

Ditaya

HARMONY VILLAGE

SECURE YOUR FUTURE IN TULUM'S **EXCLUSIVE RESIDENTIAL COMMUNITY**



WELCOME TO HARMONY VILLAGE

Tulum is one of the world's most dynamic real estate markets, offering unmatched growth and return opportunities. **Harmony Village, the latest project from the prestigious Pitaya Residential by DIM Developments,** offers an exclusive investment opportunity in this thriving paradise.

- » **22 premium single-family home lots**
- » Lot sizes ranging **from 3,260 SqFt to 4,197 SqFt**
- » Designed for an unparalleled living experience
- » Maximizing investment value

STRATEGIC LOCATION

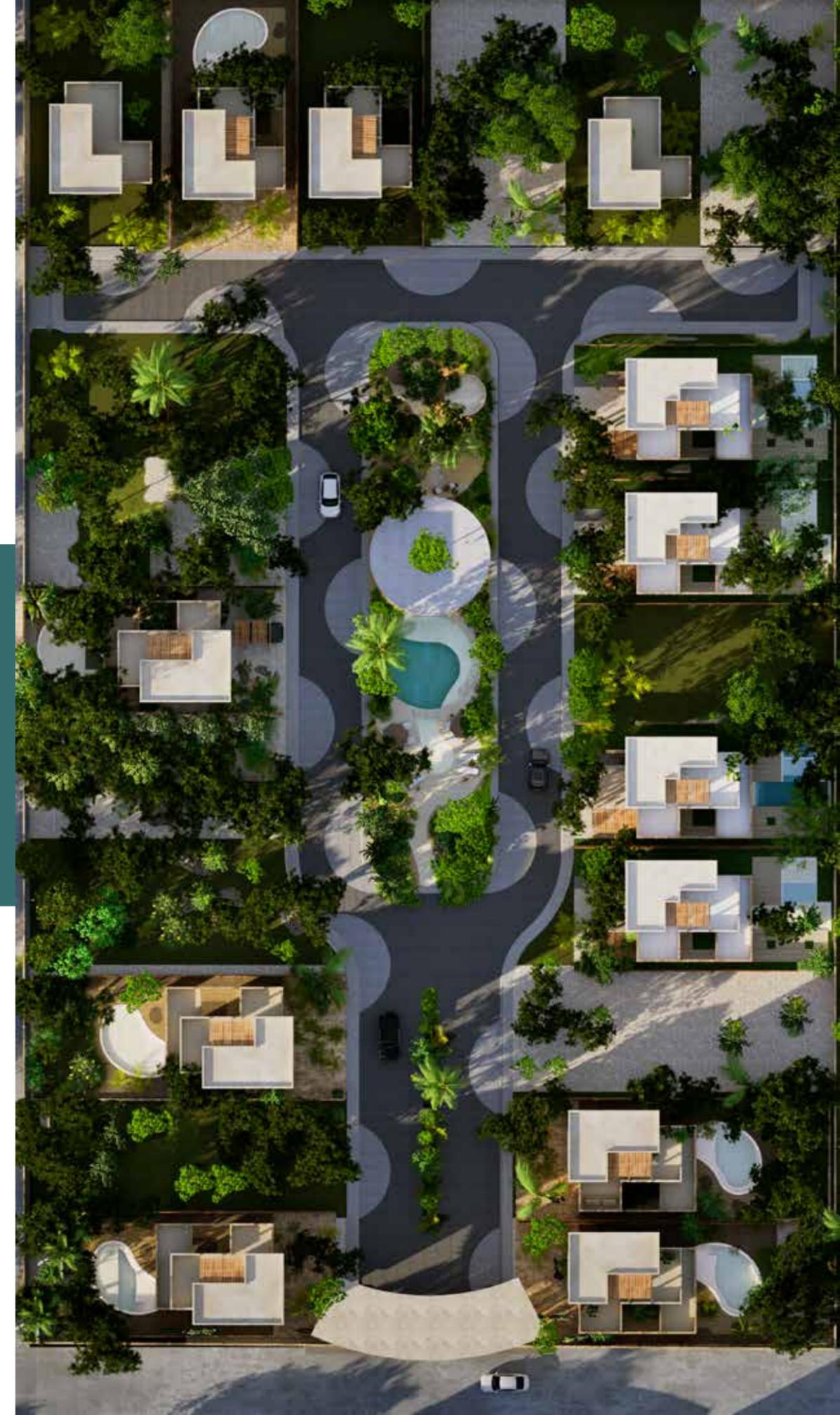
Positioned in a high-demand area, this Gated Community has exceptional appreciation potential.

