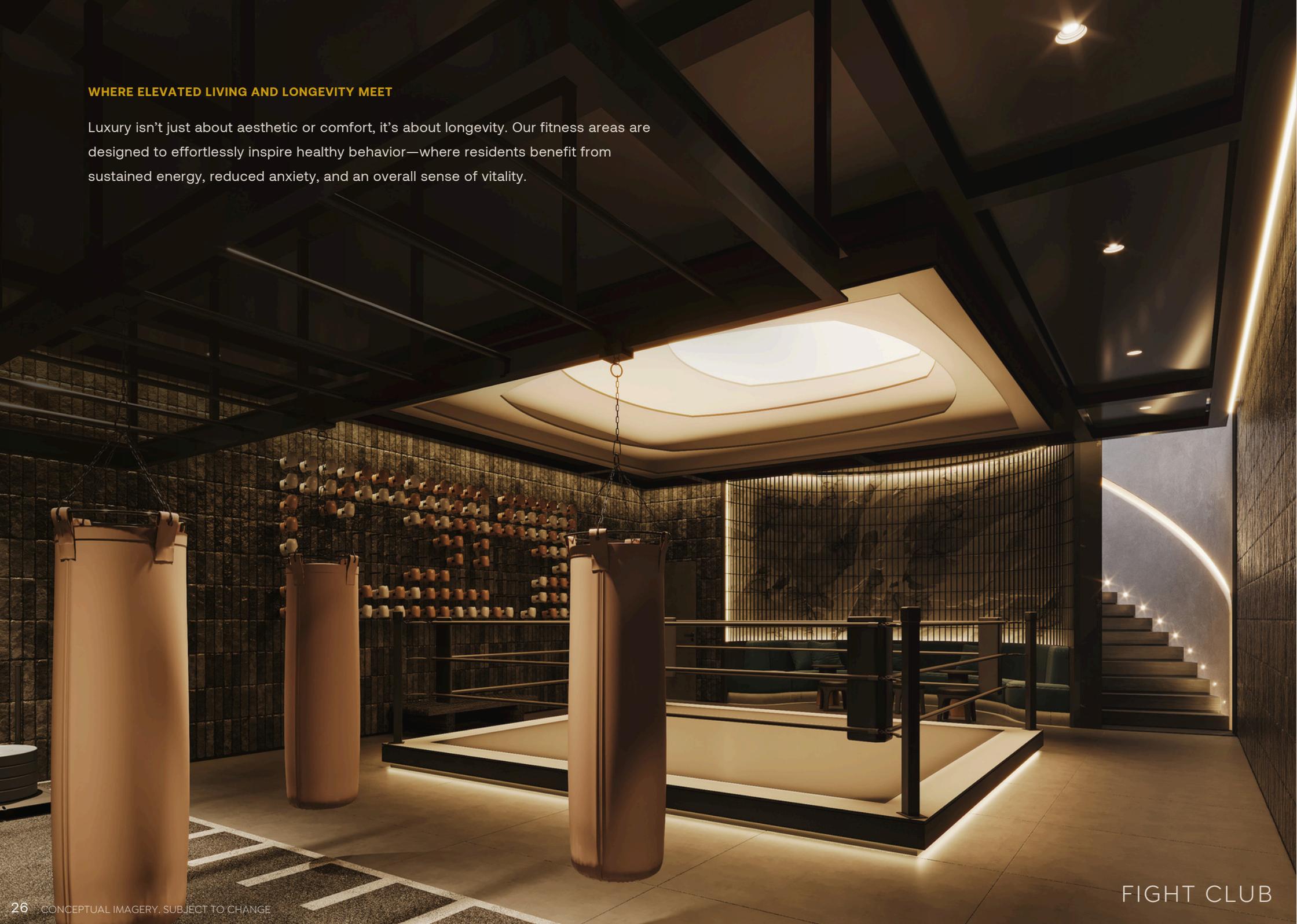


GYM

CONCEPTUAL IMAGERY. SUBJECT TO CHANGE

WHERE ELEVATED LIVING AND LONGEVITY MEET

Luxury isn't just about aesthetic or comfort, it's about longevity. Our fitness areas are designed to effortlessly inspire healthy behavior—where residents benefit from sustained energy, reduced anxiety, and an overall sense of vitality.



