

L' TOPIA

THE ESSENCE OF DESTINATION LUXURY



OUR PHILOSOPHY

A PENCHANT FOR QUALITY

L'TOPIA combines partnerships with internationally renowned architects, locally sourced high-end materials, and world-class concierge services.

TECHNOLOGY & SUSTAINABILITY

Innovative technology is at the heart of our mission with a commitment to sustainability and the environment.

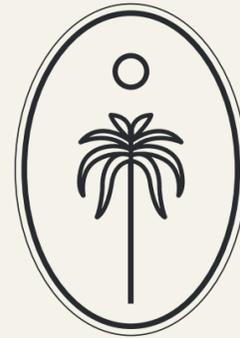
TIMELESS, GENERATIONAL ASSETS

Our iconic estates are created to be enjoyed by your friends and family members for generations to come.



L' TOPIA

L' TOPIA PROJECTS
ARE DEFINED BY THEIR
COMMITMENT TO TIMELESS DESIGN,
SUSTAINABLE TECHNOLOGIES
AND LUXURY LIVING
IN BREATHTAKING NATURAL SETTINGS.



L' TOPIA

SHOWCASING OUR GENESIS COLLECTION IN TULUM, MEXICO

With its vibrant nightlife, world-class wellness services, and natural beauty
Tulum has now established its position as a top-tier destination.

Appealing to affluent, high-profile individuals seeking out a utopian paradise,
Tulum, with the whitest sandy beaches in the world, made this location the obvious choice
to premier our first collection.

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TULUM, THE JEWEL IN THE CROWN OF THE MEXICAN RIVIERA MAYA

WHY TULUM?

Tulum remains a top destination for conscious and wellness tourism, with its impressive new international airport welcoming over 1.2 million visitors since opening in 2024. With an influx of young, successful ex-pats, it's quickly becoming a main residence or second home for individuals who enjoy a relaxed and sophisticated lifestyle on one of the world's most coveted coastlines.

This wealth migration fuels demand for new luxury properties, positioning Tulum as a premier hub for world-class architects and developers to showcase their skills.



TULUM: A DESTINATION WITH A BRIGHT FUTURE

With an increasing focus on sustainability, investors are drawn to future-proof developments that align with global and local principles. Tulum stands out for its unique designs which embrace timeless design and fluidity with nature.

Tulum continues to redefine its global identity, attracting world-renowned brands like Ritz-Carlton and Nobu, firmly establishing itself as a destination on the international stage of high-end living.

Today's buyers demand elevated levels of security, wellness, and world-class services which **L'TOPIA** delivers.



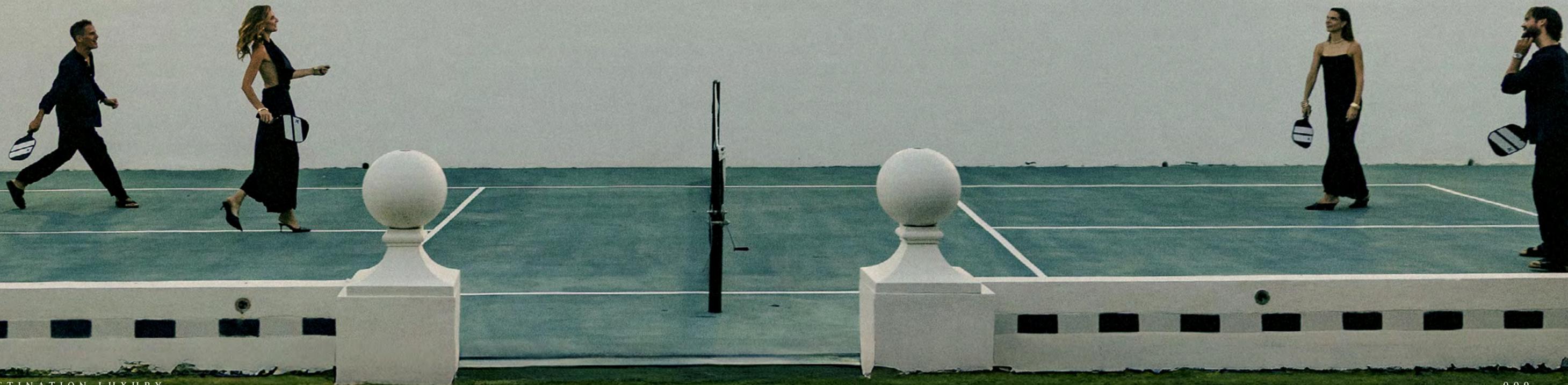
L' TOPIA

SHOWCASING OUR

GENESIS COLLECTION

TULUM, MEXICO

“A GLORIOUS ENSEMBLE OF EXPANSIVE,
METICULOUSLY CRAFTED ESTATES”





GENESIS COLLECTION

BESPOKE SINGLE-FAMILY ESTATES

Thoughtfully designed with no shared walls, ensuring absolute privacy and a truly exclusive residential experience.

SEAMLESS INDOOR-OUTDOOR LIVING

Architectural fluidity blurs the lines between interior sophistication and Tulum's natural grandeur.

TRANQUILITY IN BLOOM

Sweeping estates wrapped in breathtaking greenery, curated botanical landscapes, and panoramic views that soothe and inspire.



THE RESIDENCES

Nestled within a private gated jungle enclave, the **Genesis Collection** is a stunning development of six homes, centered around a private clubhouse and thoughtfully designed shared spaces. Expansive open areas and lush tropical landscaping create a serene, immersive environment.

L'TOPIA's exceptional collection of three to nine bedroom estates offers breathtaking views of the surrounding natural beauty, delivering a harmonious blend of refined comfort and unspoiled wilderness.

At L'TOPIA, real estate is more than a property transaction - it's a lifestyle investment.

The future belongs to spaces that are not only beautifully designed, but purposefully created to support health, happiness, and connection. In a world that values meaning over excess, the **Genesis Collection** by L'TOPIA redefines what it means to live your best life. This is not just a lifestyle -it is a new era of living.

THE
AWEN
CONGRUENT LIVING

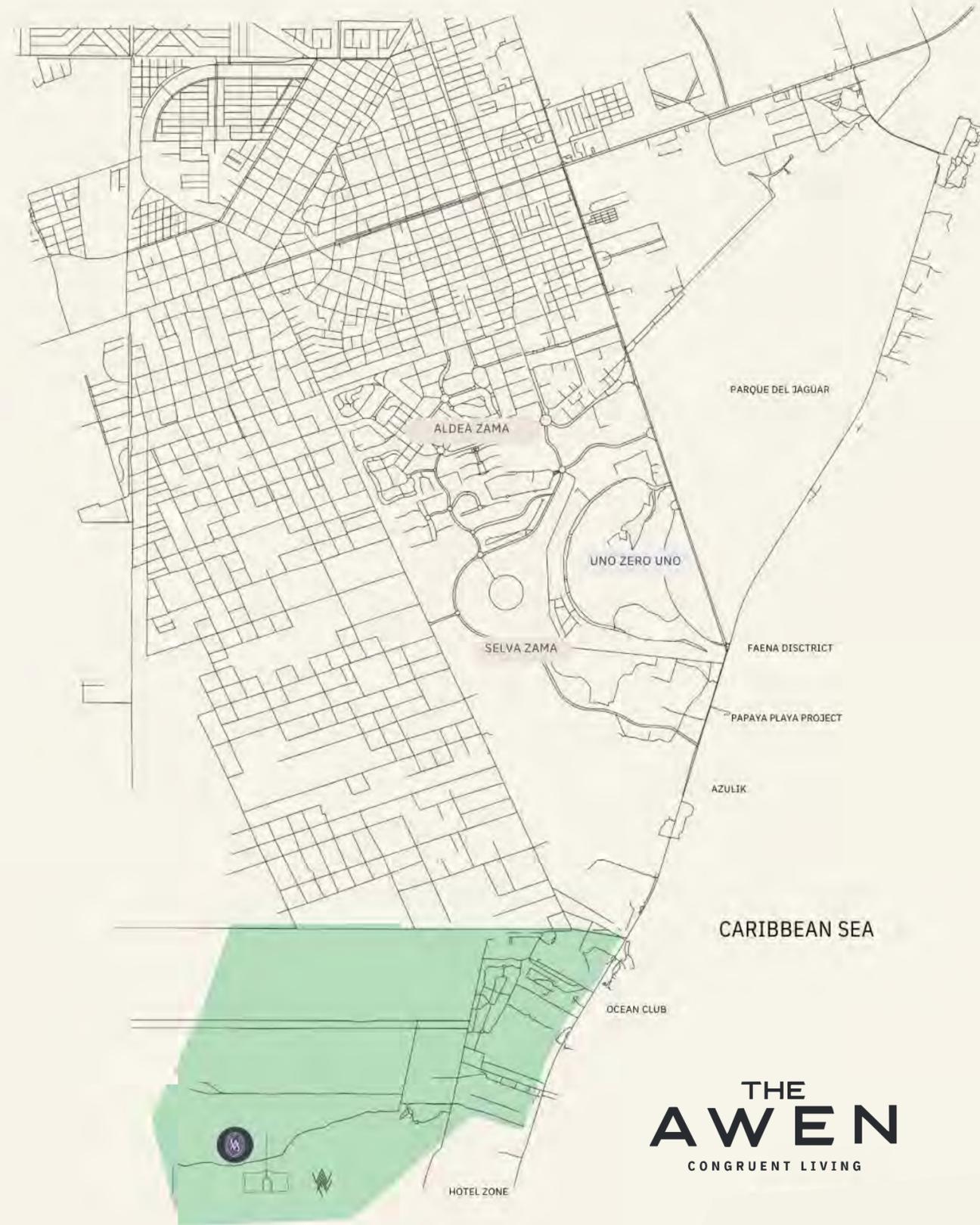
BEACHSIDE SERENITY IS JUST
900 METERS FROM YOUR DOORSTEP,
SEAMLESSLY BLENDING CONVENIENCE
WITH REFINED COASTAL LIVING.

THE COMMUNITY: THE AWEN

This residential paradise captures the tranquility of untouched natural beauty, preserving its pristine mangroves and wildlife. Experience the vibrant pulse of Tulum's vivacious landscape while enjoying the peaceful seclusion of a private community, walking distance from the sea.

This state-of-the-art development caters to the increasing demand for a tranquil, wellness-oriented lifestyle.

Strategically located 900 meters from the beach, **The Awen** offers seamless connectivity to Tulum's most coveted beach destinations.



THE
AWEN
CONGRUENT LIVING

ACCESS POINTS

The 1 km approach road connecting L'TOPIA to the main highway is periodically maintained and leveled to ensure smooth year-round access.

All internal roads within The Awen master community are already constructed and stabilized, providing reliable infrastructure for residents and visitors.

Each villa includes a dedicated parking area within the property.

