



AFLORA

TULUM



Life is immersion.

An incubator, a sandbox, a place to brew ideas.

Nature and art come together to
reveal our essence.
To allow the self to grow,
to flourish.

To create Magic.

Art is magic.

Technology is magic.

Connecting with people is magic.

Connecting to nature is magic.

Connecting to yourself is magic.

Healing is magic.

Collaboration is magic.

Not a dream, but a reality.

Not escapism, but actualism.

Not a secret, but an invitation.

Not paradise, but Gaia.

It's a new way of living, a third life.

It's a new form of society, a creative tribe.

A world of wonder, and exploration.

A world of magic built by creatives for creatives.





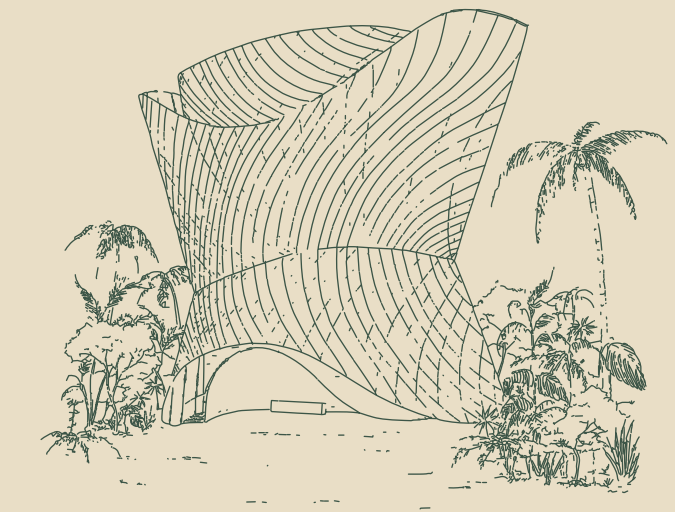
A place where ideas are born and inspiration awakens

*Aflora is a community created for you.
A portal connecting modern convenience
with timeless elegance.*

*We invite you to discover a unique living
experience surrounded by art and nature.*

*Aflora es una comunidad creada para ti.
Un portal que conecta la comodidad moderna
con la elegancia atemporal.*

*Te invitamos a descubrir una experiencia de
vida única rodeada de arte y naturaleza.*





Aflora places you in the heart of Tulum.

Aflora te situa en el corazón de Tulum.



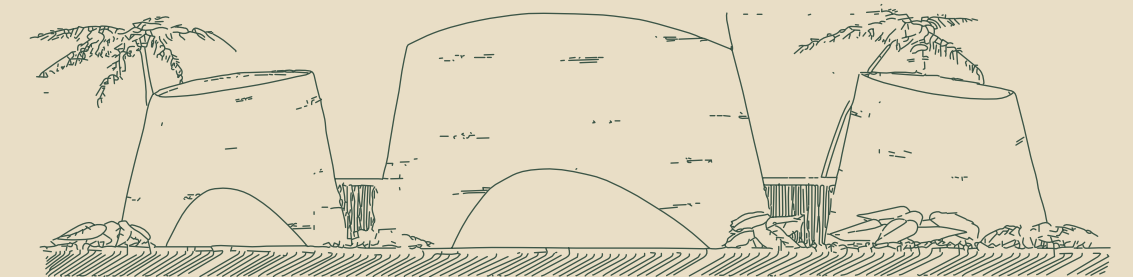
Location

Aflora sits lightly on its abundant 3 hectare boundary, located between the town of Tulum and its crystalline beaches, inside the prime neighborhood of Aldea Zama.

Adjacent to undeveloped jungle and less than 2 miles from world-famous Caribbean beaches and the Mayan ruins of Tulum, Aflora offers the perfect setting to find peace, build connections, create, and immerse yourself in the magical landscape of the Yucatán Peninsula.

Aflora se asienta sobre 3 hectáreas, localizadas entre el pueblo de Tulum y sus maravillosas playas cristalinas, dentro de la comunidad de Aldea Zamá.

