



SANTUARIO
MENESSE



Nourish your senses in
harmony
with the 4 elements of
nature

Discover a new retreat in Tulum that pays homage to the four elements, fusing luxury, sustainability and connection with nature for a unique vacation experience. This exclusive Sanctuary redefines conventional stays, becoming a jewel in the desired destination of Tulum.

The development is divided into four phases, each based on a natural element: Water, Earth, Air and Fire. Visitors will be able to enjoy all the amenities of the phases, which offer a harmonious and balanced experience, promoting wellness and connection with nature.



Land owners

Developers and builders

Marketing and After-Sales

Positioning ourselves as leaders in the Riviera Maya



AIR PHASE



FIRE PHASE



WATER PHASE



EARTH PHASE





SUSTAINABILITY

- Renewable Energy
- Energy Efficiency
- Water Management
- Wastewater Treatment - Sustainable Materials
- Waste Management
- Environmental Education
- Biodiversity Conservation - Sustainability
- Landscape Integration
- Thematic Cohesion
- Enriching Experiences



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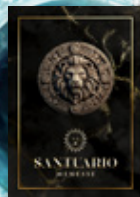
MASTER PLAN

13 PONIENTE STREET

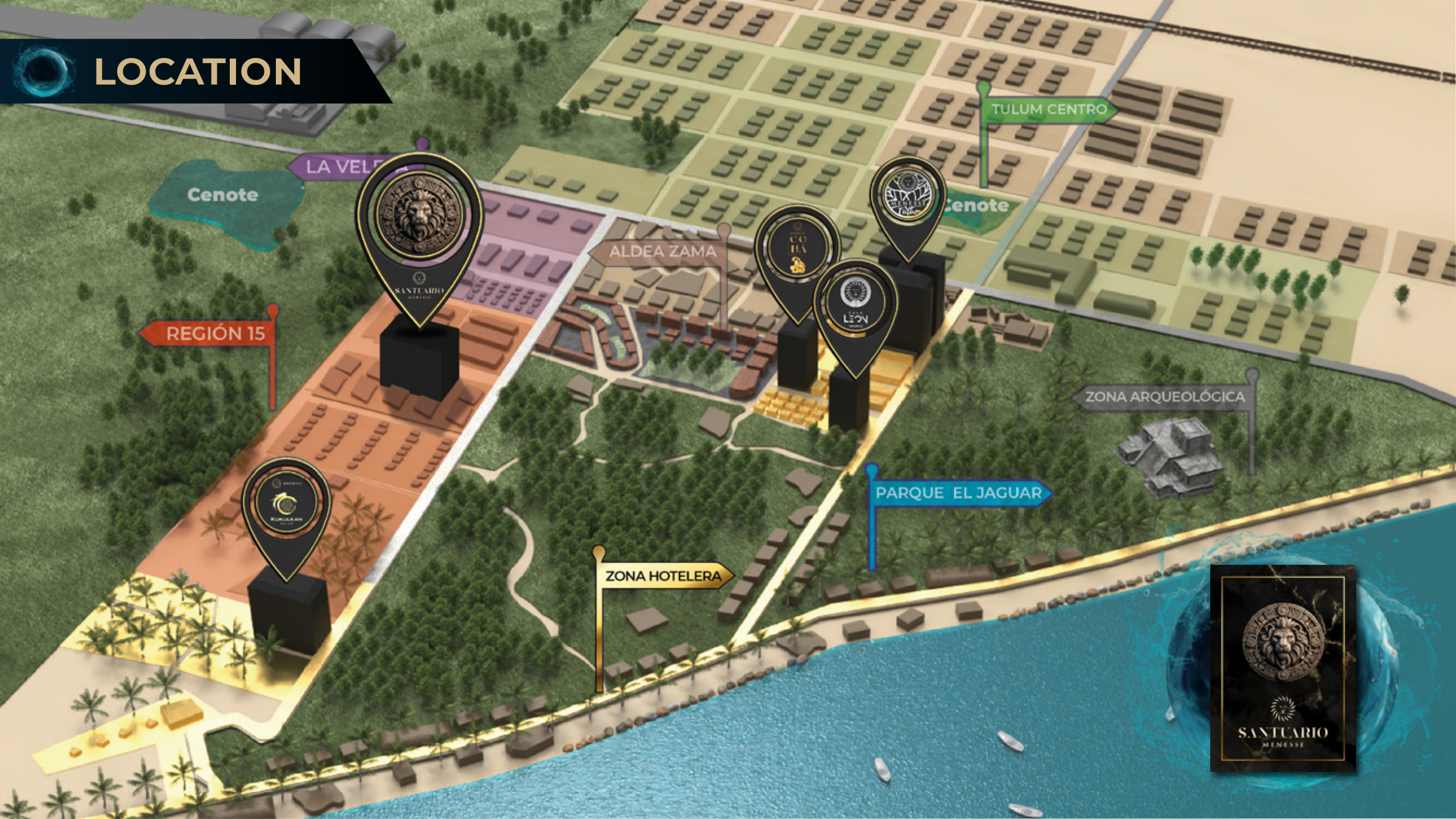
8 SUR STREET

11 PONIENTE STREET

6 SUR STREET



LOCATION



Cenote

LA VELA

TULUM CENTRO

Cenote

ALDEA ZAMA

REGIÓN 15

ZONA ARQUEOLÓGICA

PARQUE EL JAGUAR

ZONA HOTELERA

SANTUARIO
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WATER PHASE 



WATER PHASE

Flow & Renewal

Water, source of life and mirror of the soul, flows through our project as a thread that links every experience, every moment of peace and every rejuvenating encounter. Here, the element of water is presented in its purest and most beautifying forms, from natural pools that mimic the sacred cenotes of the region, therapeutic waterfalls that gently massage the skin and spirit, to floating oasis that promise a total disconnection from the daily hustle and bustle, allowing guests to float into a state of deep meditation. The condominiums in this phase will be located near these bodies of water, allowing the element of water to be the center of the relaxation and rejuvenation experience for guests.

