

# AFIORA

T U L U M





*Welcome home*



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.*

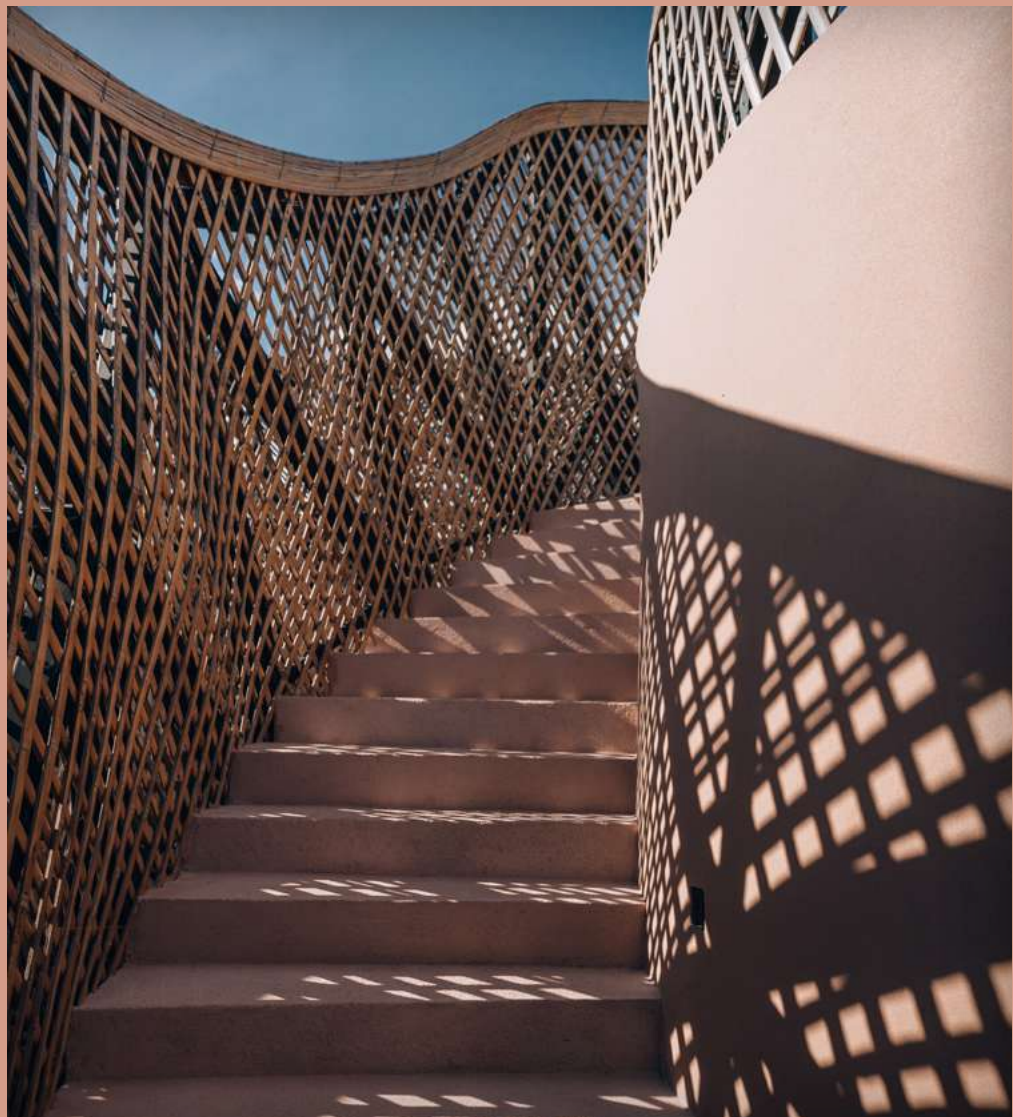




## *A world of magic*

Become inspired by the natural beauty of the jungle, living in harmony with the environment

*Nestled amidst lush jungle with access to private parks, swimming pools, elevators, and rooftop gardens, Aflora offers the finest in Tulum living.*