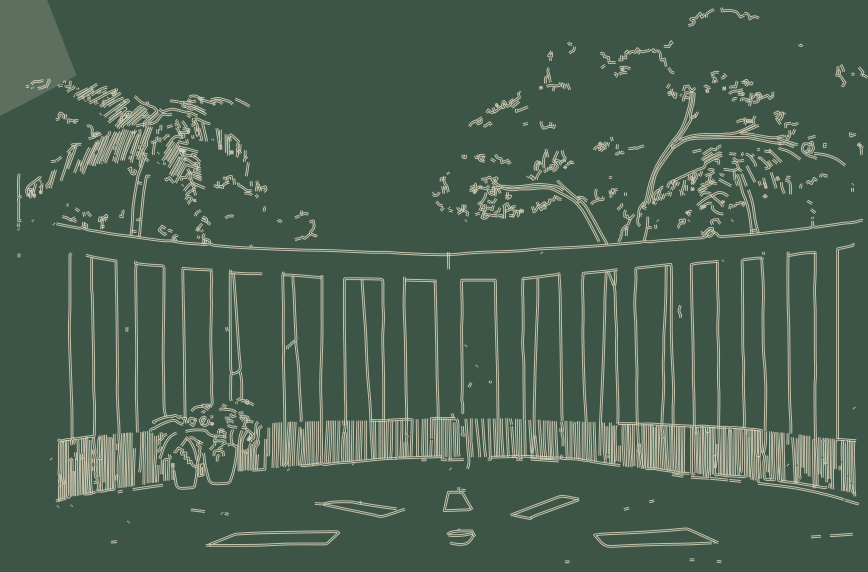
Adyacente a jungla protegida y a 2 kilómetros de las mundialmente famosas playas caribeñas y las ruinas Mayas de Tulum, Aflora ofrece el escenario perfecto para encontrar paz, crear conexiones y sumergirte en el paisaje mágico de la Península de Yucatán.



Amenities

Woven into the site's geography and architecture, we invite you to make yourself at home with our wide range of amenities designed to cultivate inspiration.

Tejido en la geografía y la arquitectura del sitio, te invitamos a que te sientas en casa con nuestra amplia gama de amenidades diseñadas para cultivar inspiración.





As light flickers through the leaves, the shadows dance a ballet below, and a tactile pebbled path beckons you to indulge your curiosity further.



Wellness Lagoon

Panza Dining & Bar

Bath House Spa & Temazcal

Sunset Tower Lobby

Wellness Tower
Torre Wellness

Coworking Lounge

Semi-olympic Pool
Piscina Semiolímpica

Infinity Pool
Piscina Infinita

Climbing Wall
Rocódromo (muro para escalar)

