



LAND INVESTMENT OPPORTUNITY

Manzana 245 Region 15 · Tulum

Individually titled land opportunities for residential development, long-term land investment and strategic acquisition in Tulum.

9

LOTS AVAILABLE

589–1,473 m²

AVAILABLE LOT SIZES

H2

MULTI-UNIT ZONING

THE OPPORTUNITY

Land Positioned for What Comes Next

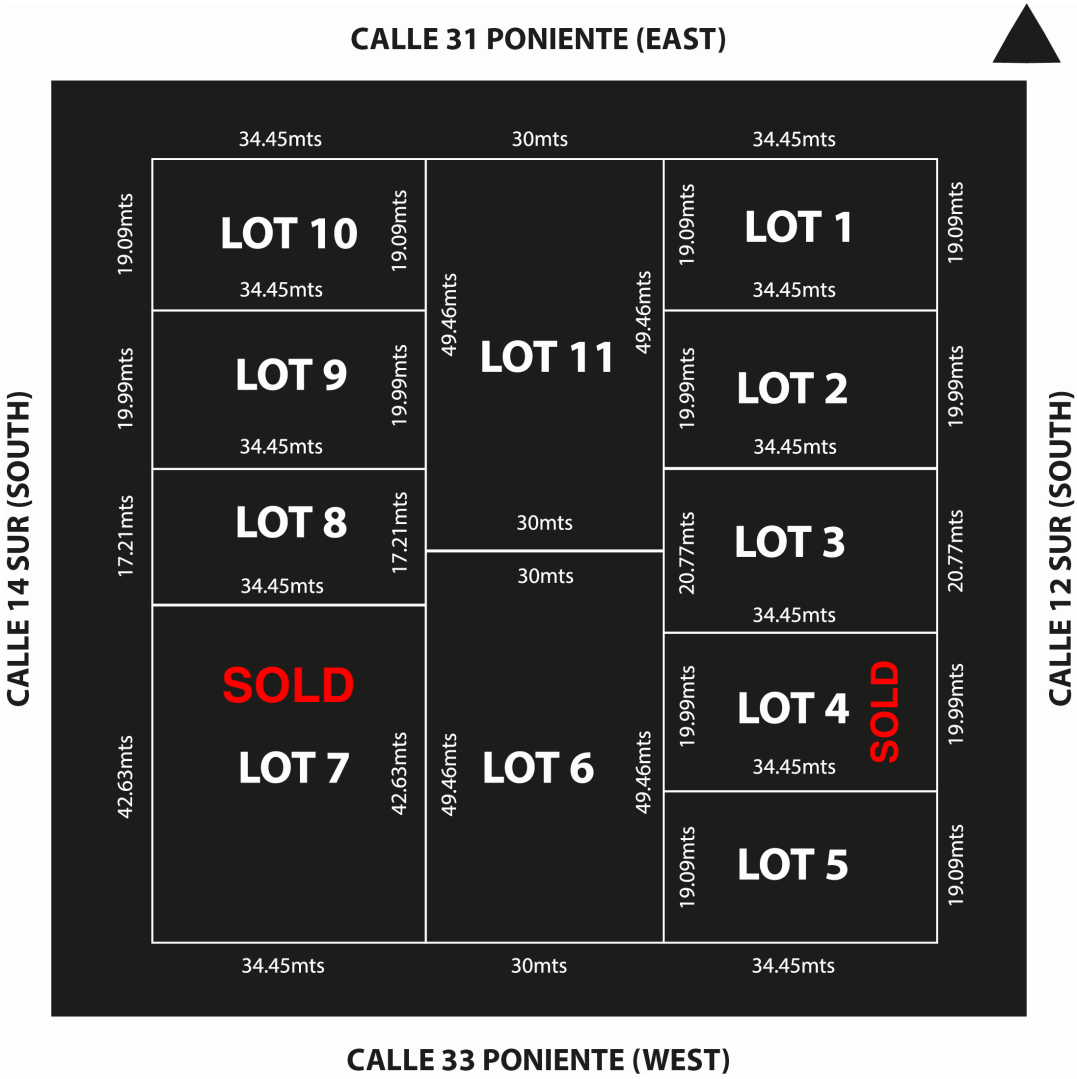
Manzana 245 is a subdivided land opportunity in Region 15, Tulum. The block comprises 11 individually catastraled lots, with 9 currently available. Parcels range from approximately 589 m² to 1,473 m² and can be evaluated for a second home, residential development or a long-term land strategy.

INDIVIDUALLY TITLED Each available lot can be evaluated and acquired as an individual parcel.	REGION 15 Positioned in Tulum's evolving residential and development corridor.	NEAR KUKULKÁN Approximately 600 meters from Avenida Kukulkán.	FLEXIBLE SCALE Parcel sizes support different residential concepts, subject to approvals.
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Investment perspective. The opportunity is presented around defined subdivision, individual catastral identification and multiple possible land strategies. Prospective purchasers should independently verify zoning, permits and development feasibility.

Manzana 245 Subdivision

11 subdivided lots. Lots 4 and 7 are sold; 9 parcels are currently shown as available.



Available Lots

Current lot summary based on the supplied investment materials. Pricing and availability remain subject to confirmation.

Lot	Size (m²)	Dimensions (m)	Price / m²	Indicative Price	Status
1	652.79	19.09 × 34.55	\$275	\$179,500	Available
2	683.63	19.99 × 34.55	\$255	\$174,300	Available
3	710.31	20.77 × 34.45	\$255	\$181,100	Available
5	652.79	19.09 × 34.45	\$275	\$179,500	Available
6	1,472.85	30.00 × 49.46	\$238	\$350,500	Available
8	588.72	17.21 × 34.45	\$255	\$150,100	Available
9	683.63	19.99 × 34.45	\$255	\$174,300	Available
10	652.78	19.09 × 34.45	\$275	\$179,500	Available
11	1,472.85	30.00 × 49.46	\$238	\$350,500	Available

Financing is indicated as available in the supplied lot summary. Terms, pricing and availability must be confirmed directly.

POSSIBLE STRATEGIES

Different parcel sizes create different acquisition conversations. Any development concept remains subject to zoning interpretation, permits, technical studies and professional due diligence.

LONG-TERM LAND Acquire an individually titled parcel as part of a long-term land strategy in Tulum.	SECOND HOME Explore a private residential concept designed around part-time or seasonal living.
MULTI-UNIT RESIDENTIAL Evaluate a boutique residential concept under the applicable H2 framework and local approvals.	STRATEGIC ASSEMBLY Discuss multiple parcels or the available inventory as a broader development opportunity.



DISCUSS THE OPPORTUNITY

See the Land. Understand the Possibilities.

For current availability, acquisition details, financing information and access to supporting documentation, contact Andres directly.

ANDRÉS I. QUINONEZ
Founder & Chief Strategist

USA +1 (970) 389-8095
MX +52 (984) 280-5586

WEB secondnatureproperties.com
EMAIL andres@secondnatureproperties.com

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