



TIHA



*Water is often used in rituals and ceremonies for purification.  
The Mayans believed that water has the power to cleanse not just the physical body  
but also the spirit, washing away impurities and negative energies.  
This aspect of water symbolizes the possibility of new beginnings and renewal, much  
like rain nourishes the earth and brings forth new life.*

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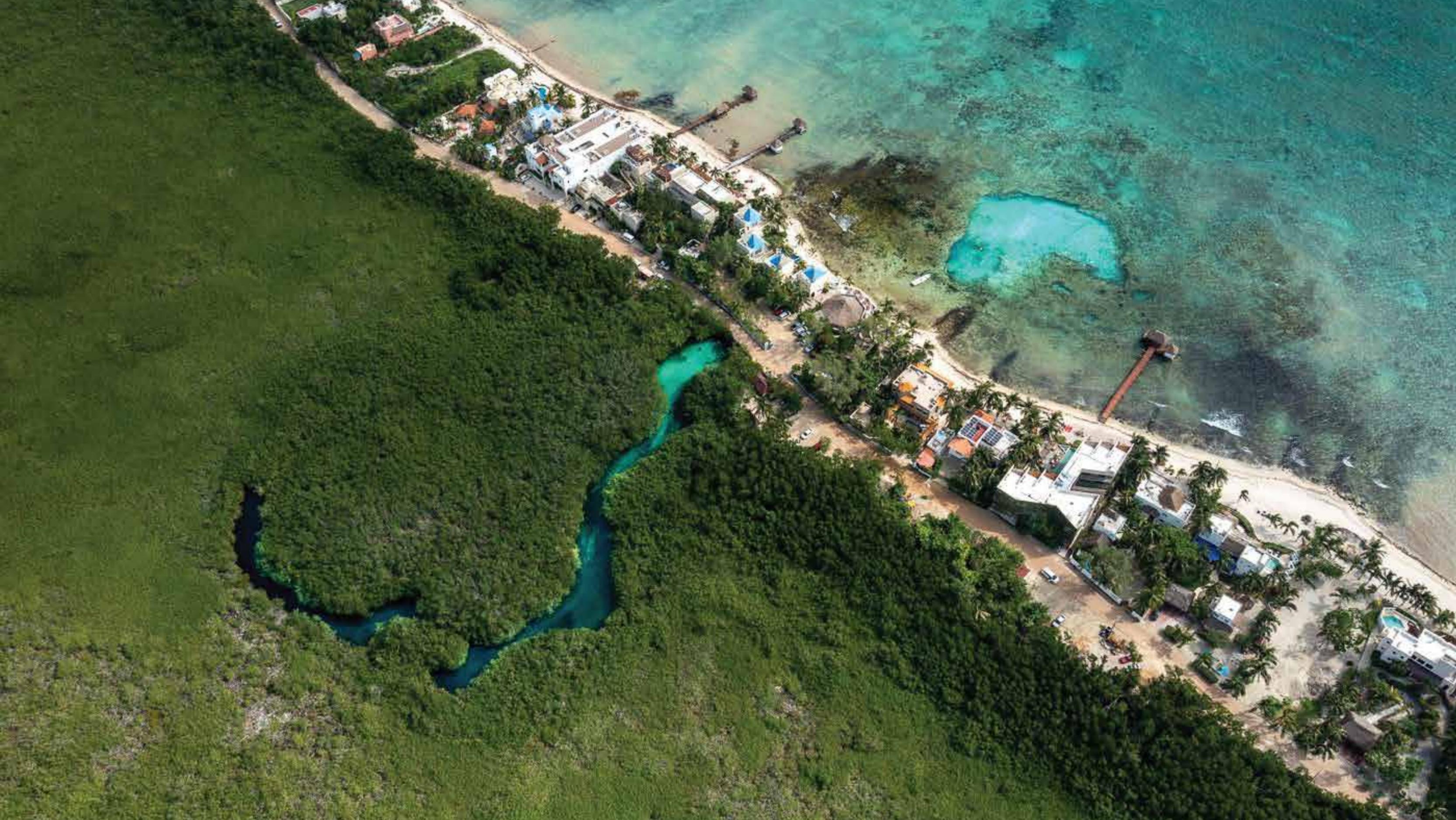
## *Water. Life. Balance.*

**Ti-Ha (from water)** was seen by the Mayans as a fundamental component of life and existence, an element that nourishes, cleanses, and sustains. It's a source of life for plants, animals, and humans alike, making it a crucial element in the cycle of life and a vital resource within Mayan community.

At Tankah Bay, every day is a canvas painted with the breathtaking hues of sunrises and sunsets, unique to this coastal haven. The sun's rays dance on the crystal-clear waters, inviting you to bask in moments of serenity that are as endless as the horizon.

Recognized as one of the most prestigious beachfront communities in the region, **Tankah Bay is more than a home**

...





