BULUC
NEWEST LUXURY DEVELOPMENT
IN TULUM COUNTRY CLUB
Tulum Country Club
Y BAHIA PRINCIPE RESIDENCES

BULUC

live the tranquility. feel the satisfaction

riviera maya most exclusive neighborhood

BULUC VILLAS are nestled in prime location between Tulum and Playa del Carmen in luxury **TULUM COUNTRY CLUB**.

TULUM COUNTRY CLUB it is the only residential development of Tulum fully urbanized, with infrastructure services finished

1

Safe, planned and intelligent community of more than 600 hectares

2

100 hectares of green areas

3

First level PGA Golf course

4

Exclusive and new concept of Beach Club

5

Natural cenotes

6

Club House, Proshop

7

Spa, Cafeteria, Restaurants

8

Resident rates on Luxury Bahia Hotels

PGA Riviera Maya BY BAHIA PRINCIPE GOLF

Tulum Country Club Y BAHIA PRINCIPE RESIDENCES

BULUC

Perfect location

Easy access to Cancun international airport: transfer, taxi, high speed train (coming 2023)

Numerous options for dining and shopping around

Located right between Tulum and Playa del Carmen

Perfect spot for family vacation
Close to Tulum Mayan Ruins

5 minutes
to famous Akumal Beach
5 minutes
to Xel-Ha water park
10 minutes
drive to plenty of splendid cenotes
20 minutes
drive to Xplor , Xcaret and Xenses parks

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PGA certified golf course

PGA Riviera Maya is a beautiful golf course that extends over more than 220 acres of jungle, cenotes and natural lakes.

Developed by Robert Trent Jones II who managed to create a spectacular synergy integrating the golf course into the Mayan jungle. Considered one of the best golf courses in Mexico and the only PGA licensed Golf course in Latin America. Course consists of an 18-hole, par 72 professional and a 9-hole, par 3 executive course, which merge with magnificent landscapes of the Mexican Mayan jungle, considered a nature sanctuary.

BULUC

In the heart of everything

Phase I

Phase II

TULUM 20KM

MAR CARIBE / CARIBBEAN SEA

BAHIA PRINCIPE
RESIDENCES

Tulum Country Club

1 BULUC

2 **CLUB House**

3 Tulum Country Club

4 **Beach Club**

BAHIA PRINCIPE
GOLF

1 PGA Riviera Maya

2 PGA GOLF ACADEMY

BAHIA PRINCIPE
HOTEL & RESORTS

1 BAHIA PRINCIPE LUXURY ★★★★★ Sian Ka'an

2 BAHIA PRINCIPE GRAND ★★★★★ Coba

3 BAHIA PRINCIPE LUXURY ★★★★★ Akumal

4 BAHIA PRINCIPE GRAND ★★★★★ Tulum

5 HACIENDA DONA ISABEL

Beach Access. Kay Beach Club

New concept of beach club created for comfort both adults and kids:

- restaurant
- bar
- pool
- kayaks
- jet ski

RELAX with the view of the Caribbean

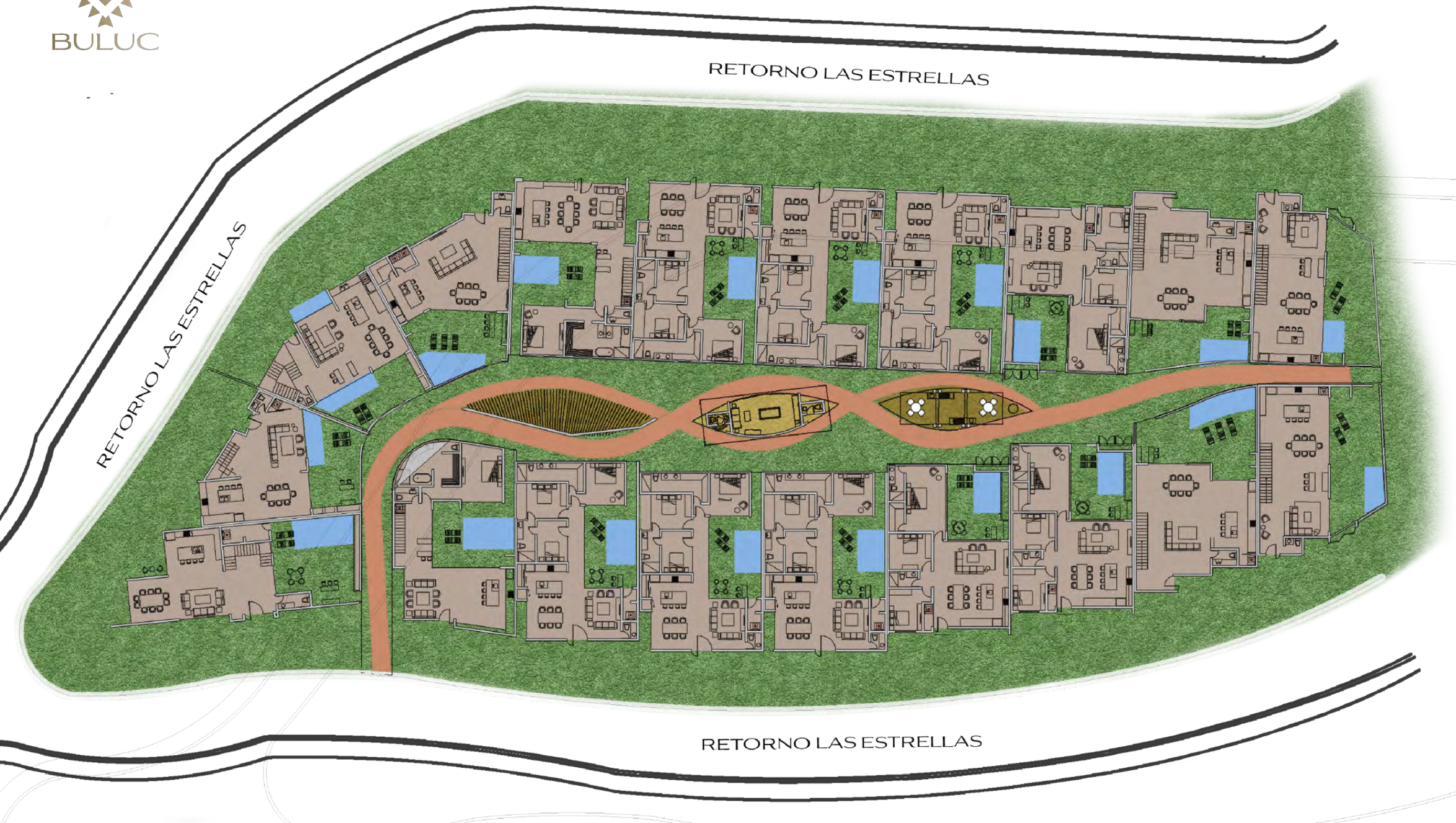
kaybeachclub

kaybeachclub

Buluc master plan

Smart Distribution creates total privacy

Buluc master plan



Buluc master plan

BULUC

Now under construction.

Highlights

Contemporary design

Modern style approach

High quality construction

Quality finishings, doors and windows

Cleverly Designed

Every detail perfectly considered

Great amenities

BBQ, Bar Lounge, Zona Zen, Pet Friendly Environment

Privacy and safety

Feel comfortable

in your new dream home

A modern architectural design and the high quality of construction combined with carefully considered landscaping makes it clear from the outset that this is place you want to be.

BULUC

5 years warranty from developer

First time ever longest Warranty in Riviera Maya

Experience

Over 20 years of construction

Team

Mexican Canadian Partnership

Quality

The best for our clients

Attention to Details

Taking care of every single detail

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Amenities

The Perfect Balance

Situated in one of the most desirable spots of Riviera maya **BULUC VILLAS** offers everything you need at your new home.