*A place where ideas are born and inspiration awakens*

## *Become a local in our global community*

*A tribe of unique individuals with  
a common goal of mindful living*

*Aflora sits on a lush 3-hectare site less  
than 2 km to the beach inside the prime  
neighborhood of Aldea Zama.*



ALDEA ZAMÁ

- 📍 Eco-efficient appliances
- 📍 Solar Energy
- 📍 Low density community
- 📍 Permeable Trails
- 📍 Green Terraces
- 📍 Recycling and Composting
- 📍 Native landscaping
- 📍 Passive Solar Design
- 📍 Jungle Preservation Areas





Aflora provides  
a sanctuary  
for creation,  
inspiration, and  
introspection

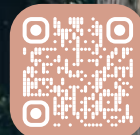
*From sculptural architecture,  
designed in harmony with  
nature, to timeless interiors  
that delight the senses.*



*Our Residences*



*WONDER  
LOFT  
VILLAGE*



# *Connect, grow, flourish*

Our lofts were designed for travelers  
looking for a meaningful stay

*Luxury and comfort meet in our Wonder Loft Village,  
where every detail has been carefully crafted to create  
an unparalleled short-stay experience.*

*With 68 stylish and thoughtfully designed units,  
our Loft Village offers a unique blend of comfort,  
sophistication, and functionality.*














## LOFT

*Interior:* 362.52 ft<sup>2</sup> / 33.68m<sup>2</sup>

*Exterior:* 76.11 ft<sup>2</sup> / 6.70m<sup>2</sup>

*Total:* 434.64 ft<sup>2</sup> / 40.38m<sup>2</sup>

-  One Bedroom
-  Dining Area
-  Full Bathroom
-  Kitchen
-  Terrace





# MAGIC APARTMENT TOWERS

A secluded community  
focused on luxury living

*Experience ultimate comfort and  
relaxation in our spacious living  
areas, beautifully designed to cater to  
your every need.*





# ONE BEDROOM



## GARDEN HOUSE

*Interior:* 782.53 ft<sup>2</sup> / 72.70 m<sup>2</sup>

*Terrace:* 97.84 ft<sup>2</sup> / 9.09 m<sup>2</sup>

*Exterior:* 224.10 ft<sup>2</sup> / 20.82 m<sup>2</sup>

**Total:** 1,104.48 ft<sup>2</sup> / 102.61 m<sup>2</sup>



## STANDARD

*Interior:* 782.53 ft<sup>2</sup> / 72.70 m<sup>2</sup>

*Terrace:* 97.84 ft<sup>2</sup> / 9.09m<sup>2</sup>

**Total:** 880.38 ft<sup>2</sup> / 81.79 m<sup>2</sup>



## *PENTHOUSE*

*Interior:* 785.01 ft<sup>2</sup> / 72.93 m<sup>2</sup>

*Terrace:* 97.84 ft<sup>2</sup> / 9.09 m<sup>2</sup>

*Exterior:* 789.10 ft<sup>2</sup> / 73.31 m<sup>2</sup>

**Total:** 1,671.95 ft<sup>2</sup> / 155.3 m<sup>2</sup>

# THREE BEDROOM



## GARDEN HOUSE

*Interior:* 1,471.39 ft<sup>2</sup> / 131.68m<sup>2</sup>

*Terrace:* 175.77 ft<sup>2</sup> / 16.33m<sup>2</sup>

*Exterior:* 758.53 ft<sup>2</sup> / 70.47m<sup>2</sup>

**Total:** 2,351.69 ft<sup>2</sup> / 218.48m<sup>2</sup>

## STANDARD

*Interior:* 1,415.23 ft<sup>2</sup> / 131.48m<sup>2</sup>

*Terrace:* 175.88 ft<sup>2</sup> / 16.34m<sup>2</sup>

**Total:** 1,591.11 ft<sup>2</sup> / 147.82m<sup>2</sup>







## *PENTHOUSE*

*Interior:* 1,412.44 ft<sup>2</sup> / 131.22m<sup>2</sup>

*Terrace:* 175.77 ft<sup>2</sup> / 16.33m<sup>2</sup>

*Exterior:* 1,450.00 ft<sup>2</sup> / 134.71m<sup>2</sup>

**Total:** 3,038.22 ft<sup>2</sup> / 282.26m<sup>2</sup>



# LUXURY COLLECTION

*Enjoy enormous spaces designed for year-round living, bespoke furniture, handcrafted decor, and carefully selected materials that adorn your space, ensuring a memorable and comfortable experience.*