# ABOUT

Ti-Ha is the newest addition to Tankah's premium real estate market. **22 luxury residences** nestled between the Caribbean and "Green" Seas. With vast ocean views, Caribbean sunrises, and sunsets over lush jungle, Ti-Ha is one of a kind. **This 5,000 square-meter (53,800 SqFt.) development has a modern tropical colonial charm** that focuses on the end user's experience with amenities. The ground floor cantina welcomes residents and guests to enjoy time together while having a drink or playing a game of pool, the spa and gym at your fingertips to relax and recover after a long active day, co-working space for any of those last-minute work commitments , a beautiful atrium that allows sunlight throughout the residences and most importantly a rooftop restaurant, bar, pool, and lounge area with unobstructed views of the Caribbean and jungle.





## *Your oasis awaits at Ti-Ha, Tankah Bay*

Immerse yourself in the unparalleled beauty and bespoke luxury of Tankah Bay. Here, every moment is a treasure, every sunrise a new promise, and every sunset a celebration.

Welcome to your sanctuary, where the rhythms of nature and the height of sophistication harmonize to create an experience that is uniquely yours.

*Discover Tankah Bay*  
– *Where Dreams Meet the Horizon.*



# *LOCATION*

Nestled in the tranquil southern expanse of Quintana Roo, Tankah Bay beckons you to a world where luxury and nature intertwine. This pristine enclave is not just a destination; it's a celebration of exclusivity, offering you the epitome of beachfront living.

## *Embrace the elegance of the south*

Ti-Ha resides in the municipality of Tulum's final pristine bay. Merely a 7-minute drive away, Tankah Bay stands as the nearest private bay to Tulum town. Dotted with opulent beachfront residences, this area is swiftly becoming Tulum's most coveted spot, prized for its tranquil, relaxed beach ambiance and prime positioning.



## Getting to Ti-Ha

Cancun	<i>1 Hour 35 min.</i>
Cancun International Airport	<i>1 Hour 15 min.</i>
Puerto Morelos	<i>1 Hour 5 min.</i>
Punta Maroma	<i>1 Hour</i>
Playa del Carmen	<i>40 Min.</i>
Puerto Aventuras	<i>22 Min.</i>
Bahia Principe	<i>10 Min.</i>
Tulum	<i>22 Min.</i>
Tulum International Airport	<i>57 Min.</i>



