

CASA ZAPOTE

najo' ya'ach'

Zapote: Sacred Mayan tree
in which the
jungle spirits manifest.



The house evokes a volume that perfectly matches with the regional materials, that gives a chance to distinguish the different sort of used materials such as lime stone and chukum. Filled with very well naturally light spaces, allowing contact with nature and with amenities that make Casa Zapote an ideal project to enjoy such a place like the Caribbean.

The project is created over three design guidelines, SPATIAL QUALITY, SUSTIANABILITY and RESPECT FOR THE ENVIRONMENT.





SPATIAL QUALITY

The space quality of the house is based in a principle of generating volumes filled with natural light, transparency and contact with nature. The double height located in the common area of the house generates a connection with the family room, located upstairs which makes this house a great place to enjoy with friends and family.



The relation of the materials is a constant throughout all the project where materials in it's most natural form dominate with the means of creating a unique experience while living your new jungle dream house.



SUSTAINABILITY

Casa Zapote is deeply committed with the preservation of natural resources, which is fundamental.

The SUSTAINABLE PILARS of the house are:

WATER RECYCLING:



The reuse gray and soapy waters are treated and will be used for toilets and gardening.

SOLAR ENERGY:



The use of solar power will be use to minimize electrical consumption and water heating.

RESPECT FOR THE ENVIRONMENT



Several trees from distinct endemic species, that are part of the regional conservation catalogue have been rescued and relocated in a form of a small private reserve within the house’s gardens.

Within the catalogue of rescued trees you can find:

- Zapotes
- Chakas
- Walnut
- Chiit Palm trees





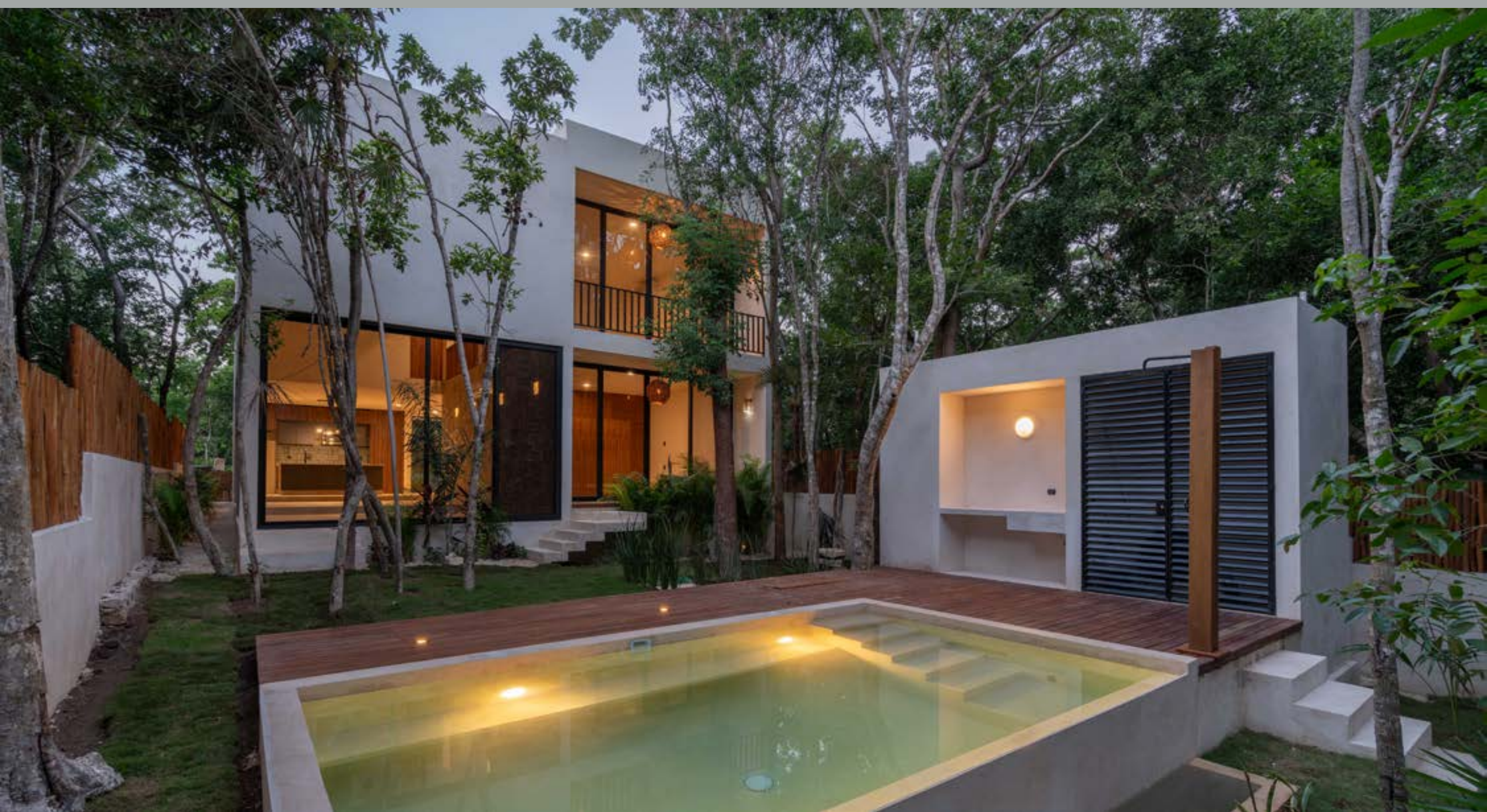
ABOUT THE DESIGN

Casa Zapote has been thought of as an ideal project to have a deep contact with nature regardless been located in a gated and planned community.

Natural light has been treated as a fundamental component of the house's experience. Providing a double height space, surrounded by gardened areas and provided with natural lighting and ventilation.



The house has very well sized social areas. The dining and living room space with a permanent view to the nature that surrounds the house, at the same time the family room generates a great link between both ground floor and first floor amenities.





The pool area has been thought of in order to have gatherings, since it has a bbq area, own services, as well as cooking, dining, sunbathing and of course a swimming area.



The Master Bedroom is a unique space in the house, the dimensions and the garden and pool view, make this room a very lightened and ventilated space. The bathtub located in the exterior balcony with a view surrounded by nature transforms this space into something special for contemplation and relaxation.

MATERIALS

Materiality in the house is linked to the use of sober, elegant and regional materials. The main façade evokes the local constructions of ancient times, due to the use of "MAYAN STONE" the means for a Pre-Hispanic foundation.

Another example of the use of regional materials is expressed with CHUKUM in most areas of the house such as bathrooms and the pool, its soft texture and distinctive color outstands the use of prime materials and the artisan labor of the region.

TZALAM a local wood is used for the carpentry makes the use of these material sustainable and at the same time assuring the durability of the wood in such a particular climate as the Caribbean.



MAYAN
STONE



CHUKUM



TZALAM



PLOT SURFACE
4843.76 sqft

AREAS

House - 3513.34 sqft
Pool area - 538.19 sqft

EQUIPMENT

- 4 FULL BATHROOMS
- 2 HALF BATHROOMS
- KITCHEN AND COMPONENTS (DISHWASHER, OVEN, MICROWAVE (EXHUA
- 5 A/C DEVICES
- SOLAR PANELS (ONLY PREPARATION IS INCLUDED, ALTHOUGH PANELS WITH
- BY SUPPLIED AND INSTALED WITH NO PROFIT FOR THE DEVELOPER)
- SOLAR WATER HEATER
- LP GAS TANK
- PRESSURE AND WATER SOFTEN EQUIPMENT
- ENGINE ROOM FOR POOL EQUIPMENT
- RUNNING WATER CISTERN
- CISTERN FOR WATER REUSE