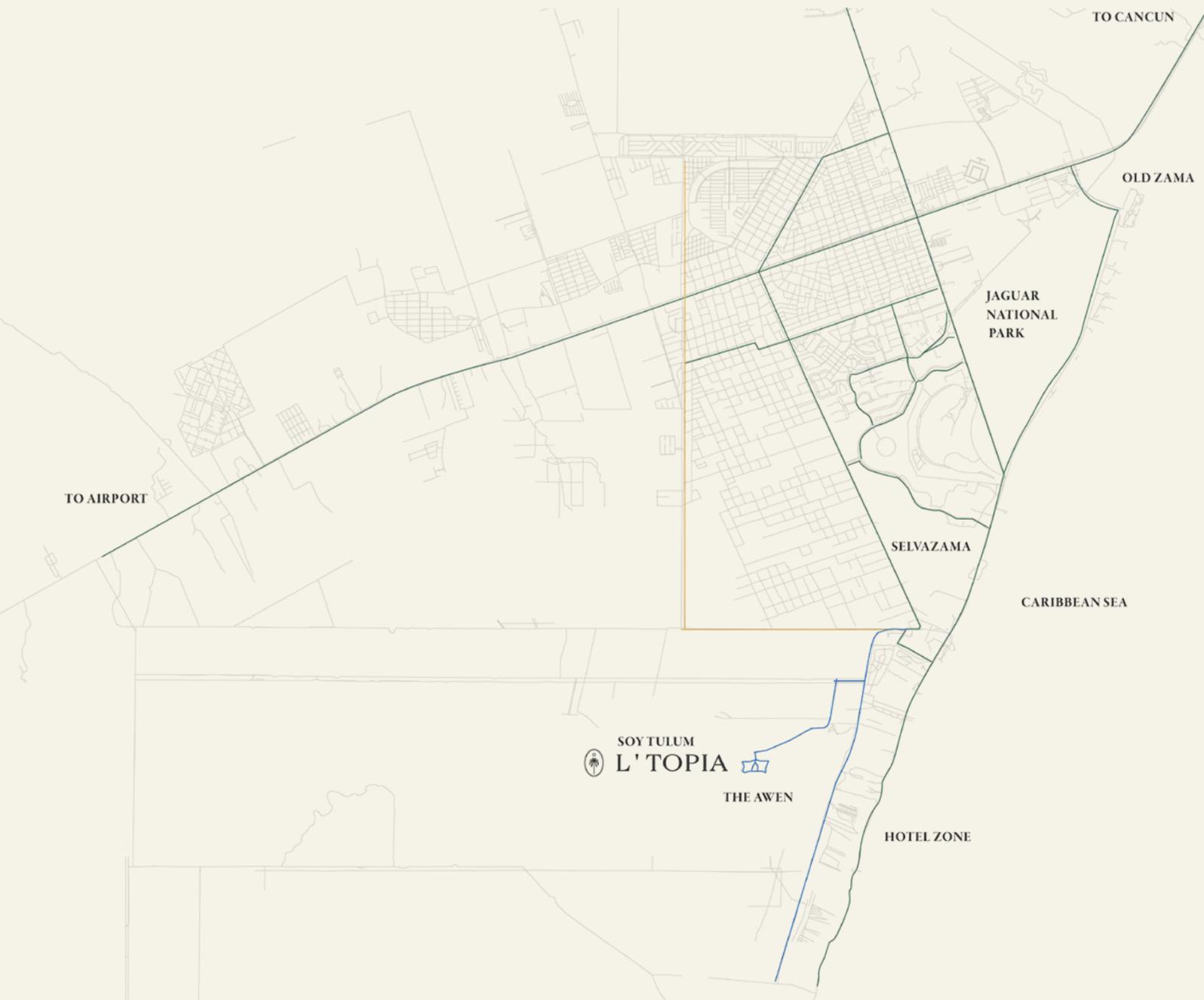
Further updates on long-term paving materials or enhancement schedules will be provided once the final infrastructure plan is confirmed.

LEGEND

- **Officially Open** - Already built or verbally confirmed by authorities or landowners but not yet officially opened. They include:
 - The shortcut connection toward the parallel road to the beach, expected to open within 12 months
 - The secondary link toward the main highway from Tulum International Airport, which is confirmed to open.
- **Existing / Planned Access** - These are the current, publicly accessible and fully operational roads, including the main access from Avenida Kukulkan. All construction deliveries and visitor access currently use these routes.
- **Regional Membership Access** - Certain routes (e.g., toward Nopalitos Lagoon) are restricted to residents or members who contribute to shared maintenance and security costs. Access will be granted through controlled gates operated by the regional master plan.

This map is for informational and illustrative purposes only.

Future access roads shown in yellow and blue are expected to open as part of the regional infrastructure plan, yet their activation depends on municipal and governmental decisions beyond the control of the developers or the L'TOPIA community. Access conditions and timing are subject to change without notice.



THE AWEN

CONGRUENT LIVING



AMENITIES



SWIMMING POOL
WITH LANE



NEARBY
CENOTES



CONTEMPLATION
PATHS



PET PARK



LARGE MANICURED
GARDENS



MINDFULNESS
YOGA AND PILATES



BEACH CLUB
WITH PARKING



CLUBHOUSE
WITH RESTAURANT
AND BAR



WELLNESS
CENTER

The Awen boasts its position as the closest private gated community to the Tulum Hotel Zone, however it doesn't end there; **Awen Residents** can also enjoy a wealth of amenities located within the center of the project as well as a private beachclub.



 L' TOPIA

SECURITY & PEACE OF MIND

At L'TOPIA, security is conceived as part of the architecture. Every space, pathway, and residence is defined by control, discretion, and continuity.

The Soy Tulum region operates as a secure, gated environment with controlled primary access. Within it, The Awen enclave introduces a second private gate, creating a double layer of protection and natural containment.

A professional on-site team safeguards the property at all hours. Entrances are monitored, movements registered, and surroundings observed through discreet surveillance systems. The environment remains composed, orderly, and private. Each residence extends this principle inward. Privacy walls, reinforced access points, and integrated smart-lock and sensor systems ensure silent protection. Motion-responsive lighting and internal monitoring maintain awareness without intrusion, creating a sanctuary that feels secure yet open to nature.

L'TOPIA's framework operates in close collaboration with regional authorities, military units, and private protection partners, refined through fifteen years of local experience. The result is immediate response capability supported by enduring trust and continuity. Security at L'TOPIA is not a feature. It is a condition of permanence, designed to protect what is built to last.





RENTAL MANAGEMENT BY RENTALS TULUM

WHY OWNERS BENEFIT

All L'TOPIA villas are managed exclusively by Rentals Tulum, one of Mexico's leading luxury property operators — managing some of the country's most exclusive mansions since 2014.

UNIFIED EXCELLENCE & BRAND PROTECTION

A single top-tier management company ensures consistent quality, guest experience, and pricing across all villas — protecting the L'TOPIA brand value and each owner's investment.

PROVEN HOSPITALTY LEADER

Recognized Airbnb Superhost and Professional Co-Host with over 10,000 bookings and 80% repeat guests. Award-winning property design and guest experience (2017 / 2022 / 2024)

FULL-SERVICE LUXURY MANAGEMENT

Hotel-level operation with dynamic pricing, personalized concierge, maintenance, and housekeeping. Partners with Tulum's best concierges and service providers, offering access to every premium experience in the region.

OPTIMIZED RETURNS & TRANSPARENCY

Competitive management fees, data-driven revenue optimization (target 70–90% occupancy, and transparent monthly accounting and KPI reports).

One brand. One standard. One trusted partner — ensuring every villa maintains its prestige and profitability.



THE L'TOPIA TOUCH



EVODROP™
PURIFIED QUALITY
WATER



RESERVATIONS
WEBSITE



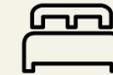
WASTEWATER
TREATMENT



PROPERTY
MANAGEMENT



SOLAR PANELS
AND BATTERIES



FULLY
FURNISHED



STARLINK SATELLITE
INTERNET



24 HOURS
CONCIERGE



HOME SECURITY
AND SMART-HOME
SYSTEM



LONGEVITY
TREATMENTS

Each estate is thoughtfully designed with no shared walls, ensuring absolute privacy and a truly exclusive residential experience, with world-renowned architects contributing to the collection, L'TOPIA estates allow you to experience Tulum's vibrant and holistic culture in timeless and sophisticated settings.



L' TOPIA

PARADISO





PARADISO 360



With Paradiso, ULI Architects envisioned a state-of-the-art estate that celebrates scale, freedom, and the beauty of the Mayan jungle, reflecting their commitment to luxurious, culturally grounded, and nature-integrated design.

Nestled in-between a wild stretch of Mayan jungle, Paradiso is the largest estate in our collection that boasts an impressive state-of-the-art design throughout the nine stately bedrooms. This estate lets the imagination soar with its ample space and endless possibilities. Paradise awaits.