UMBAL  
RESTAURANT

TZ'ONOT  
RESTAURANT

CENOTE MANATÍ

CIELO MAYA

CASA  
ALTAMAR

CASA  
CENOTE

BSKY

TULUM

TI-HA

BEACH ACCESS

*Location*



# AMENITIES



Subterranean  
Parking



Guest  
Reception



Ocean  
Views



Rooftop  
Restaurant



Courtyard



Chef's  
Table



Beach  
Access



Gym



Concierge



Owner  
Storage



Green  
Sunsets



Fire Pits



Rooftop Pool  
and Bar



Co-Working  
Space



Spa



Cantina

CANTINA

*Waves Bites and Twilight*

*RESTAURANT*



# *ROOFTOP POOL*



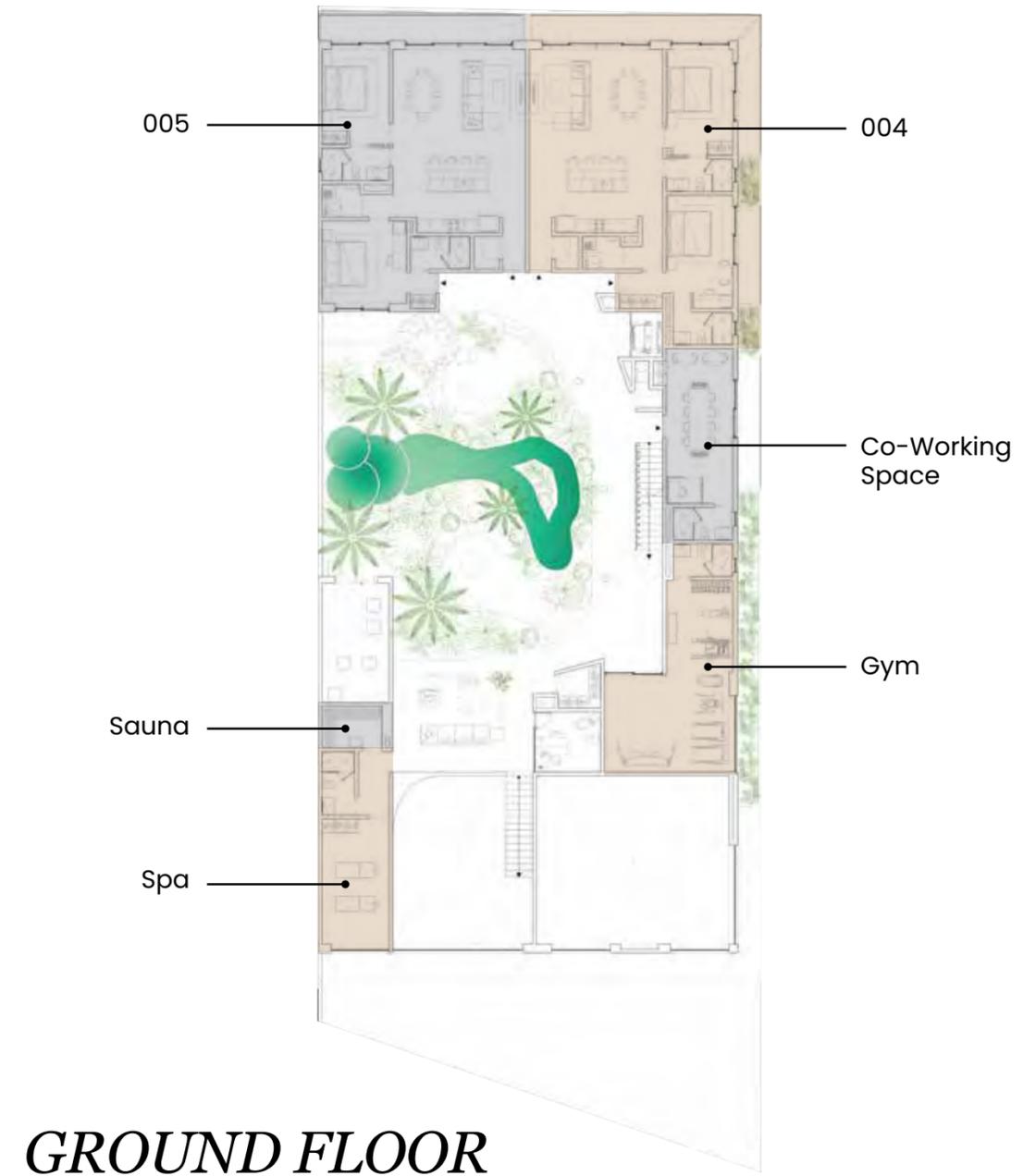
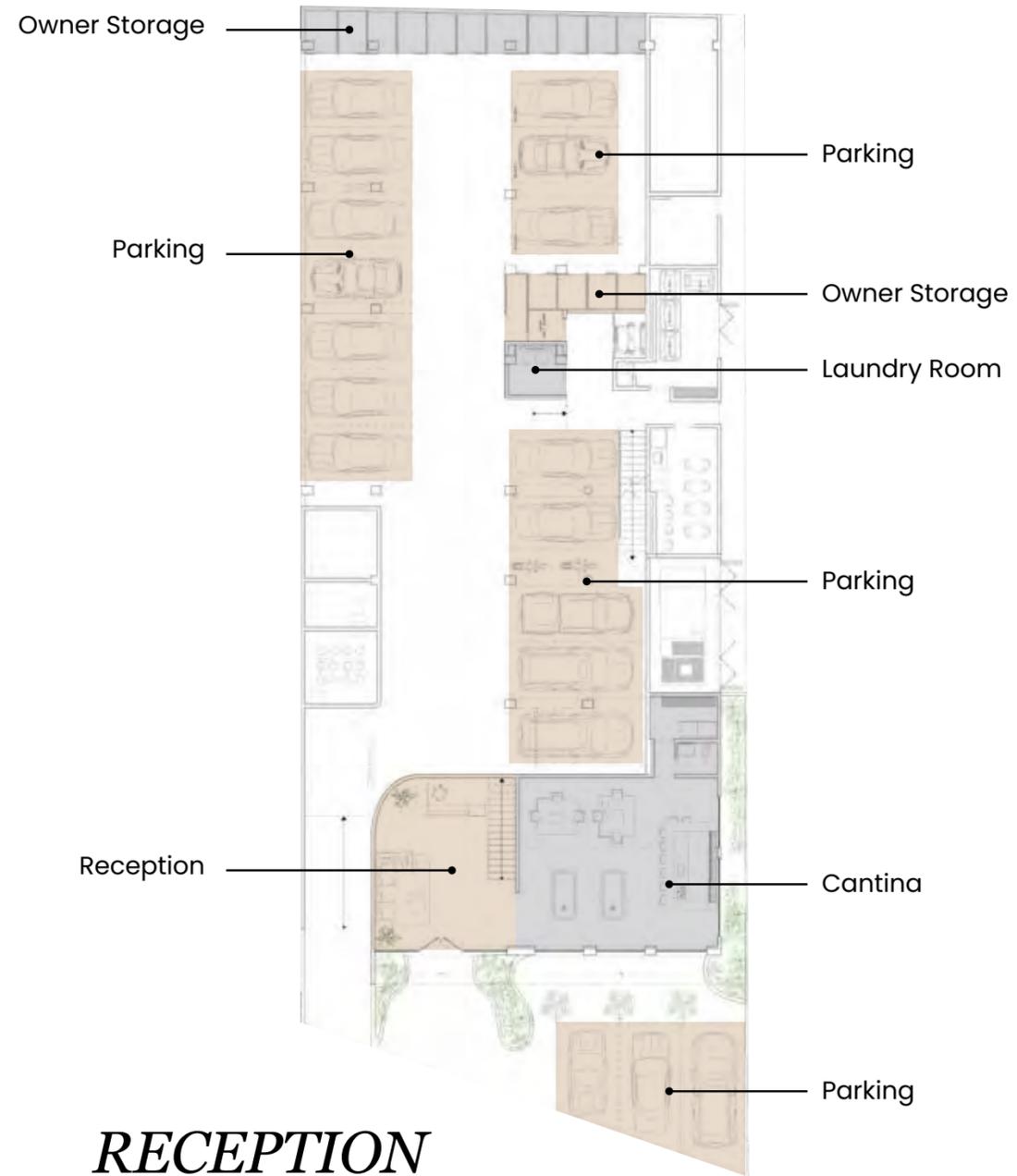
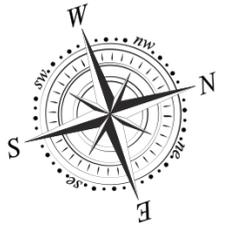