UPSCALE AMENITIES

Harmony Village offers a thoughtfully designed community focused on comfort, connection, and convenience.

DELIVERY TIMELINE

On track for prompt completion, ensuring a swift return on investment.



Designed with **premium infrastructure and amenities**, Harmony Village provides **security, exclusivity, and long-term appreciation potential**. Whether you're looking to **build now or hold for future growth, this low-risk, high-reward opportunity** positions you ahead in one of **Mexico's fastest-growing real estate markets**.



Tulum's rising property values, fueled by new infrastructure, make Harmony Village a smart investment.

- **High-appreciation location**
- **Premium amenities for long-term value**
- **Secure investment in an undersupplied market**

Ideal for land resale or future building, Harmony Village offers a strong foundation for financial growth.

COMMUNITY HIGHLIGHTS

Lush Landscaping

Controlled Access

24/7 Security

Solar Street Lighting

Pattern Paver Streets and Sidewalks



COMMUNITY AMENITIES



REFLECTION POOL

A calming spot to unwind and connect with nature



CHILDREN'S POOL AREA

A playful, safe space for the young ones



HARMONY PAVILION

A versatile venue for community events and gatherings



BBQ AREA

Enjoy outdoor dining with family and friends



LOUNGE AREA

A modern space to relax and socialize



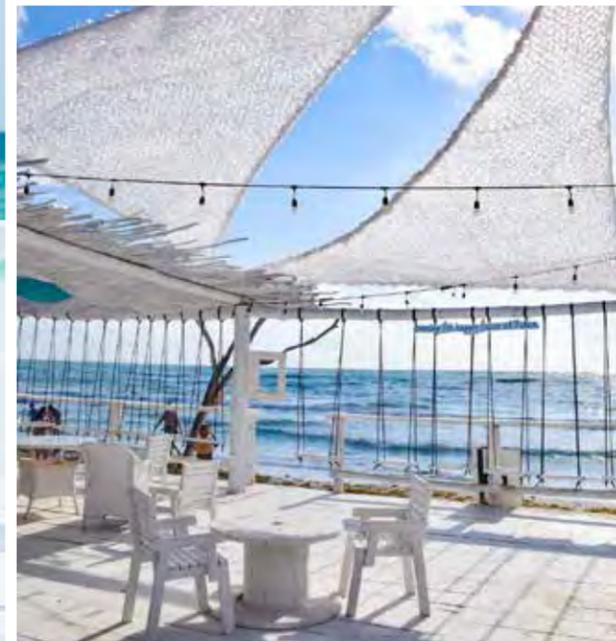
COMMUNAL RESTROOMS

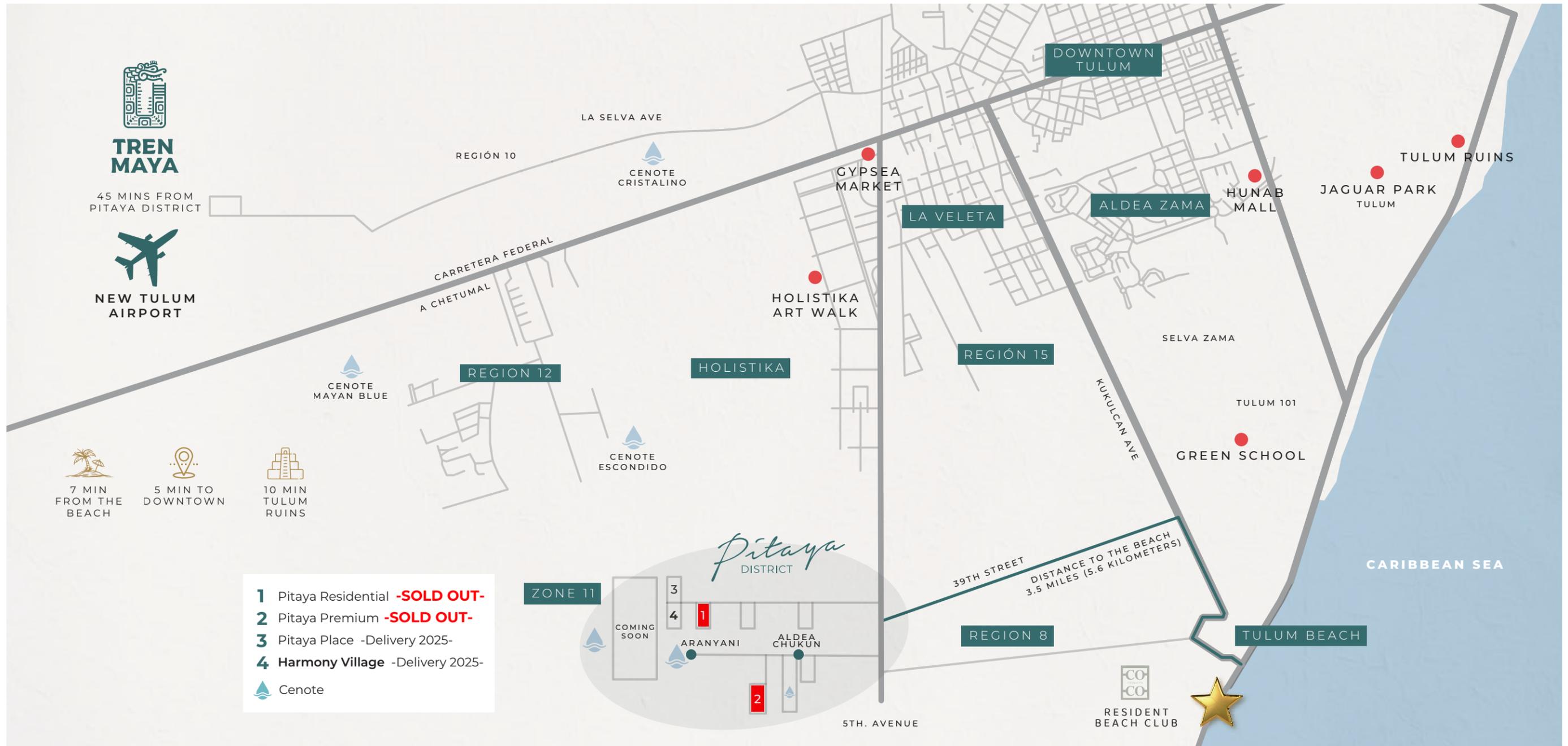
Thoughtfully designed facilities for convenience



BEACH CLUB

Harmony Village has partnered with **Coco Tulum** to allow our residents full access to their beach club. Coco Tulum is one of the most sought-after private beach clubs, with picturesque views, a stunning beach, delicious food and beverages, and impeccable service. Known for their fish tacos and **highly-Instagrammable views**, you and your guests can enjoy the world-famous beaches of Tulum.