Outdoor Fitness Circuit
Circuito de fitness exterior

Acrobatic Practice Area
Área de prácticas acrobáticas

Sculpture Garden
Jardín escultural

Kids Playground & Pool
Juego y piscina para niños

Hanging Nets
Camas elevadas

Hammocks & Swings Area
Área de hamacas y columpios



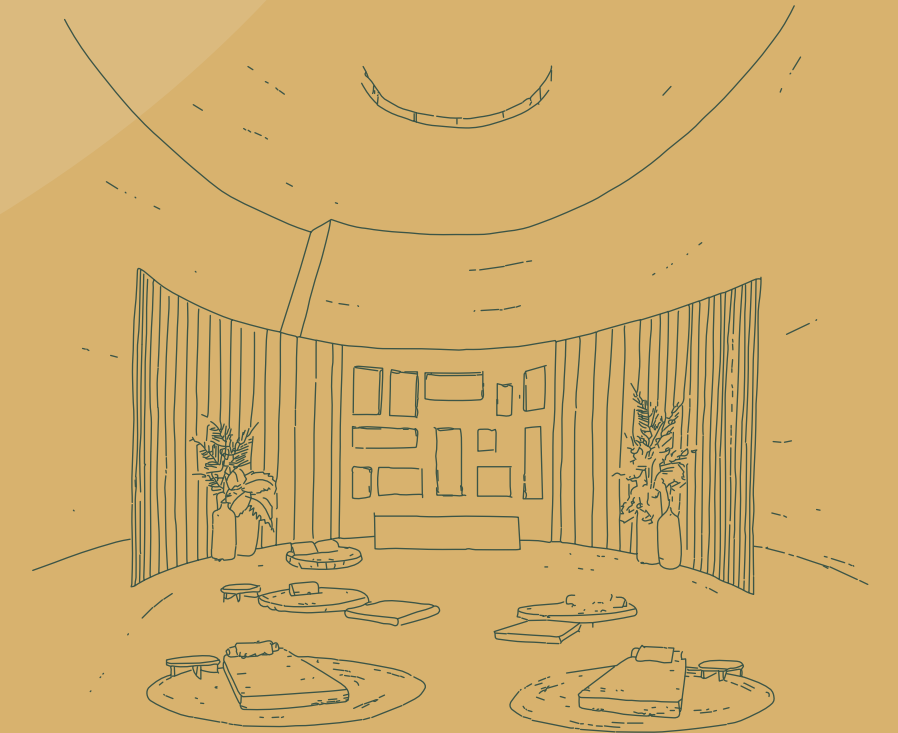




Life in Aflora

Our Habitat is a symbiotic organism with you at its center, providing a nurturing environment for inspiration, activation and learning. As an inhabitant you will be inspired to get your hands dirty and your toes sandy. Create art, connect with community and immerse yourself in nature.

Nuestro hábitat es un organismo simbiótico contigo en su centro, proporcionando un entorno propicio a la inspiración, activación y aprendizaje. Como habitante serás invitado a participar, a empaparte y llenarte de arena. Crea arte, conecta con una comunidad y sumérgete en la naturaleza.



Highlights

-  Controlled access booths
Acceso controlado
-  24 hr security
Seguridad 24 hrs
-  Disabled access
Acceso para discapacitados
-  Premium location
Ubicación premium
-  Fiber optic internet
Internet de fibra óptica
-  Private and visitor parking
Estacionamiento privado y de visitas
-  Access to beach clubs
Acceso a clubs de playa
-  Concierge service
Servicio de concierge
-  Bike rental
Renta de bicicletas
-  Wellness area
Espacio wellness
-  Cultural events
Eventos culturales
-  Art installations
Instalaciones de arte
-  Gated community
Comunidad privada
-  Capital gain
Alta plusvalía