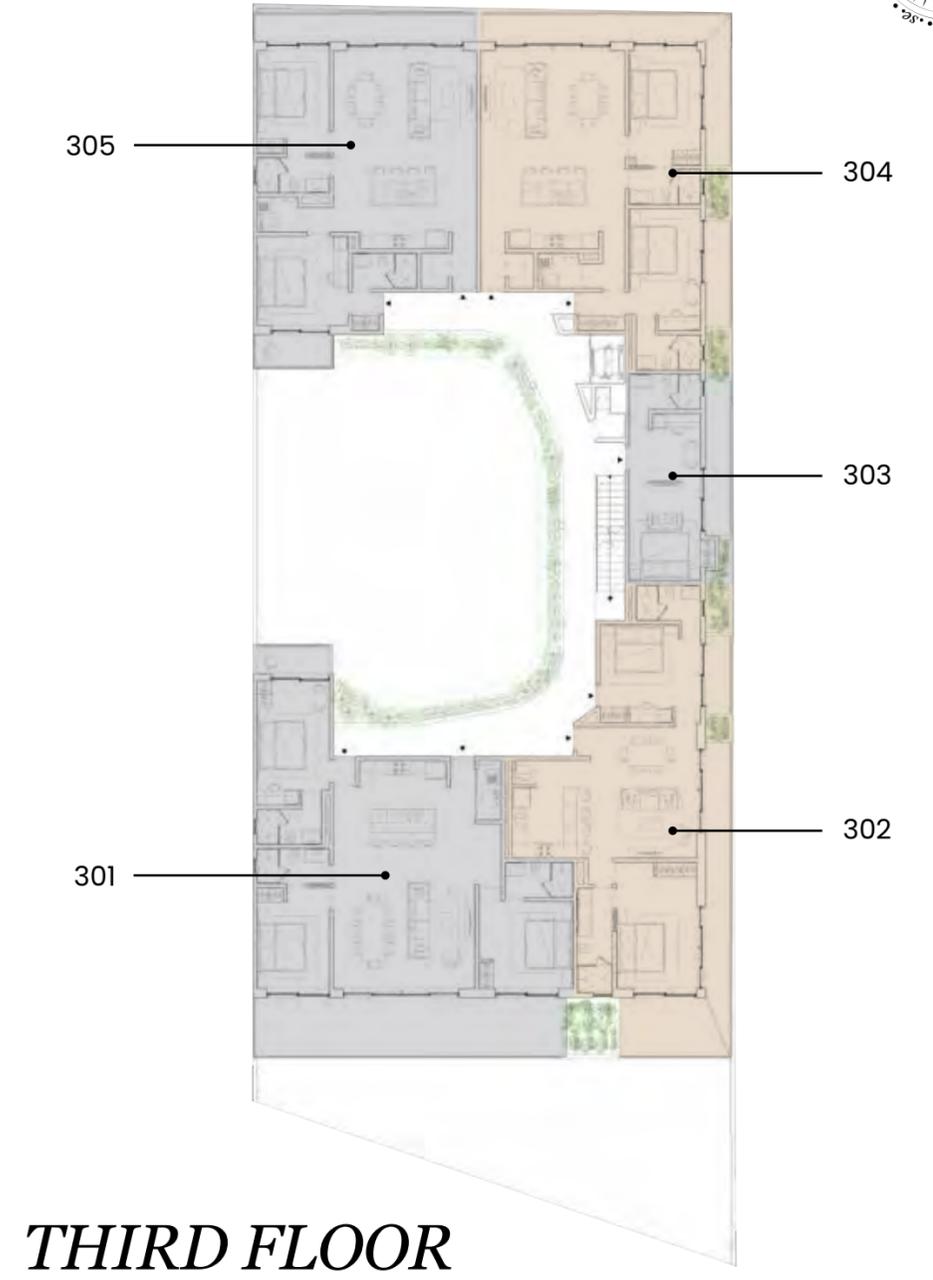
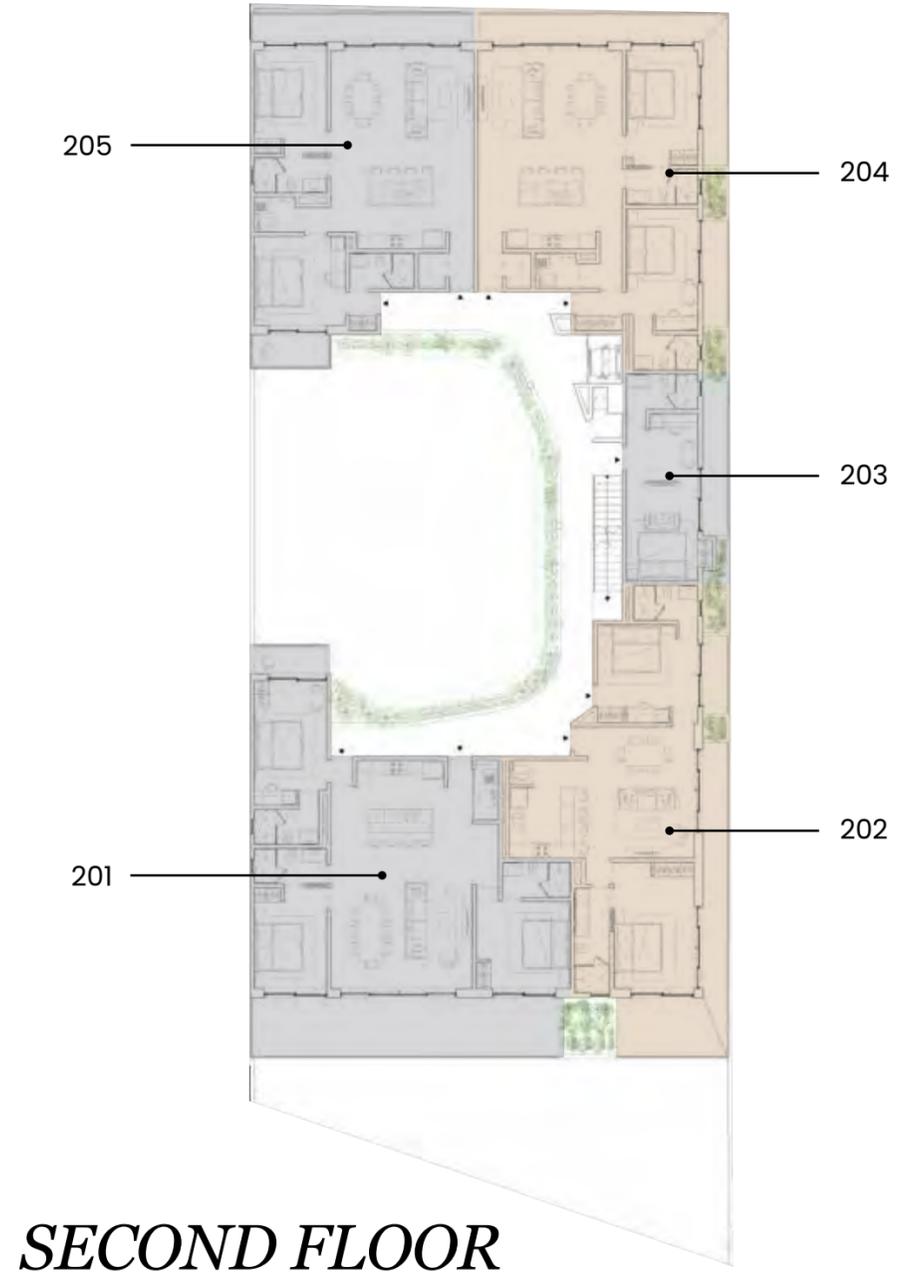