COVERED

GROUND FLOOR	237.59 M ²	2,557.40 FT ²
FIRST FLOOR	353.30 M ²	3,802.88 FT ²
ROOFTOP	353.30 M ²	3,802.88 FT ²

TOTAL: 944.19 M² 10,163.1 FT²

EXTERIOR

GROUND FLOOR	141.21 M ²	1,519.97 FT ²
POOL SIZE	203.96 M ²	2,195.41 FT ²

TOTAL: 345.17 M² 3,715.38 FT²

FEATURES

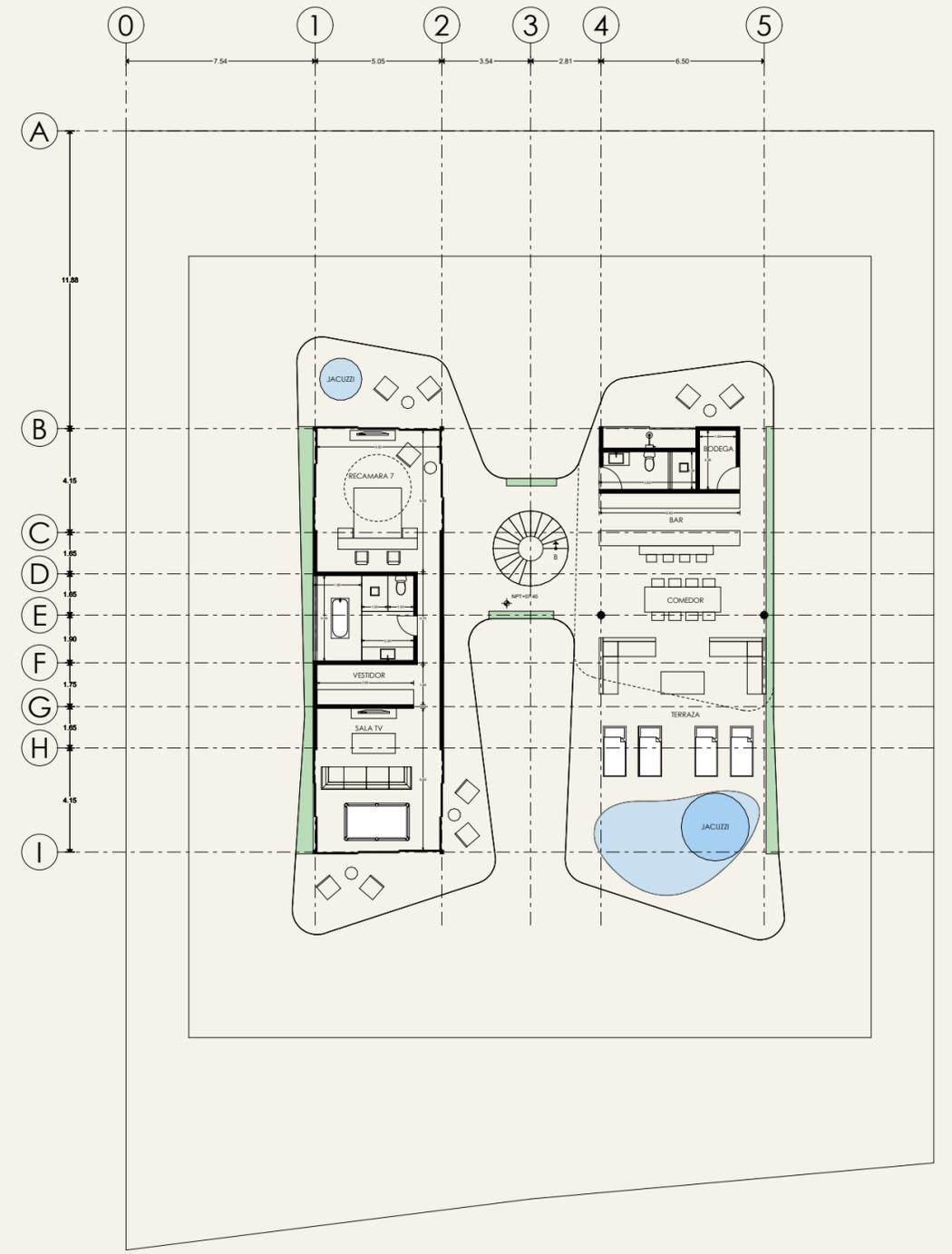
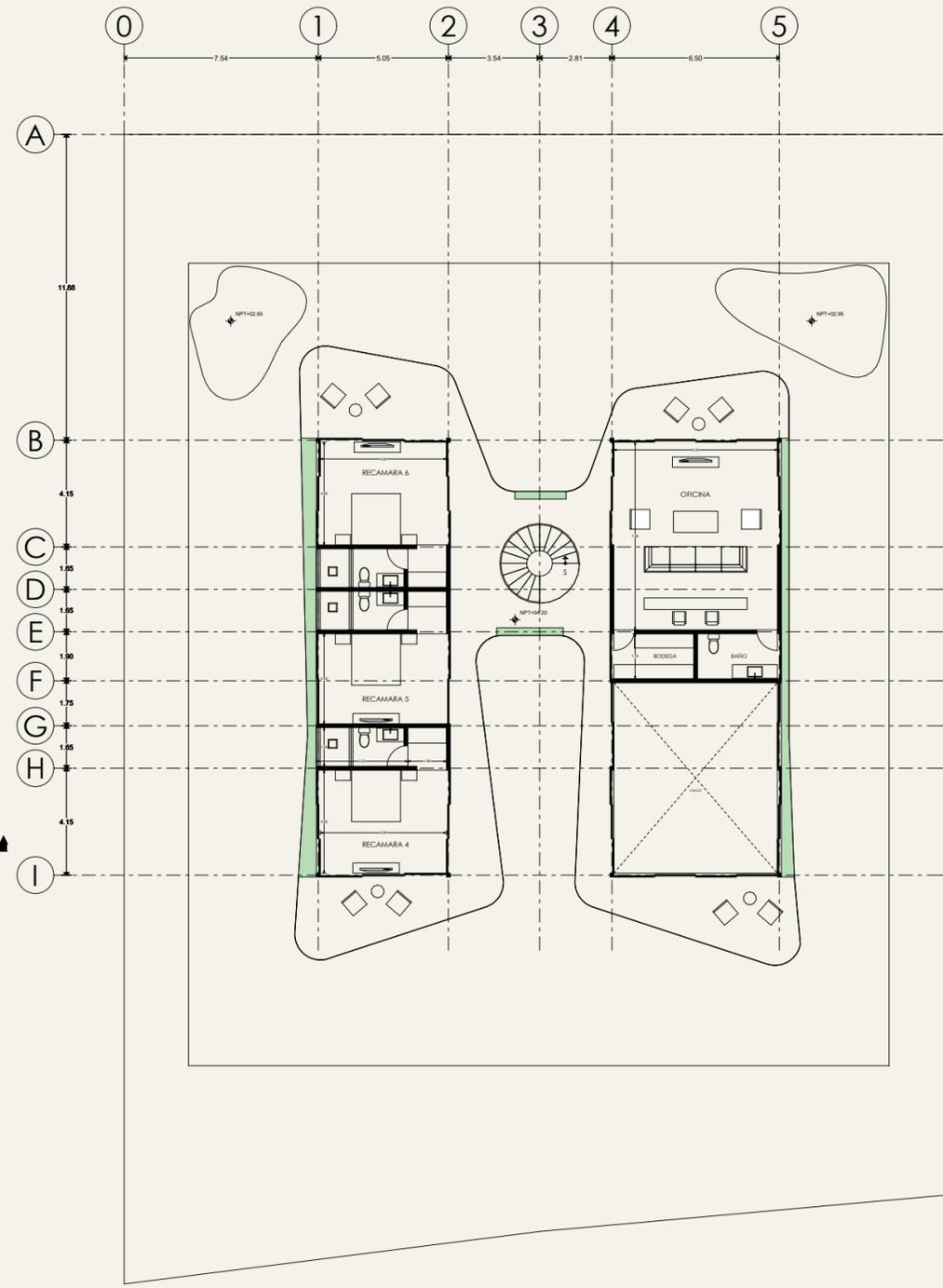
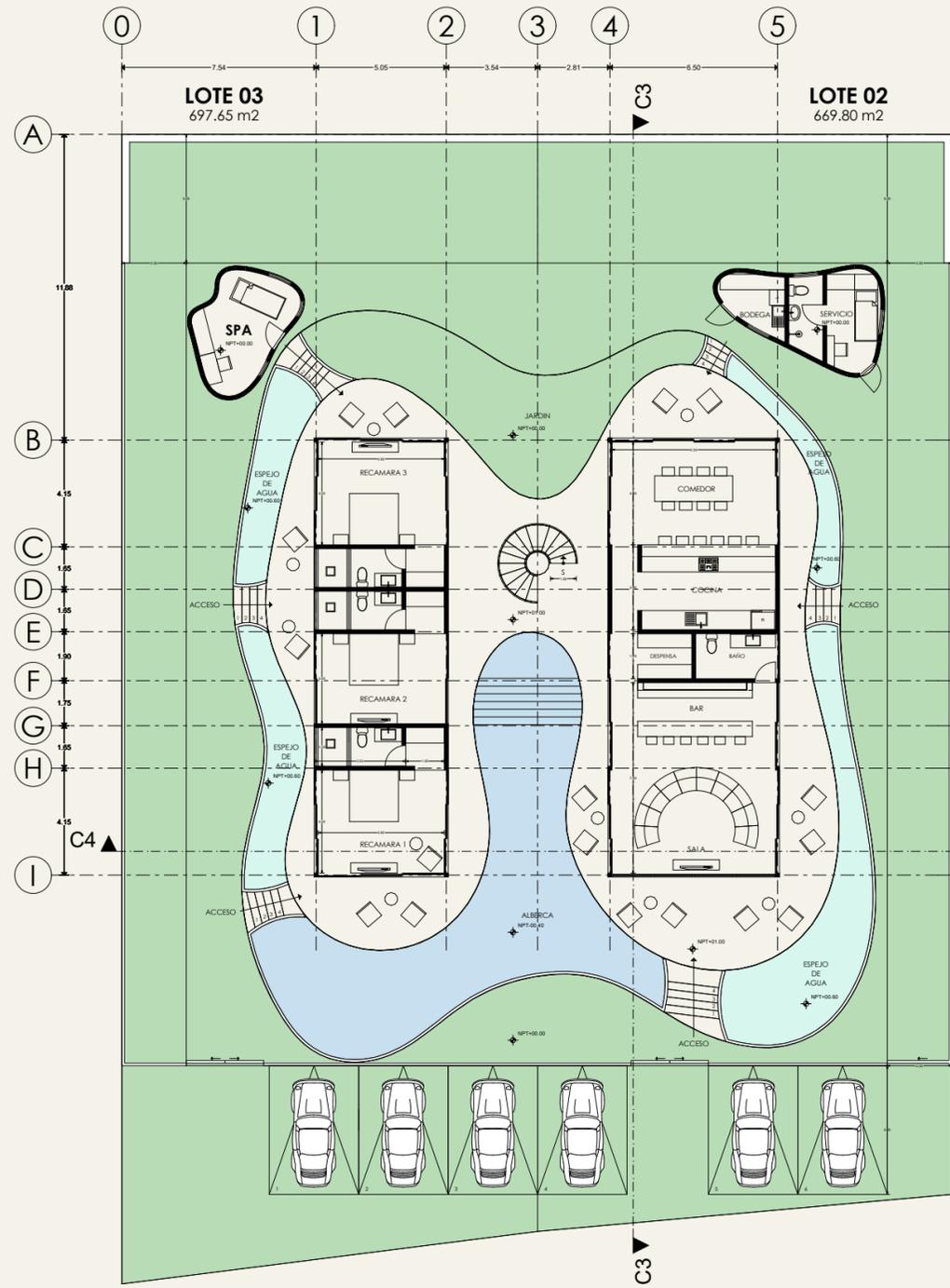
 7 BEDS + 2 ROOMS

 9 BATHS

 2 POOLS + JACUZZI

 ROOFTOP















L' TOPIA

ANANDA





ANANDA



ULI Architects, led by Ulises del Llano, blends contemporary design with Mexican heritage, and for Ananda they emphasized mid-century modern elegance and seamless indoor-outdoor living to create a tranquil, sensory-rich retreat.

Presenting an impressive mid-century modern flair and refined structural elegance, Ananda fuses sensory play with open-concept living. Seamlessly merging indoor luxury with outdoor tranquility.

