

ALDEA KA'AN

TULUM, MEXICO

AN EXCLUSIVE PORTFOLIO OF FIVE LUXURY VILLAS

LA PRIVADA · ALDEA ZAMA · 2020 BUILT · FULLY FURNISHED · INCOME-PRODUCING



Five Adjacent Luxury Villas

Aldea Ka'an is a cohesive collection of five contemporary luxury villas situated within La Privada, one of Tulum's most refined residential enclaves inside Aldea Zama. All five villas were built in 2020, are fully furnished and turnkey, and operate as stabilized short-term rental assets with documented 2025 income.

5

Luxury Villas

3 BR

Each Villa

\$2.7M

Portfolio Price

8%+

Cap Rate

- Gated Community — La Privada, Aldea Zama
- All Villas: 3 Bed / 3 Bath / Private Pool
- Fully Furnished & Turnkey
- Proven STR Income — 2025 Actuals Provided
- Sold Individually, In Groups, or Full Portfolio

LOCATION

LA PRIVADA

TULUM, QUINTANA ROO

La Privada is one of Tulum's most established and prestigious residential districts, a master-planned community offering paved roads, underground utilities, 24/7 security and reliable infrastructure that sets it apart from the rest of the Tulum corridor.

La Privada sits within Aldea Zama's most controlled enclave, offering gated access and refined streetscapes. The five Aldea Ka'an villas occupy adjacent lots within La Privada, creating a rare compound opportunity.

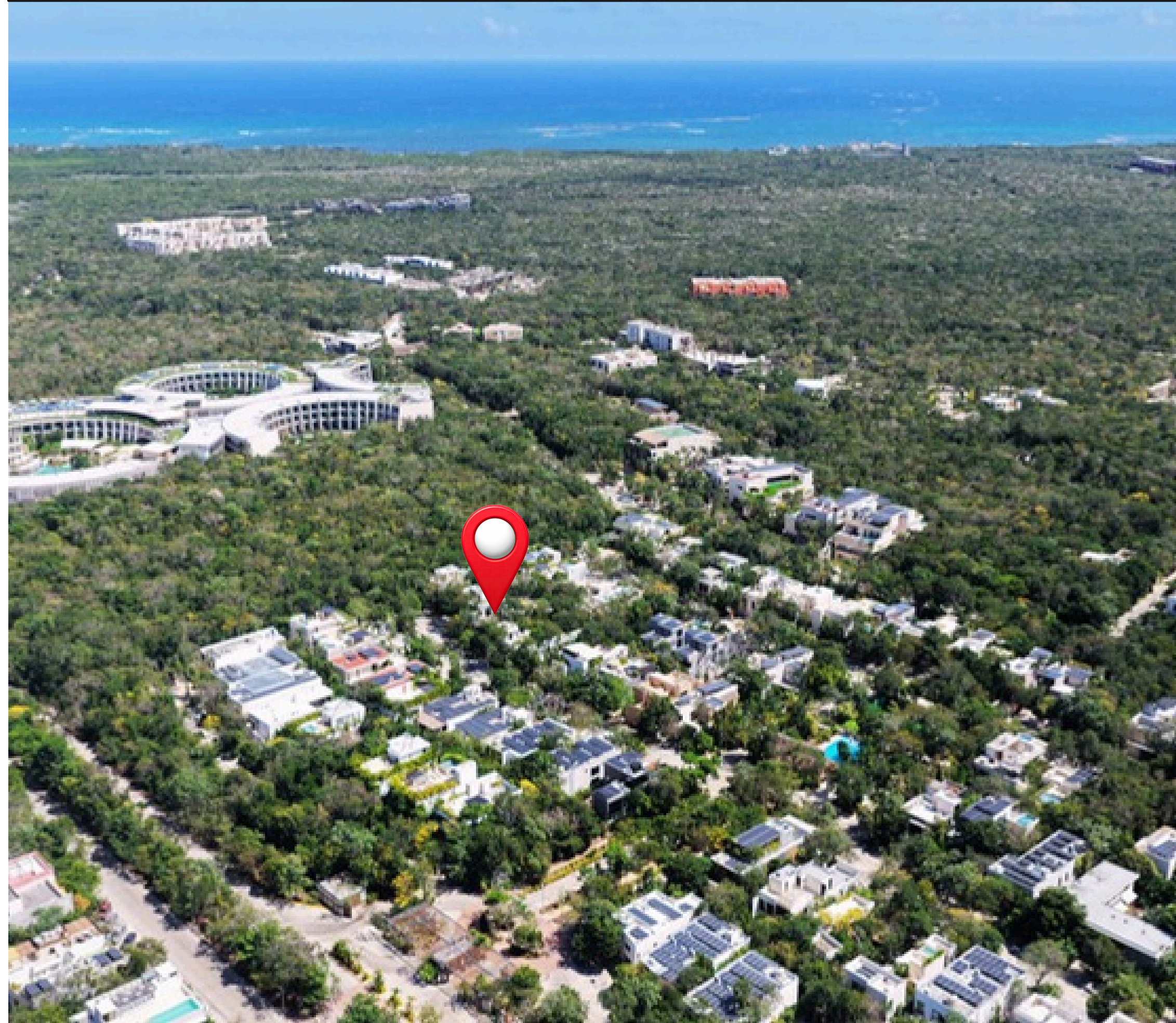
While Aldea Zama feels worlds away from the busy Hotel Zone, it is only minutes away, perfectly positioned between Tulum town amenities and the beach.

Hotel Zone Beach ~2.5 km / 5-7 min

Tulum Town Center ~1.5 km / 4-5 min

Tulum Airport (new) ~18 km / 20 min

Playa del Carmen ~60 km / 55 min





CASA DAVID

LA PRIVADA · ALDEA ZAMA · TULUM

PROPERTY DETAILS

\$595,000 USD

LOT SIZE

375 SQM

CONSTRUCTION

362 SQM

BEDROOMS

3

BATHROOMS

3 Full | 2 Half

BUILT

2020

POOL

Private

FURNISHED

Yes

GATED

24/7 Security

2025 FINANCIAL PERFORMANCE

Rental Income (2025)

\$74,793

Upsells

\$6,609

Total Revenue

\$81,402

Total Expenses (est.)