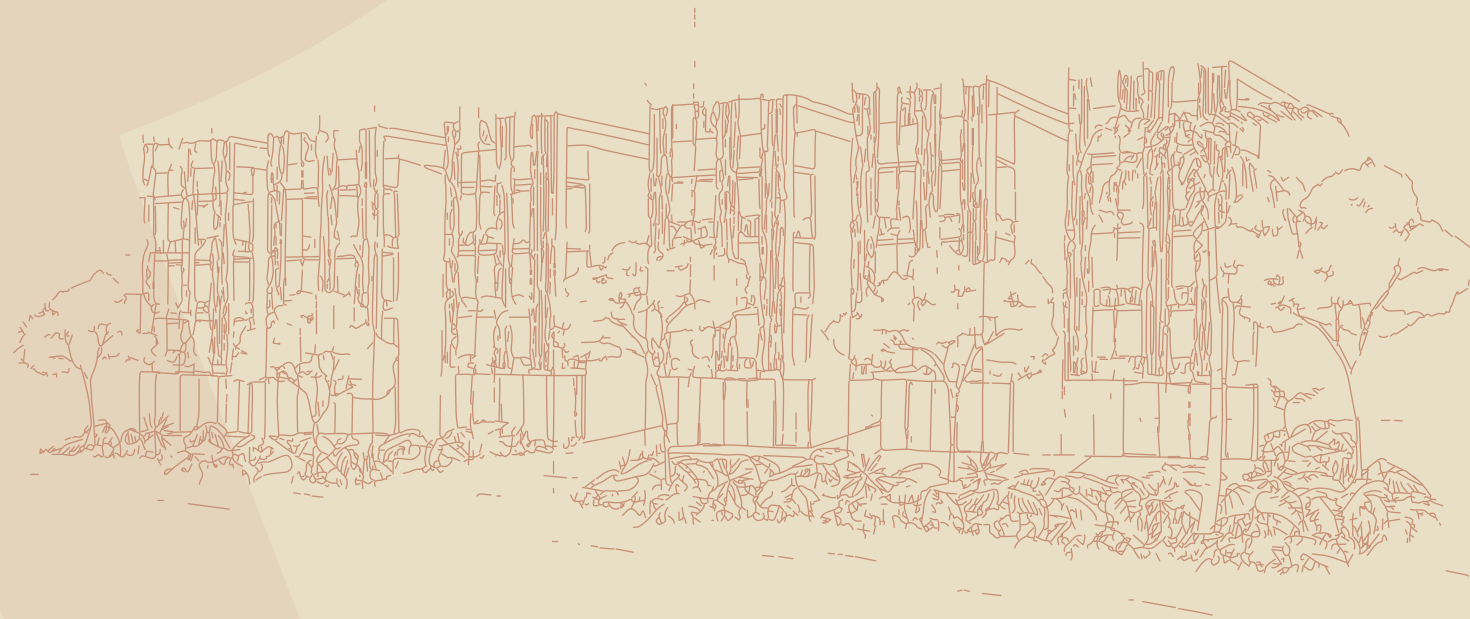
Ecofeatures

-  Eco-efficient appliances
Electrodomésticos ecoeficientes
-  Solar energy
Energía solar
-  Low density community
Comunidad de baja densidad
-  Rain water collection
Recolección de agua pluvial
-  Permeable trails
Senderos permeables
-  Green terraces
Terrazas verdes
-  Recycling and composting
Reciclaje y composta
-  Native landscaping
Paisajismo nativo
-  Passive solar design
Diseño solar pasivo
-  Jungle preservation areas
Áreas de selva interior

Residences

Aflora offers 211 units distributed throughout Residential Towers, Villas, and Lofts. Each unit is meticulously designed to complement a dynamic lifestyle, surrounded by jungle with private parks, pools, elevator access, and lush rooftop gardens.

Aflora ofrece 211 unidades distribuidas en sus torres residenciales, villas y lofts. Cada unidad está meticulosamente diseñada para complementar un estilo de vida dinámico, rodeado de jungla con parques privados, piscinas, elevadores y exuberantes jardines en sus terrazas.





Wonder Loft Village

Discover the wonders that lie within, cultivate community, and connect with nature