INTERIOR

GROUND FLOOR	226.34 M ²	2,436.30 FT ²
FIRST FLOOR	237.67 M ²	2,558.26 FT ²
ROOFTOP	53.29 M ²	573.61 FT ²

TOTAL: 517.30 M² 5,568.17 FT²

EXTERIOR

GROUND FLOOR	91.56 M ²	985.54 FT ²
FIRST FLOOR	53.60 M ²	576.95 FT ²
ROOFTOP	184.37 M ²	1,984.54 FT ²
POOL SIZE	57.86 M ²	622.80 FT ²

TOTAL: 387.39 M² 4,169.83 FT²

FEATURES

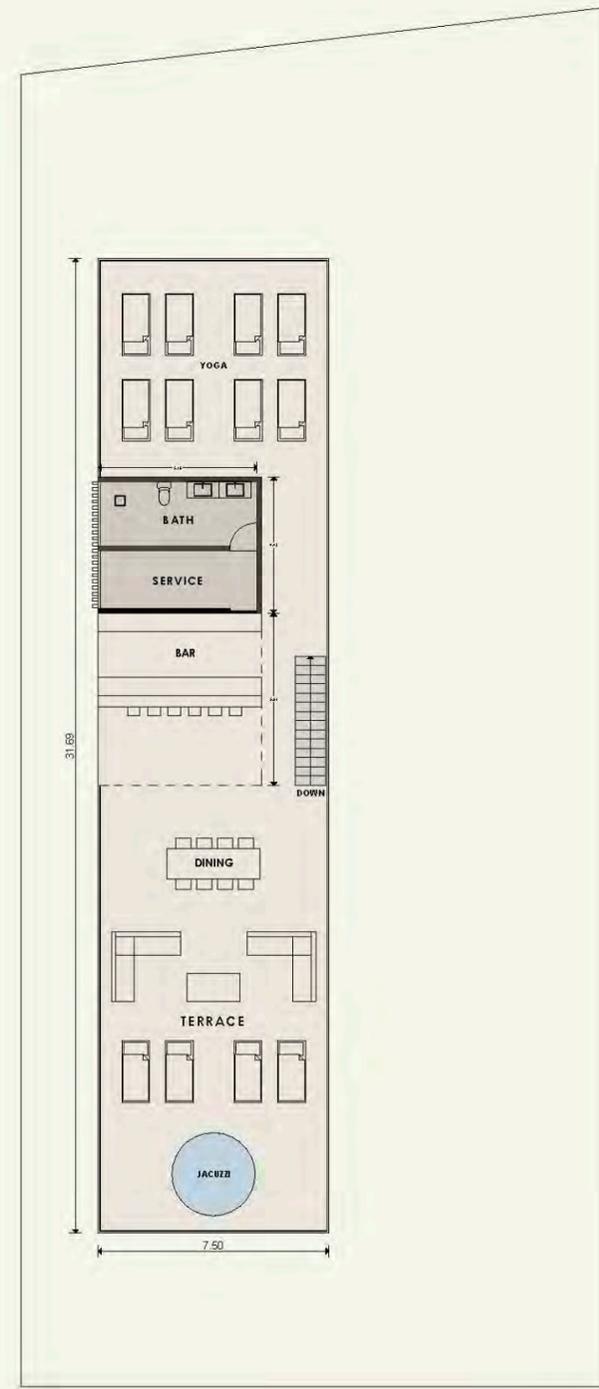
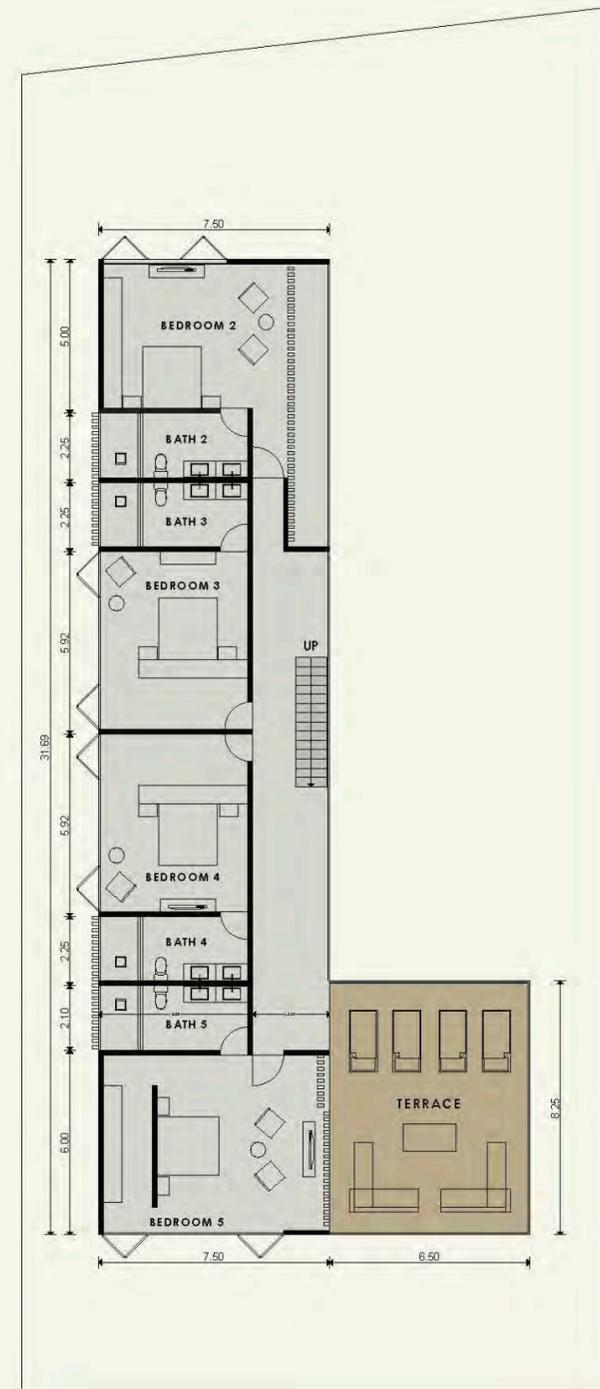
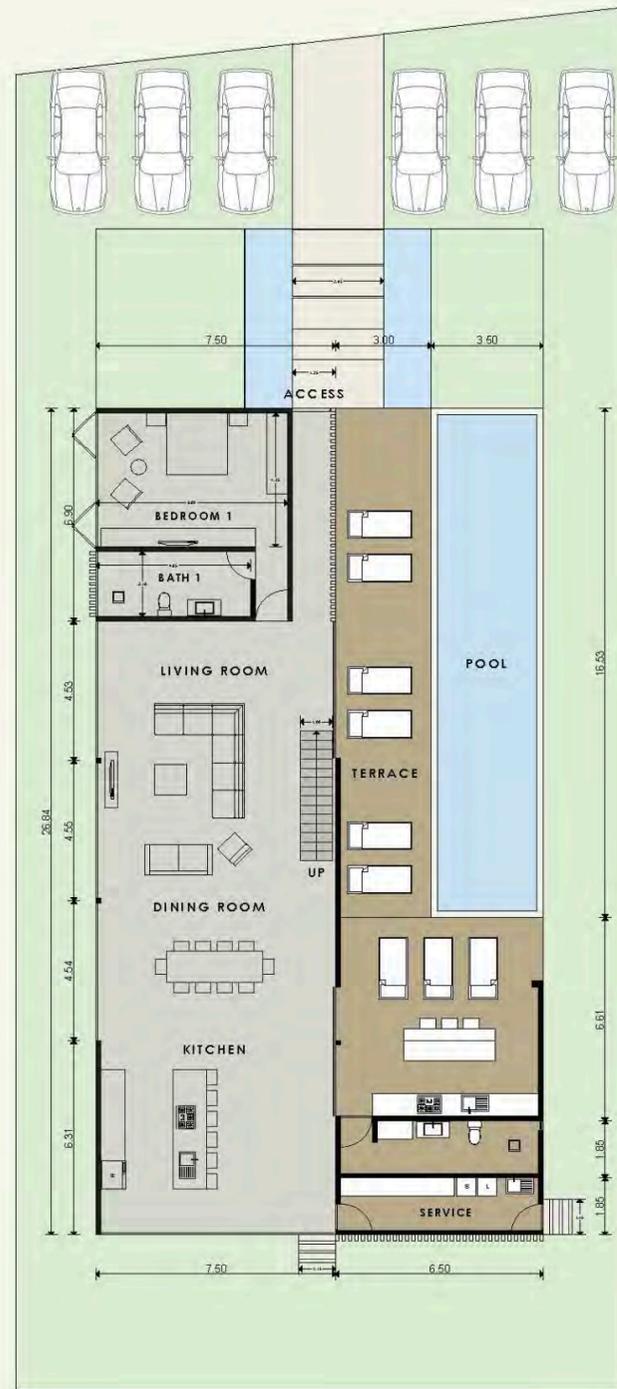
 5 BEDS

 7 BATHS

 POOL

 ROOFTOP

















L' TOPIA

VILLA AIRE





 L' TOPIA

VILLA AIRE TYPE A 360

ULI

ULI Architects translated their philosophy of nature-integrated luxury into grand, airy spaces with soaring ceilings and skylights, immersing residents in the jungle while offering ultimate privacy and sophistication.

With its 17 foot high ceilings and crystal skylights throughout the spacious interior, Villa Aire defies the concept of minimalist luxury. Grandiose scale and spaces cater to those who desire to feel in between world's atop a jungle oasis, with privacy, exclusivity, and palatial sophistication.