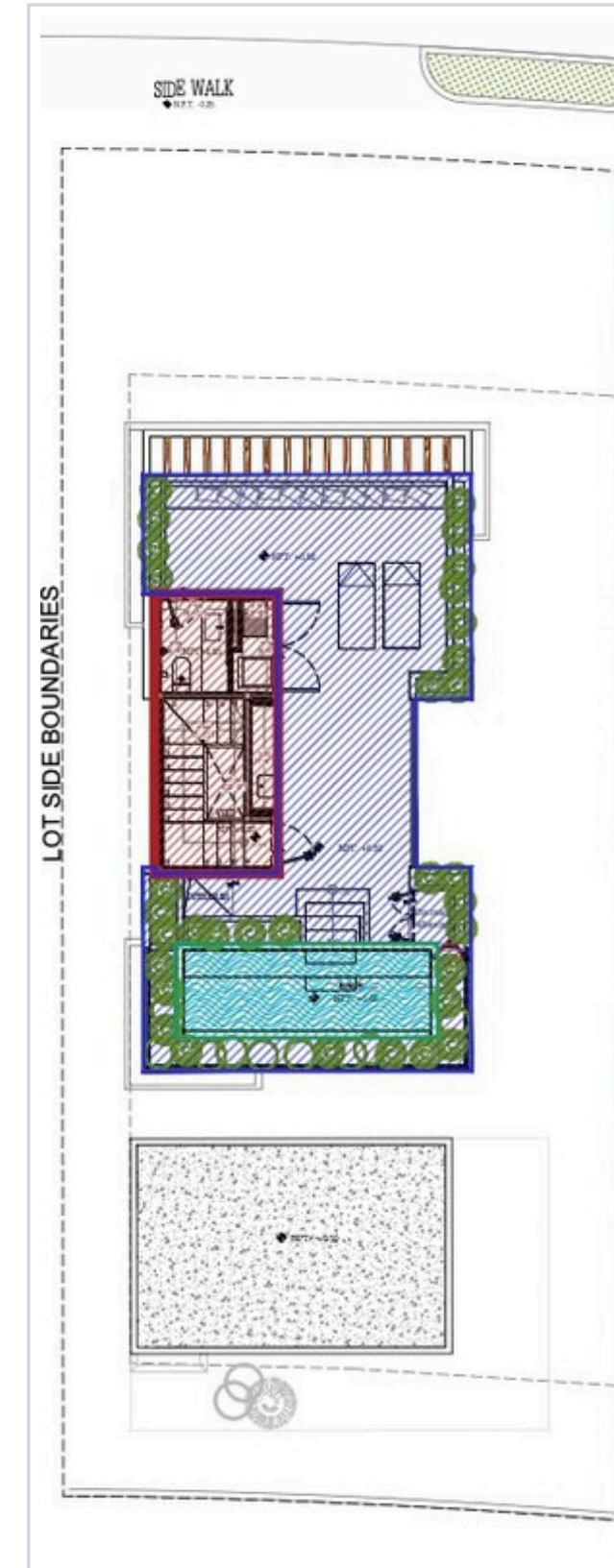
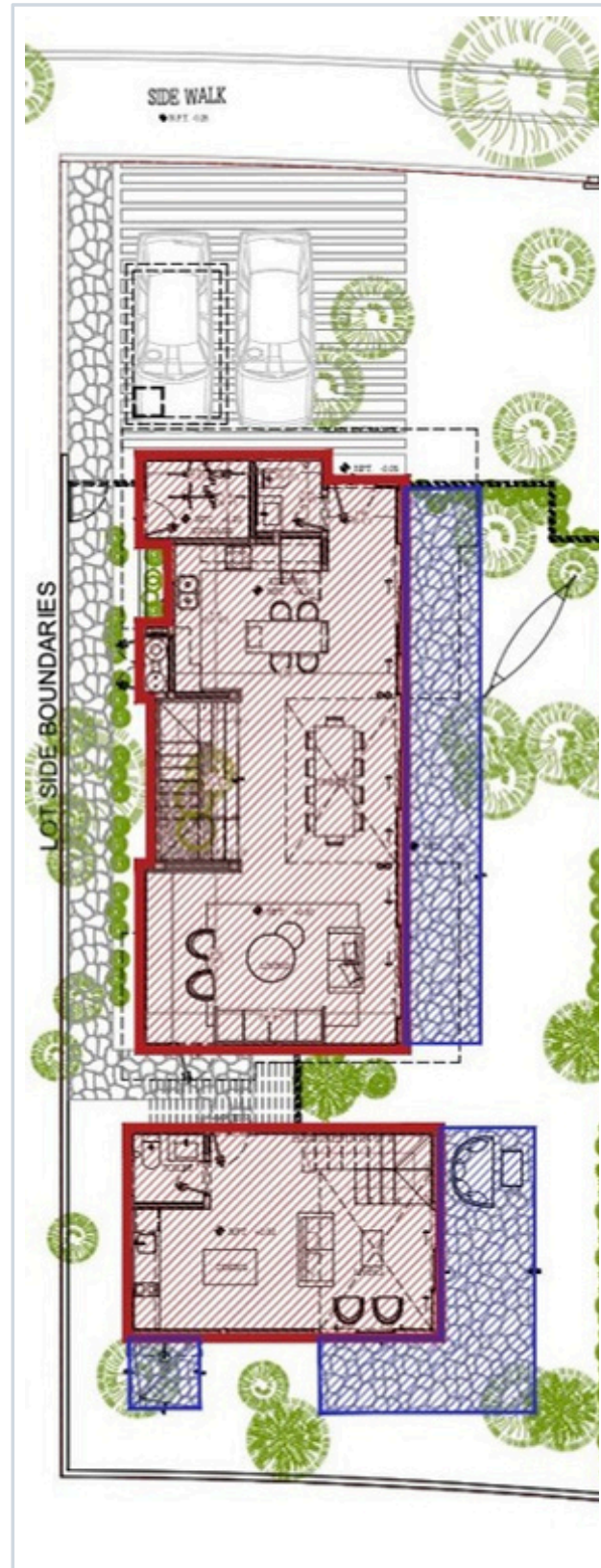
\$32,561

Net Operating Income

\$48,841

Cap Rate at Asking Price: ~8.2% | Asking: \$595,000 USD





GROUND FLOOR (Planta Baja)

Interior	113.72 m ²	1,224 sq ft
Terraces	42.74 m ²	460 sq ft
TOTAL PB	156.46 m²	1,684 sq ft

UPPER FLOOR (Primer Nivel)

Interior	100.99 m ²	1,087 sq ft
Terraces	14.24 m ²	153 sq ft
TOTAL N1	115.23 m²	1,240 sq ft

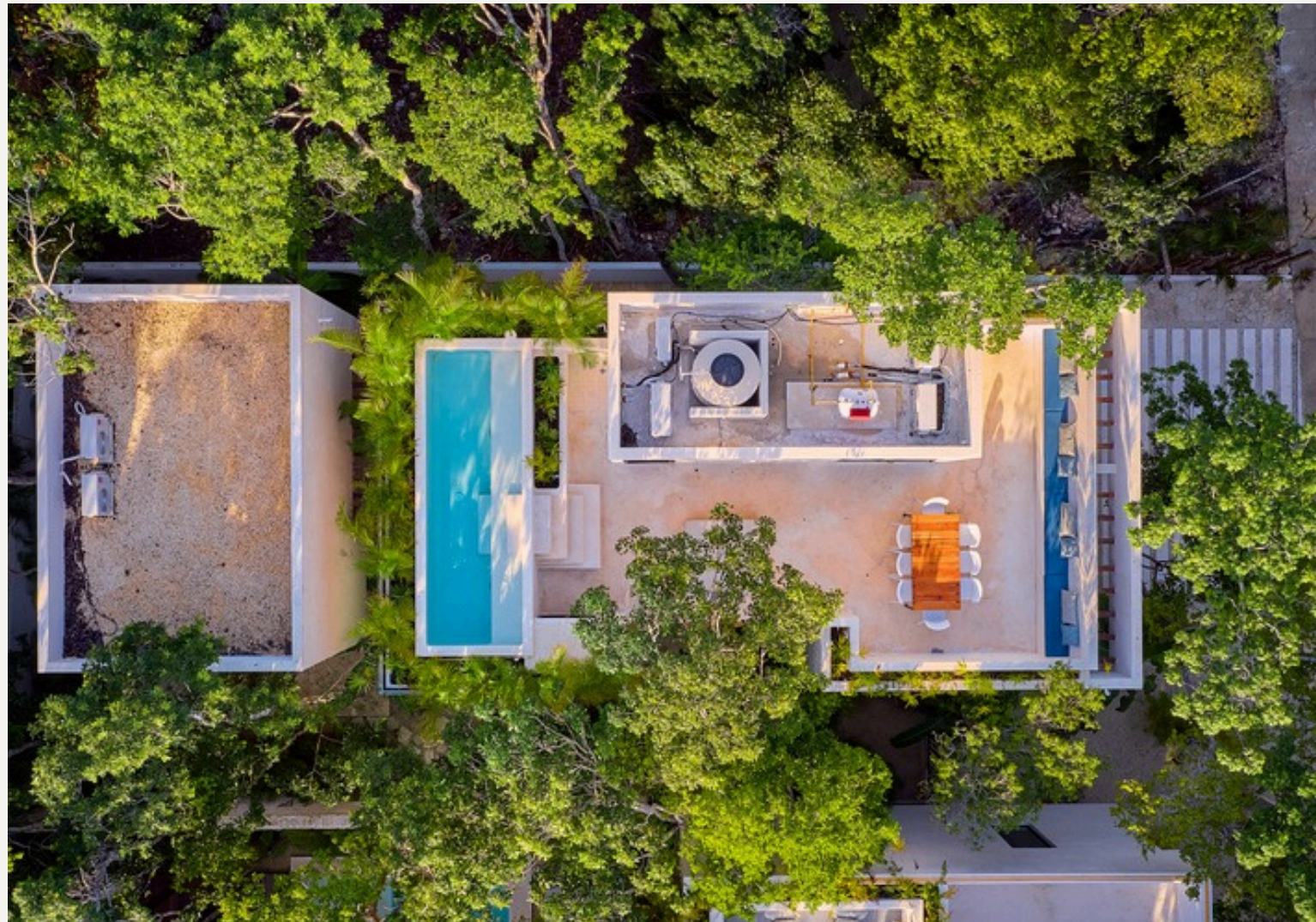
ROOFTOP (Nivel Roof)

Interior	17.16 m ²	185 sq ft
Terraces	61.66 m ²	664 sq ft
Pool	12.19 m ²	131 sq ft

CASA DAVID

VILLA OVERVIEW · ALDEA KA'AN · LA PRIVADA, ALDEA ZAMA

\$595,000 USD



LOT	BUILD	BEDS	BATHS
375 SQM	362 SQM	3 BR	5 BA

PROPERTY DESCRIPTION

Casa David is a refined 3-bedroom, 3 full bathrooms, 2 half bathrooms, villa, including an independent 1 bedroom loft with kitchenette, set on a 375 SQM lot within the La Privada enclave of Aldea Zama. Completed in 2020, the villa offers 362 SQM of thoughtfully designed living space across two levels, blending contemporary architecture with the natural warmth of Tulum's jungle setting. A private pool anchors the outdoor living area, offering a seamless indoor-outdoor lifestyle.

