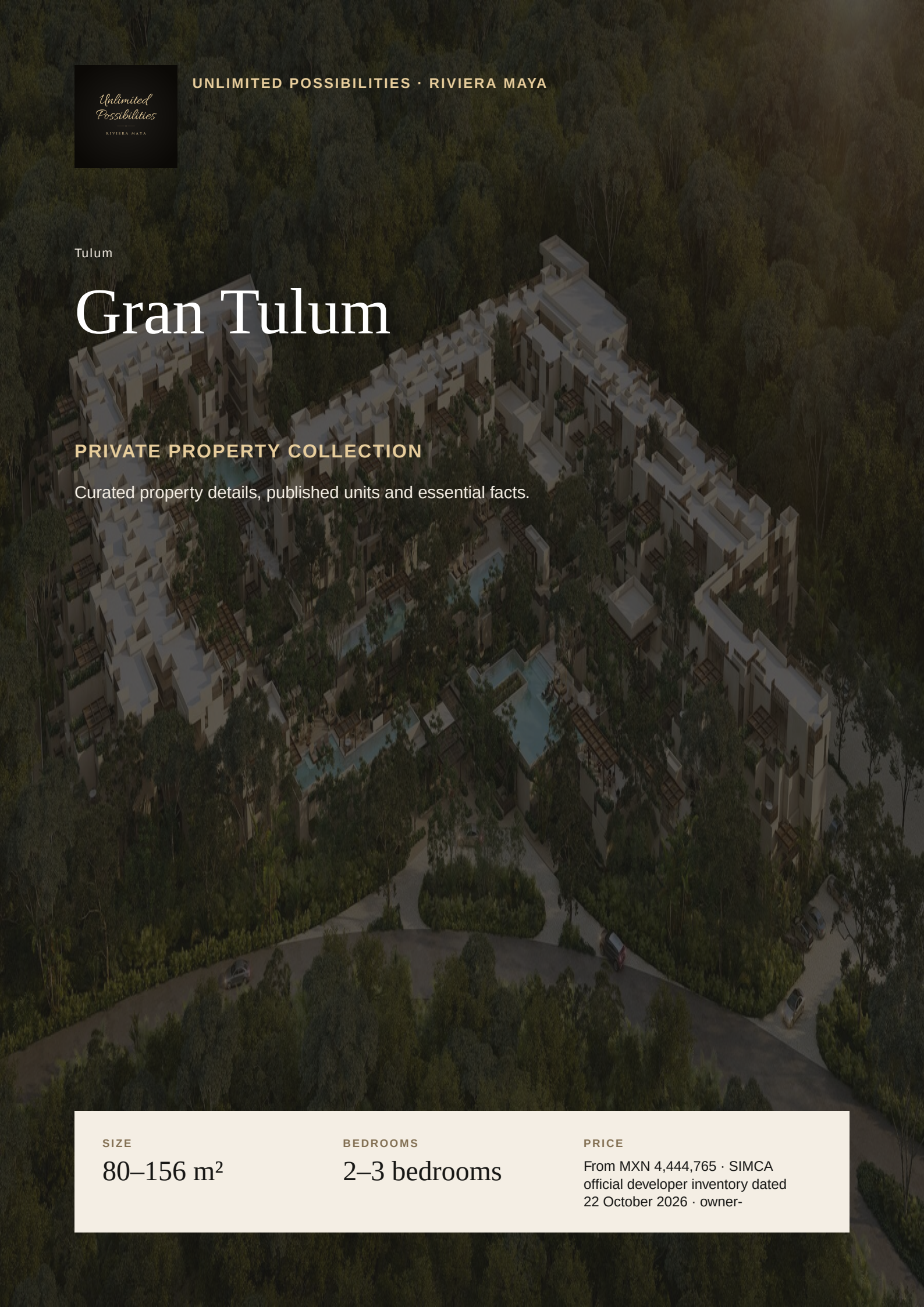
Tulum

Gran Tulum

PRIVATE PROPERTY COLLECTION

Curated property details, published units and essential facts.



SIZE	BEDROOMS	PRICE
80–156 m²	2–3 bedrooms	From MXN 4,444,765 · SIMCA official developer inventory dated 22 October 2026 · owner-

OVERVIEW / PROPERTY DETAILS

Overview / Property details

SIMCA places Gran Tulum inside the Tulum 101 gated community in Tulum. The project is described with two- and three-bedroom apartments and two bathrooms.

The Gran Tulum brochure's project amenity list includes family and children's pools, a community garden and orchard, children's club, zen bar, hammock area, gym and spa.

2 bedrooms from MXN 4,444,765 (~USD 255K) · 80 m² · · starting example unit B203 · 16 units available · list from MXN 6,838,100. 3 bedrooms from MXN 6,648,104 (~USD 380K) · 156 m² · · 3 units available. 19 units available as of 22 October 2026. Prices subject to change and availability.

Highlights

- Within the Tulum 101 gated community.
- Two- and three-bedroom apartment categories; two bathrooms are stated in the brochure.
- Brochure-listed facilities include family and children's pools, garden/orchard, children's club, gym and spa.

Property facts

RESIDENCE CATEGORIES	Two- and three-bedroom apartments
2-BEDROOM STARTING PRICE	2 bedrooms from MXN 4,444,765 (~USD 255K) · 80 m² · · starting example unit B203 · 16 units available · list from MXN 6,838,100
3-BEDROOM STARTING PRICE	3 bedrooms from MXN 6,648,104 (~USD 380K) · 156 m² · · 3 units available
CURRENT DEVELOPER INVENTORY	19 units available · 22 October 2026
DELIVERY	Immediate delivery
DEVELOPER INVENTORY NOTE	Payment alternative: 30% down + 70% on delivery.
DEVELOPER INVENTORY NOTE	HOA estimate: approximately USD 3.50 per m² per month; not yet official.
DEVELOPER INVENTORY NOTE	Equipped to the SIMCA unit standard; ask us to confirm the included equipment for your selected unit.
DEVELOPER FINANCING	Developer financing: 3, 5 or 7 years at 9% or 10%, typically 50% down (Gran Tulum from 20%), negotiable. Subject to developer approval and confirmation of the selected unit and payment terms. SIMCA inventory, 22 October 2026.

AMENITIES

Amenities

Gran Tulum development amenities listed in the brochure

- Family and children's pools
- Community garden and orchard
- Children's club
- Organic zen bar
- Hammock area
- Gym
- Spa

SPECIFICATIONS / DESIGN

Specifications / design

Developer financing

- Developer financing: 3, 5 or 7 years at 9% or 10%, typically 50% down (Gran Tulum from 20%), negotiable. Subject to developer approval and confirmation of the selected unit and payment terms. SIMCA inventory, 22 October 2026.

LOCATION / NEIGHBORHOOD

Location / neighborhood

NEIGHBORHOOD	Tulum 101, Tulum

SIMCA places Gran Tulum inside the Tulum 101 gated community in Tulum.