INTERIOR

GROUND FLOOR	227.28M ²	2,446.42FT ²
ROOFTOP	28.14 M ²	302.90 FT ²
TOTAL:	255.42 M²	2,749.32 FT²

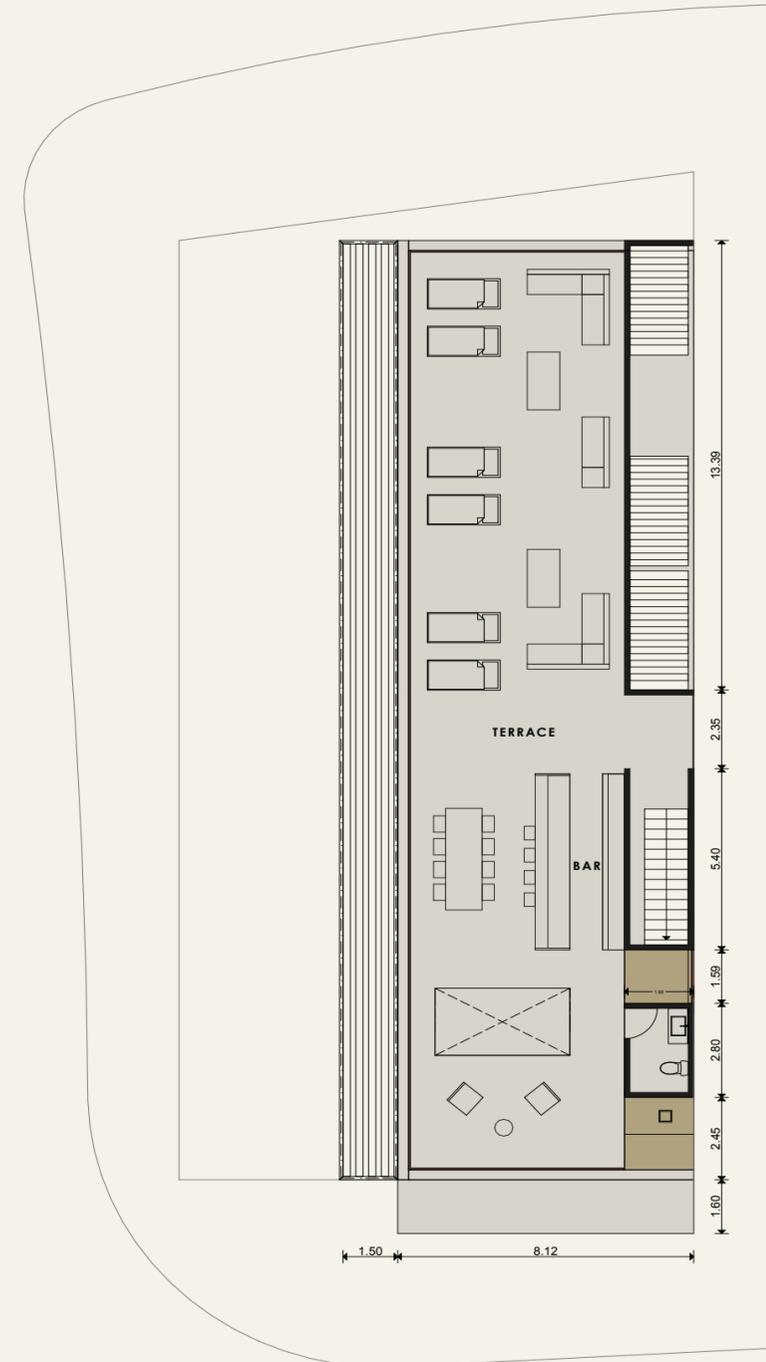
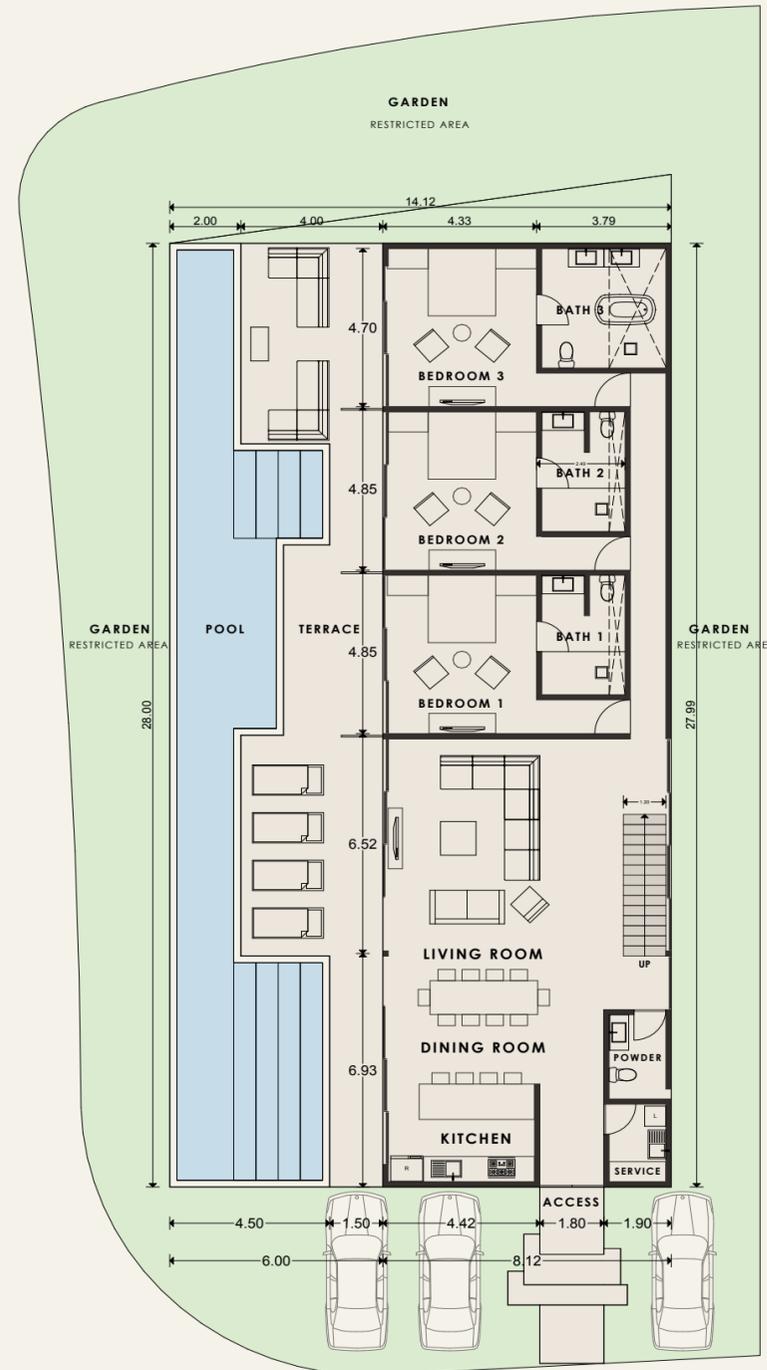
EXTERIOR

GROUND FLOOR	80.60 M ²	867.57 FT ²
ROOFTOP	199.13 M ²	2143.42 FT ²
POOL SIZE	87.38 M ²	940.55 FT ²
TOTAL:	367.11 M²	3,951.54 FT²

FEATURES

-  3 BEDS
-  4.5 BATHS
-  1 POOL
-  ROOFTOP

VILLA AIRE TYPE A







L' TOPIA

VILLA AIRE TYPE B

ULI

Expanding their vision of elevated living, ULI Architects designed Aire B to provide more space and wellness-focused amenities, including a rooftop gym, creating a holistic sanctuary that fosters openness and connection.

A residence where space breathes wider, Aire B expands upon the poetry of Aire A with an additional bedroom and bathroom — a haven for those who seek more room to welcome, to share, to linger.

Crowning the home, a private rooftop gym opens the horizon as your companion in ritual, where wellness becomes an elevated ceremony under the sky. Aire B is not only larger in form, but richer in possibility: a sanctuary where belonging unfolds across every corner, and life ascends to its most complete expression.

INTERIOR

GROUND FLOOR	269.0 M ²	2,895.49 FT ²
ROOFTOP	72.27 M ²	777.91 FT ²

TOTAL: 340.67 M² 3,667.91 FT²

EXTERIOR

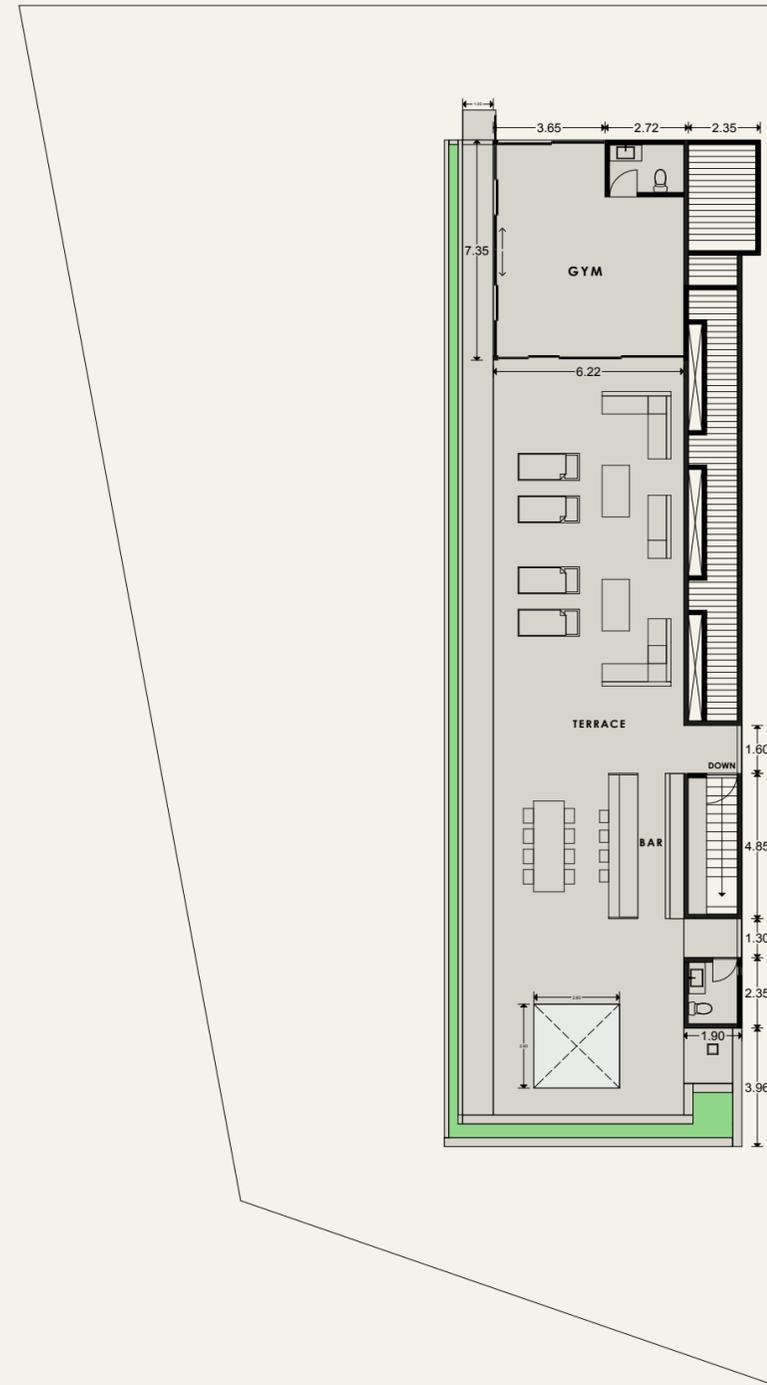
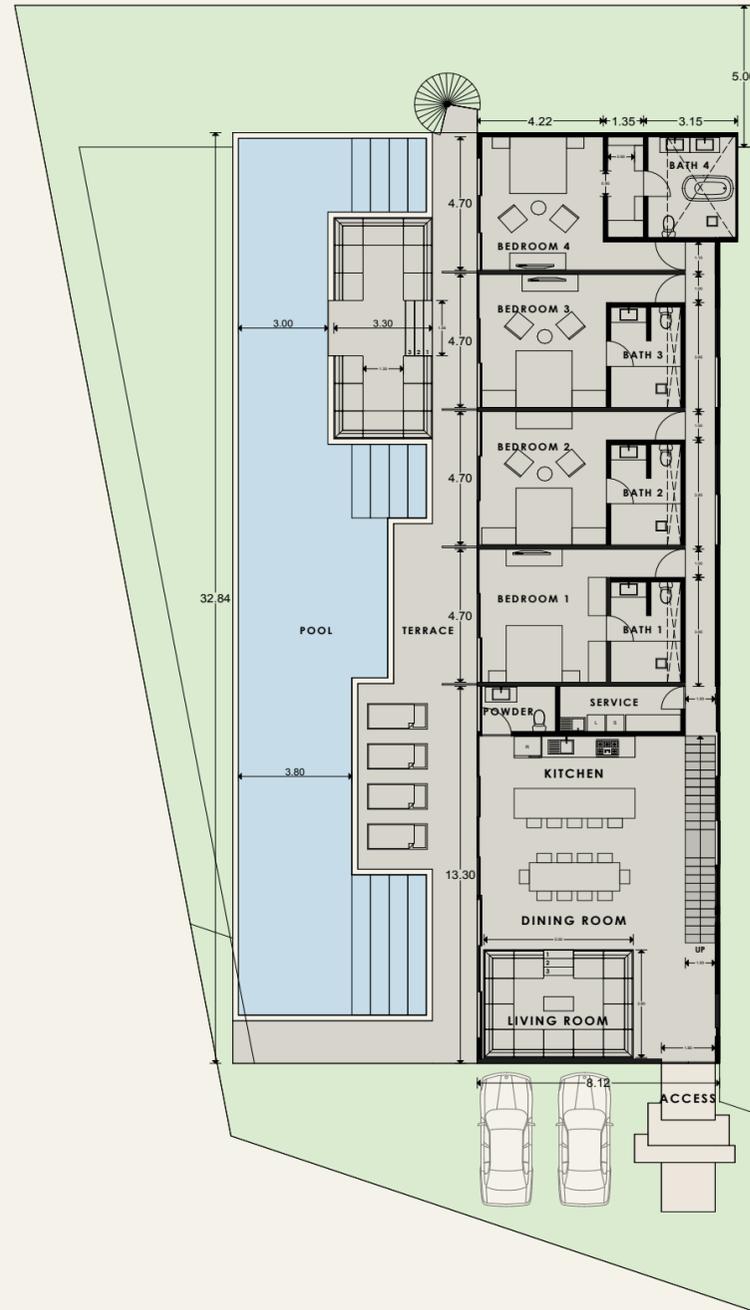
GROUND FLOOR	109.16 M ²	1,174.99 FT ²
ROOFTOP	254.18 M ²	2,735.97 FT ²
POOL SIZE	159.80 M ²	1,720.07 FT ²

