

3003

KULKANA

CAPITAL DEL CARIBE

EXPERIENCE KULKANA

· HOUSES · LAND · APARTMENTS · MIXED USE LOTS



Evolve your lifestyle

In the heart of the Mexican Caribbean, a microcity is born where the essence of nature blends with urban life to create an extraordinary environment that allows you to enjoy and live in full balance.

With an exceptional location in Cancun, **KULKANA** becomes a majestic stage where a vibrant, planned, and active community becomes a possibility where you will love sharing the best moments of your life.



Live the Capital of the Caribbean

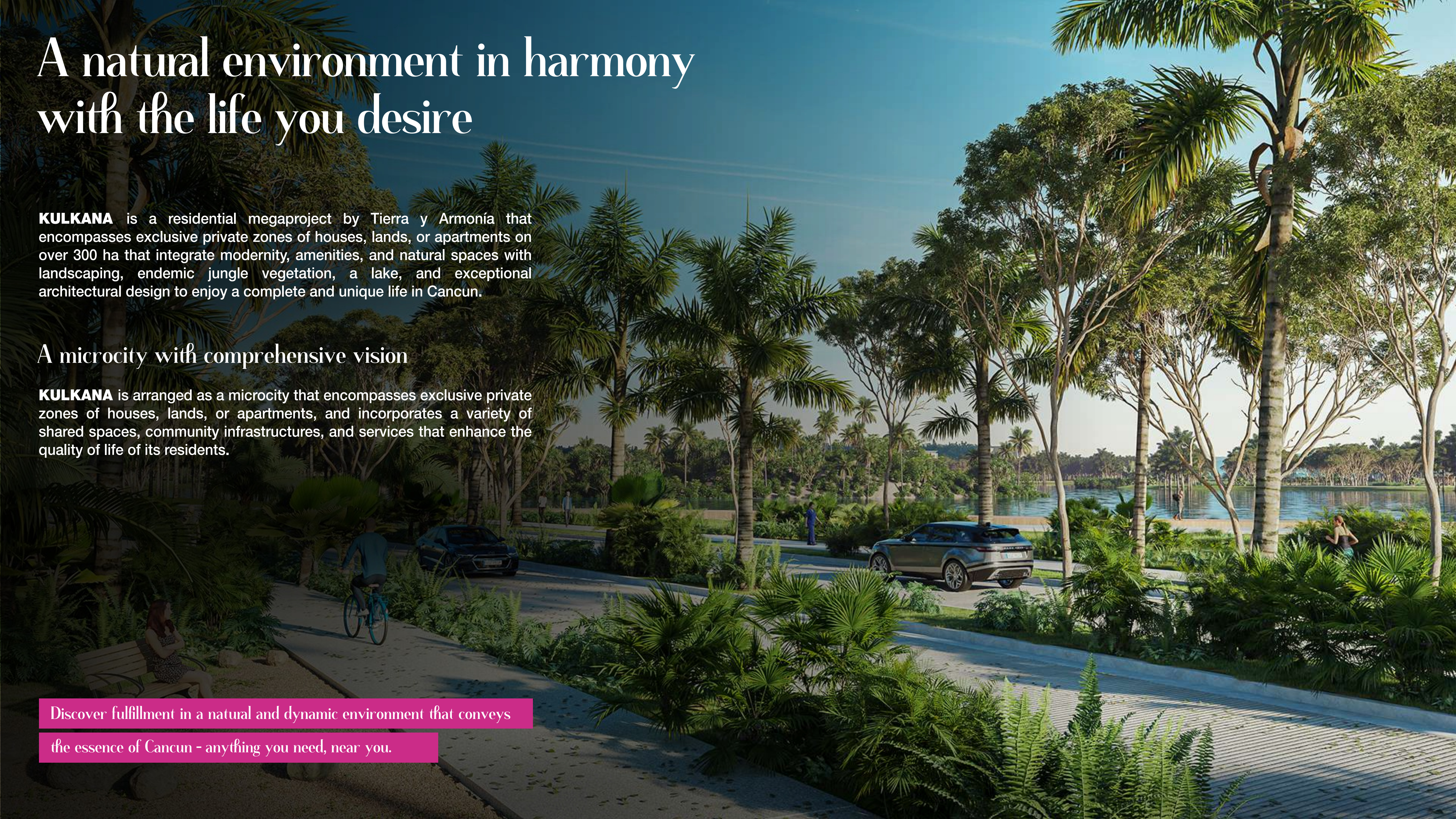
A natural environment in harmony with the life you desire

KULKANA is a residential megaproject by Tierra y Armonía that encompasses exclusive private zones of houses, lands, or apartments on over 300 ha that integrate modernity, amenities, and natural spaces with landscaping, endemic jungle vegetation, a lake, and exceptional architectural design to enjoy a complete and unique life in Cancun.

A microcity with comprehensive vision

KULKANA is arranged as a microcity that encompasses exclusive private zones of houses, lands, or apartments, and incorporates a variety of shared spaces, community infrastructures, and services that enhance the quality of life of its residents.

Discover fulfillment in a natural and dynamic environment that conveys
the essence of Cancun - anything you need, near you.