FIGHT CLUB



PICKLEBALL
COURT



THE LUXURY OF TIME AND SPACE TO RECONNECT

True luxury today means having space to breathe, reflect, and be present. COSMOS by AMARI creates this through lush surroundings that invite residents to slow down and reconnect with themselves and their families.

SUNKEN LOUNGE



RESIDENTIAL LIVING

COSMOS by AMARI is a private, gated community of 27 luxury residences, thoughtfully designed to capture the spirit of Tulum—while anticipating the needs of tomorrow's homeowners.



THE COSMOS MASTER PLAN FEATURES RESIDENTIAL VILLAS STRATEGICALLY PLACED TO OFFER PRIVACY, IMMERSION IN NATURE, AND A REFINED SENSE OF COMMUNITY

CONCEPTUAL IMAGERY. SUBJECT TO CHANGE





CONCEPTUAL IMAGERY. SUBJECT TO CHANGE

KAI

EACH HOME IS A BOLD EXPRESSION OF MODERN DESIGN—SEAMLESSLY BLENDING INDOOR AND OUTDOOR LIVING WHILE HONORING THE RAW BEAUTY OF THE SURROUNDING JUNGLE

A RESORT EXPERIENCE AT HOME

CONNECTED TO EVERYTHING

Set in one of Tulum's most sought-after enclaves, just minutes from beaches, restaurants, and cultural landmarks, COSMOS by AMARI redefines the residential landscape. Here, sophisticated design meets natural harmony—offering a rare opportunity to own a home that is not only connected to everything, but elevated above it.

COSMOS by AMARI presents an exclusive portfolio of 10 distinctive architectural models, offering luxury residences ranging from 4 to 7 bedrooms, including grand jungle mansions for those seeking the pinnacle of space, privacy, and elegance.







IMMERSED IN A WORLD WHERE RESORT-STYLE
AMENITIES, WELLNESS, AND INTELLIGENT DESIGN COME
TOGETHER TO FORM AN INSPIRED DAILY EXPERIENCE.

VILLAS & MANSIONS

Within its secure gates, COSMOS by AMARI reimagines the concept of home through timeless design, curated landscaping, and architecture that fuses natural materials with cutting-edge innovation. The result is a masterfully planned environment that fosters visual harmony, wellbeing, privacy, and a deep sense of belonging.

COSMOS

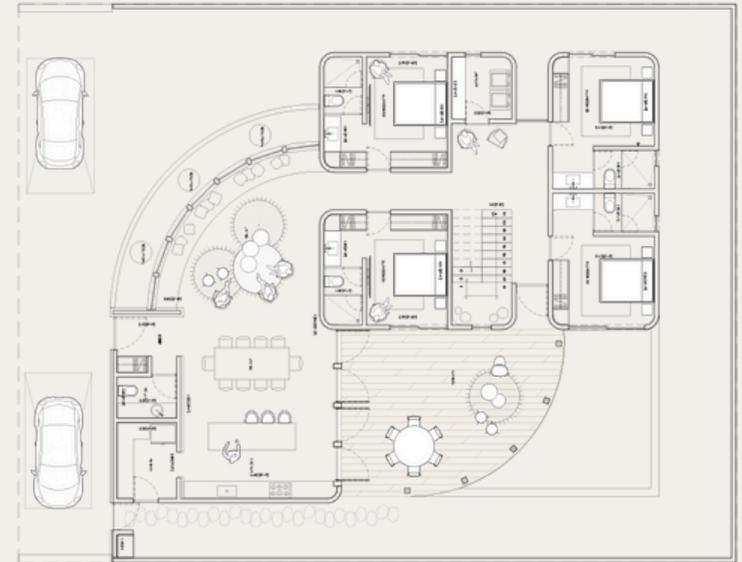
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RAME