HIGHLIGHTS

- 3 Bed / 5 Bath — 362 SQM built
- Private pool & tropical landscaping
- Fully furnished — move-in ready
- 2025 gross revenue: \$81,402 USD
- Net operating income: \$48,841
- Cap rate ~8.2% at asking price

INVESTMENT SNAPSHOT

Casa David delivered \$81,402 in gross rental revenue in 2025 with a net operating income of \$48,841. At the asking price of \$595,000, this represents a cap rate of approximately 8.2%, an outstanding return for a fully furnished Villa in one of Tulum's most sought-after residential districts.



PROPERTY DETAILS

\$675,000 USD

LOT SIZE 375 SQM	CONSTRUCTION 412 SQM
BEDROOMS 3	BATHROOMS 3 Full 3 Half
BUILT 2020	POOL Private
FURNISHED Yes	GATED 24/7 Security

2025 FINANCIAL PERFORMANCE

Rental Income (2025)	\$76,567
Upsells	\$6,609
Total Revenue	\$83,176
Total Expenses (est.)	\$33,270
Net Operating Income	\$49,906

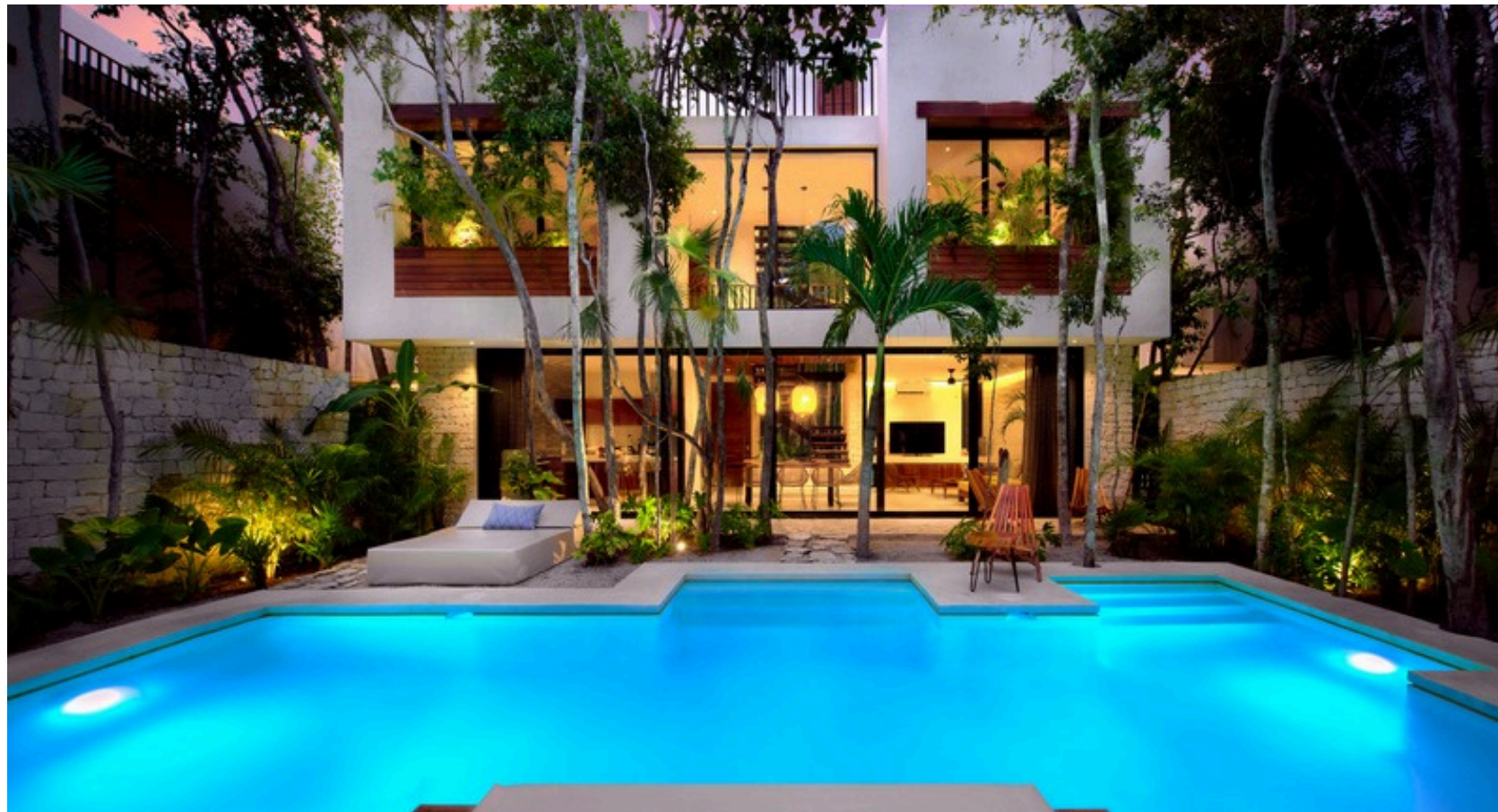
Cap Rate at Asking Price: ~7.4% | Asking: \$675,000 USD