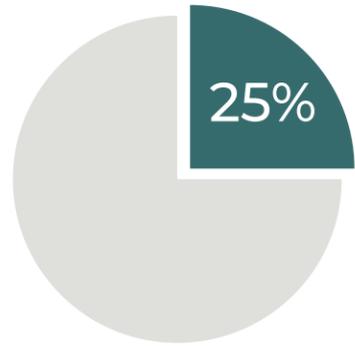


Located in Tulum’s emerging **Zone 11, the Pitaya District** is rapidly becoming a premier residential community. **HARMONY VILLAGE**, part of this thriving area, offers an ideal blend of accessibility and tranquility, just 8 minutes from beaches, downtown, and key amenities. Positioned along the future 5th Avenue Tulum, Pitaya is experiencing significant growth, fueled by infrastructure investments and luxury developments, making it one of Tulum’s most desirable locations.



INVESTMENT OPPORTUNITIES

LAND APPRECIATION & VALUE GROWTH



LAND APPRECIATION

Tulum land appreciates 25% annually, with **strong growth potential** compared to Playa del Carmen.



LIMITED AVAILABILITY

Region 12 land is sold out, and future plots will be 2-3 times more expensive, raising retail prices accordingly.

EXCLUSIVE PRICING

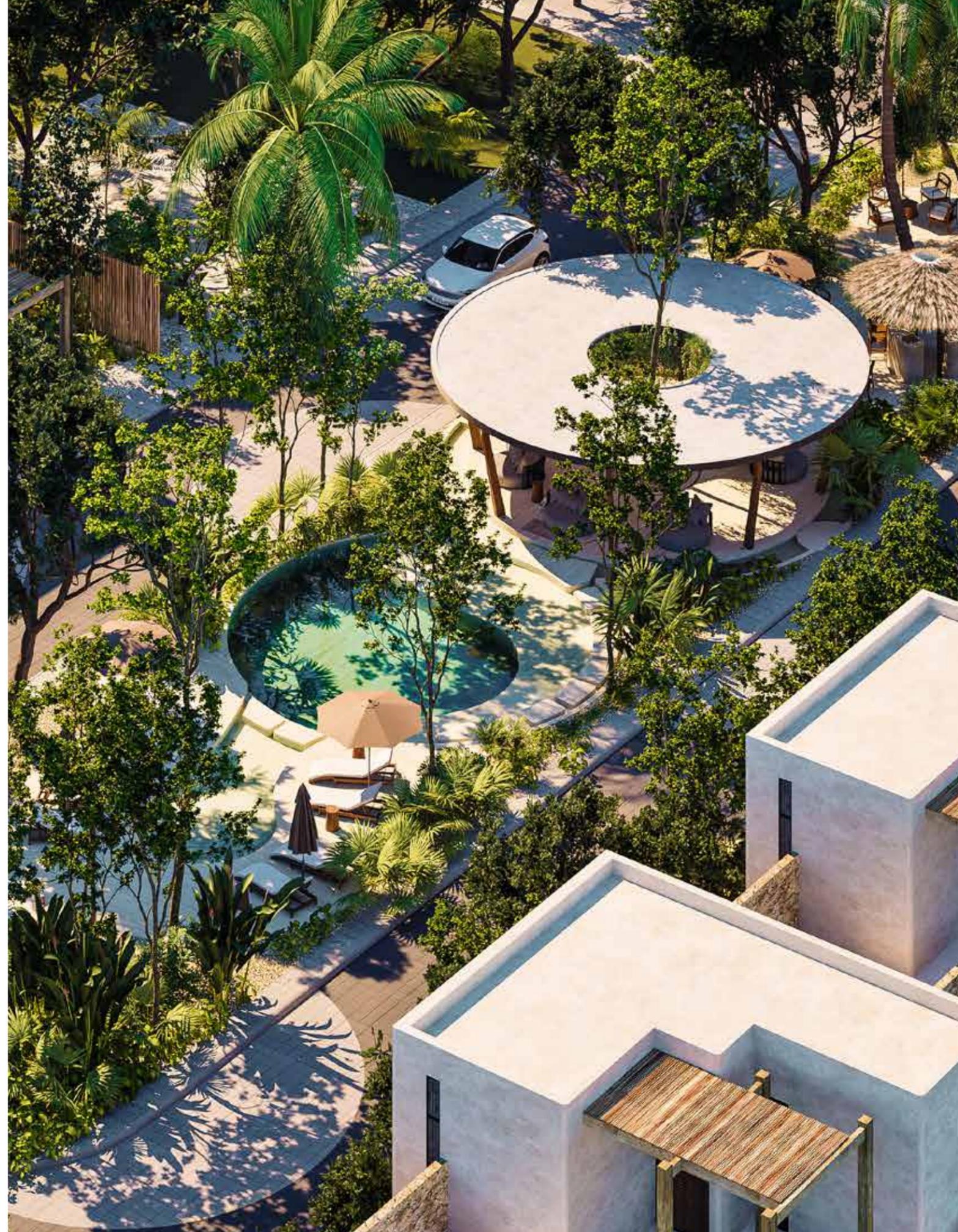
\$25 USD/SqFt FOR FRIENDS & FAMILY

before increasing to \$32 USD/SqFt, offering an early investment advantage.



THE EARLY ADVANTAGE

Investing now secures a lower entry point and substantial appreciation as the area develops.



LOCATION & HIGH-END LIVING

LOCATION

Region 12 (Zone 11) is the closest residential area to the beach.

EXCLUSIVE RESIDENTIAL DISTRICT

Low-density, high-end single-family homes with no condos or commercial developments, ensuring tranquility.

HIGH-END LIVING

Neighboring homes valued between \$1.2 and \$1.5 million USD. Features include a development by the architect of Azulik, just a block over from Pitaya (aranyatulum.com).