Extraordinary accessibility and location connected to the most important places around

KULKANA has a privileged location: just 5 minutes from the International Airport and 15 minutes from downtown Cancun, adapting to your needs with a combination of accessibility and proximity to diverse services and amenities.

Beach
7 minutes away from the beach.

GO Grand Outlet
The largest *outlet* in Latin America is found 5 kilometers from KULKANA.

Mayan Train
3 minutes from KULKANA is the main station of the Mayan Train, which will transform connectivity in southeastern Mexico.

Instituto Tepeyac
Soon, the 2nd Instituto Tepeyac in Quintana Roo will open in Kulkana.

Near to everything you need for your lifestyle
KULKANA has all the services that enhance your lifestyle, such as:

- Offices
- Restaurants
- Veterinaries
- Coffee shops
- Dry cleaners
- Laundries



Master plan

The roads in **KULKANA** promote multimodal non-motorized mobility-wide sidewalks, bike lanes, and walking or running trails-contributing to creating the perfect environment for an active lifestyle.

A residential community with planned and controlled growth

KULKANA not only redefines the urban landscape of Cancun, but also sets up a new lifestyle in harmony between its residents and their environment.

A **300** ha project

50 ha of open spaces and green areas

20 ha Lake KULKANA

9 kilometers bicycle track

More than **20** amenities



More than 20 amenities to live life to the fullest

In **KULKANA**, every corner is special and offers you a unique perspective to enrich your life from its majestic entrance.



Here, enjoying a complete and balanced lifestyle is a reality that happens in every corner of this exclusive project.

- Lake KULKANA
- Espina Verde Linear Park
- Metropolitan Park
- Neighborhood parks
- Pier
- Promenade
- Jogging track
- Trekking track
- Bicycle track
- Pet Park
- Picnic area
- Reading garden
- Soccer field
- Paddle tennis court
- Multipurpose courts

Parks

Metropolitan Park

It extends over 33 ha, with a lake of 20 approximately and 13 ha of green areas with native gardens and large wooded areas.

- Lake KULKANA
- Pier
- Open-air forum
- Picnic terraces
- Children's playground
- Selva playground
- Paddle tennis court
- Jogging track
- Cycling track
- Volleyball court
- Multi-purpose court
- Reading area
- Grill terraces
- Outdoor co-working



Neighborhood parks

They organically integrate into the system of private zones, covering between 1.5 and 2 ha, and incorporate amenities such as:

- Selva playground
- Open-air forum
- Reading areas
- Sports module
- Yoga zone
- Endemic gardens

Espina Verde Linear Park

With a length of approximately 2.7 km, the linear park serves as the backbone of the development.

- Jungle trails
- Jogging track
- Cycling track

Lake Kulkana

Enjoy the serenity of contemplating the calm waters of a beautiful lake found in the heart of the Metropolitan Park.





Exclusive amenities in each private zone

- Clubhouse
- Children's area
- Controlled access
- Swimming pool
- 24/7 surveillance
- Security booth
- Terrace
- Electrified perimeter fence
- Indoor gym (private zones of lands)
- Outdoor gym (private zones of houses)

Clubhouses with swimming pool

Each private zone has its exclusive clubhouse with a swimming pool, consisting of independent areas that include terraces and playgrounds, in a warm and family atmosphere.



TYA

TIERRA Y ARMONÍA

A Creation of Tierra y Armonía

Considered one of the most important real estate companies in Mexico and having taken part in the creation and construction of more than 200 developments for over 45 years. At Tierra y Armonía, we stand by our values to create prosperous futures, with residential solutions that ensure the well-being of their inhabitants and provide solidity to their heritage in sustainable developments that harmonize with their lifestyle.

We are the creators of important projects in Jalisco, Querétaro, the Riviera Nayarit, and Quintana Roo that are now a reference in terms of appreciation, urban development, and architectural beauty.

Committed to avant-garde and real estate innovation.

Our main goal

To create complete communities that generate a living, coexisting, and working environment with value, integrating our experience and the advantages of technology to achieve innovation in perfect balance.

Our real estate creations

- Houses
- Land
- Apartments
- Shopping malls
- Industrial parks
- Offices
- Mixed uses

The architectural proposal of **KULKANA** stands out for its collaboration with internationally renowned architecture firms.



The architecture of **KULKANA** was designed under the unmistakable stamp of Artigas Arquitectos, a firm that for 85 years has sought the perfect balance between beauty and functionality in the service of people.

a|911

KULKANA was conducted by a|911, an independent architecture, design, and urban planning office, whose philosophy is based on a double commitment: “to design architecture that links the physical with the social” and “to design architecture that stems from the city and the territory.”

SASAKI

The planning and urban design of **KULKANA** was developed by Sasaki, an American architecture studio with over 70 years of experience.



In landscaping, the Maat Handasa firm, through design, technical disciplines, and environmental sciences, combined plants and endemic natural resources with lighting systems that enhance both the aesthetics and functionality of the environment.

Our Pillars

Pillar 1

With the support and strength of Tierra y Armonía, a company with more than 45 years of experience.