- Tulum 101 is the community named on the SIMCA page and brochure.

SOURCE INFORMATION

Source information

SIMCA official developer inventory · 22 October 2026

MXN prices binding; USD approximate at MXN 17.5/USD.

SIMCA developer project page: Gran Tulum · Pages The Project section

Identifies the Tulum 101 location and two-/three-bedroom residence categories; project-wide unit totals are not used.

SIMCA-linked Gran Tulum brochure · Pages 23–24

Page 23 gives bedroom/bathroom categories; page 24 lists Gran Tulum development amenities.

SIMCA official developer inventory, 22 October 2026. Prices subject to change and availability. USD approximate at MXN 17.5/USD.

Source references are provided for context. Property information should be confirmed with the relevant source and is subject to change.

PUBLISHED UNIT DETAILS

Residences

Residence B203

2 bedrooms · 80 m² · MXN 4,444,765 · Owner-supplied source dated 22 October 2026 · owner-approved 22 October 2026 · Confirm current availability · as of 22 October 2026

3-bedroom residences

3 bedrooms · 156 m² · MXN 6,648,104 · Owner-supplied source dated 22 October 2026 · owner-approved 22 October 2026 · Confirm current availability · as of 22 October 2026

THE RESIDENCE

A closer look



Development · marketing photograph



Development · marketing photograph



Development · marketing photograph



Development · marketing photograph

DEVELOPMENT FLOOR PLAN

Floor plan of Gran Tulum residence B203

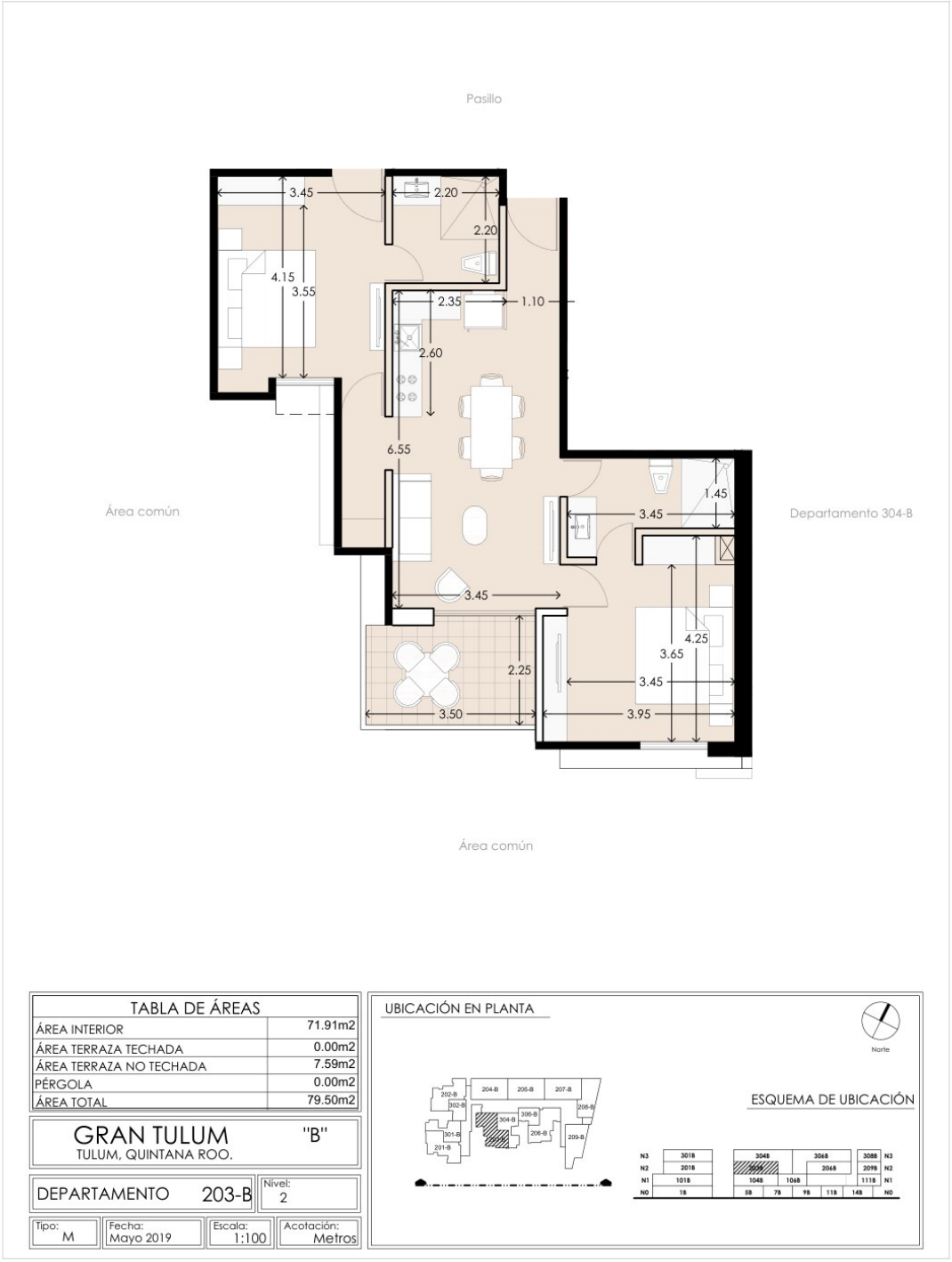


TABLA DE ÁREAS	
ÁREA INTERIOR	71.91m2
ÁREA TERRAZA TECHADA	0.00m2
ÁREA TERRAZA NO TECHADA	7.59m2
PÉRGOLA	0.00m2
ÁREA TOTAL	79.50m2

GRAN TULUM "B"
TULUM, QUINTANA ROO.