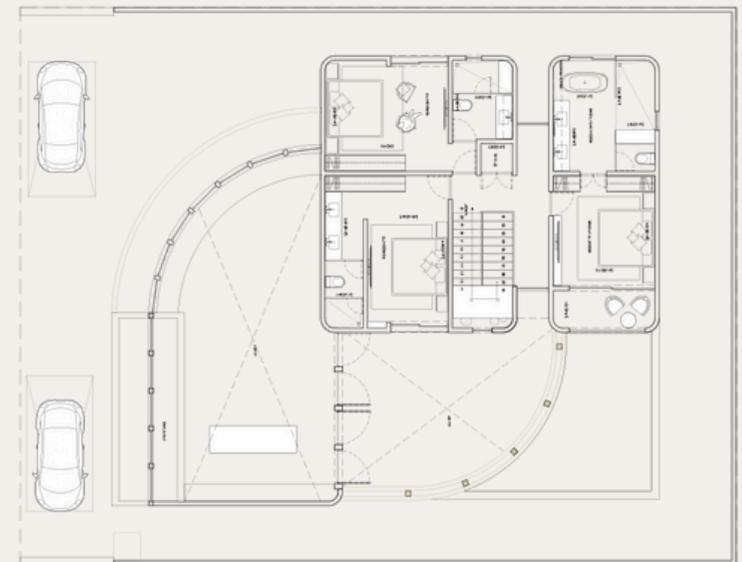


- ☒ 3,785 SQ FT
- 🛏 BEDROOMS: 8
- 🚿 BATHROOMS: 8
- 🚗 PARKING SPACES: 2
- 🏊 POOL

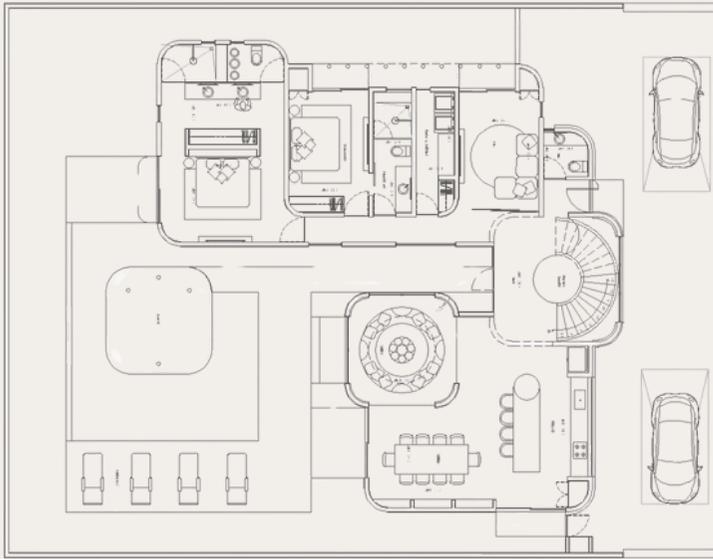
GROUND LEVEL



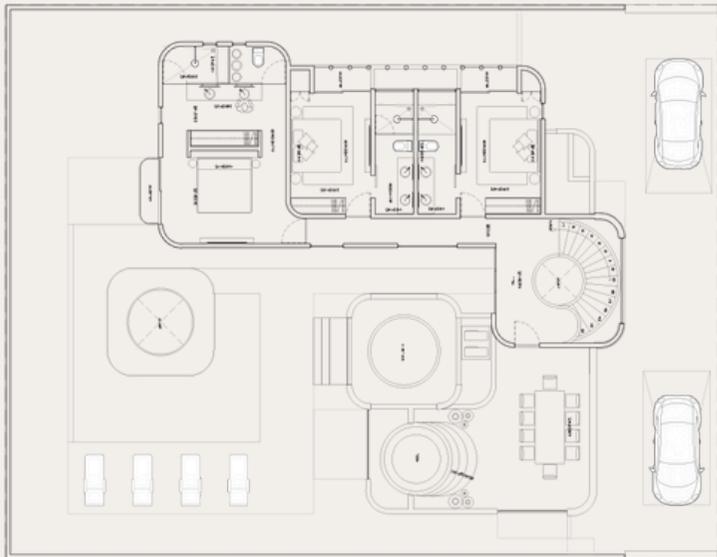
FIRST FLOOR



GROUND LEVEL



FIRST FLOOR



COSMOS

BY AMARI

TRES CIELOS



- 3,602 SQ FT
- BEDROOMS: 6
- BATHROOMS: 6
- PARKING SPACES: 2
- POOL & HOT TUB

COSMOS

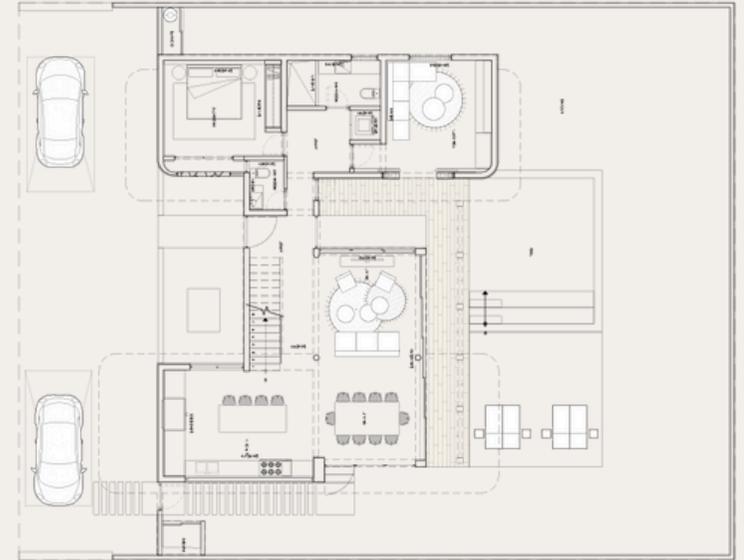
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KAI