Interior	Terrace	Total
362.52 ft²	72.11 ft²	434.64 ft²
33.68 m²	6.70 m²	40.38 m²

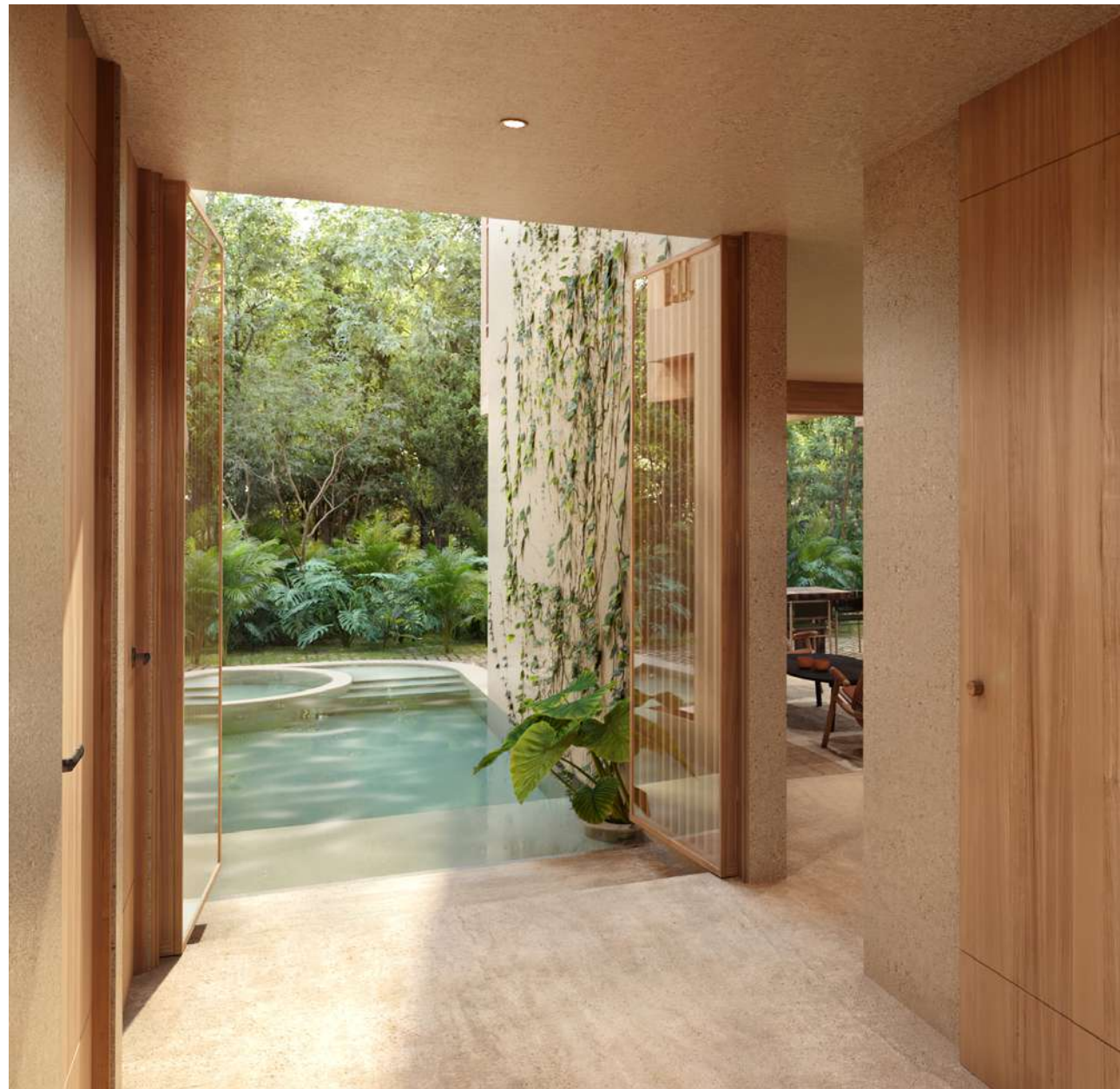
-  Bedroom / Habitación
-  Dining Area / Estancia
-  Terrace / Terraza
-  Kitchen / Cocina
-  Full bathroom / Baño completo





Magic Apartment Towers

Be inspired by the tranquility of the jungle and experience a new way of living



One Bedroom



Garden House

Interior	Terrace	Exterior
782.53 ft²	97.84 ft²	224.10 ft²
72.70 m²	9.09 m²	20.82 m²

Total 1,104.48 ft² / 102.61 m²



Standard

Interior	Terrace
782.53 ft²	97.84 ft²
72.70 m²	9.09 m²

Total 880.38 ft² / 81.79 m²



Penthouse

Interior	Terrace	Exterior
785.01 ft²	97.84 ft²	789.10 ft²
72.93 m²	9.09 m²	73.31 m²