TOTAL 523.14M² 5,631.03 FT²

FEATURES

-  4 BEDS
-  5.5 BATHS
-  1 POOL
-  ROOFTOP

VILLA AIRE TYPE B













L' TOPIA

HACIENDA





L' TOPIA

HACIENDA

GA Guillermo Alcocer, known for merging modern luxury with Mexican and Mediterranean traditions, designed Hacienda as a heritage-inspired villa rich in craftsmanship, Moroccan arches, and warm, timeless elegance.

This exquisite estate, inspired by Mediterranean architecture, features four spacious bedrooms across two floors, reminiscing the rustic charm of a traditional Mexican hacienda. With Moroccan Riad arches, wooden beams, and intricate hand made tile work, the villa encapsulates Mexico's rich heritage merging old world luxury, within traditional colonialism.

INTERIOR

GROUND FLOOR	219.48 M ²	2,362.47 FT ²
FIRST FLOOR	230.0 M ²	2,475.70 FT ²
ROOFTOP	40.74 M ²	438.52 FT ²
TOTAL:	490.19 M²	5,276.36 FT²

FEATURES

 4 BEDS

 5 BATHS

EXTERIOR

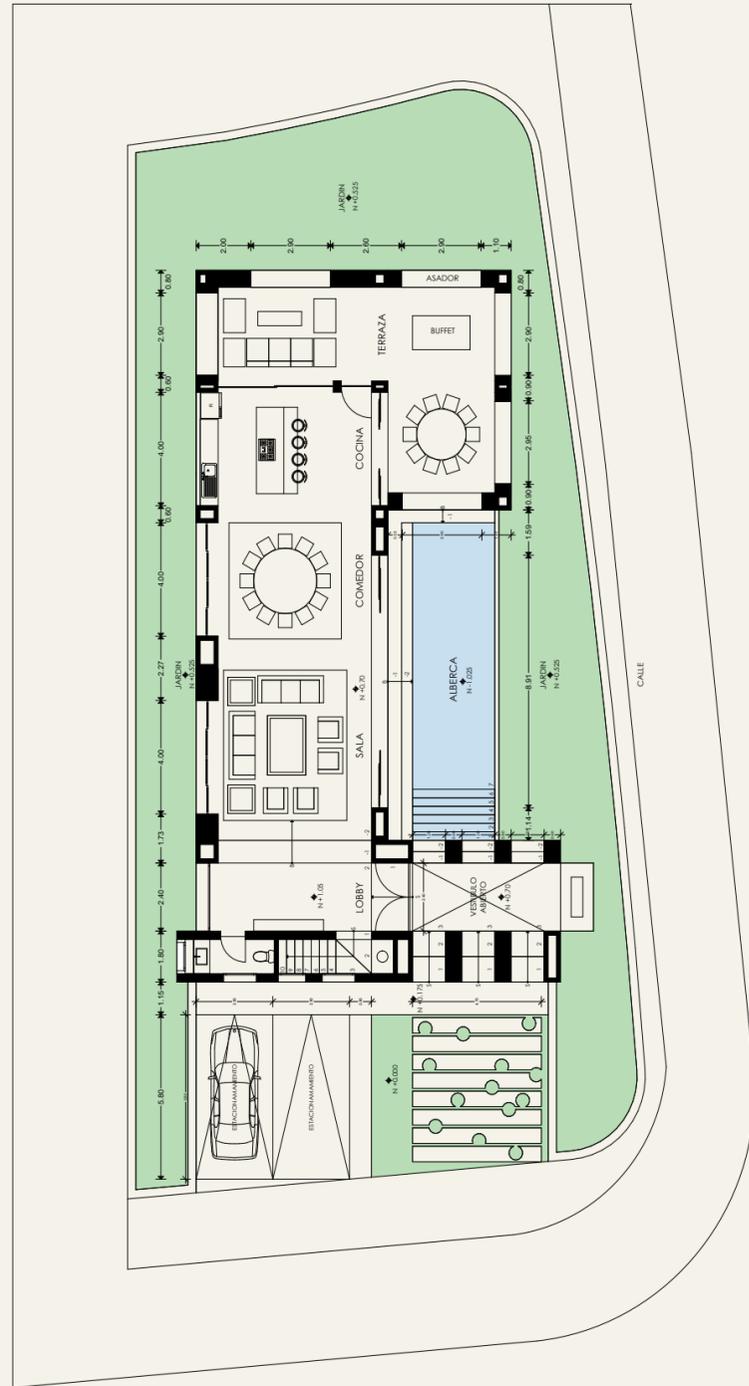
GROUND FLOOR	120.17 M ²	1,293.50 FT ²
ROOFTOP	155.43 M ²	1,673.03 FT ²
POOL SIZE	80.95 M ²	871.34 FT ²
TOTAL:	356.55 M²	3,837.87 FT²

 2 POOLS

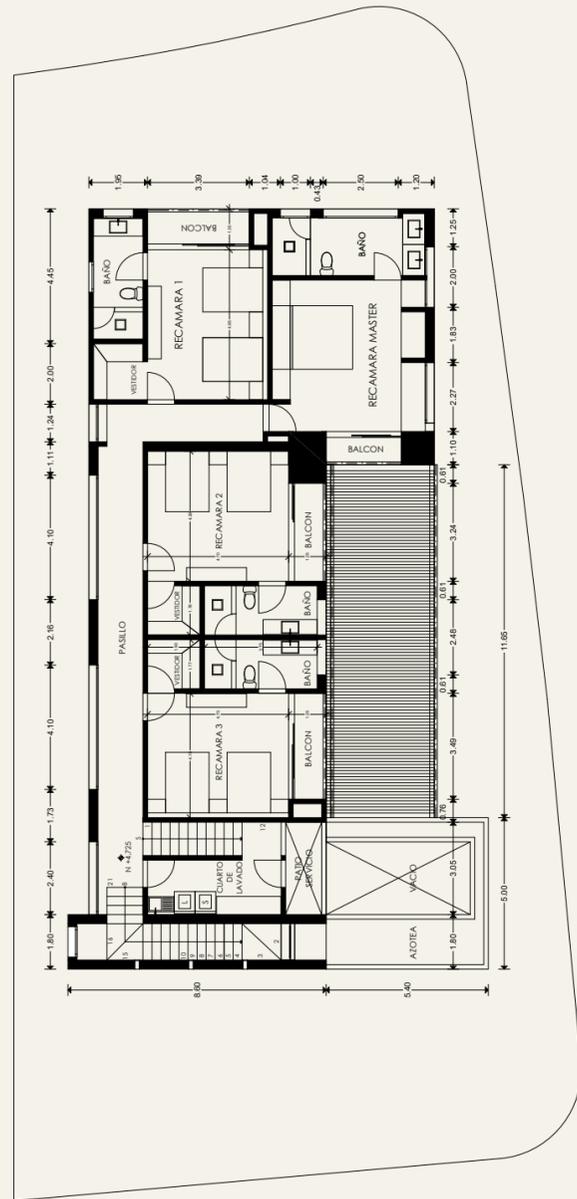
 ROOFTOP



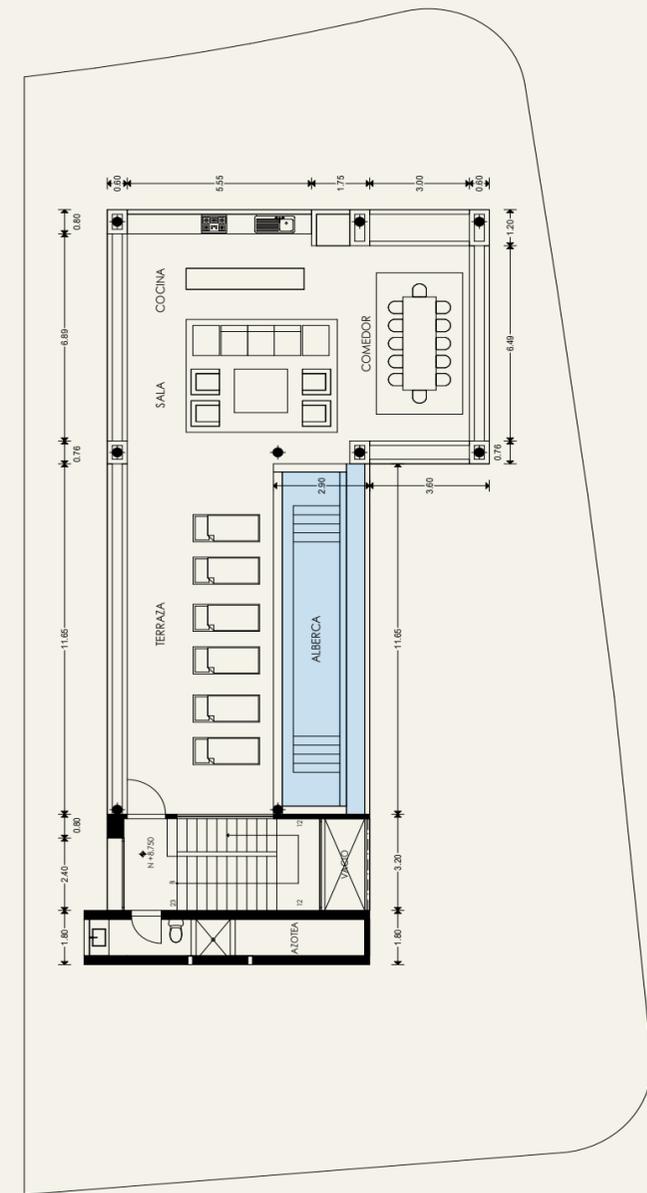
GROUND FLOOR



FIRST FLOOR



ROOFGARDEN













L' TOPIA

LOS ARCOS





L' TOPIA

LOS ARCOS 360

TB Toh Balam, specialists in eco-conscious and culturally rooted architecture, crafted Los Arcos to blend Mediterranean-inspired elegance with the tropical environment, creating an indoor-outdoor sanctuary defined by arches, terraces, and water features.