DEPARTAMENTO 203-B | Nivel: 2

Tipo: M | Fecha: Mayo 2019 | Escala: 1:100 | Acotación: Metros

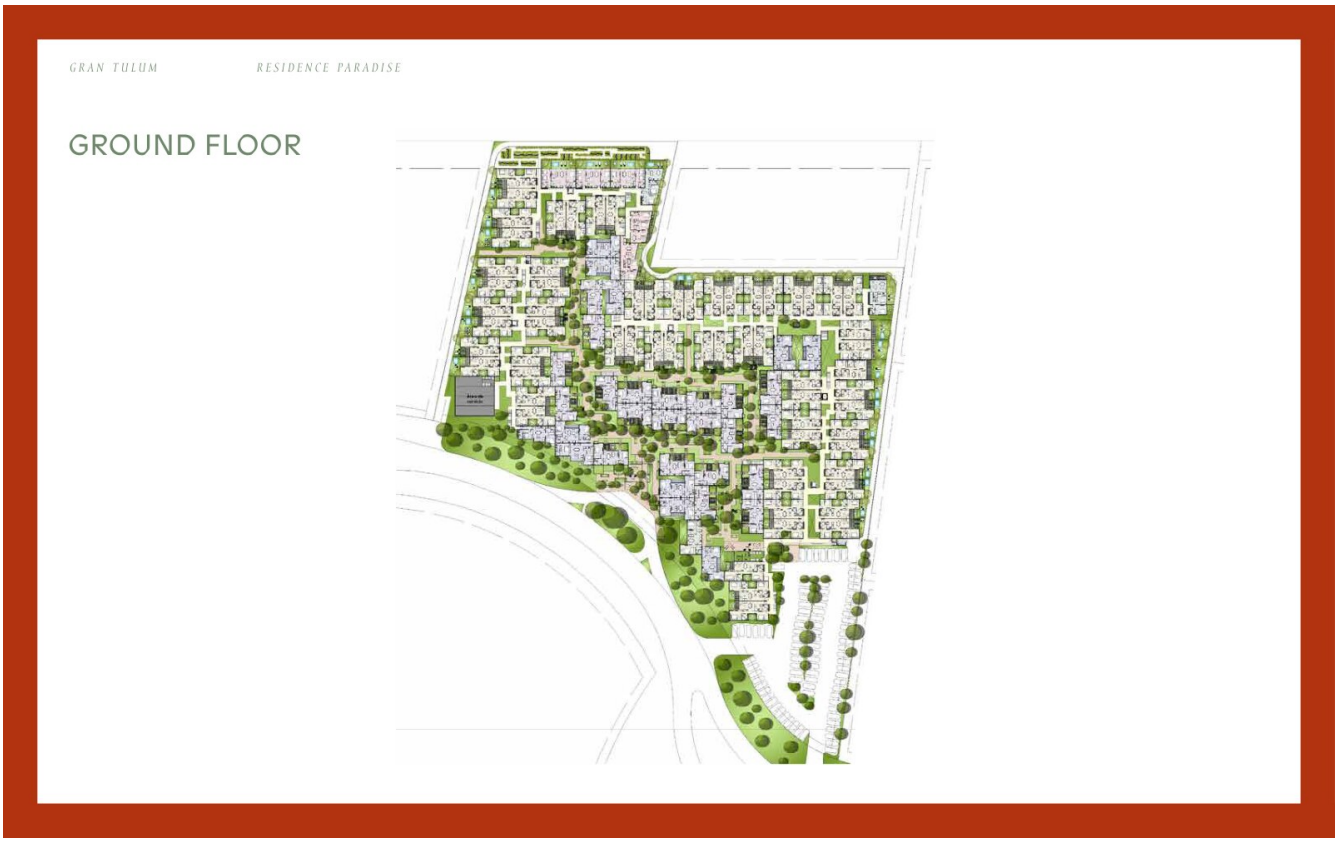
UBICACIÓN EN PLANTA

Norte

ESQUEMA DE UBICACIÓN

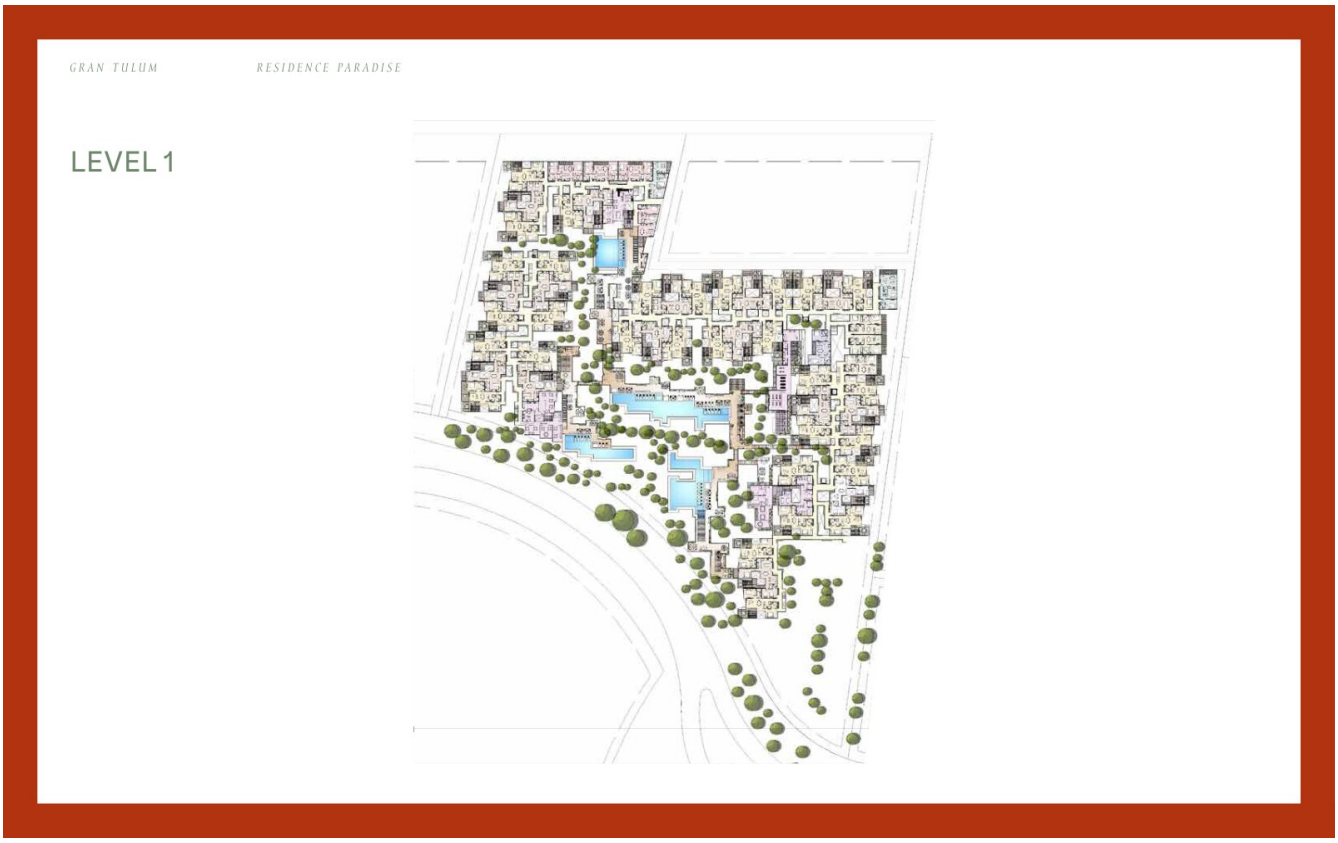
DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · apartment types desktop · page 3



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · apartment types desktop · page 4



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · apartment types desktop · page 5



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · apartment types desktop · page 6