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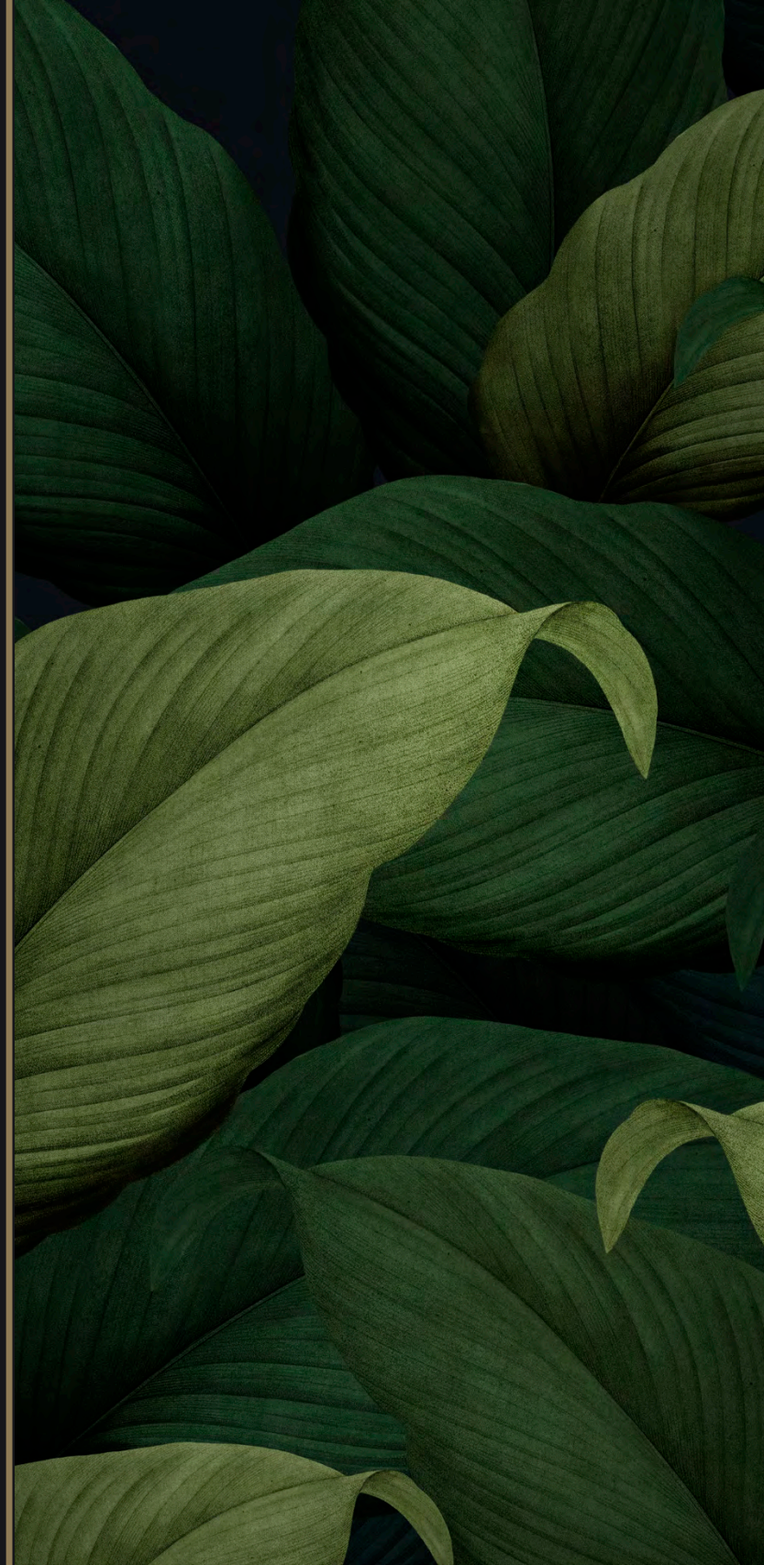
- Gated community
- Jungle Garden
- Bbq
- Bar Lounge
- Zona Zen