CASA EMILIA

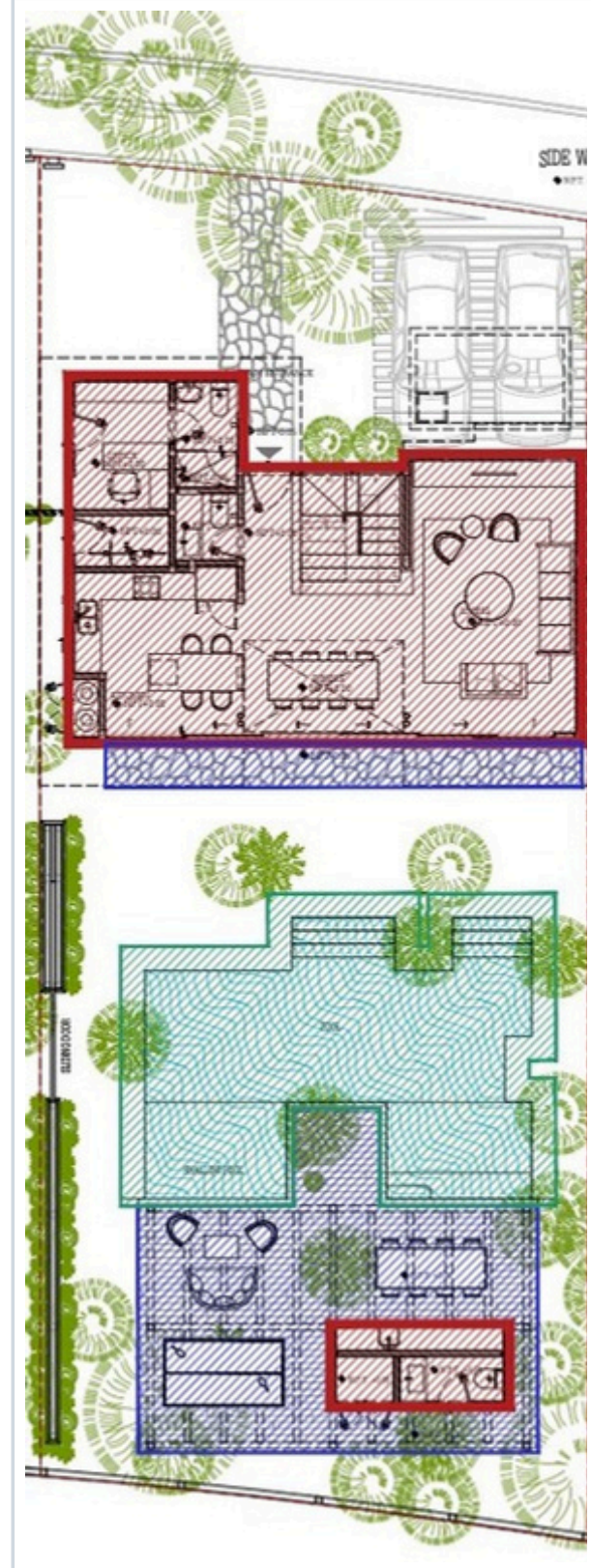
LA PRIVADA · ALDEA ZAMA · TULUM

CASA EMILIA

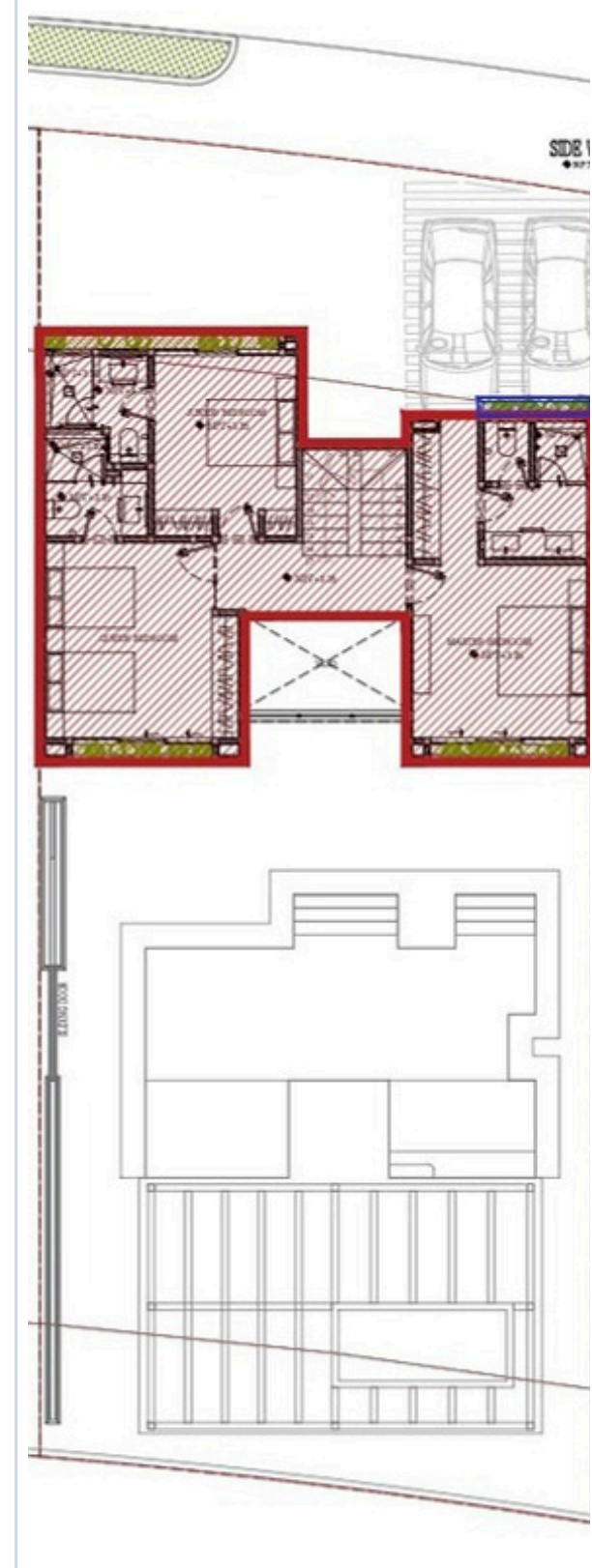
PHOTO GALLERY



PLANTA BAJA · GROUND FLOOR



PRIMER NIVEL · FIRST FLOOR



NIVEL ROOF · ROOF LEVEL



GROUND FLOOR (Planta Baja)			UPPER FLOOR (Primer Nivel)			ROOFTOP (Nivel Roof)		
Interior	91.02 m ²	980 sq ft	Interior	95.91 m ²	1,032 sq ft	Interior	18.03 m ²	194 sq ft
Terraces	58.64 m ²	631 sq ft	Terraces	1.04 m ²	11 sq ft	Terraces	85.92 m ²	925 sq ft
Pool	61.54 m ²	662 sq ft				Pool	0.00 m ²	0 sq ft
TOTAL N1	211.20 m²	2,273 sq ft	TOTAL N1	115.23 m²	1,240 sq ft	TOTAL ROOF	103.95 m²	1,119 sq ft
TOTAL CONSTRUCTION: 422.40 m ² / 4,535 sq ft Interior: 204.96 m ² (2,206 sq ft) · Terraces: 145.60 m ² (1,567 sq ft) · Pool: 61.54 m ² (662 sq ft)								

CASA EMILIA

VILLA OVERVIEW · ALDEA KA'AN · LA PRIVADA, ALDEA ZAMA

\$675,000 USD



LOT	BUILD	BEDS	BATHS
375 SQM	412 SQM	3 BR	6 BA

PROPERTY DESCRIPTION

Casa Emilia is the largest of the five villas by built area, offering 412 SQM of premium living space on a 375 SQM lot. The expanded floor plan provides generous proportions throughout, from its bright open-plan living and dining areas to three spacious ensuite bedrooms. The villa's large pool and cabana area and large rooftop terrace are standout features, offering panoramic views over the jungle canopy and an ideal space for entertaining or sunset yoga.

HIGHLIGHTS

- Largest built area — 412 SQM
- Private pool + rooftop terrace
- 3 Bed / 3 Bath — premium finishes
- 2025 gross revenue: \$83,176 USD
- Net operating income: \$49,906
- Fully furnished & turnkey

INVESTMENT SNAPSHOT

Casa Emilia achieved \$83,176 in gross rental revenue in 2025 with a net operating income of \$49,906. As the largest villa in the portfolio, it commands a premium asking price of \$675,000 with a ~7.4% cap rate, offering both income potential and significant appreciation upside given its expanded floor plan and premium positioning.



CASA LUCAS

LA PRIVADA · ALDEA ZAMA · TULUM

PROPERTY DETAILS

\$595,000 USD

LOT SIZE

376 SQM

CONSTRUCTION

362 SQM

BEDROOMS

3

BATHROOMS

3 Full | 2 Half

BUILT

2020

POOL

Private

FURNISHED

Yes

GATED

24/7 Security

2025 FINANCIAL PERFORMANCE

Rental Income (2025)

\$70,407

Upsells

\$6,609

Total Revenue

\$77,016

Total Expenses (est.)