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type H · page 8



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type H · page 9

GRAN TULUM RESIDENCE PARADISE



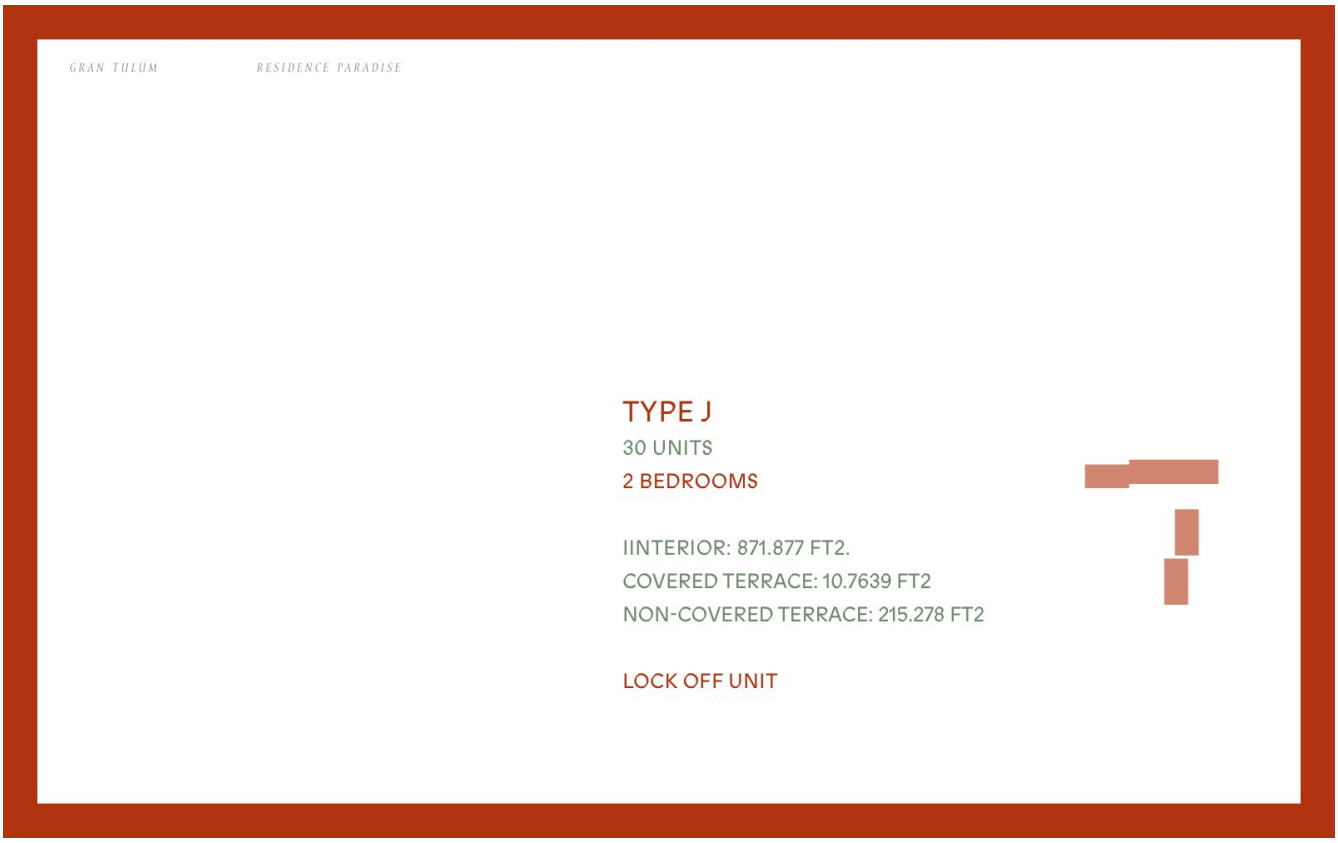
TYPE H

73 UNITS

2 BEDROOMS

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type J · page 10