Pillar 2

Life in an organized community to achieve self-sustaining communities, which increase their value day by day, always promoting order, healthy coexistence, and good living.

Pillar 3

An unparalleled, vibrant, and iconic place in a natural environment.

Pillar 4

A living, inclusive, and attractive experience that promotes a balanced lifestyle.

Pillar 5

The new great destination of Cancun with a comprehensive community in a privileged area with great accessibility.

Discover in Kulkana a balanced lifestyle through a vibrant and attractive experience.

KULKANA
RESUR

Investment opportunities in Kulkana in independent private zones with an exclusive product of:

Apartments

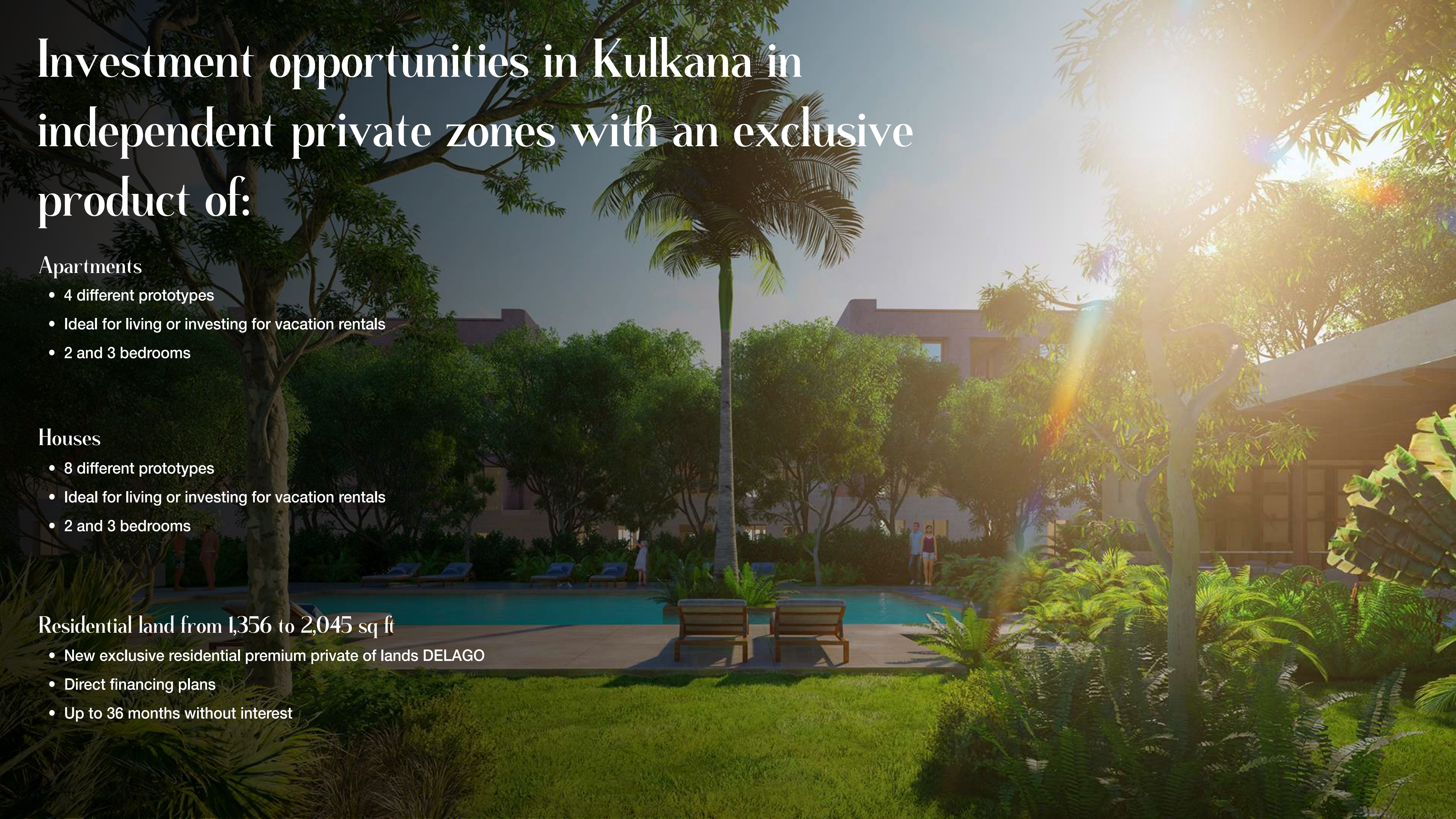
- 4 different prototypes
- Ideal for living or investing for vacation rentals
- 2 and 3 bedrooms

Houses

- 8 different prototypes
- Ideal for living or investing for vacation rentals
- 2 and 3 bedrooms

Residential land from 1,356 to 2,045 sq ft

- New exclusive residential premium private of lands DELAGO
- Direct financing plans
- Up to 36 months without interest



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TYA
TIERRA Y ARMONÍA

GaranTyA[®]
GARANTÍA DE PLUSVALÍA QUE SE DEMUESTRA

**MEJORES
EMPRESAS
MEXICANAS**[®]

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