STORAGE

- LINEN CLOSET IN GROUND AND FIRST FLOOR
- STORAGE IN POOL AND ROOFTOP AREA



GROUND FLOOR
INTERIOR



LIVINGROOM



DINING ROOM



KITCHEN W/PANTRY
AN BREAKFAST BAR



1/2 BATHROOM



MAID'S ROOM W
FULL BATHROOM



MASTER BEDROOM
W/WALK-IN CLOSET
AND FULL BATHROOM



EXTERIOR
BATHTUB

EXTERIOR



GARAGE W/TWO
PARKING SPACES



POOL W/ SUNBED
AREA



OUTDOOR DINING
SPACE



BBQ AREA



FIRST FLOOR
INTERIOR



TWO BEDROOMS
W/ FULL BATHROOM



FAMILY ROOM / POSSIBLE
FOURTH BEDROOM
W/ BALCONY



FULL
BATHROOM



LAUNDRY ROOM

ABOUT BAHÍA PRÍNCIPE

“It is a fully urbanized development with a privileged location in Tulum. Built on a property of more than 600 hectares, conserving the areas natural. Strategically planned to promote security, tranquility, comfort and privacy that our residents seek.”



COMUNNITY AMENITIES

PGA Riviera Maya Golf Course

Tulum Country Club is surrounded by the first PGA course in Latin America, considered one of the best golf courses in Mexico. With a professional course of 18 holes, par 72 and an executive course of 9 holes, par 27, which merge with magnificent landscapes of the Mexican Mayan jungle.



Kay Beach Club

A product of the residential Tulum Country Club arises inspired by the turquoise blue beaches of the Caribbean Sea; a new concept of beach club. KAY Beach Club is fresh, natural, new, simple and above all elegant, in harmony with nature and forming part of a magical environment, a place created with a lot of heart, which will make those who visit us vibrate.



OWNERS BENEFITS



Discount on food and drinks in restaurants and beach club.



Free internal transportation.



Discount on golf course and golf academy.



Discount on daypasses, nightpasses in hotels and hotel restaurants.



Discount on amenities of the new country club.



Housekeeper service (extra cost).



Discount at the Bahía Príncipe SPA.



Farmers market twice a week.



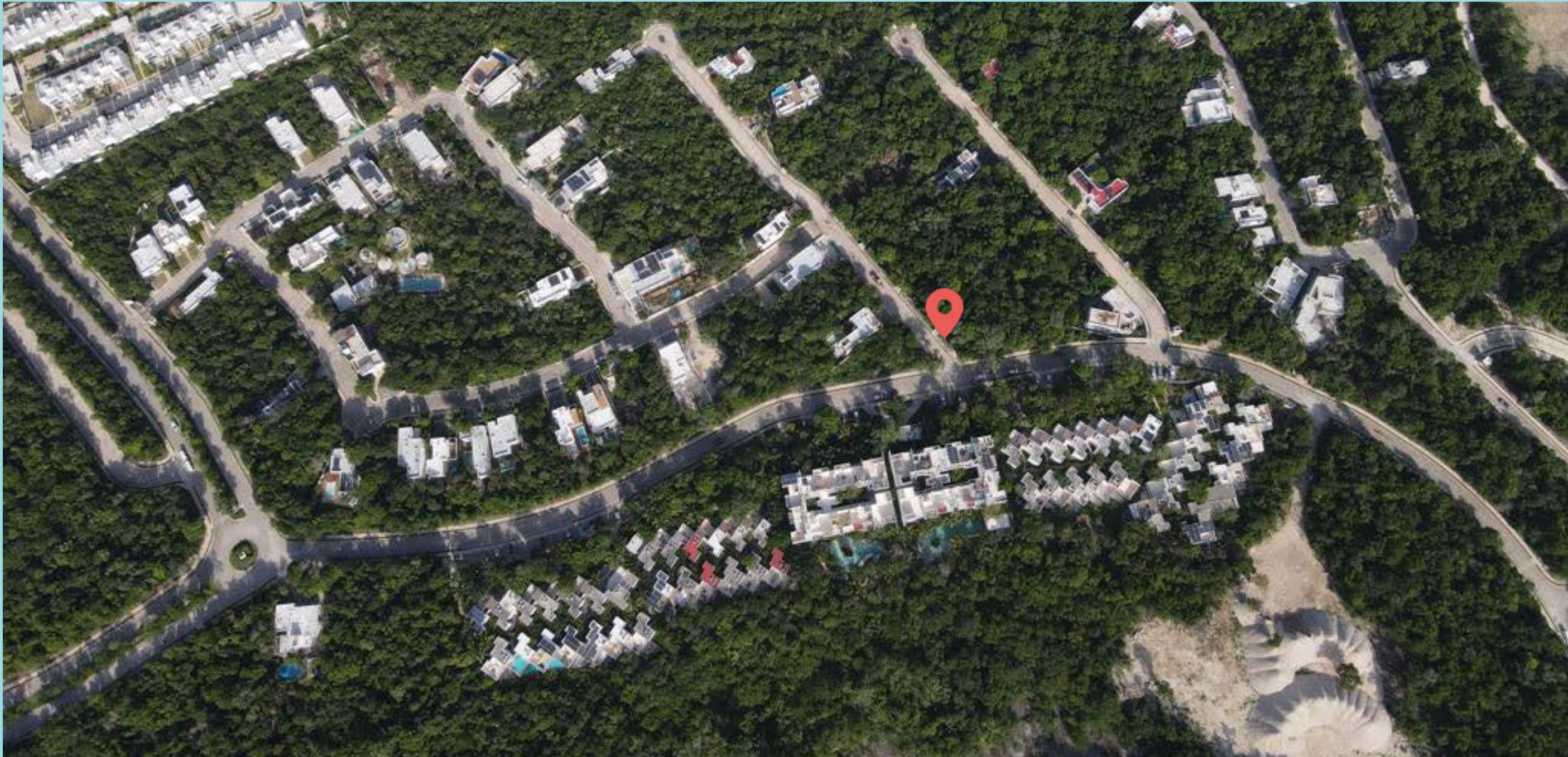
Chain supermarket to be defined (due 2023).