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type J · page 11

GRAN TULUM RESIDENCE PARADISE



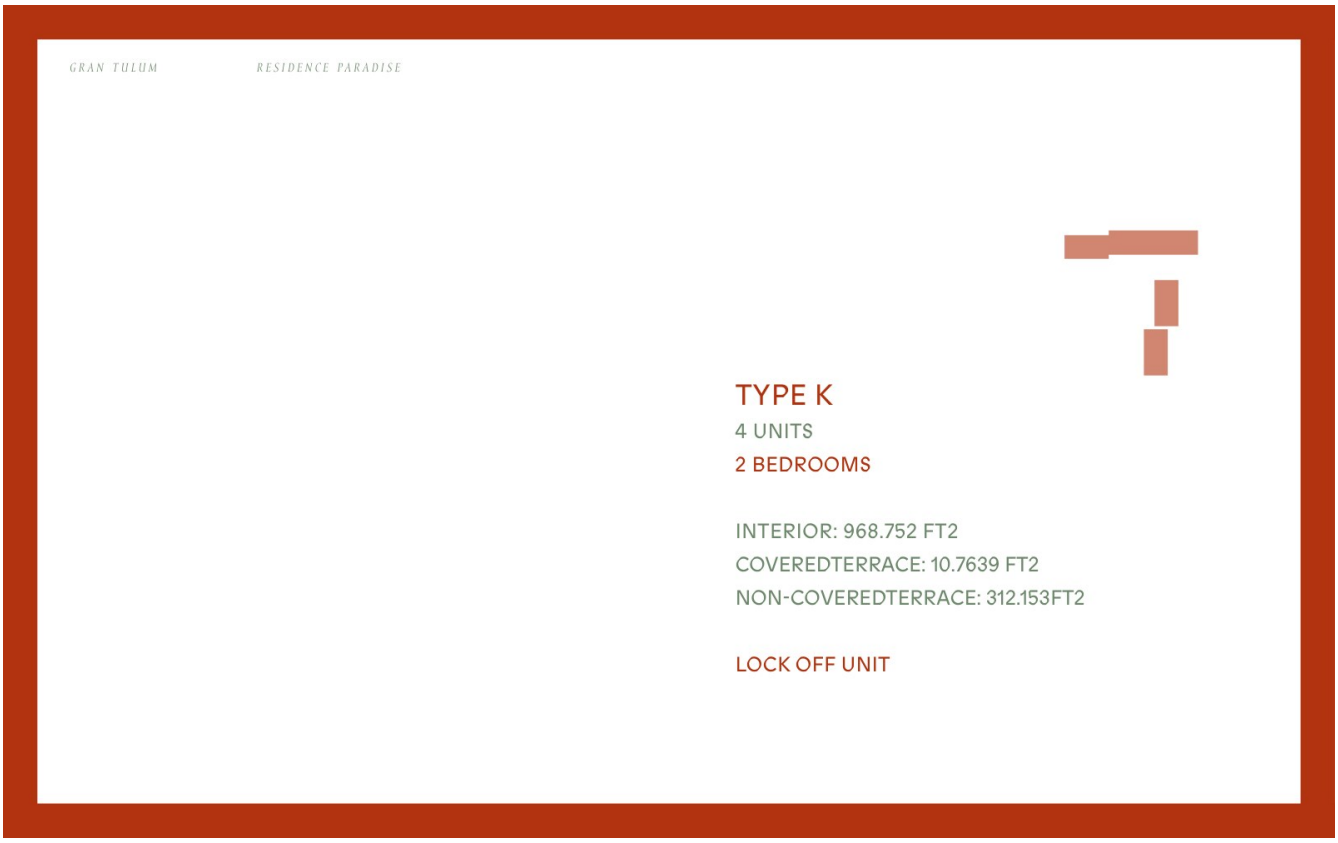
TYPE J

30 UNITS

2 BEDROOMS

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type K · page 12



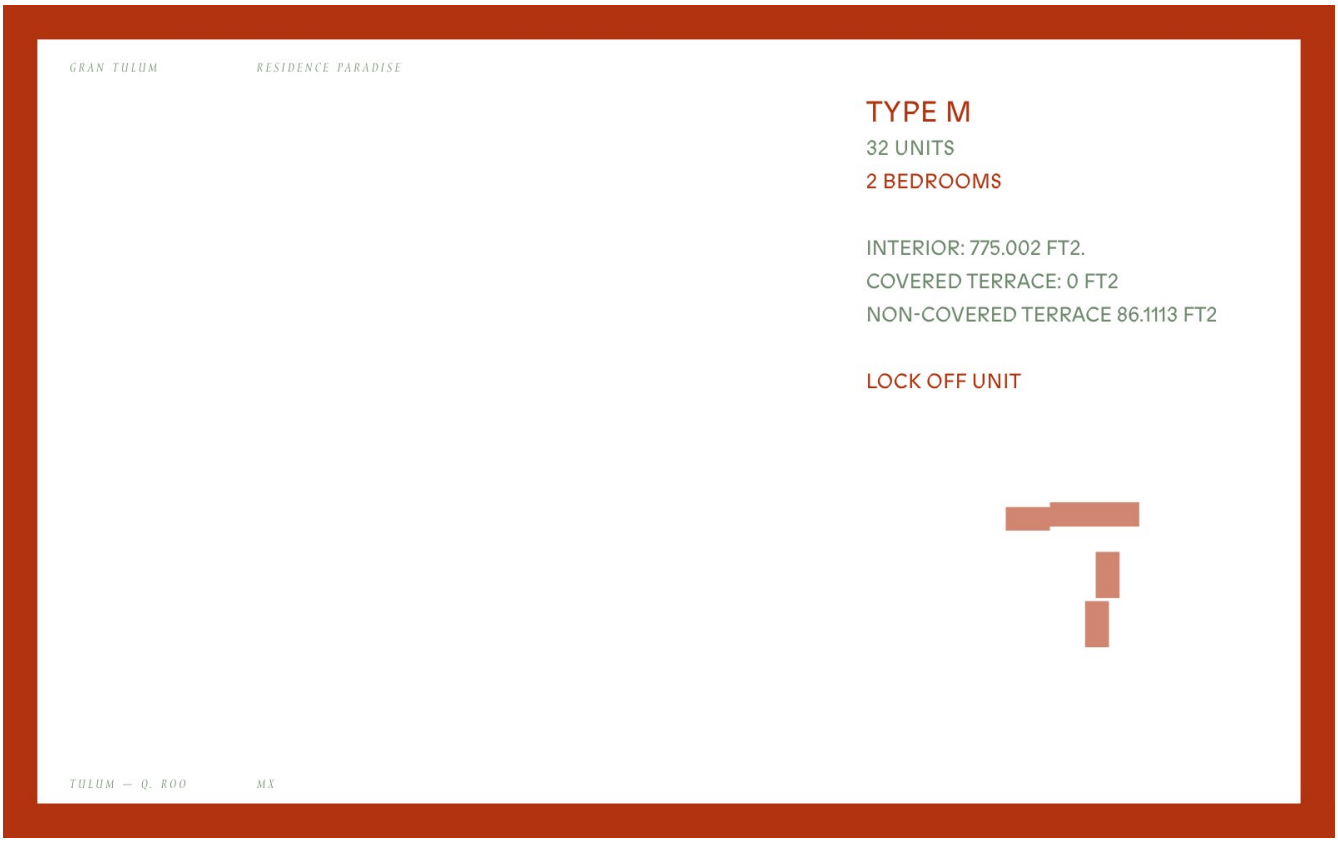
DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type K · page 13