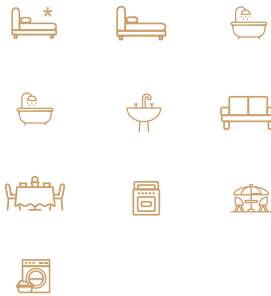
Total 1,671.95 ft² / 155.33 m²



Style A

Interior	Terrace
1,479.49 ft²	175.77 ft²
137.45 m²	16.33 m²

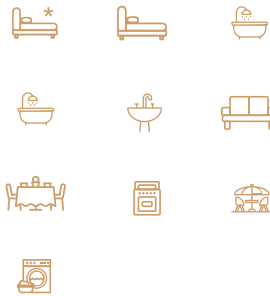
Total 1,655.27 ft² / 153.78 m²



Style B

Interior	Terrace
1,506.40 ft²	195.36 ft²
139.95 m²	18.15 m²

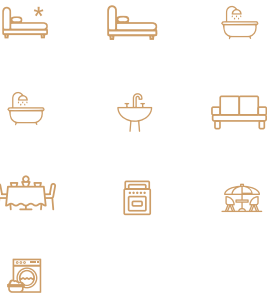
Total 1,701.77 ft² / 158.10 m²



Sky Bridge

Interior	Terrace
1,470.56 ft²	176.09 ft²
136.62 m²	16.36 m²

Total 1,646.66 ft² / 152.98 m²



- Bedroom / Habitación
- Bathroom / Baño
- Living Room / Sala
- Dining Room / Comedor
- Kitchen / Cocina
- Service Room / Cuarto de servicio
- Pool / Piscina
- Plunge pool & Jacuzzi
- Lounge area
- Sun deck
- Pergola
- Grill / Parrilla
- Common area terrace / Terraza en área común
- Private Garden / Jardín privado

- Master bedroom with terrace / Habitación Master con terraza
- Bedroom / Habitación
- Bathroom / Baño
- 1/2 Bathroom / 1/2 Baño
- Living Room / Sala
- Dining Room / Comedor
- Kitchen / Cocina
- Service Room / Cuarto de servicio
- Common area terrace / Terraza en área común

Three Bedroom



Standard		Garden House			Luxury		Penthouse				
Interior	Terrace	Interior	Terrace	Exterior	Interior	Terrace	Interior	Terrace	Exterior		
1415.23 ft²	175.88 ft²	1417.39 ft²	175.77 ft²	758.53 ft²	2,124.90 ft²	273.61 ft²	1,412.44 ft²	175.77 ft²	1,450.00 ft²		
131.48 m²	16.34 m²	131.68 m²	16.33 m²	70.47 m²	197.41 m²	25.42 m²	131.22 m²	16.33 m²	134.71 m²		
Total	1,591.11 ft² / 147.82 m²		Total	2,351.69 ft² / 218.48 m²		Total	2,398.52 ft² / 222.83 m²		Total	3,038.22 ft² / 282.26 m²	
         		             			           		                				

-  Master bedroom with terrace / Habitación Master con terraza
-  Bedroom / Habitación
-  Bathroom / Baño
-  1/2 Bathroom / 1/2 Baño
-  Living Room / Sala
-  Dining Room / Comedor
-  Kitchen / Cocina
-  Service Room / Cuarto de servicio
-  Pool / Piscina
-  Plunge pool & Jacuzzi
-  Lounge area
-  Sun deck
-  Pergola
-  Grill / Parrilla
-  Common area terrace / Terraza en área común
-  Private Garden / Jardín privado





Essence Luxury Villas

Enter the wonders hidden in Aflora's most exclusive site



Luxury Villas



Ground Floor / Nivel 1

- Living Room / Sala
- Dining Room / Comedor
- Kitchen / Cocina
- Walk-In Pantry / Alacena
- 1/2 Bathroom / 1/2 Baño
- Outdoor shower / Regadera exterior
- Terrace / Terraza
- Pool / Piscina
- 2 Gardens / 2 Jardines
- 2 Exterior storage rooms / 2 Bodegas exteriores
- Gated Driveway / Garage



Second Floor / Nivel 2

- 3 Bedrooms / 3 Habitaciones
- 2 Full bathrooms / 2 Baños completos
- Balcony / 1 Balcón
- Laundry room / Área de lavado



Third Floor / Nivel 3

- 1 Master bedroom with balcony / 1 Habitación con balcón
- Master bathroom / 1 Baño deluxe
- Freestanding Tub / Tina
- Walk-in closet
- Zen garden / Jardín Zen
- Terrace / Terraza

Interior	Terrace	Exterior	Total
2,501.96 ft²	625.38 ft²	1,611.03 ft²	4,738.38 ft²
232.44 m²	58.10 m²	149.67 m²	440.21 m²





The committed team behind Aflora

El comprometido equipo detrás de Aflora

Creative Direction

Maxine Nienow



Ian Russell



Architectural & Interior Design

Bibiana Huber



B|HUBER

Alberto Tacher



TACHER
ARQUITECTOS

Francia Rábago



WORLD BY HAND

Marina Rocarols



ROCAROLS
STUDIO

Carlos Marin



Pedro Fernandes

SUDOCC

Developers

luxma SHANGRI-LA

Master Broker

ONE PRIME



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