TULUM COUNTRY CLUB

- First level PGA Golf course
- Resident Golf Rates
- Fitness Center
- Wellness Center
- Kay Beach Club
- Natural cenotes
- Proshop
- Spa
- Cafeteria, Restaurants
- Resident rates on Luxury Bahia Principe Hotels
- Special rates day passes for Luxury Bahia Principe Hotels
- Security 24/7



Common Areas
BULUC

BBQ
OSLIM CONSTRUCTION
BULUC

BULOC

Lounge Bar

OSLIM CONSTRUCTION

BULUC

BULUC

Magnetic Presence.
Sized to deliver carefree living

Villas and Floorplans

Having a home in Caribbean is a dream.
Now this dream comes true.

BULUC VILLAS are matching all the requirements: they are affordable, beautiful, private, perfect for a family, safe and secured.

We optimized floor plans, making it perfect both for vacation rentals and full time living.

Every space of your new home has natural light and ventilation. This creates absolute comfort and low maintenance features, which is the key in a Caribbean environment.

1

19 one and two level villas from 1600 to 3000 sq.feet of construction

2

Individual private Pools

3

Private parking

4

BBQ

Affordable ✺ Beautiful design ✺ private ✺ perfect for a family ✺ safe and secure ✺ beach access

Casa a

BULUC

Casa a

LOT 2841 ft^2 **CONSTRUCTION** 1673 ft^2 **PATIO** 1197 ft^2

1 Level | 3 Bedrooms | 2 1/2 Bathroom | Storage | Bar | Pool | Laundry | Location

Casa b

BULUC

Casa b

2 Levels

3 Bedrooms

3 1/2 Bathrooms

Storage

Bar

Pool

Laundry

Location

Casa c

BULUC

Casa c

2 Levels

3 Bedrooms

3 1/2 Bathrooms

Storage

Bar

Pool

Laundry

Location

Casa d

BULUC

Casa d

LOT 2777 ft² **CONSTRUCTION** 1679 ft² **PATIO** 1097 ft²

2 Levels | 3 Bedrooms | 2 Bathrooms | Storage | Bar | Pool | Laundry | Location

Casa e

BULUC

Casa e

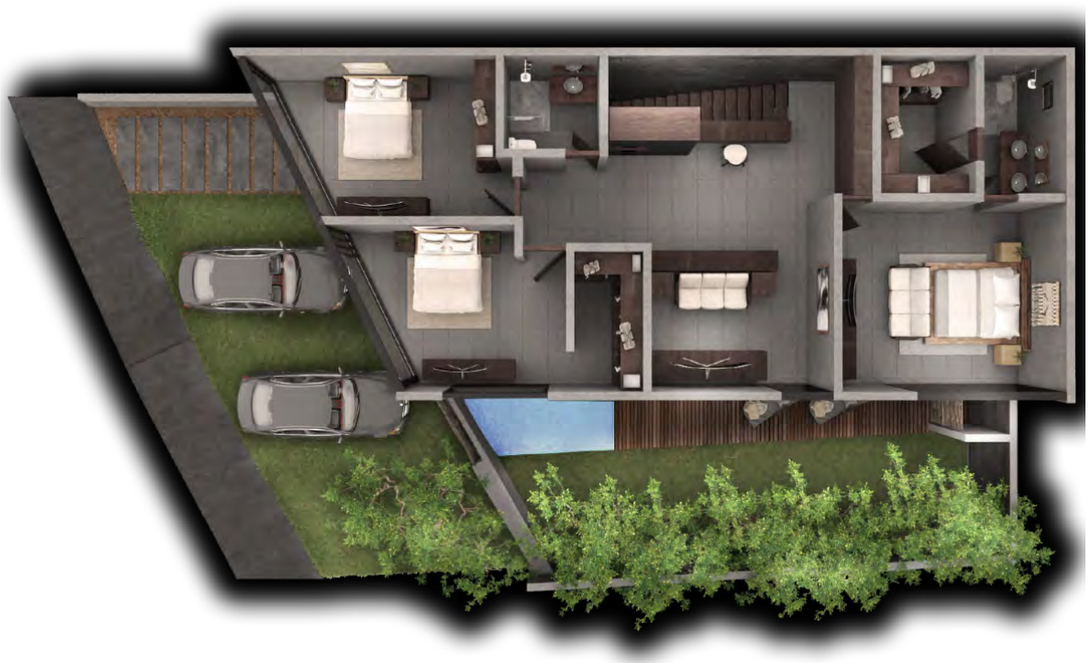
LOT 3114 ft^2 **CONSTRUCTION** 3069 ft^2 **PATIO** 1407 ft^2