\$30,806

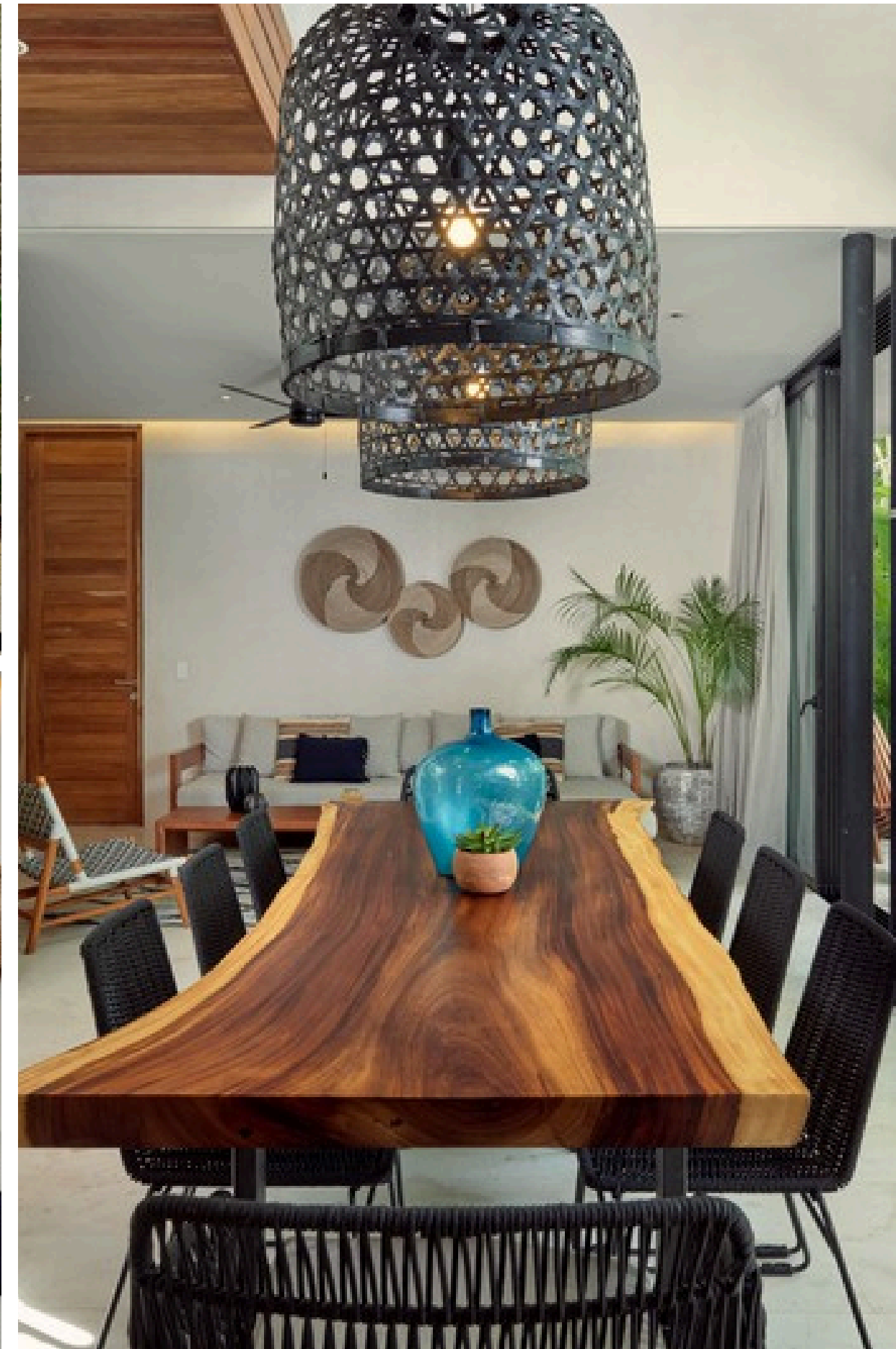
Net Operating Income

\$46,210

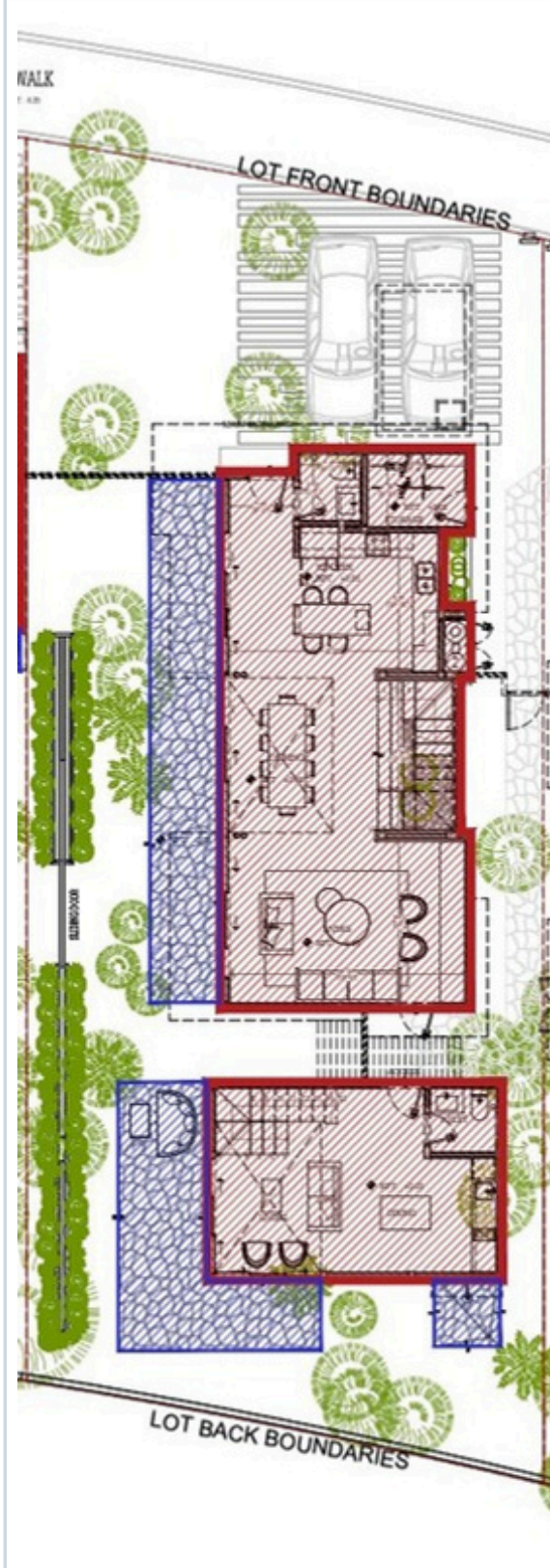
Cap Rate at Asking Price: ~7.8% | Asking: \$595,000 USD

CASA LUCAS

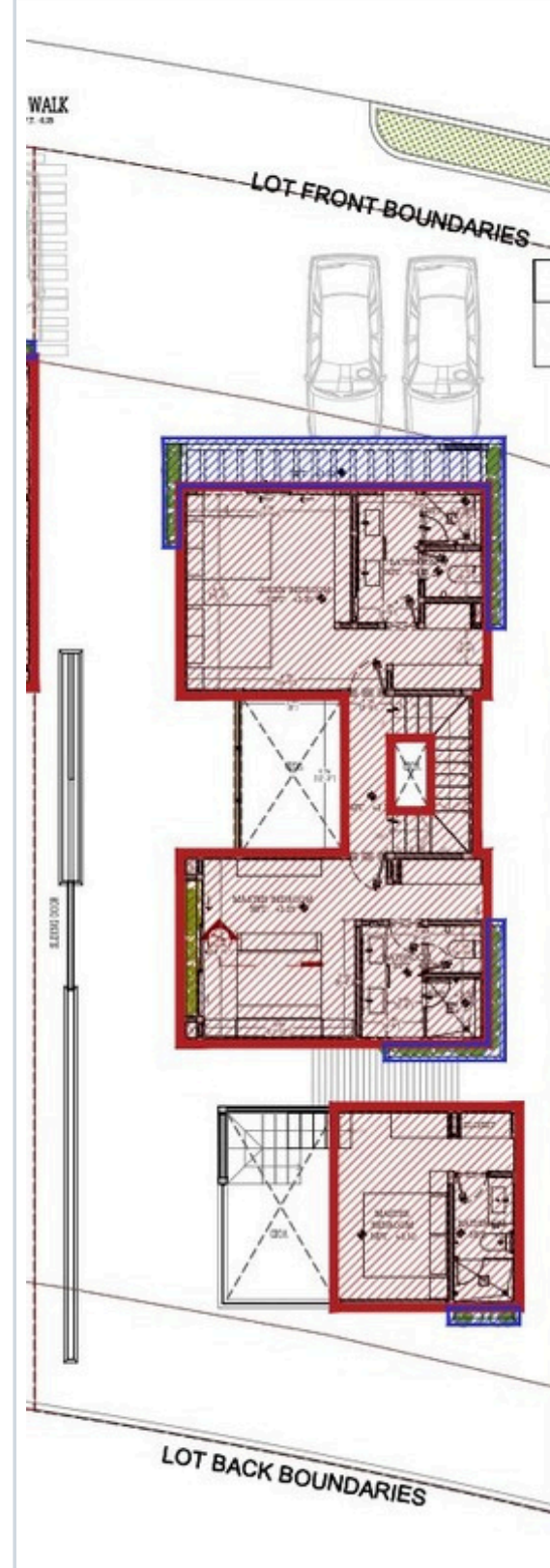
PHOTO GALLERY



PLANTA BAJA · GROUND FLOOR



PRIMER NIVEL · FIRST FLOOR



NIVEL ROOF · ROOF LEVEL



GROUND FLOOR (Planta Baja)

Interior	113.72 m ²	1,224 sq ft
Terraces	42.74 m ²	460 sq ft
TOTAL PB	156.46 m²	1,684 sq ft

UPPER FLOOR (Primer Nivel)

Interior	100.99 m ²	1,087 sq ft
Terraces	14.24 m ²	153 sq ft
TOTAL N1	115.23 m²	1,240 sq ft

ROOFTOP (Nivel Roof)

Interior	17.16 m ²	185 sq ft
Terraces	61.66 m ²	664 sq ft
Pool	12.19 m ²	131 sq ft
TOTAL ROOF	90.01 m²	969 sq ft

TOTAL CONSTRUCTION: 362.70 M² / 3,904 SQ FT · Interior: 231.87 m² (2,496 sq ft) · Terraces: 118.64 m² (1,277 sq ft) · Pool: 12.19 m² (131 sq ft)

CASA LUCAS

VILLA OVERVIEW · ALDEA KA'AN · LA PRIVADA, ALDEA ZAMA

\$595,000 USD



LOT	BUILD	BEDS	BATHS
376 SQM	362 SQM	3 BR	5 BA

PROPERTY DESCRIPTION

Casa Lucas mirrors the architectural language of Casa David while occupying a slightly larger 376 SQM lot. Clean contemporary lines and a warm material palette create a calm, retreat-like atmosphere throughout its 362 SQM of built area. The kitchen and living areas flow seamlessly into the living area. The 3rd bedroom is a detached 2-level loft with kitchenette. The private rooftop pool terrace is a standout feature to this high-performing villa that is perfect for both investors and vacation homeowners.