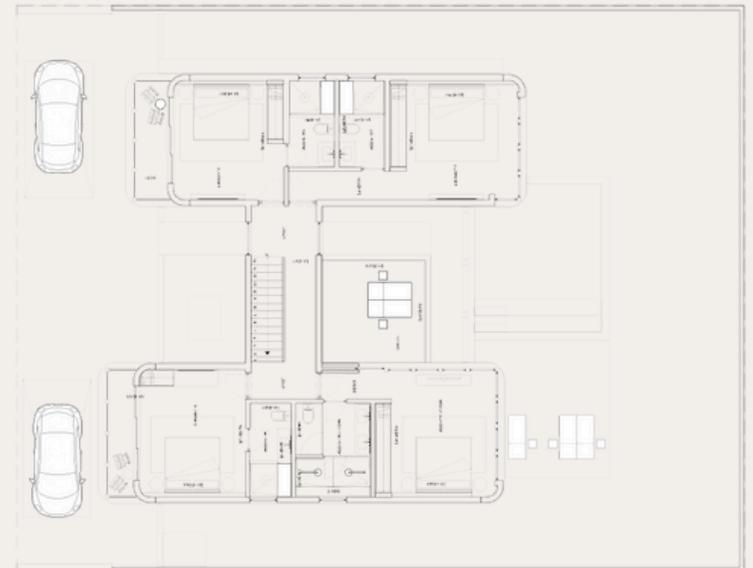


-  3,822 SQ. FT.
-  BEDROOMS: 6
-  BATHROOMS: 6
-  PARKING
-  SPACES: 2 POOL

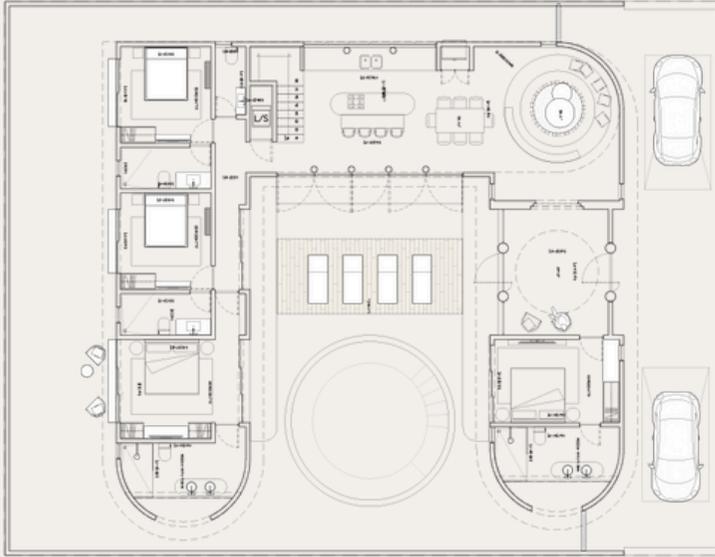
GROUND LEVEL



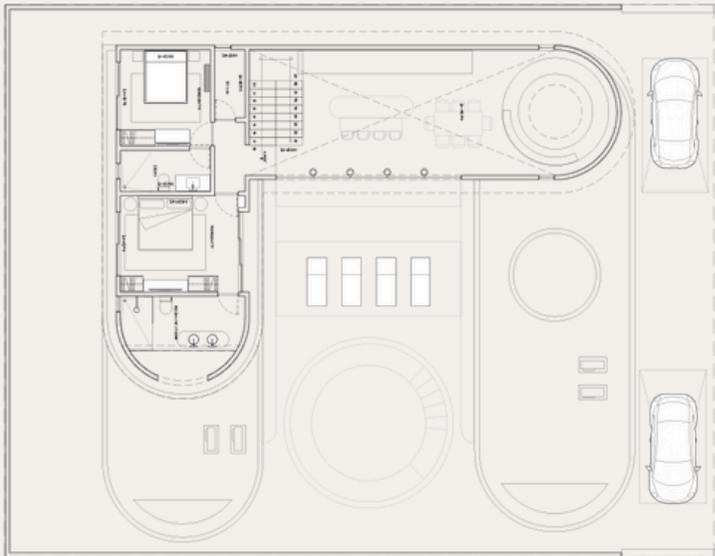
FIRST FLOOR



GROUND LEVEL



FIRST FLOOR



COSMOS

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TEMPLO



- 3,807 SQ. FT
- BEDROOMS: 7
- BATHROOMS: 6.5
- PARKING SPACES: 2
- POOL

CONTEMPORARY ARCHITECTURE AND ELEGANT FINISHES DEFINE THE DISTINCTIVE LUXURY OF COSMOS BY AMARI







BEYOND OWNERSHIP

Owning a luxury villa within a private residential community offers far more than aesthetic appeal, it provides a level of exclusivity, security, and lifestyle curation that is unmatched. Residents enjoy the peace of mind that comes with controlled access, 24/7 security, and professional property management—all while living in a tranquil environment that provides long-term value.



WITHIN THESE GATES, EVERY DETAIL—
FROM ARCHITECTURAL HARMONY TO
INTEGRATED WELLNESS AMENITIES—
IS TAILORED TO CREATE A SEAMLESS,
ELEVATED LIVING EXPERIENCE.

WHETHER AS A PRIMARY RESIDENCE,
VACATION RETREAT, OR AN INCOME-
GENERATING ASSET, YOUR VILLA
BECOMES A SANCTUARY.



27 LUXURY RESIDENCES—CAPTURING THE SPIRIT OF TULUM
WHILE ANTICIPATING THE NEEDS OF TOMORROW'S HOMEOWNERS



BEYOND LUXURY