## *TWO BEDROOM LUXURY*

*Interior: 1,506.40 ft<sup>2</sup> / 139.95m<sup>2</sup>*

*Terrace: 195.36 ft<sup>2</sup> / 18.15 m<sup>2</sup>*

**Total: 1,701.77 ft<sup>2</sup> / 158.10 m<sup>2</sup>**



## *THREE BEDROOM LUXURY*

*Interior: 2,124.90 ft<sup>2</sup> / 197.41m<sup>2</sup>*

*Terrace: 273.61 ft<sup>2</sup> / 25.42m<sup>2</sup>*

**Total: 2,398.52 f / 222.83 m<sup>2</sup>**

# ESSENCE LUXURY VILLAS

Welcome to the most  
exclusive residences in Aflora

*Tailor-made private homes that provide spacious  
interiors, majestic gardens, ample pools, and  
unmatched views while enjoying access to all the  
amenities and conveniences of Aflora.*





# ESSENCE LUXURY VILLAS

*Interior:* 2,501.96 ft<sup>2</sup> / 232.44m<sup>2</sup>

*Terrace:* 625.38 ft<sup>2</sup> / 58.10m<sup>2</sup>

*Exterior:* 1,611.03 ft<sup>2</sup> / 149.67m<sup>2</sup>

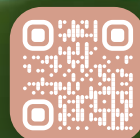
**Total:** 4,738.38 ft<sup>2</sup> / 440.21m<sup>2</sup>



**\*Ask your agent about our villa options**



# AMENITIES






















## 15 unique amenities surrounded by jungle

*Our community offers endless opportunities for inspiration, activation, fitness, leisure, and introspection.*



Enjoy the seclusion  
of our protected  
jungle habitat

- 
-  Wellness Lagoon
  -  Panza Dining & Bar
  -  Bath House Spa & Temazcal
  -  Sunset Tower Lobby
  -  Wellness Tower
  -  Coworking Lounge
  -  Semi-olympic Pool
  -  Infinity Pool
  -  Climbing Wall
  -  Acrobatic Practice Area
  -  Sculpture Garden
  -  Kids Playground
  -  Hanging Net
  -  Hammocks & swings

# Aflora offers access to the finest wellness experiences in Tulum

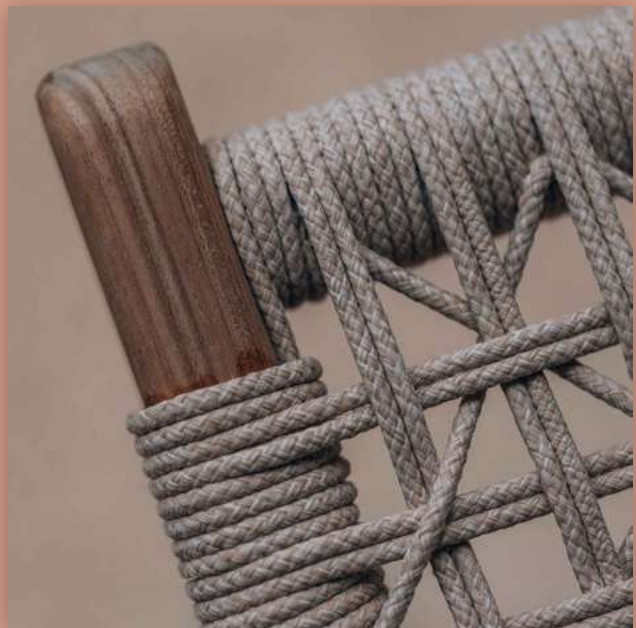
*Enjoy a state-of-the-art Bathhouse filled with unique offerings. From our one-of-a-kind floatarium to our world-class holistic treatments.*