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type M · page 14



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type M · page 15



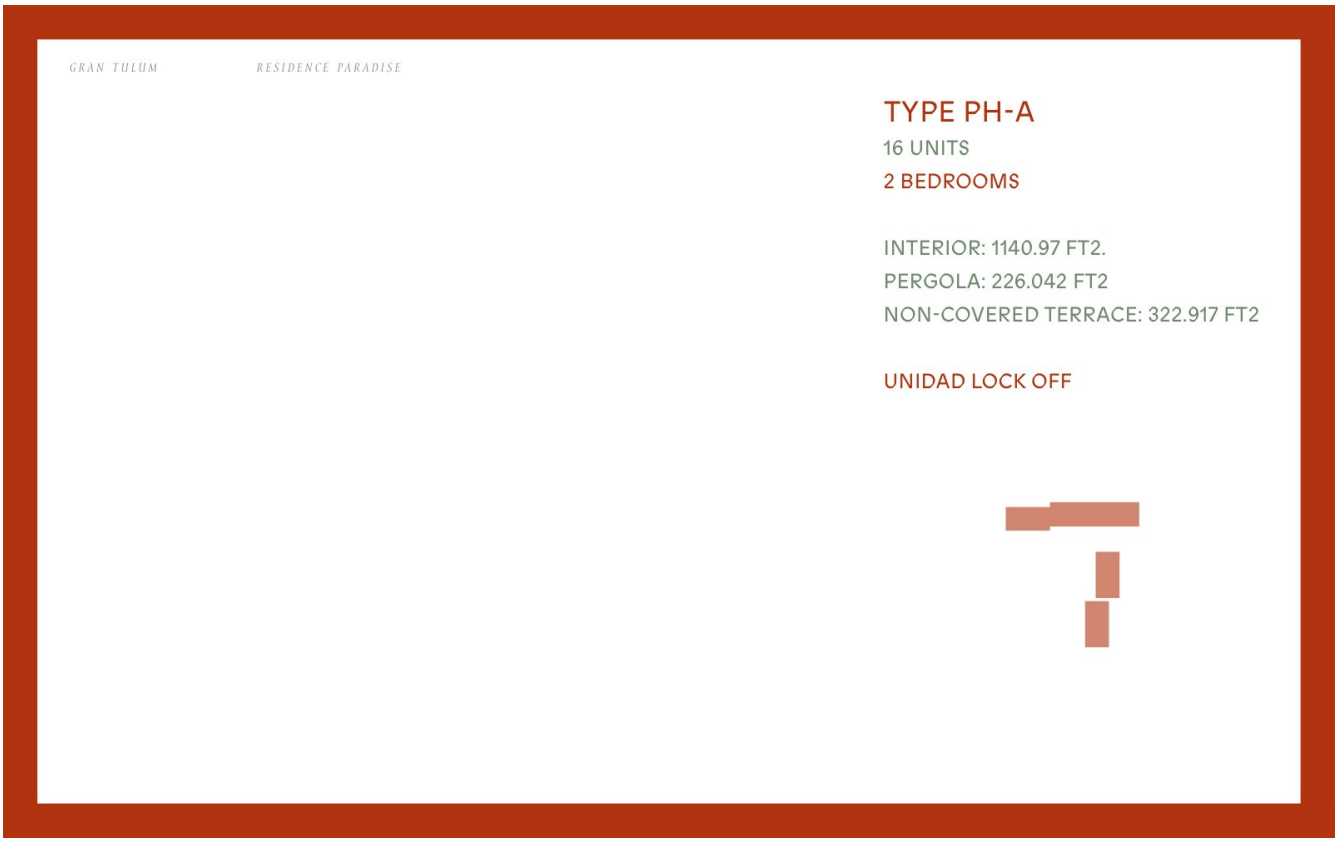
TYPE M

32 UNITS

2 BEDROOMS

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type PH-A · page 16



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type PH-A · page 17



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type PH-B · page 18

GRAN TULUM RESIDENCE PARADISE



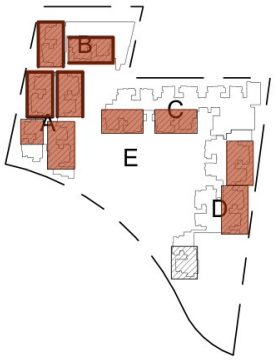
TYPE PH-B

16 UNITS

2 BEDROOMS

INTERIOR: 1044.099 FT2.
PERGOLA: 182.986 FT2
NON-COVERED TERRACE:269.098 FT2

LOCK OFF UNIT



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type PH-B · page 19



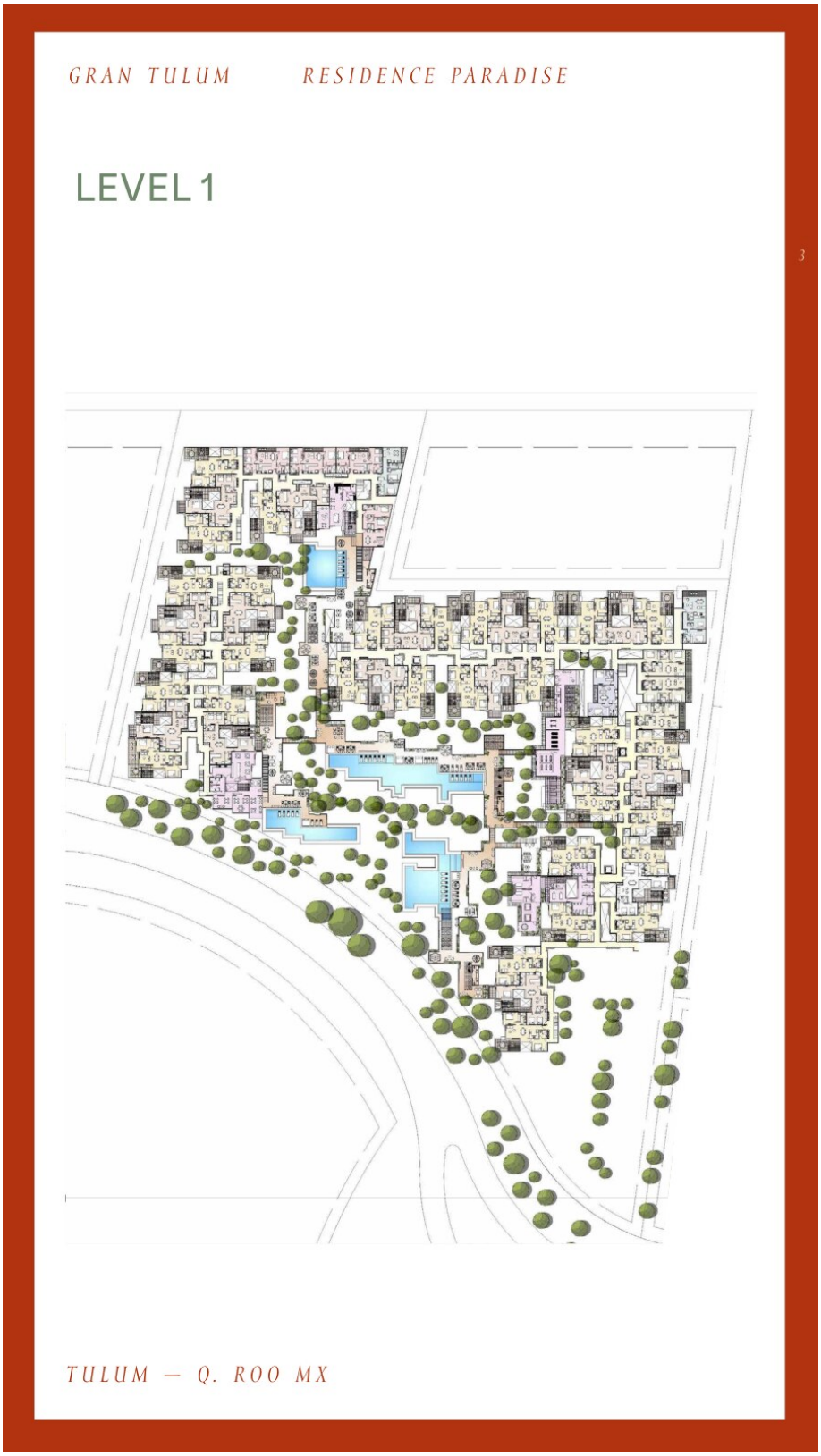
DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · apartment types mobile · page 2



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · apartment types mobile · page 3



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · apartment types mobile · page 4



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · apartment types mobile · page 5



DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type H · page 7

GRAN TULUM RESIDENCE PARADISE

TYPE H

81 UNITS

2 BEDROOMS

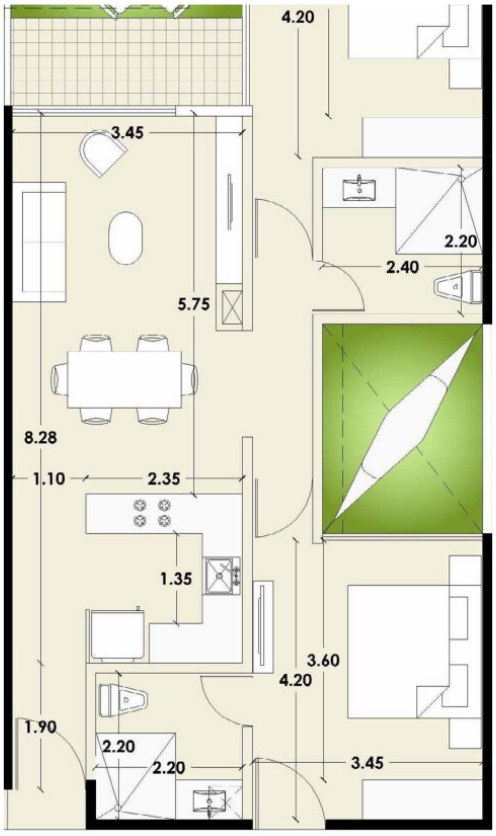


INTERIOR: 861.113 FT2.