2 Levels | 3 Bedrooms | 3 1/2 Bathrooms | Storage | Bar | Pool | Laundry | Location

Casa f

BULUC

Casa f



LOT 2857 ft^2 **CONSTRUCTION** 2685 ft^2 **PATIO** 1503 ft^2

2 Levels | 3 Bedrooms | 2 1/2 Bathrooms | Storage | Bar | Pool | Laundry | Location

Casa g

BULUC

Casa g

LOT 2857 ft^2 **CONSTRUCTION** 2685 ft^2 **PATIO** 1503 ft^2

2 Levels | 3 Bedrooms | 2 1/2 Bathrooms | Storage | Bar | Pool | Laundry | Location

Casa i

BULUC

Casa i

LOT 2927 ft^2 **CONSTRUCTION** 2906 ft^2 **PATIO** 1570 ft^2

2 Levels

3 Bedrooms

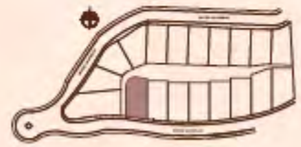
2 1/2 Bathrooms

Storage

Bar

Pool

Laundry

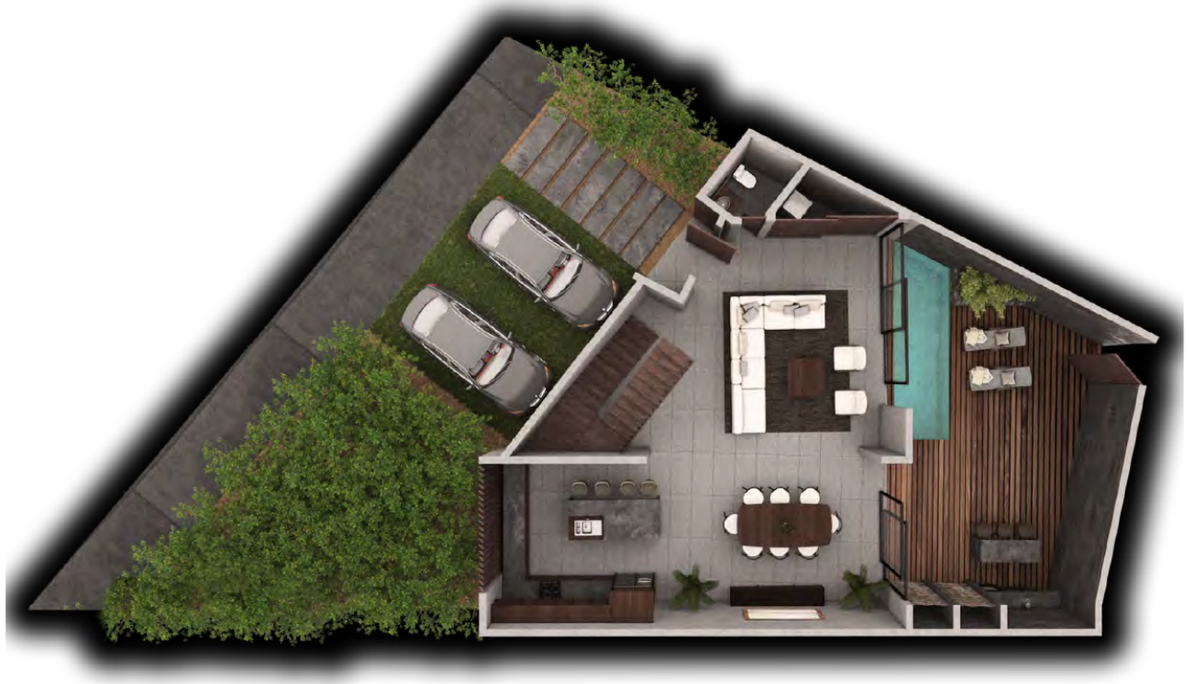


Location

Casa j

BULUC

Casa J



LOT 2743 ft^2 **CONSTRUCTION** 2766 ft^2 **PATIO** 1153 ft^2

2 Levels

3 Bedrooms

3 1/2 Bathrooms

Storage

Bar

Pool

Laundry

Location

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Take an opportunity