# Bespoke Design

## Hand-Crafted Furniture & Decor

*From the workshops of Mexico's  
finest artisans to your home, Aflora  
provides handcrafted interiors with  
timeless quality and appeal.*





*Each texture and material has been carefully selected for quality, comfort, and individuality.*



*Aflora showcases the beauty and charm of Mexico's artistic soul, offering unique elements and custom pieces designed to complement our exclusive style.*

# Handpicked Materials

Designed to impress,  
built to last

*Aflora is mindfully constructed with high-end materials designed to complement our unique tropical climate.*

*Aflora exudes modern elegance and sophistication with unique COP microcement finishes, providing a timeless natural look throughout our residences.*

*Aflora features high-quality aluminum sliding doors and windows, making your home more energy efficient and provide superior noise reduction and security.*

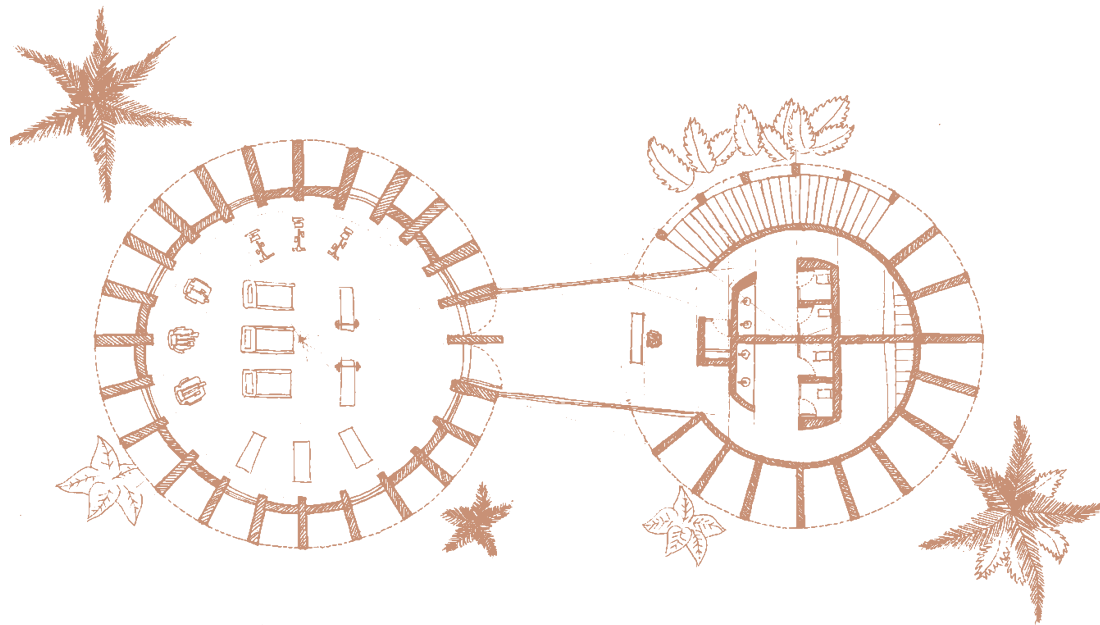
*Rosa Morada wood accents add an extra touch of warmth and natural beauty to your living space, creating a calm and inviting atmosphere.*

*The unique mineral-based exterior finish, Corev, provides exceptional look and feel; These top-of-the-line construction materials and finishes ensure Aflora is a wise and sustainable choice for your lifestyle and the environment.*





# Who we are



We invite you to feel inspired, to get  
your hands dirty and your toes sandy,  
create your art, connect with your food  
and heal yourself

We curate an international community of creative  
residents to gather, learn, and exchange wisdom and  
skills in an ecologically-mindful environment

*Aflora has grown from the dream and creative vision of Mexican artist Maxine Nienow and Californian hospitality-industry veteran Ian Russell whose beliefs in sharing magic, wonder, and exploration through artful experiences brought them*

*to the Caribbean jungles of Tulum. Partnered with iconic development firms LUXMA and Shangri-la, Aflora is a unique project that embodies the magic and wonder of the dynamic yet timeless spirit of Tulum.*



Our story is told through the works of our many creative collaborators and partners.