A close-up photograph of a person's hand holding a white lotus flower. The hand is positioned at the top and sides of the flower, with fingers gently cupping it. The lotus flower is in full bloom, showing multiple layers of white petals with a yellowish center. The background is a soft, out-of-focus light blue-grey color.

Wellness

Source of life and mirror of the
soul



DELIVERY
NOVEMBER 2026

CHARACTERISTICS

103 UNITS PER PHASE STUDIES
STUDIOS
1 & 2 BEDROOM APARTMENTS
PENTHOUSE STUDIOS
1 & 2 BEDROOM PH STUDIOS

STARTING AT **\$182,000 USD**
\$3,094,000 MXN

*PRICE SUBJECT TO THE EXCHANGE RATE OF THE DAY OF DOF

TOTAL LAND **107,639.1 sq ft**

 **13 PONIENTE STREET, BETWEEN 6 SUR STREET AND 8 SUR STREET**
TULUM, QUINTANA ROO

FAÇADE



VISTAS EXTERIORES, PANORÁMICAS Y/O ESCENARIOS SON ÚNICAMENTE DE CARÁCTER REPRESENTATIVO
EXTERIOR VIEWS, PANORAMIC VIEWS AND/OR SCENERY ARE REPRESENTATIVE ONLY



AMENITIES



Furnished & Equipped



Gym



Restaurant



Infiny Pool



Lounge area



Lobby with reception



Spot Instagram



Shuttle



Water bodies



Snack Bar Area



Pool Bar



Parking



Concierge service



Beach Club



Jacuzzi



Bicycle Rental



Sunbathing



Elevator



Large Green areas



The lion path



Scooter Rental



Spa & hydrotherapy treatments



LOBBY



LOS MUEBLES Y DECORACIÓN SON DE CARACTER ILUSTRATIVO, SOLO REPRESENTAN LOS ESPACIOS MARCADOS EN EL PLANO
FURNITURE AND DECORATION ARE FOR ILLUSTRATIVE PURPOSES ONLY, THEY ONLY REPRESENT THE SPACES MARKED ON THE PLAN



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CENTRAL COURTYARD

VISTAS EXTERIORES, PANORÁMICAS Y/O ESCENARIOS SON ÚNICAMENTE DE CARÁCTER REPRESENTATIVO
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 ROOFTOP



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THE LION PATH

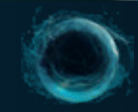
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AMENITIES