FLEXIBLE RENTING OPTIONS

Land parcels can be developed into duplexes (townhomes) or 3-5 bedroom villas, suitable for both vacation and long-term rentals, maximizing rental income potential.

INFRASTRUCTURE & ACCESSIBILITY ENHANCEMENTS



NEW 5TH AVENUE TULUM

Will be the third and final main artery, enhancing connectivity and increasing property value.



BEACH ACCESS ROAD (39TH AVE)

We will be connecting to 39th Avenue this year to further improve accessibility to the beach.



UNDERGROUND ELECTRICITY

Ensures the area's aesthetic appeal and reliability.

TULUM HIGHLIGHTS & ACCESSIBILITY

Tulum offers a unique blend of natural beauty and world-class attractions, all within easy reach. Whether you're arriving by air, train, or car, you'll find a range of experiences waiting for you:



AIRPORT

With direct flights from major cities around the world, Tulum is easily accessible for international travelers.



JAGUAR PARK

Explore the vibrant wildlife and lush landscapes of the Jaguar Park, a must-see for nature lovers.



TREN MAYA

The new Tren Maya will connect Tulum with other fascinating destinations along the Yucatán Peninsula, making travel even easier.



PGA GOLF COURSE

For golf enthusiasts, Tulum boasts a top-tier PGA golf course, offering stunning views and challenging holes.



F1 TRACK (Coming Soon)

Get ready for high-speed thrills as the F1 Race Track is set to arrive in Tulum, adding even more excitement to this already dynamic destination.