Great asset for you and your family

BULUC VILLAS is a great asset for you and you family. Your new home is an excellent spot for family holidays and short beach gateways.

This is a rare opportunity for the savvy investor. The area of Akumal is being rapidly developed, which is only going to bring surplus value to the investment.

This beneficial location offers residents a peerless mix of nature, best beaches, tourist spots and shopping centers of Quintana Roo – a remarkable blend expected to result in growth.

BULUC

Take an opportunity

Even More

Furniture packages

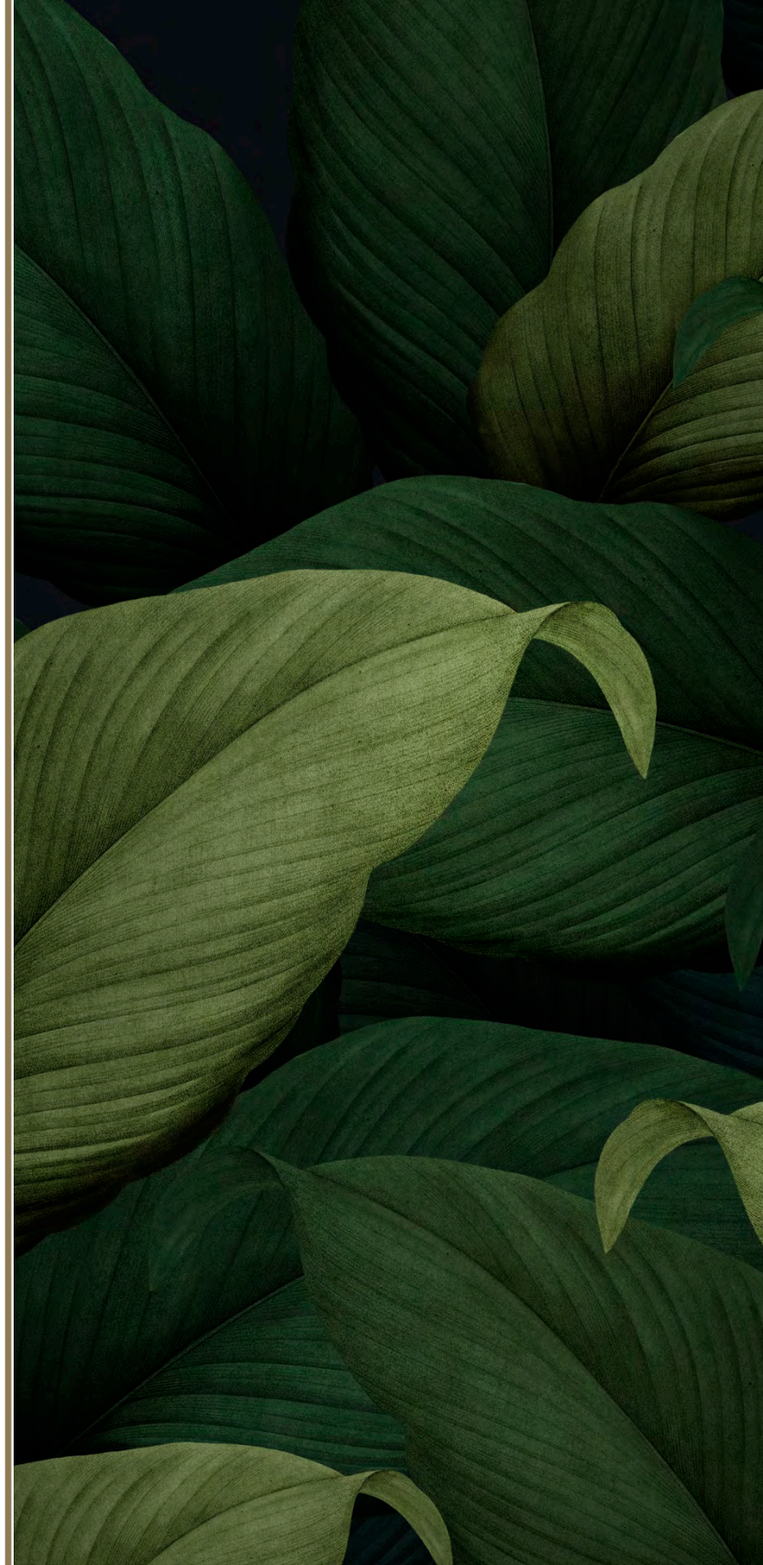
We offer furniture packages from the best furniture producers. Various color schemes, modern design and plenty of décor options are included. Every package can be personalized according to your taste and requirements. Our designers are ready to help with consultations and choice.