COVERED TERRACE: 43.0556 - 129.167 FT2

NON-COVERED TERRACE : 193.75 - 548.959 FT2

LOCK OFF UNIT



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type H · page 8

GRAN TULUM RESIDENCE PARADISE

8

TYPE H

81 UNITS

2 BEDROOMS



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type J · page 9

GRAN TULUM RESIDENCE PARADISE

TYPE J

30 UNITS

2 BEDROOMS

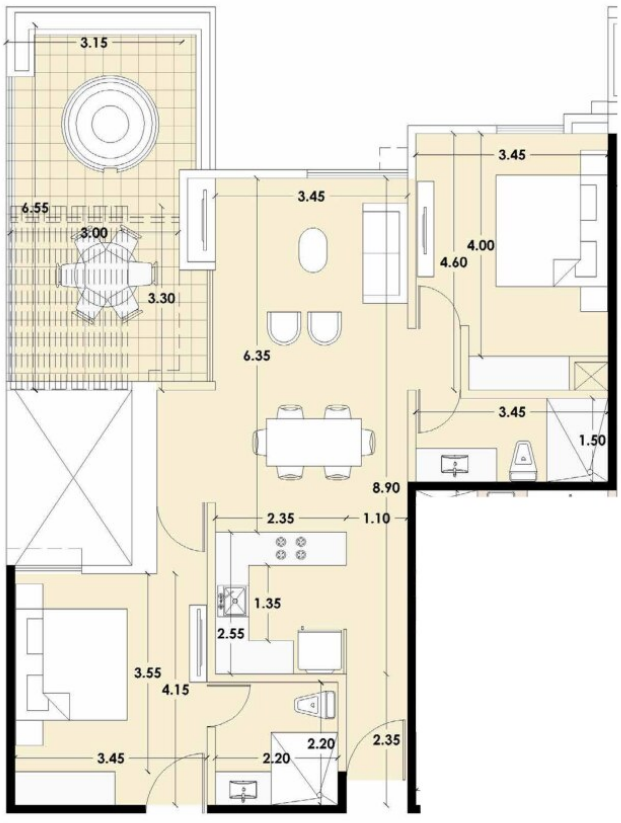
IINTERIOR: 871.877 FT2.

COVERED TERRACE: 10.7639 FT2

NON-COVERED TERRACE: 215.278 FT2

LOCK OFF UNIT





TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type J · page 10

GRAN TULUM RESIDENCE PARADISE

TYPE J

30 UNITS

2 BEDROOMS

10



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type K · page 11

GRAN TULUM RESIDENCE PARADISE

11

TYPE K

4 UNITS

2 BEDROOMS

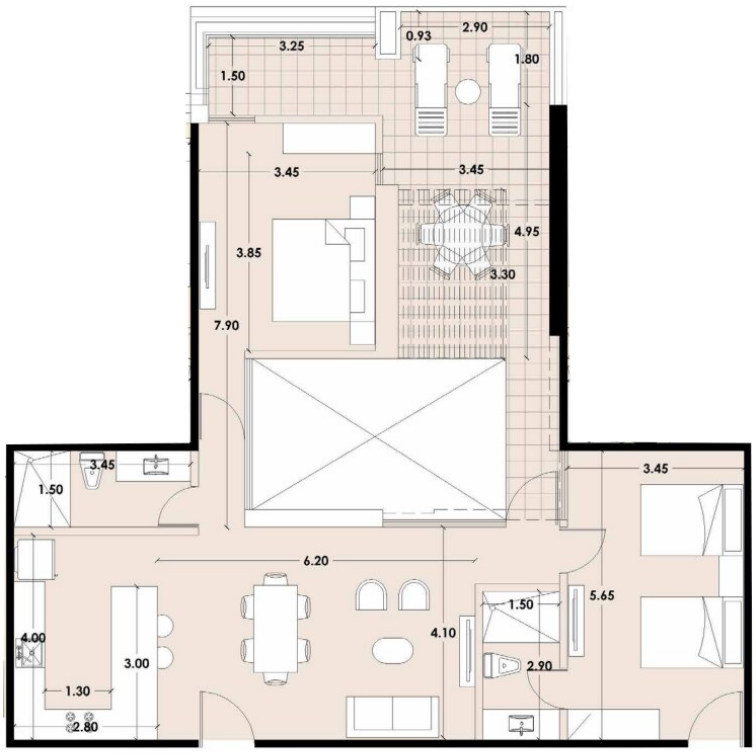
INTERIOR: 968.752 FT2

COVEREDTERRACE: 10.7639 FT2

NON-COVEREDTERRACE: 312.153FT2

LOCK OFF UNIT





TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type K · page 12

GRAN TULUM RESIDENCE PARADISE

12

TYPE K

4 UNITS

2 BEDROOMS



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type M · page 13

GRAN TULUM RESIDENCE PARADISE

TYPE M

32 UNITS

2 BEDROOMS

INTERIOR: 775.002 FT2.

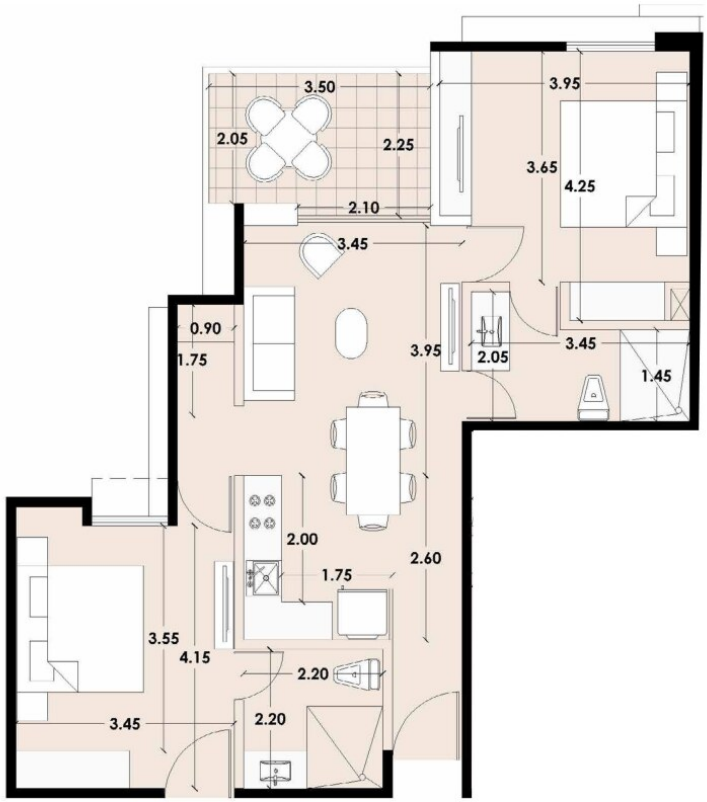
COVERED TERRACE: 0 FT2

NON-COVERED TERRACE 86.1113 FT2

LOCK OFF UNIT



13



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type M · page 14

GRAN TULUM RESIDENCE PARADISE

TYPE M

32 UNITS

2 BEDROOMS

14



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type PH-A · page 15

GRAN TULUM RESIDENCE PARADISE

TYPE PH-A

16 UNITS

2 BEDROOMS

INTERIOR: 1140.97 FT2.