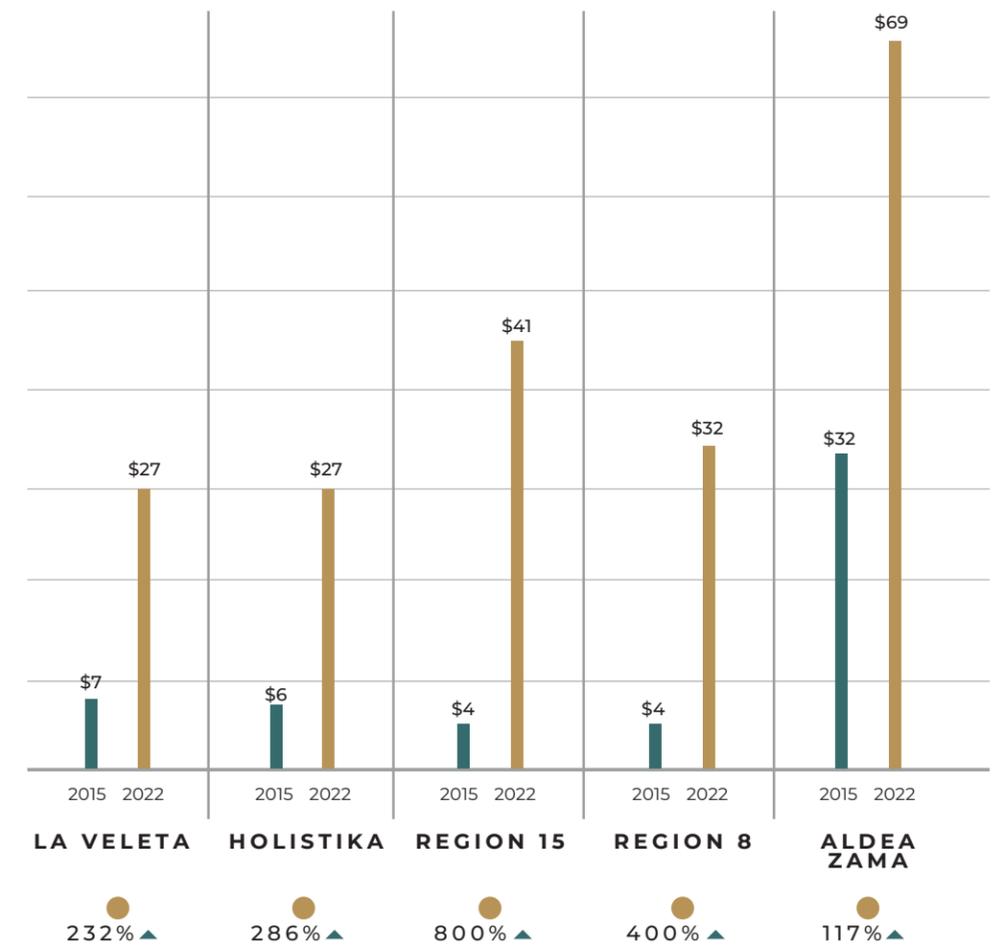
WITH THESE ATTRACTIONS AND MORE, TULUM PROMISES TO BE A PLACE WHERE ADVENTURE, RELAXATION, AND ACCESSIBILITY COME TOGETHER.

HISTORIC APPRECIATION



COMPARABLES

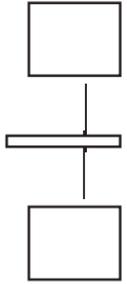
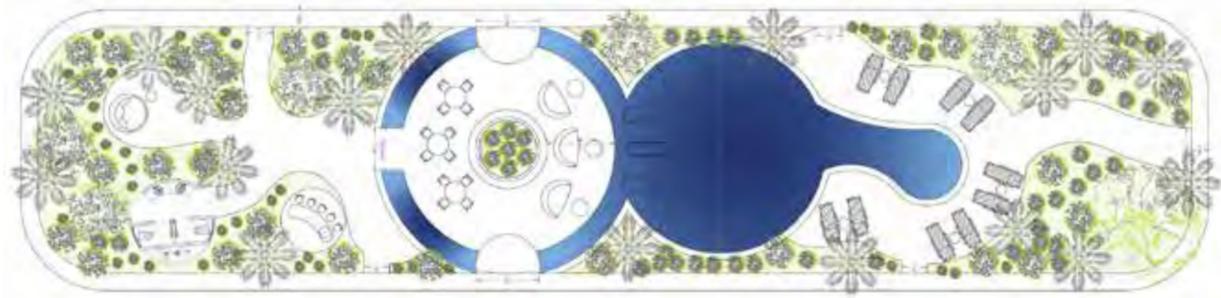
- HARMONY VILLAGE *FRIENDS & FAMILY**
\$25 USD / SqFt
- REGION 8**
\$32 USD / SqFt
- LA VELETA**
\$27 USD / SqFt
- REGION 15**
\$41 USD / SqFt
- HOLISTIKA**
\$27 USD / SqFt
- ALDEA ZAMA**
\$46 USD / SqFt
- SELVA ZAMA**
\$55 USD / SqFt