*CEO & Creative Director*



*Hospitality Director*



*Architecture and Design*



**B|HUBER**



TACHER  
ARQUITECTOS



**SUDOCC**



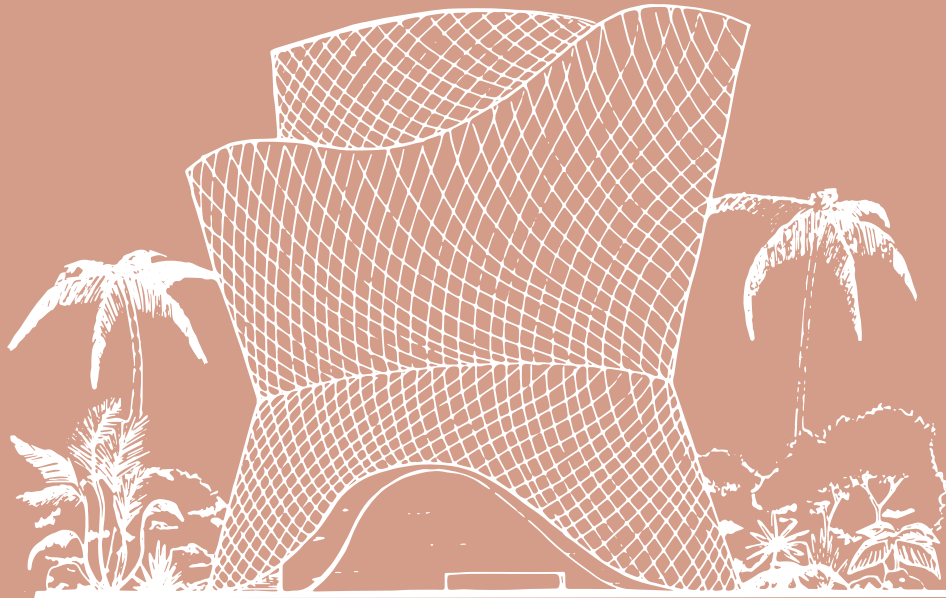
*Developers*

SHANGRI-LA





# ELITE ALLIANCE<sup>®</sup>



## Introducing Aflora's in-house Rental Management and Exchange program provided by Elite Alliance.

*Ownership at Aflora allows you to generate passive income and experience an unmatched lifestyle of luxury travel through Elite Alliance's robust, hassle-free rental program focused on maximizing owner rental returns.*

*With three decades of industry experience, Elite Alliance stands as one of the most sought after partners among experiential luxury real estate*

*developers and operators worldwide. Their team of experts is world-renowned for pioneering world-class developments by providing new concepts and expertise resulting in over \$1B USD in sales.*

*Their internationally established brand has created a seamless integration of real estate, operations, and exchange privileges for an elite list of prestigious developments around the globe.*

# Rental Program Benefits

## Elite Alliance's Rental Management Program offers unmatched returns with maximum flexibility

- Competitive Owner/Manager Split: 70/30
- Experienced professional management company with international reach
- Tenured and bilingual reservations team available via phone and email 7 days per week
- Monthly accounting statements detailing rental activity, revenue, and expenses, along with secured online Owner's portal
- No limits on Owner's personal usage or blackout dates
- Dedicated on-site staff to include Concierge, Front Desk, Housekeeping, and Maintenance
- Preventive maintenance program
- Management and payment of utility bills for owners



## Elite Alliance's Exchange Program

*As a bonus, Aflora is gifting two years of premium membership in Elite Alliance's Exchange Program to Owners who participate in our in-house Rental Program.*

*Membership in our exclusive program starts as soon as you sign up, even before delivery of your unit. Get in touch with Elite's team of experts and start your adventure with us!*

[elitealliance.com/aflora](http://elitealliance.com/aflora)





*Join our community*

© 2023 INVERSIONES SHANGRI-LA

[afloratulum.com](https://afloratulum.com)