HIGHLIGHTS

- 362 SQM built on 376 SQM lot
- Private pool & shaded terrace
- Open-plan kitchen & living space
- 2025 gross revenue: \$77,016 USD
- Net operating income: \$46,210
- Cap rate ~7.8% at asking price

INVESTMENT SNAPSHOT

Casa Lucas generated \$77,016 in gross rental revenue in 2025, with a net operating income of \$46,210. Priced at \$595,000, the villa delivers a cap rate of approximately 7.8%, competitive pricing relative to its income performance and strong comparables within the La Privada enclave.



PROPERTY DETAILS

\$675,000 USD

LOT SIZE 385 SQM	CONSTRUCTION 412 SQM
BEDROOMS 3	BATHROOMS 3 Full 3 Half
BUILT 2020	POOL Private
FURNISHED Yes	GATED 24/7 Security

2025 FINANCIAL PERFORMANCE

Rental Income (2025)	\$79,486
Upsells	\$6,609
Total Revenue	\$86,095
Total Expenses (est.)	\$34,438
Net Operating Income	\$51,657

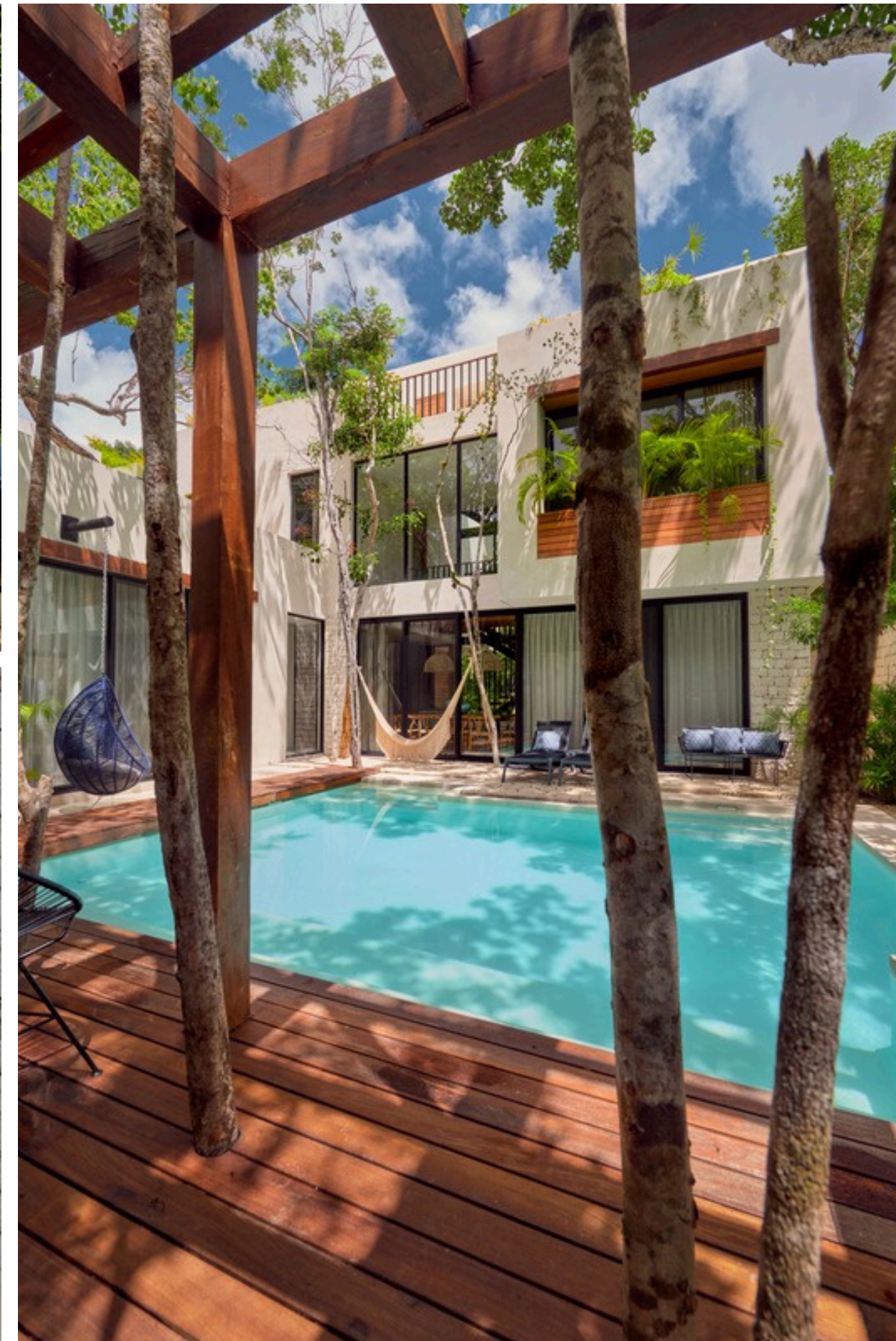
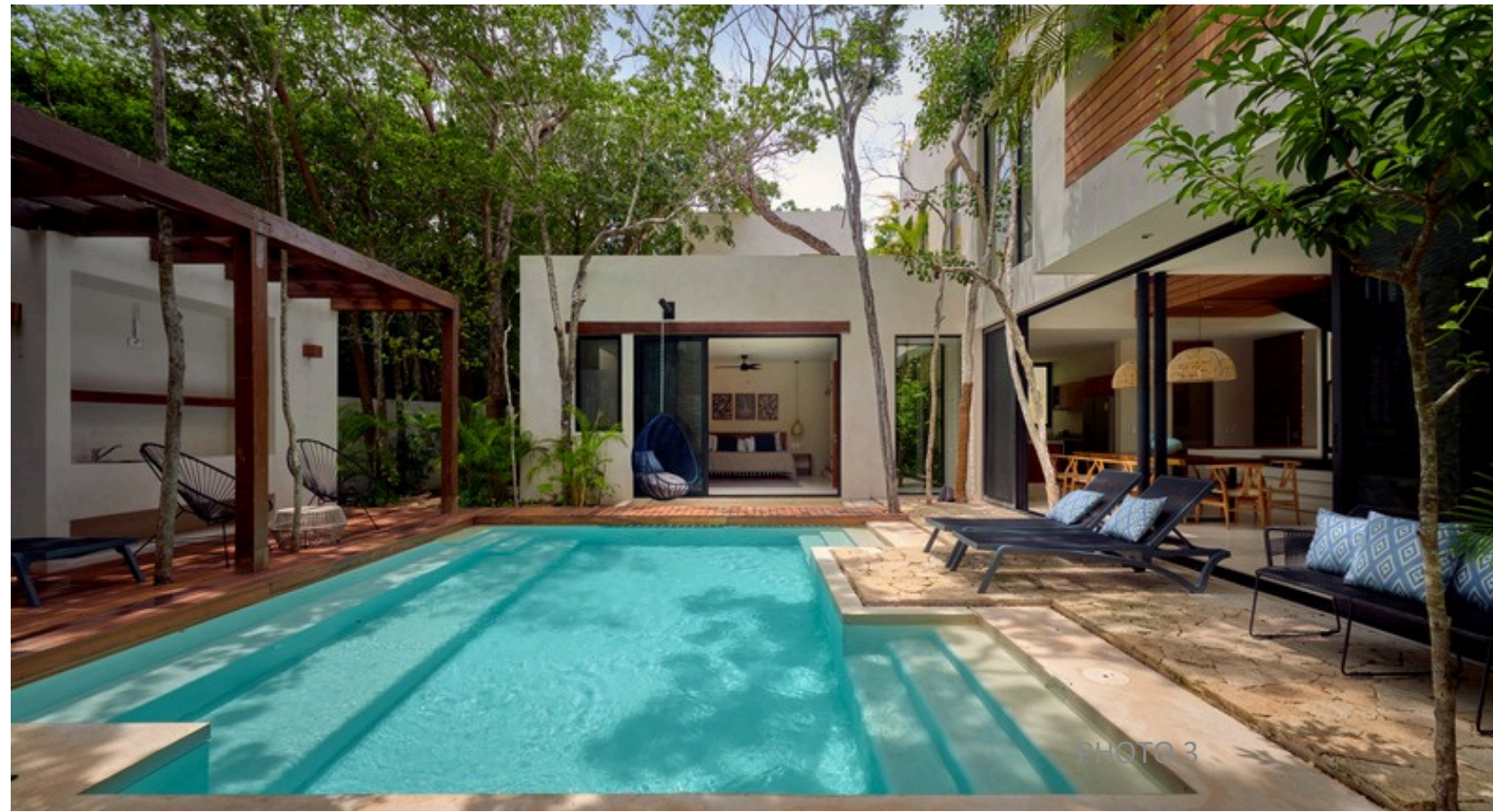
Cap Rate at Asking Price: ~7.7% | Asking: \$675,000 USD