AVENIDA 25 SUR

LOT 9 3,486 SqFt
LOT 10 3,497 SqFt
LOT 11 3,507 SqFt
LOT 12 3,518 SqFt
LOT 13 3,529 SqFt
LOT 14 3,540 SqFt

LOT 8 3,260 SqFt	LOT 7 3,303 SqFt	LOT 6 3,303 SqFt	LOT 5 3,303 SqFt	LOT 4 3,540 SqFt	LOT 3 4,067 SqFt	LOT 2 4,067 SqFt	LOT 1 4,035 SqFt
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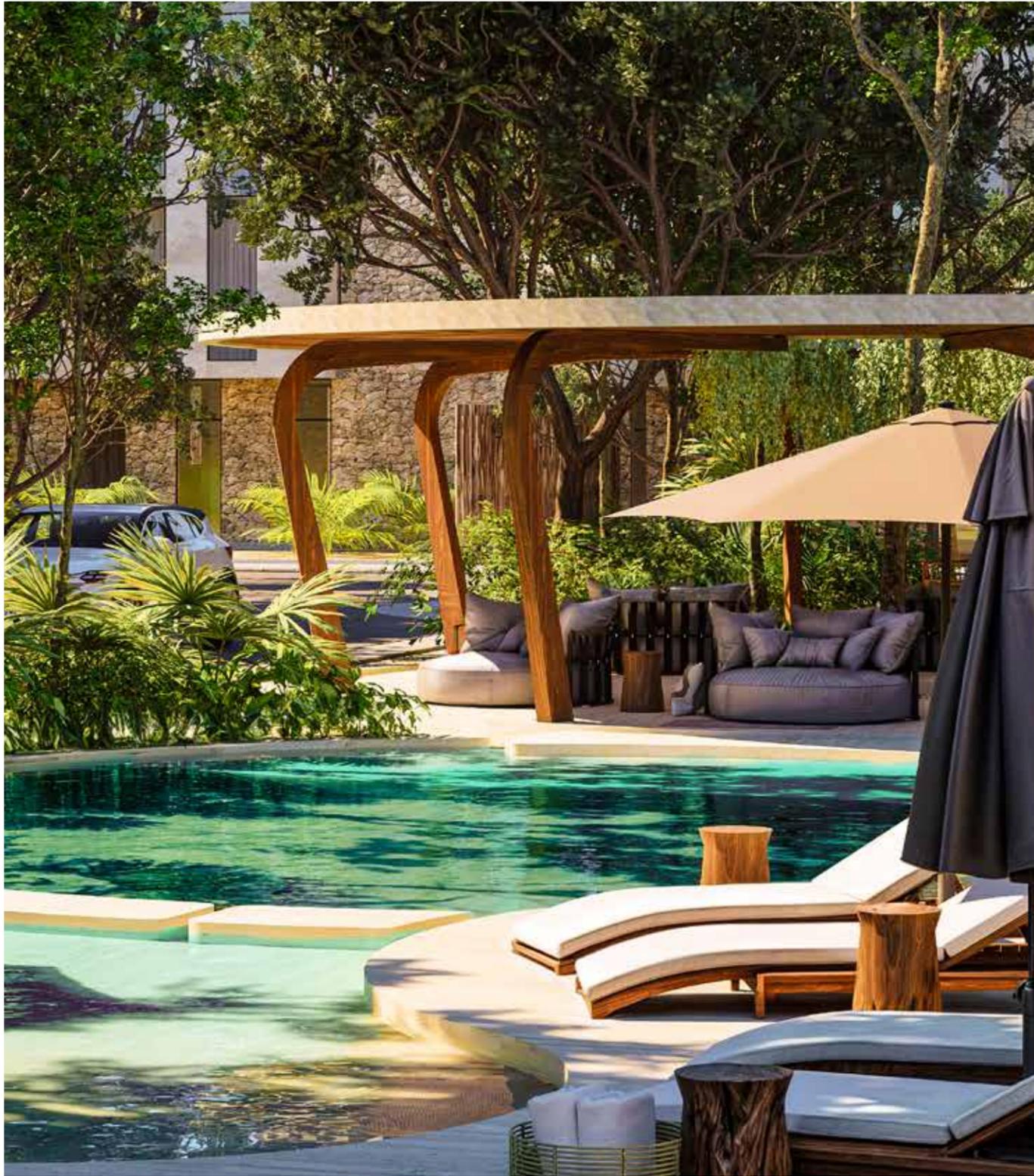