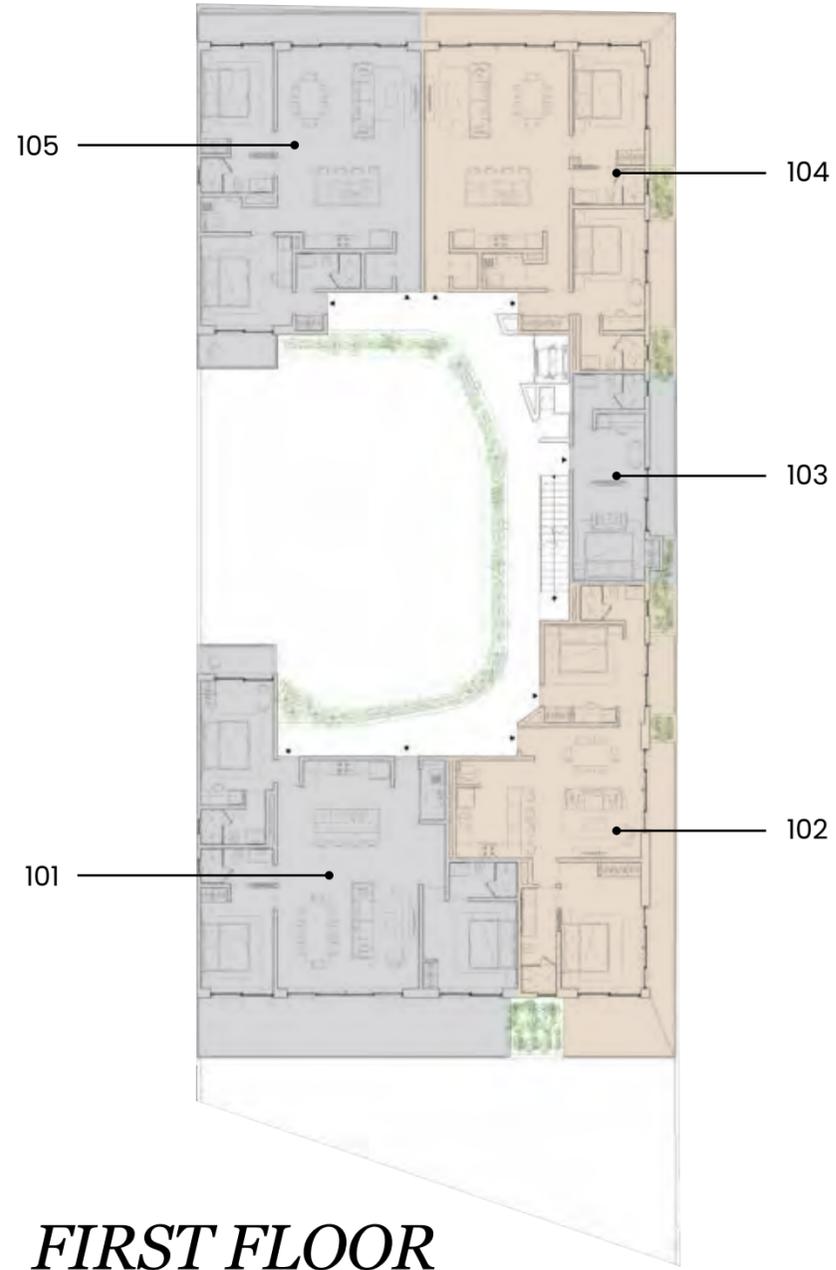
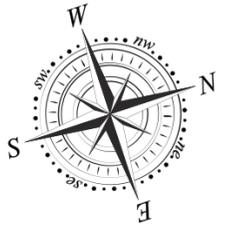
MORZ  
FITNESS