Turn key option

We can take care of every single detail from building your home to profitably renting it out or just managing the unit while you are away.

Environmentally responsible

We do care about nature and feel responsible for it. Therefore, we saved most of the jungle and turned them into beautiful garden. Your home is surrounded by natural flora and fauna giving you peace and tranquility.



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Price List

Sold	Unit Type	Lot	Bedrooms	Baths	Lot ft2	Construction ft2	Terrace ft2	Pool	Total ft2	Price USD
					TWO LEVEL HOUSES					
☐	H	9	3	3.5	4815	3939	2787	☑	6726	$645,750
☐	E	18	3	3.5	3114	3069	1407	☑	4476	$551,250
☐	E	7	3	3.5	3114	3069	1407	☑	4476	$551,250
☐	I	1	3	2.5	2927	2906	1507	☑	4476	$523,950
☑	C	12	3	3.5	2927	2851	1378	☑	4230	$519,750
☐	B	13	3	3.5	2841	2842	1406	☑	4248	$517,650
☐	J	10	3	3.5	2743	2766	1153	☑	3919	$510,300
☑	F	19	3	2.5	2857	2685	1503	☑	4188	$506,100
☐	F	8	3	2.5	2857	2685	1503	☑	4188	$506,100
☑	G	11	3	2.5	2599	2549	1250	☑	3799	$498,750
					ONE LEVEL HOUSES					
☐	D	5	3	2	2777	1679	1097	☑	2776	$420,000
☐	D	6	3	2	2777	1679	1097	☑	2776	$420,000
☐	D	17	3	2	2777	1679	1097	☑	2776	$420,000
☐	A	2	3	2.5	2841	1673	1197	☑	2870	$420,000
☐	A	3	3	2.5	2841	1673	1197	☑	2870	$420,000
☐	A	4	3	2.5	2841	1673	1197	☑	2870	$420,000
☐	A	14	3	2.5	2841	1673	1197	☑	2870	$420,000
☐	A	15	3	2.5	2841	1673	1197	☑	2870	$420,000
☐	A	16	3	2.5	2841	1673	1197	☑	2870	$420,000

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Sales policy

Lot Reservation

$5 000 USD Deposit
Valid for **15 natural days**
Fill out the Offer Proposal letter

Discounts and Forms of Payment

Option 1
100% down payment and discount of 6%

Option 2
50% down payment and 6 equal monthly payments with 0% interest

Option 3
50% down payment and 12 equal monthly payments with 3,5% interest

Option 4
50% down payment and 5 years mortage with 6% interest

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Tulum Country Club
Y BAHIA PRINCIPE RESIDENCES