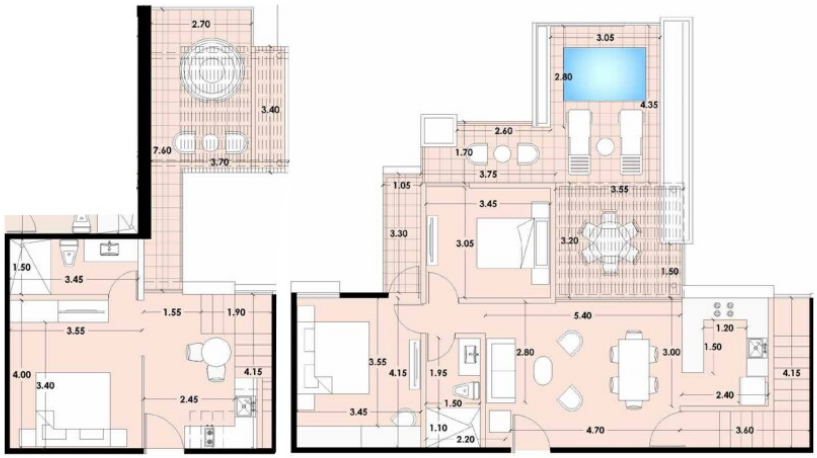
PERGOLA: 226.042 FT2

NON-COVERED TERRACE: 322.917 FT2

LOCK OFF UNIT



15



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type PH-A · page 16

GRAN TULUM RESIDENCE PARADISE

TYPE PH-A

16 UNITS

2 BEDROOMS

16



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type PH-B · page 17

GRAN TULUM RESIDENCE PARADISE

TYPE PH-B

16 UNITS

2 BEDROOMS

INTERIOR: 1044.099 FT2.

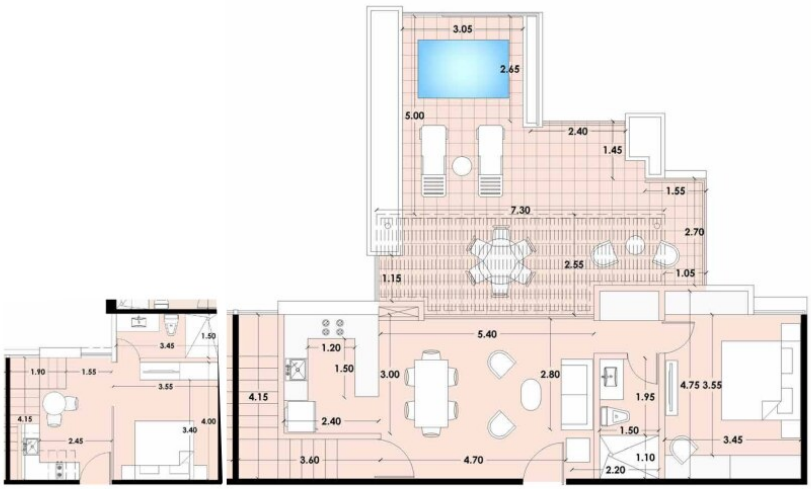
PERGOLA: 182.986 FT2

NON-COVERED TERRACE:269.098 FT2

LOCK OFF UNIT



17



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · Type PH-B · page 18

GRAN TULUM RESIDENCE PARADISE

18

TYPE PH-B

16 UNITS

2 BEDROOMS



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · penthouse types · page 2

GRAN TULUM RESIDENCE PARADISE 2

PH A

PLANTA BAJA
INTERIOR: 34.05 M²
TERRAZA: 20.75 M²

PLANTA ALTA
INTERIOR: 67.61 M²
TERRAZA: 35.65 M²

TOTALES
INTERIOR: 101.66 M²
TERRAZA: 57.41 M²



TULUM — Q. ROO MX

DEVELOPMENT FLOOR PLAN

Developer floor plan · Gran Tulum · penthouse types · page 3

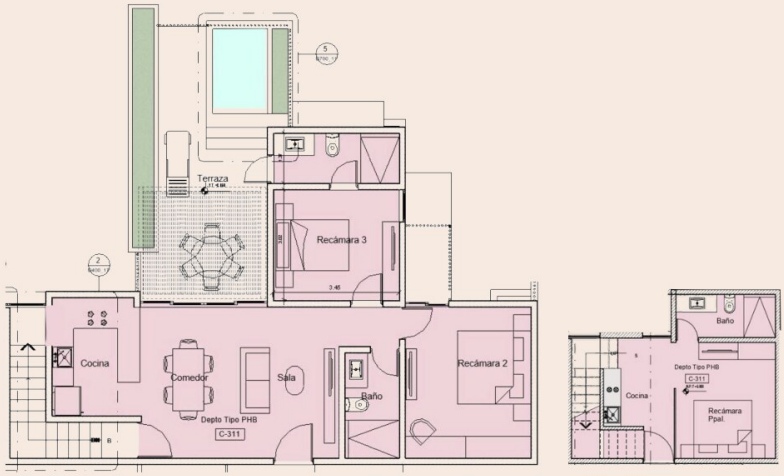
GRAN TULUM RESIDENCE PARADISE 3

PH B

PLANTA BAJA
INTERIOR: 34.05 M²
TERRAZA: 0 M²

PLANTA ALTA
INTERIOR: 69.61 M²
TERRAZA: 30.85 M²

TOTALES
INTERIOR: 103.16 M²
TERRAZA: 30.85 M²



TULUM — Q. ROO MX

Explore with Unlimited Possibilities.

For current availability, a private viewing and the complete property pack, contact Unlimited Possibilities through our official channels.

PRIVATE ENQUIRIES

WhatsApp · +52 984 137 5545

Unlimited Possibilities
RIVIERA MAYA

EXPLORE THE GALLERY

Scan for approved property media

Information is supplied for reference and is subject to current availability. Images marked “Virtually staged” are digitally furnished for illustration.