WATER PHASE

- **Therapeutic Cascades**
- **Snorkeling and Diving Lessons**
- **Swimming trips to Cenotes**
- **Spa with hydrotherapy treatments**
- **Waterfront contemplation areas to promote serenity and wellness**
- **Pool**
- **Aqua Yoga**
- **Jacuzzi**
- **Ice therapy**
- **Aquatic activities**



OUTDOOR ACTIVITIES





SNORKELING & DIVING





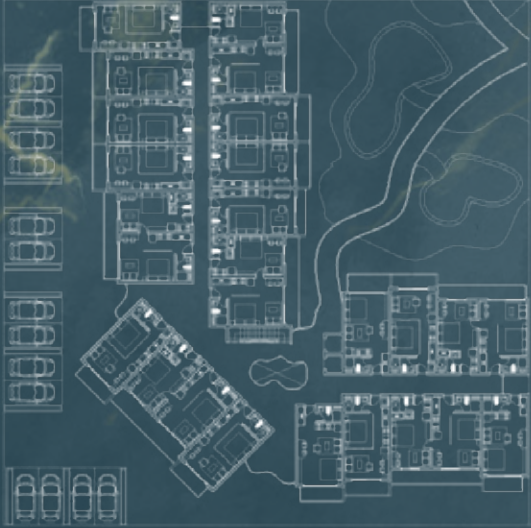
HYDROTHERAPY







13 PONIENTE STREET



6 SUR STREET

SECOND LEVEL

13 PONIENTE STREET



6 SUR STREET

GROUND FLOOR

13 PONIENTE STREET



6 SUR STREET

PENTHOUSE

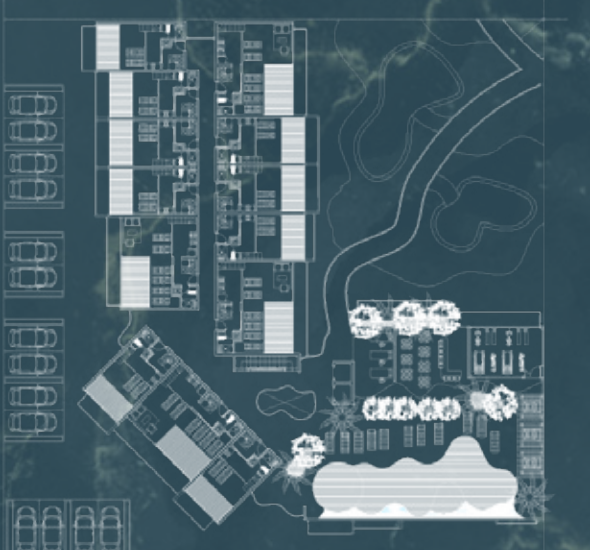
13 PONIENTE STREET



6 SUR STREET

FIRST LEVEL

13 PONIENTE STREET



6 SUR STREET

ROOFTOP

PAYMENT PLAN

\$100,000 MXN
\$5,000 USD

DEPOSIT

30%

DOWNPAYMENT

60%

DURING
CONSTRUCTION

10%

UPON DELIVERY





WATER PHASE 

Friends & Family

5%

DISCOUNT

BE PART OF THE WAITING LIST
WITH \$10,000 MXN

FOR A LIMITED TIME ONLY!

» BEFORE INVESTING «
ANTES DE INVERTIR

ASK THE FOLLOWING QUESTIONS
HAZ LAS SIGUIENTES PREGUNTAS

1

*Experience, trajectory and projects developed **in the area***

Experiencia, trayectoria y proyectos realizados **en la zona**

2

*Are the units delivered **on time?***

¿**Entregan a tiempo** las unidades?

3

Who is the owner?

¿Quién es el **dueño**

4

*Discounts and **capital gains***

Descuentos y **plusvalía**

5

*Quality **finishes***

Calidad en los **acabados**

6

*Exaggerated **concessions***

Concesiones **exageradas**

7

*Prototype and **inventory movement***

Prototipo y movimiento **del inventario**



MENESSE

CONDOS

DISCOVER THE MAGIC OF THIS

unique place

WHERE EVERY DETAIL HAS BEEN
THOUGHT OUT TO

*inspire, rejuvenate
& connect*

WELCOME TO THE

Jewel of Tulum

WELCOME TO

SANTUARIO

MENESSE