A statement of timeless elegance, defined by sweeping arches and Mediterranean-inspired design. Its lagoon-style pool and sandy beach entry create a private sanctuary for restoration and connection. Expansive terraces and a rooftop plunge pool invite seamless indoor-outdoor living in harmony with nature. Los Arcos is both a retreat for today and a legacy for generations.

INTERIOR

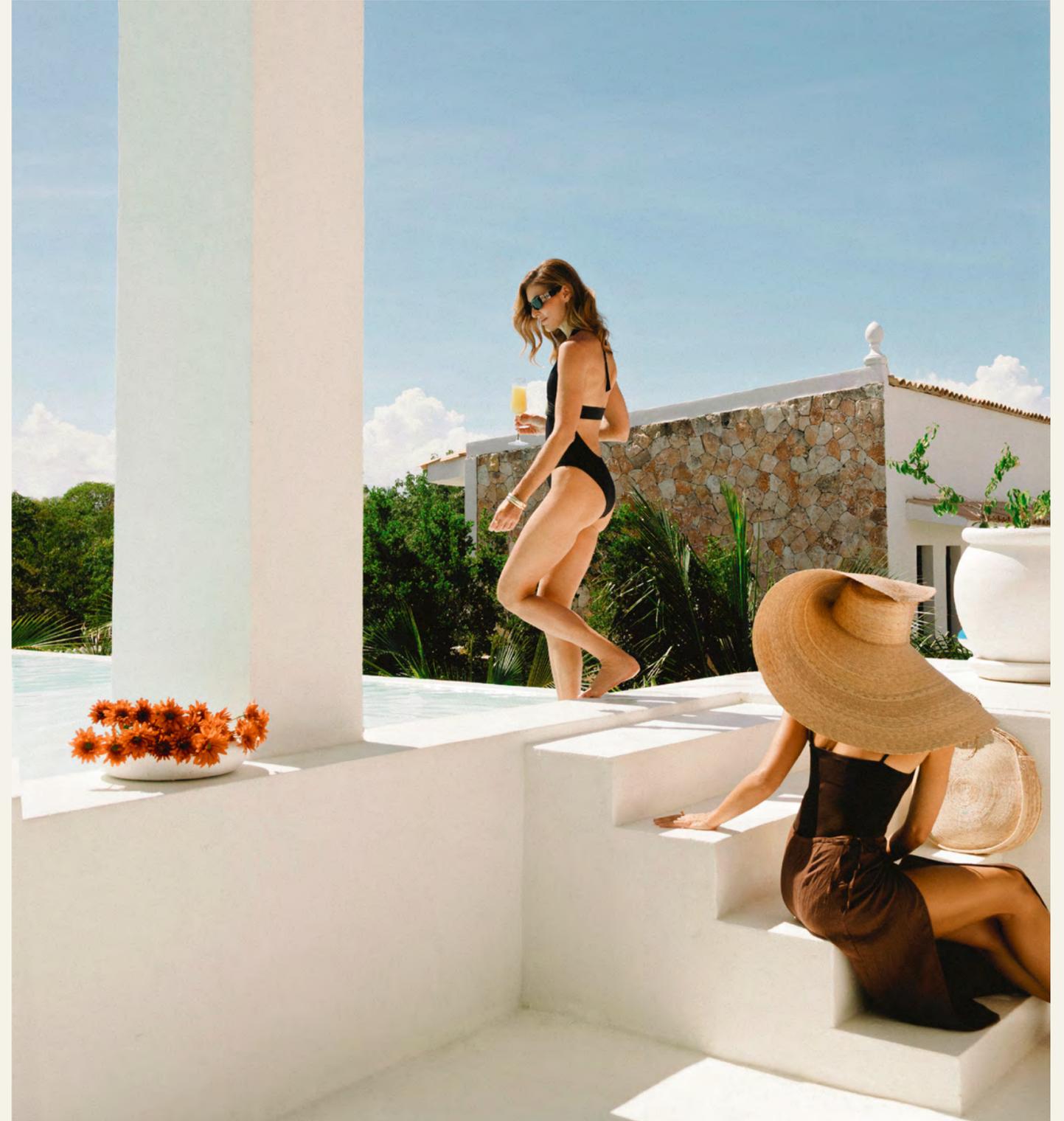
GROUND FLOOR	254.70 M ²	2,741.57 FT ²
FIRST FLOOR	174.0 M ²	1,872.92 FT ²
TOTAL:	428.70 M²	4,614.41 FT²

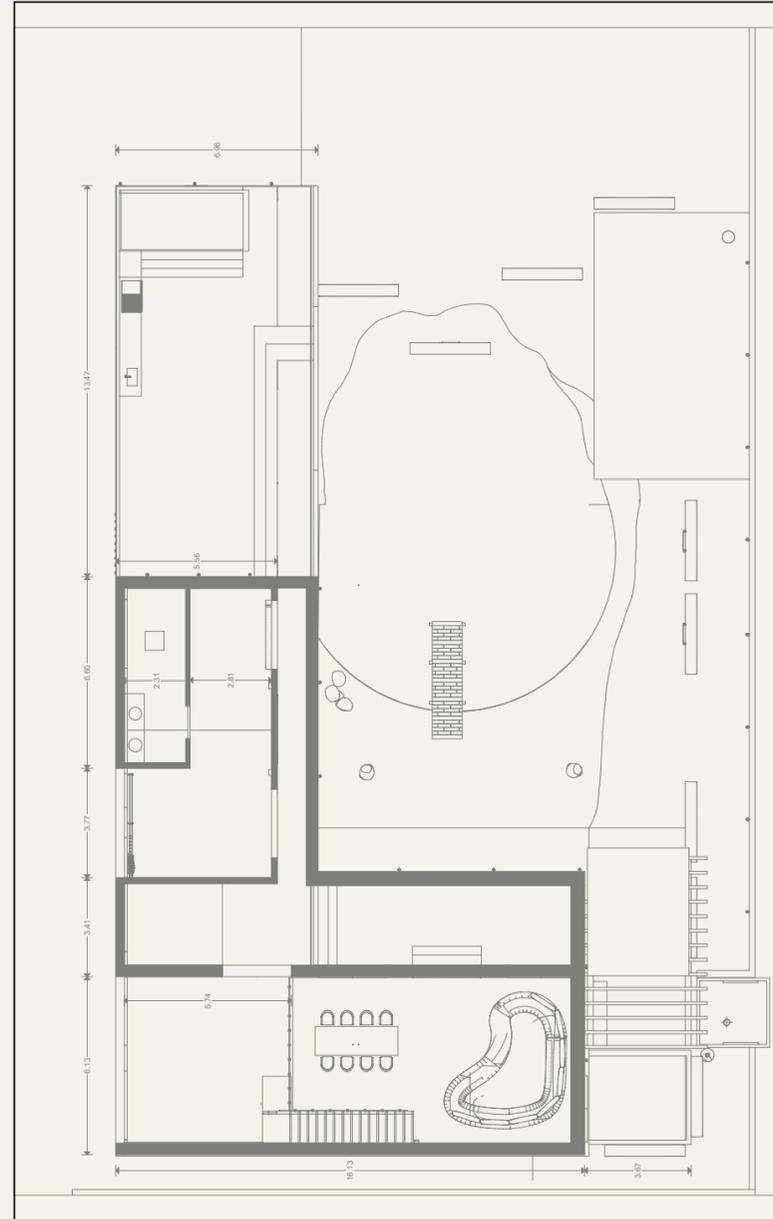
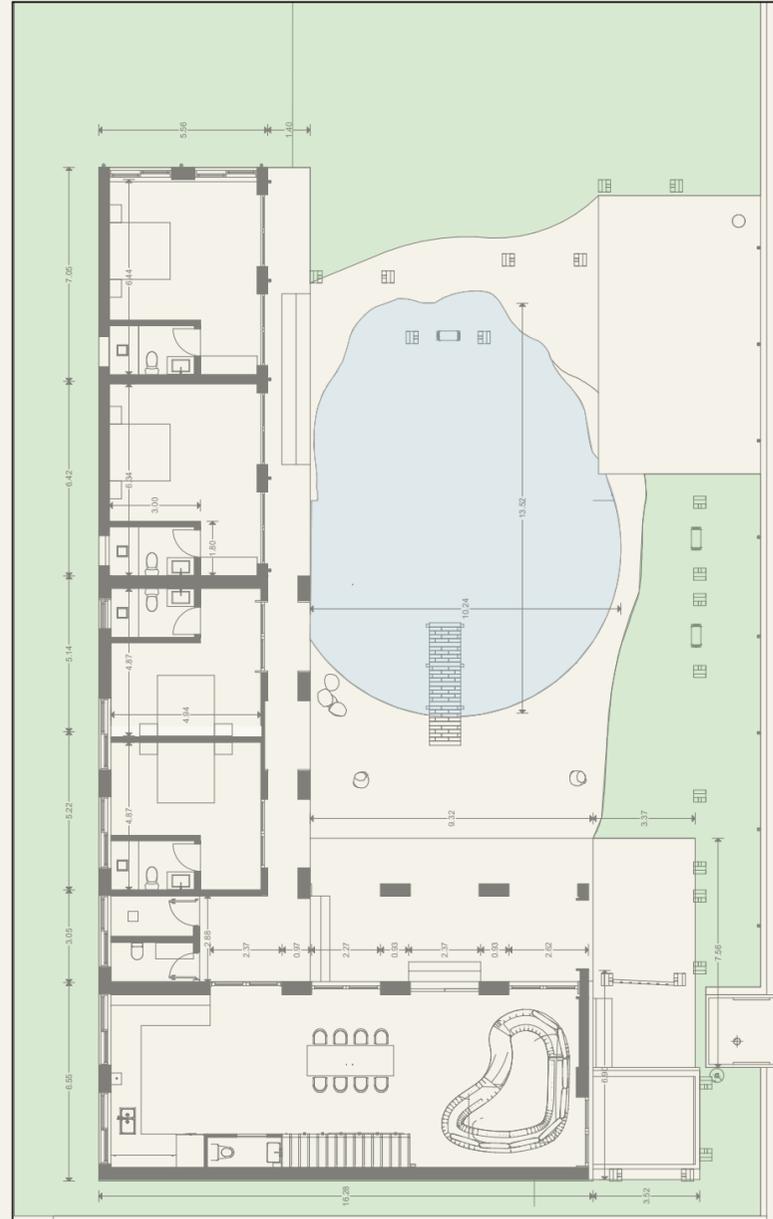
EXTERIOR