LOT 15 3,260 SqFt	LOT 16 3,303 SqFt	LOT 17 3,303 SqFt	LOT 18 3,303 SqFt	LOT 19 3,540 SqFt	LOT 20 4,067 SqFt	LOT 21 4,067 SqFt	LOT 22 3,938 SqFt
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CALLE 26 SUR



MASTER PLAN & LOT DISTRIBUTION



A SERENE SPACE FOR RELAXATION, COMMUNITY, AND INTIMATE GATHERINGS

BUILDING OPTIONS AVAILABLE



OUR EXPERIENCED TEAM CAN HELP YOU BUILD YOUR DREAM HOME ON YOUR LOT. **CONTACT US TODAY!**

INNOVATORS & CREATORS



DIM DEVELOPMENT

BOUTIQUE DEVELOPMENT & INVESTMENT EXPERTISE IN MEXICO

DIM is a boutique real estate development firm specializing in high-potential markets across the Riviera Maya and Costa Maya. Founded by American and Canadian visionaries, DIM delivers exceptional projects, including multifamily residences, gated communities, and subdivisions in Playa del Carmen, Tulum, and Bacalar.



DLT CAPITAL

STRATEGIC INVESTMENT, DEVELOPMENT & SALES EXPERTISE

DLT Capital is a leading advisory firm specializing in real estate investment, project financing, and strategic development. We connect investors and developers with high-value opportunities, offering expertise in deal structuring, capital raising, and project execution. With a strong sales-driven approach, we help clients maximize returns in a competitive market.



ARCHITECTS CONTRACTORS TULUM **ARCHITECTURAL & BUILDING SERVICES**

Creates sustainable, innovative designs tailored to each client's needs, using eco-friendly solutions like solar panels and wind energy. Their mission is to provide comprehensive architectural solutions with functional, aesthetic designs. Their vision is to build sustainable architecture that responds to the environment, leaving a green footprint that defines their identity.



JUNGLE LUXE **REAL ESTATE AND PROPERTY MANAGEMENT**

Rachel Hugenschmidt, founder of Jungle Luxe, has built one of Tulum's top property management and interior design firms since 2022. With expertise in vacation rentals, investments, and design, she curates high-end, Instagram-worthy spaces that attract luxury travelers. Jungle Luxe offers strategic marketing, seamless operations, and revenue optimization, helping investors maximize returns. Committed to quality and unparalleled guest experiences, Rachel continues to elevate Tulum's luxury rental market.



**HARMONY
LIFESTYLE
FUTURE**



LET'S BUILD YOUR DREAM HOME IN TULUM

BOOK A CONSULTATION

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