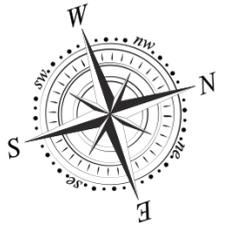
*GYM*



*SPA*







# COURTYARD



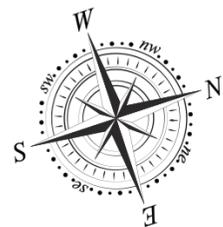


*FIRE PITS*

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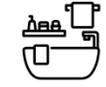
# *FLOOR PLANS*

Ti-Ha offers modern living spaces ranging from studios to three-bedroom residences. With their innovative Lock-Off system, residents have the flexibility to customize their space according to their needs. All of Ti-Ha's residences feature private terraces with ocean or jungle views, providing an outdoor retreat right at home.



## FLOOR PLAN 1

101 / 201 / 301 / 401

- |   |  |
|---|--|
|  3 Bedrooms        |  Dining Room  |
|  3 Full Bathrooms |  Laundry   |
|  Kitchen         |  2 Terraces   |
|  Living Room     |  Ocean View<br><small>*Third, Fourth &amp; Fifth Floors</small> |

» Lock-Off System

Interior: 1,437.4 SqFt  
 Exterior: 431.3 SqFt  
 Total Area: 1,868.7 SqFt

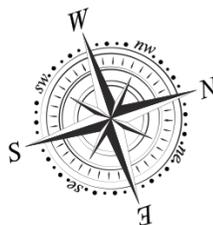












## FLOOR PLAN 2

102 / 202 / 302 / 402



2 Bedrooms



Dining Room



2 Full Bathrooms



Two Terraces



Living Room



Ocean View  
\*Third, Fourth & Fifth Floors



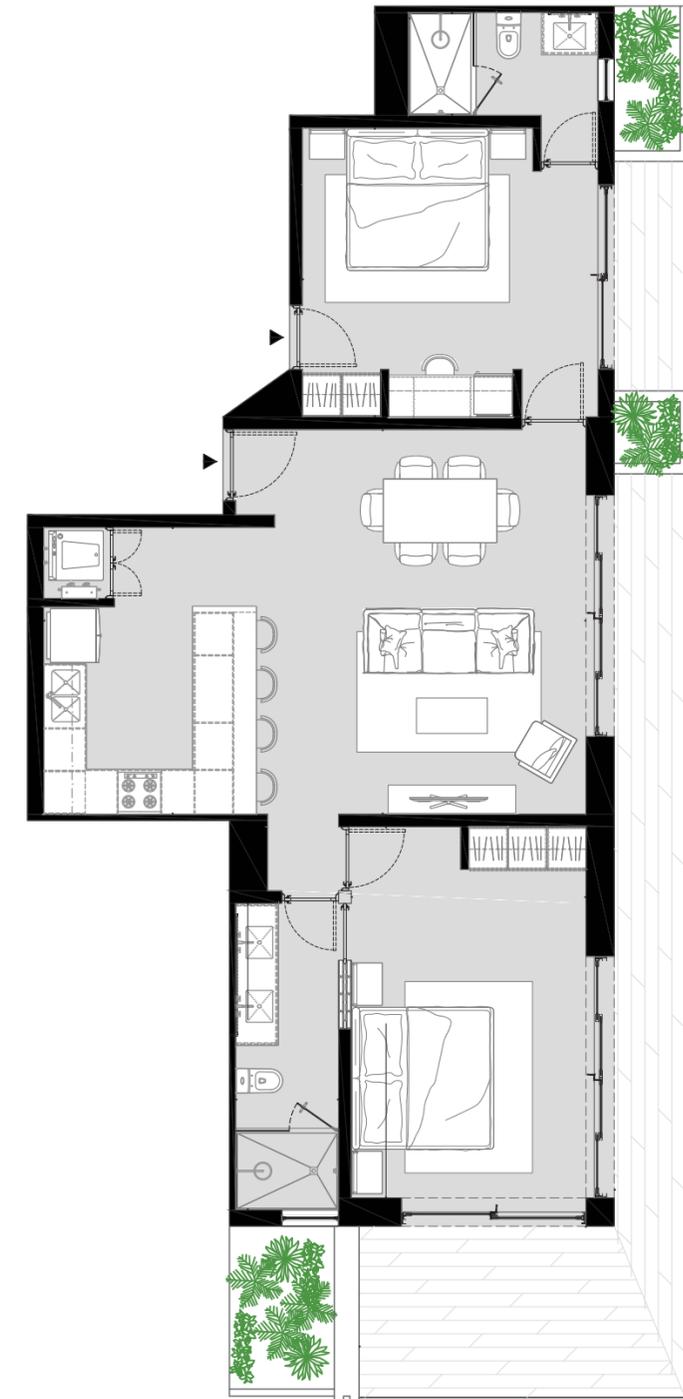
Kitchen

» Lock-Off System

Interior: 1,052.7 SqFt

Exterior: 384.7 SqFt

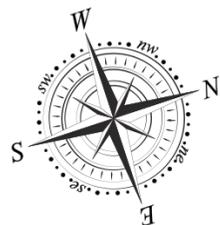
Total Area: 1,437.4 SqFt