CASA LYDIA

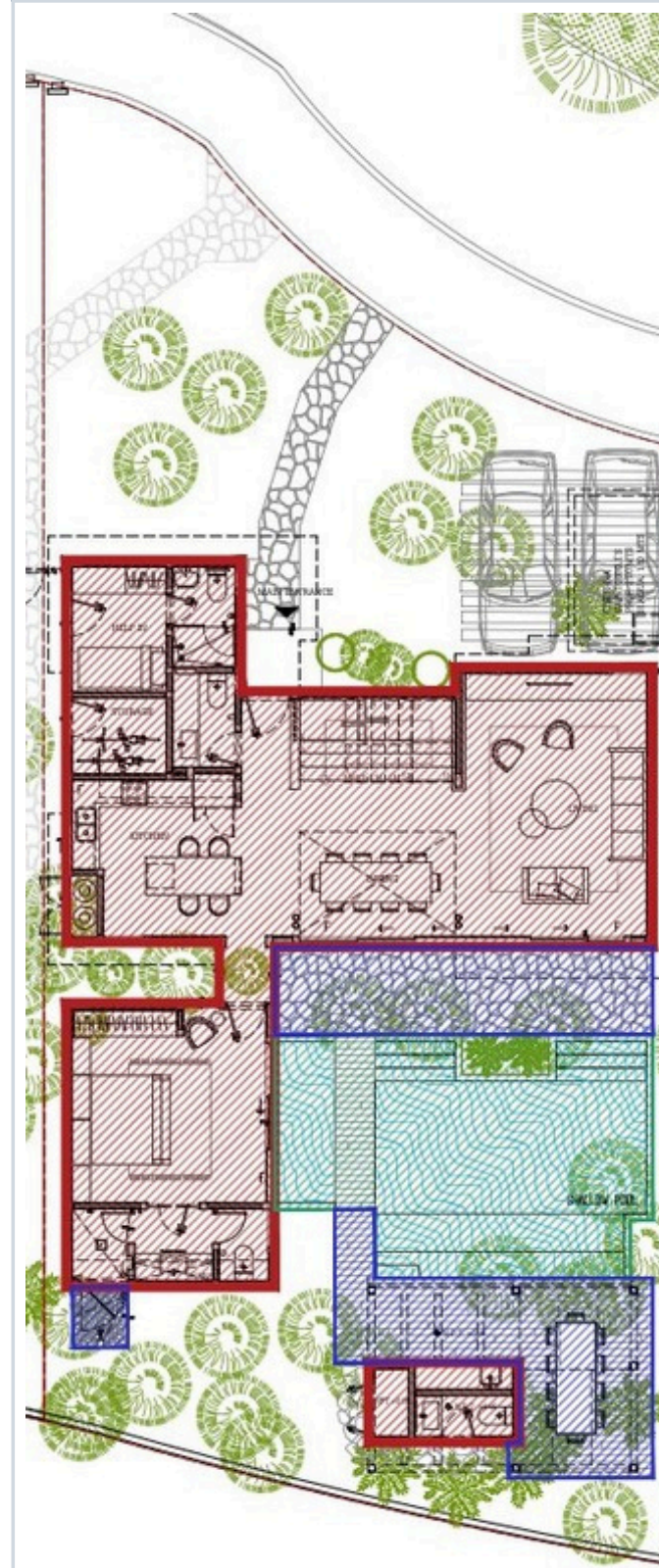
LA PRIVADA · ALDEA ZAMA · TULUM

CASA LYDIA

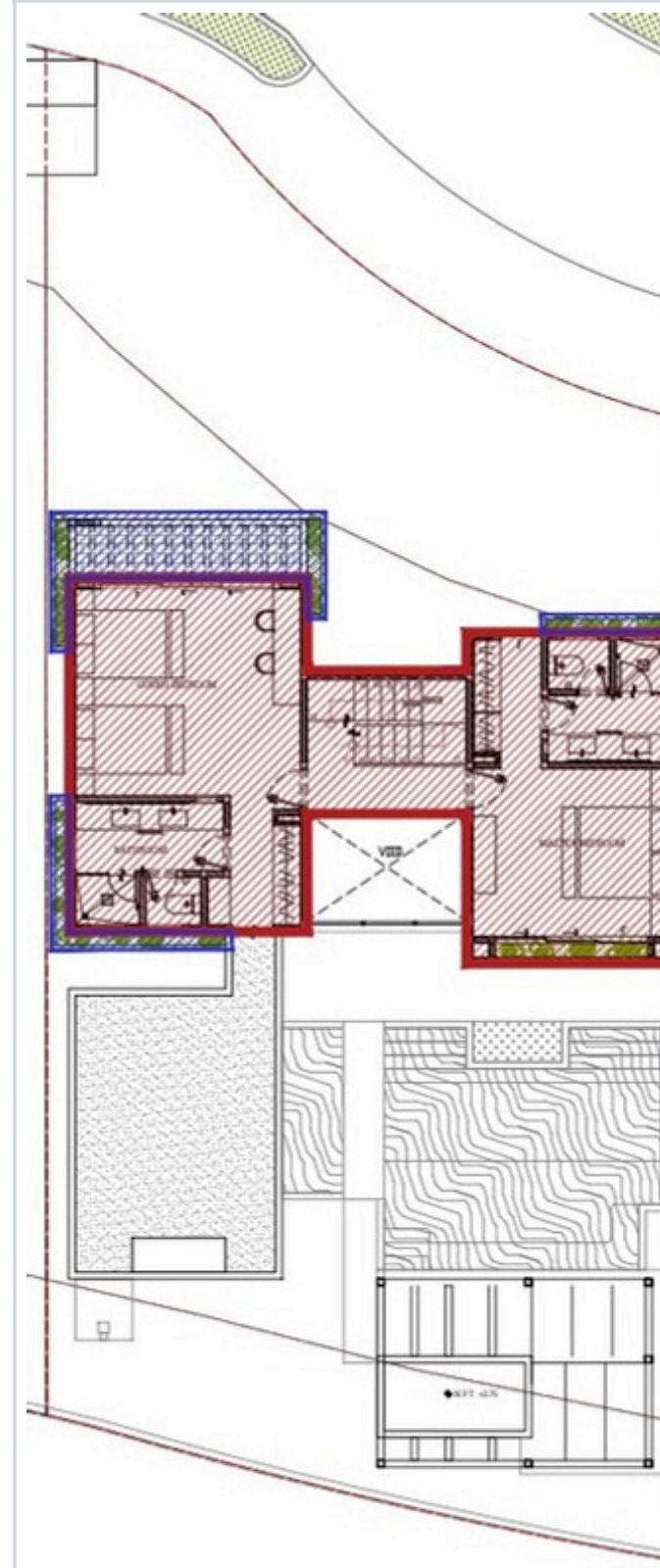
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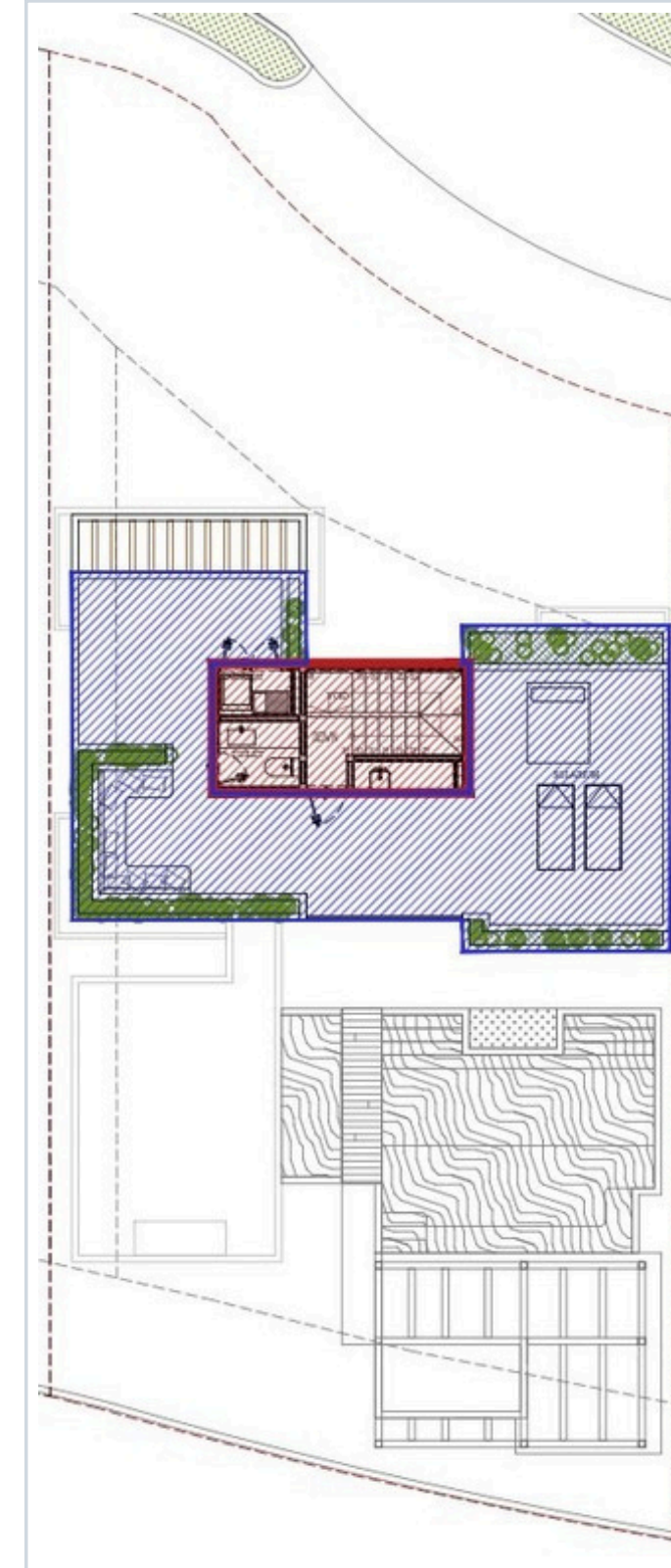
PLANTA BAJA · GROUND FLOOR