Our curated portfolio of complimentary services has been thoughtfully designed to support both residents and guests with the highest standards of comfort, security, and personalized attention—elevating everyday living into an extraordinary experience.



A SEAMLESS LIFESTYLE OF SERVICE

From luxury airport transfers to curated in-villa experiences, every detail is designed for elevated living. Enjoy the ease of an on-demand private chef, personalized wellness treatments, and a dedicated concierge team available to arrange private excursions, fine dining reservations, and exclusive events.

Residents also benefit from 24/7 gated security, high-speed fiber-optic internet with smart home integration, and the rare convenience of filtered, drinkable tap water—an exclusive feature that enhances both comfort and long-term value.

ADDITIONAL SERVICES

- DAILY HOUSEKEEPING UPON REQUEST
- MAINTENANCE SUPPORT
- LUXURY GUEST AIRPORT TRANSFERS
- IN-VILLA SPA SERVICES
- EVENT PLANNING & HOSTING

Experience the exceptional service of a five-star boutique hotel, where every need is anticipated with genuine care. COSMOS by AMARI offers curated amenities and bespoke services, such as private yoga sessions and personalized wellness treatments—refining your lifestyle in a way that transforms everyday living into an exclusive retreat.



DEVELOPMENT TEAM

AMARI Tulum – DEVELOPER

Truong Ly Design – DESIGNER

DLT Capital – SALES

COSMOS

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