GROUND FLOOR	120.70 M ²	1,299.20 FT ²
ROOFTOP	94.0 M ²	1,011.81 FT ²
TOTAL POOL SIZE	163.60 M ²	1,760.98 FT ²
TOTAL:	378.30 M²	4,071.99 FT²

FEATURES

-  5 BEDS
-  7 BATHS
-  2 POOLS
-  ROOFTOP















L' TOPIA

CASA ZAPOTE





L' TOPIA

CASA ZAPOTE

PROGETTI GLOBALI
DI ARCHITETTURA
Arch. Roberto Carli

Italian architect Roberto Carli brought his Mediterranean elegance and sustainable, site-specific approach to Casa Zapote, designing a modern-minimal residence that highlights natural light, indoor-outdoor flow, and connection to the surrounding landscape.

To complete our collection we have Casa Zapote; an elaborate, modern-minimal style estate, with a signature indoor/outdoor swim-up entry pool.

Its name pays tribute to the famous native hardwood used throughout the property to support and accent its features; such as the statement drop-living room area which can be found in the living-room. With glass detailing and oversized windows, the elaborate design facilitates the appreciation of the stunning nature which surrounds the residence, without sacrificing comforts and conveniences provided inside the home.

INTERIOR

GROUND FLOOR	309.39 M ²	3,330.25 FT ²
FIRST FLOOR	224.81 M ²	2,419.83 FT ²
TOTAL:	534.20 M²	5,750.08 FT²

EXTERIOR

GROUND FLOOR	52.04 M ²	560.15 FT ²
UPPER FLOOR	51.92 M ²	552.08 FT ²
POOL SIZE	81.81 M ²	880.60 FT ²
TOTAL:	185.14 M²	1,992.83 FT²

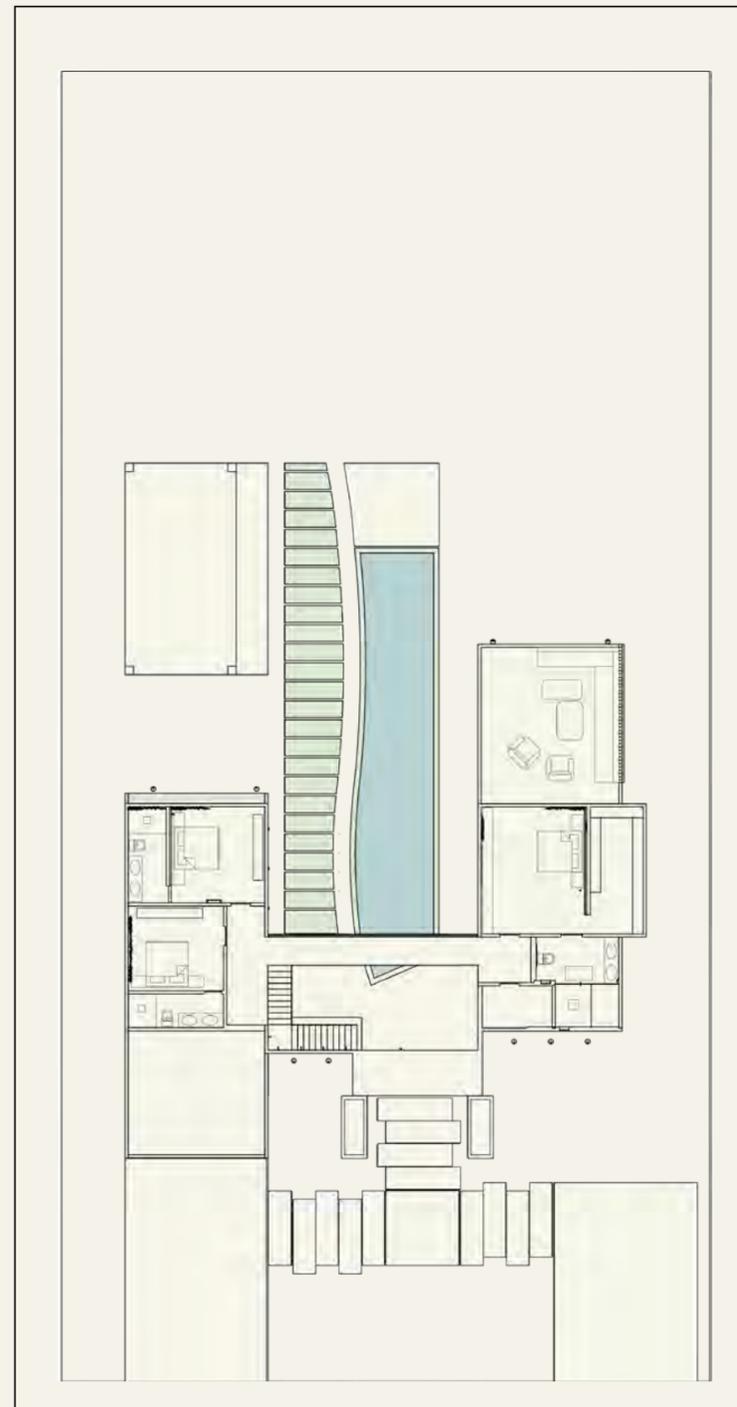
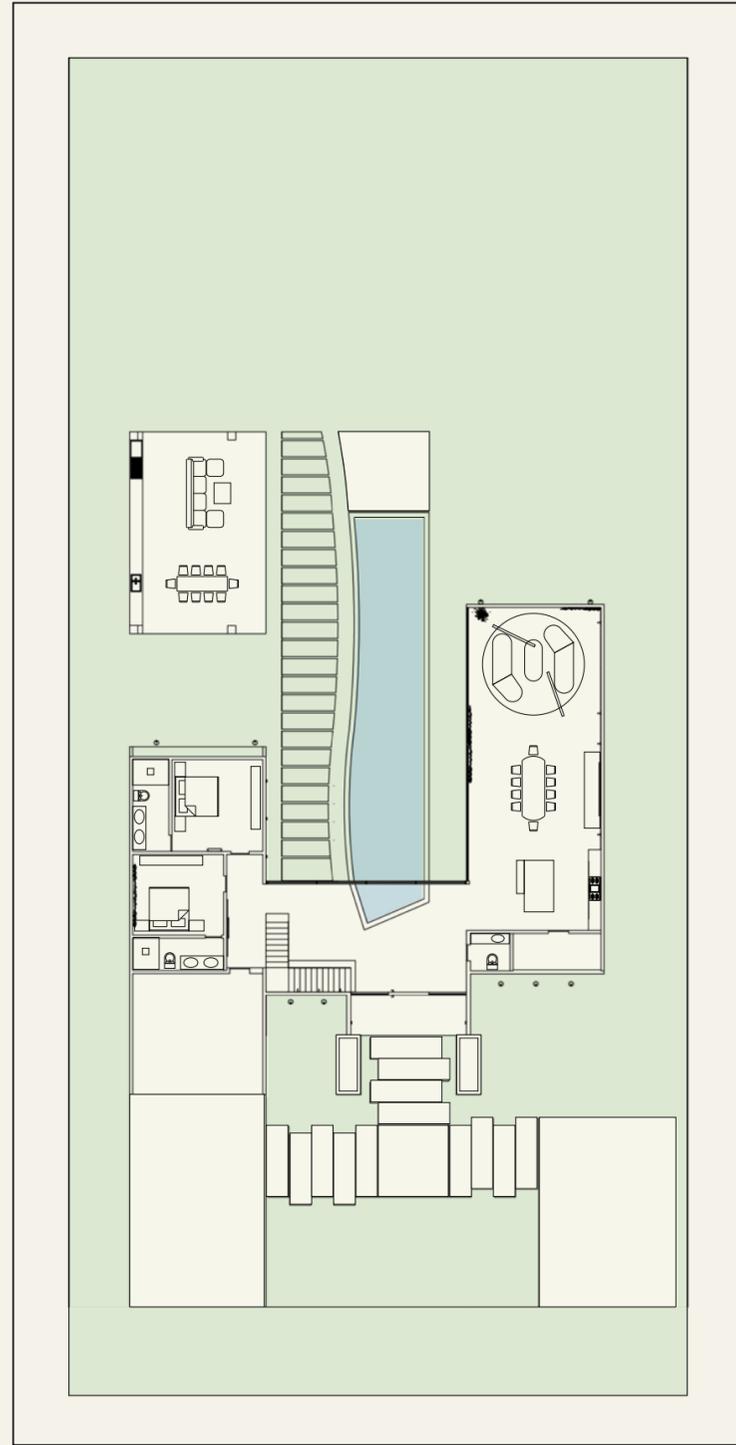
FEATURES

 5 BEDS

 6 BATHS

 1 POOL















THE INVESTOR ADVANTAGE

The Genesis Collection has been conceived as a sanctuary of ownership, created for those who place a premium on privacy, well-being and permanence. These estates are defined not by their yield potential but by the calibre of life and discretion they offer in one of Tulum's most exceptional enclaves.

The strength of the wider market nonetheless provides an important foundation. Even in less exclusive locations, prime estates command values above \$6 million USD, with prices exceeding \$6,000 per m², and have appreciated by 10–15% annually. When professionally managed, such properties have achieved net operating profits beyond 15%, figures consistently realised by our operating partners who manage some of the region's most distinguished estates. Within L'TOPIA, where scarcity and exclusivity prevail, these dynamics are reinforced by an environment that safeguards both capital and character.

Ownership here represents entry into a limited class of assets—rare, resilient, and enduring—while at the same time establishing a lifestyle to be lived today and a legacy to be carried forward.

THE PARTNERS

ULI

EROS
REALIZATION & DESIGN EST. 2010
MEXICO

 GRDN

 THE
AWEN
CONGRUENT LIVING

CANCUN  COUNTRY CLUB®

PROGETTI GLOBALI
DI ARCHITETTURA
Arch. Roberto Carli


ALEK CARRERA
GROUP

 TULUM LAND
& PROPERTY

Swiss Private
Placement


DLT CAPITAL

RENTALS
TULUM



L' TOPIA

THE ESSENCE OF DESTINATION LUXURY