### FLOOR PLAN 3 | Studio

103 / 203 / 303 / 403



1 Bedroom



1 Terrace



1 Full Bathroom



Ocean View  
\*Third, Fourth & Fifth Floors

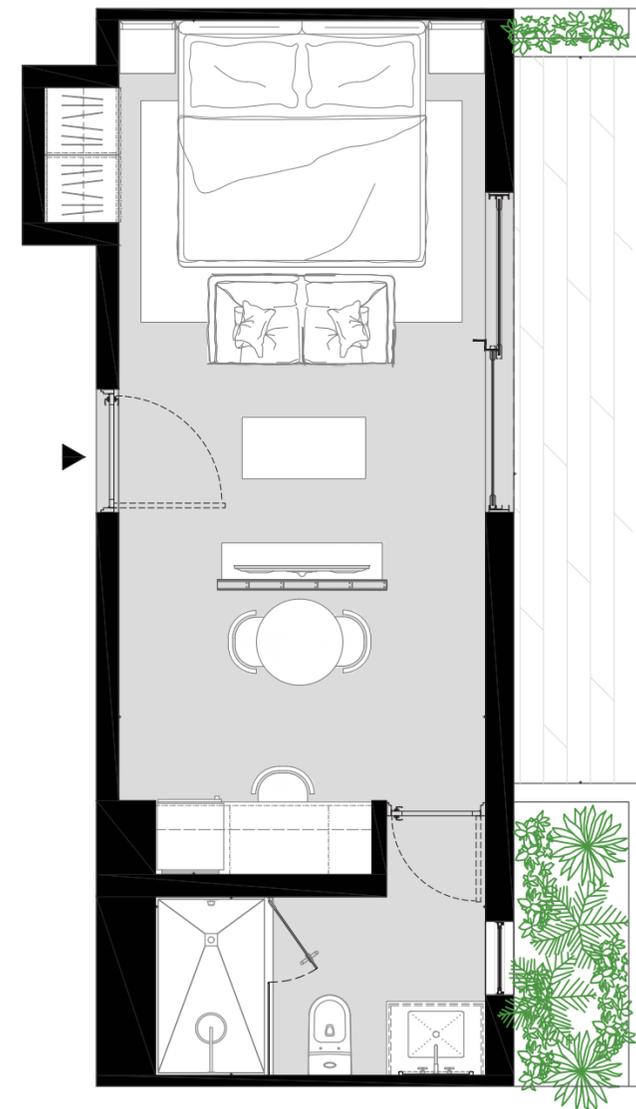


Kitchen

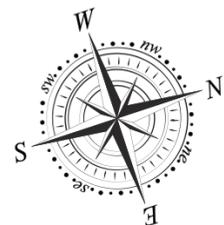
Interior: 326.3 SqFt

Exterior: 101.7 SqFt

Total Area: 428 SqFt







## FLOOR PLAN 4

004 / 104 / 204 / 304 / 404

- |  |                  |   |             |
|--|------------------|---|-------------|
|    | 2 Bedrooms       |    | Dining Room |
|   | 2 Full Bathrooms |   | Laundry     |
|  | Kitchen          |  | Pantry      |
|  | Living Room      |  | 2 Terraces  |
- » Lock-Off System

Interior: 1,223.5 SqFt

Exterior: 289.5 SqFt

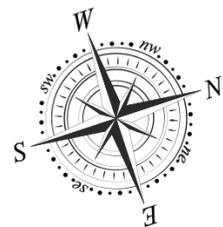
Total Area: 1,513 SqFt











## FLOOR PLAN 5

005 / 105 / 205 / 305 / 405

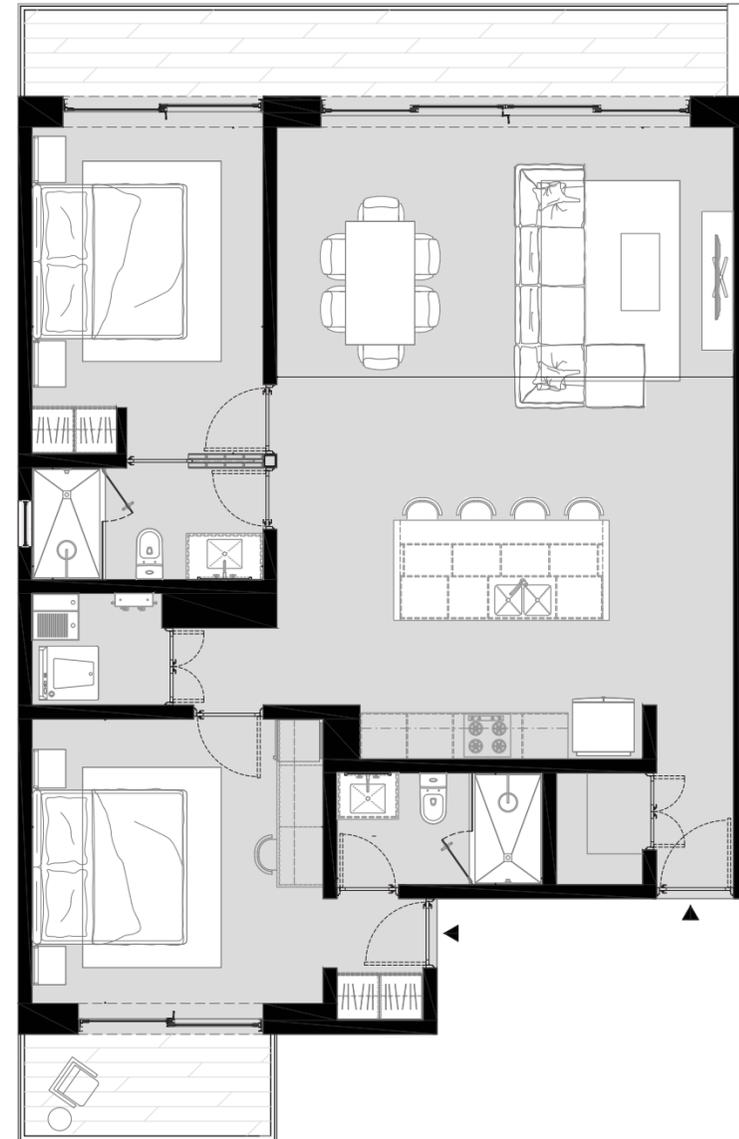
- |   |                  |   |             |
|---|------------------|---|-------------|
|    | 2 Bedrooms       |    | Dining Room |
|   | 2 Full Bathrooms |   | Laundry     |
|  | Kitchen          |  | Pantry      |
|  | Living Room      |  | 2 Terraces  |

» Lock-Off System

Interior: 1,211.2 SqFt

Exterior: 163.2 SqFt

Total Area: 1,374.4 SqFt



# 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.



**LET'S MAKE YOUR DREAM A REALITY**

Reach out today and take the first step toward owning  
your piece of paradise.