Agreement with Colegio Internacional Alemán, elementary to highschool due (2023).

VILLAS CARIBE

Villas Caribe is a private condominium located within Bahía Pricipe, which has 102 lots in total, it has two entrances to the main roads of the complex, as well as a common area which has amenities such as a swimming pool, lounge area, gym, cowork space, barbecue area and playground.



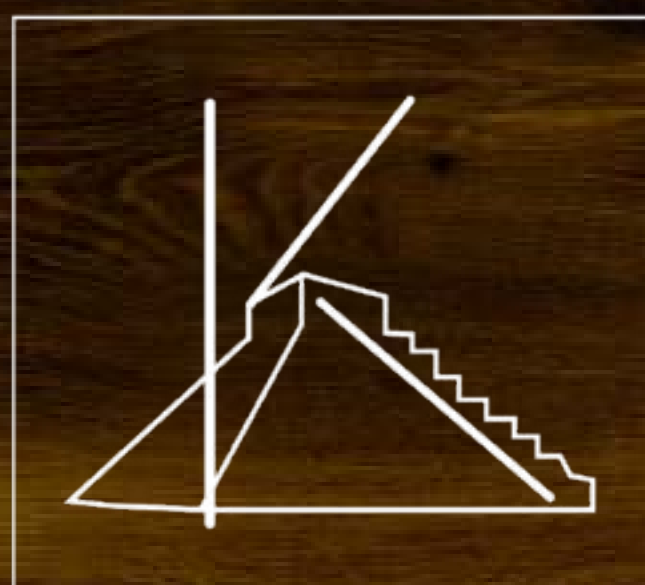
FOR PRICING INFORMATION
PLEASE REACH OUT AT:

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ABOUT THE DEVELOPER

KAAK Properties emerges as the development branch for architect Luis Emilio López Ponce de León, with more than 14 years of experience (national and international) in project design and development.

The development branch sums up to 5 years in the Caribbean with a different vision. For us understanding the market's demands are not enough to offer residential projects of high quality, this is why we take a step ahead in turning this project into the contemplation of a unique environment. Our goal is to offer life experiences within spatial quality, where nature and comfort fuse with style and the magic of the region.



K A A K
P R O P E R T I E S



Luis Emilio Arquitectos