PRIMER NIVEL · FIRST FLOOR



NIVEL ROOF · ROOF LEVEL



GROUND FLOOR (Planta Baja)

Interior	127.47 m ²	1,372 sq ft
Terraces	41.48 m ²	447 sq ft
Pool	42.46 m ²	457 sq ft

TOTAL GROUND FLOOR CONSTRUCTION: 211.41 m² / 4,372.32 sq ft

UPPER FLOOR (Primer Nivel)

Interior	85.93 m ²	925 sq ft
Terraces	13.77 m ²	148 sq ft
TOTAL N1	99.70 m²	1,073 sq ft

TOTAL UPPER FLOOR CONSTRUCTION: 230.08 m² (2,477 sq ft) · Terraces: 133.62 m² (1,438 sq ft) · Pool: 42.46 m² (457 sq ft)

ROOFTOP (Nivel Roof)

Interior	16.68 m ²	180 sq ft
Terraces	78.37 m ²	844 sq ft
Pool	0.00 m ²	0 sq ft

TOTAL ROOF CONSTRUCTION: 95.05 m² 1,023 sq ft

CASA LYDIA

VILLA OVERVIEW · ALDEA KA'AN · LA PRIVADA, ALDEA ZAMA

\$675,000 USD



LOT	BUILD	BEDS	BATHS
385 SQM	412 SQM	3 BR	6 BA

PROPERTY DESCRIPTION

CasaLydia is the portfolio's top income performer, generating the highest gross rental revenue of all five villas in 2025. Set on the largest lot of the premium-build villas at 385 SQM, the property's 412 SQM build offers expansive living areas, a designer kitchen and three luxuriously appointed ensuite bedrooms. The private pool and generous outdoor terrace have consistently attracted premium short-term rental guests.

HIGHLIGHTS

- Top revenue villa — \$86,095 gross
- Highest NOI: \$51,657 USD
- Largest lot: 385 SQM
- Cap rate ~7.7% at asking price
- 412 SQM — premium build size
- Premium STR demand & occupancy

INVESTMENT SNAPSHOT

Casa Lydia led the portfolio with \$86,095 in 2025 gross revenue and a net operating income of \$51,657 — the highest NOI of all five villas. At \$675,000 asking, the cap rate is approximately 7.7%, with NOI likely to grow as rental demand in Aldea Zama continues to rise year-over-year.



PROPERTY DETAILS

\$595,000 USD

LOT SIZE
403 SQM

CONSTRUCTION
362 SQM

BEDROOMS
3

BATHROOMS
3 Full | 2 Half

BUILT
2020

POOL
Private

FURNISHED
Yes

GATED
24/7 Security

2025 FINANCIAL PERFORMANCE

Rental Income (2025)	\$48,485
Upsells	\$6,609
Total Revenue	\$55,094
Total Expenses (est.)	\$22,038
Net Operating Income	\$33,056

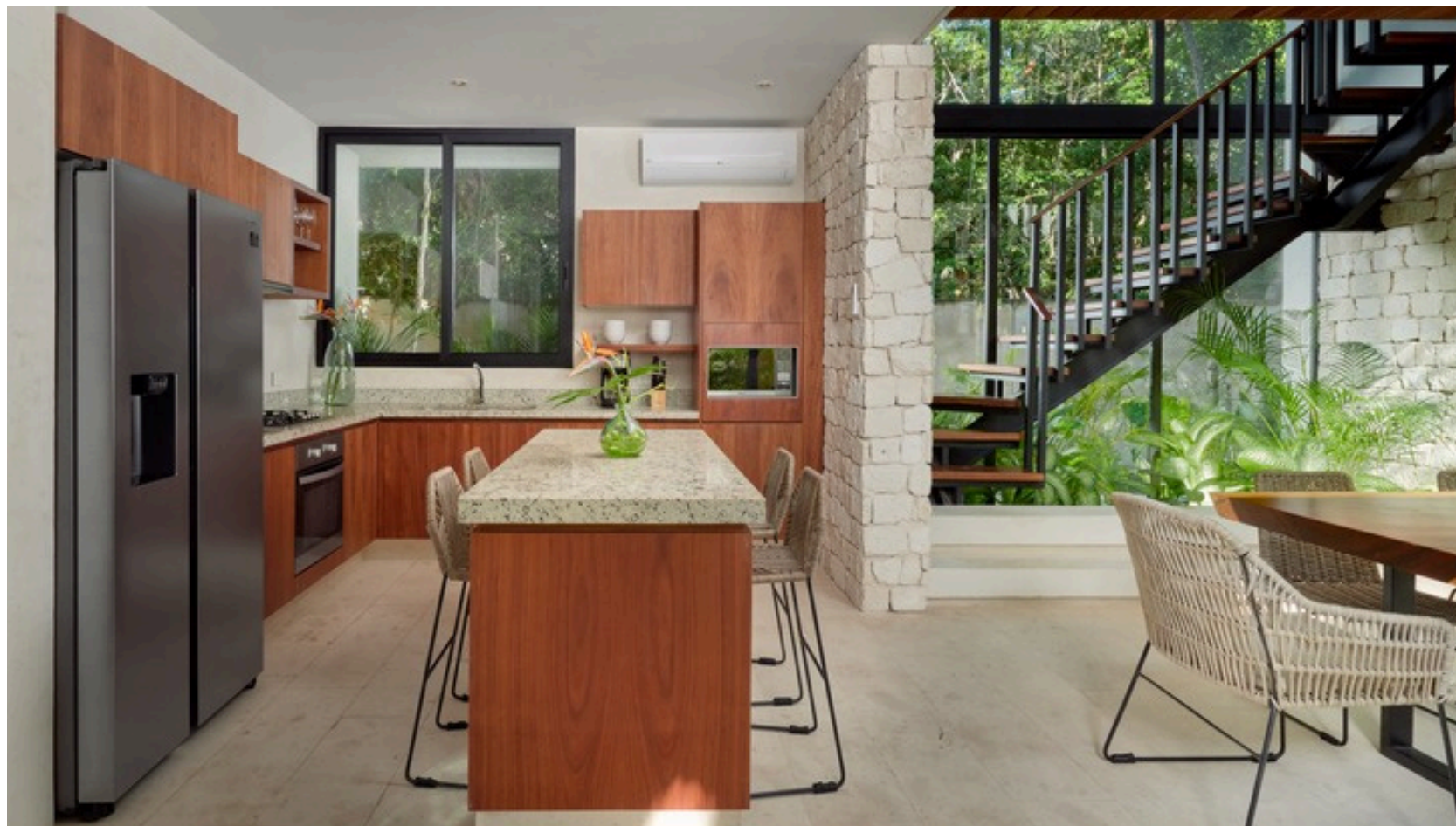
Cap Rate at Asking Price: ~5.7% | Asking: \$575,000 USD

CASA THOMAS

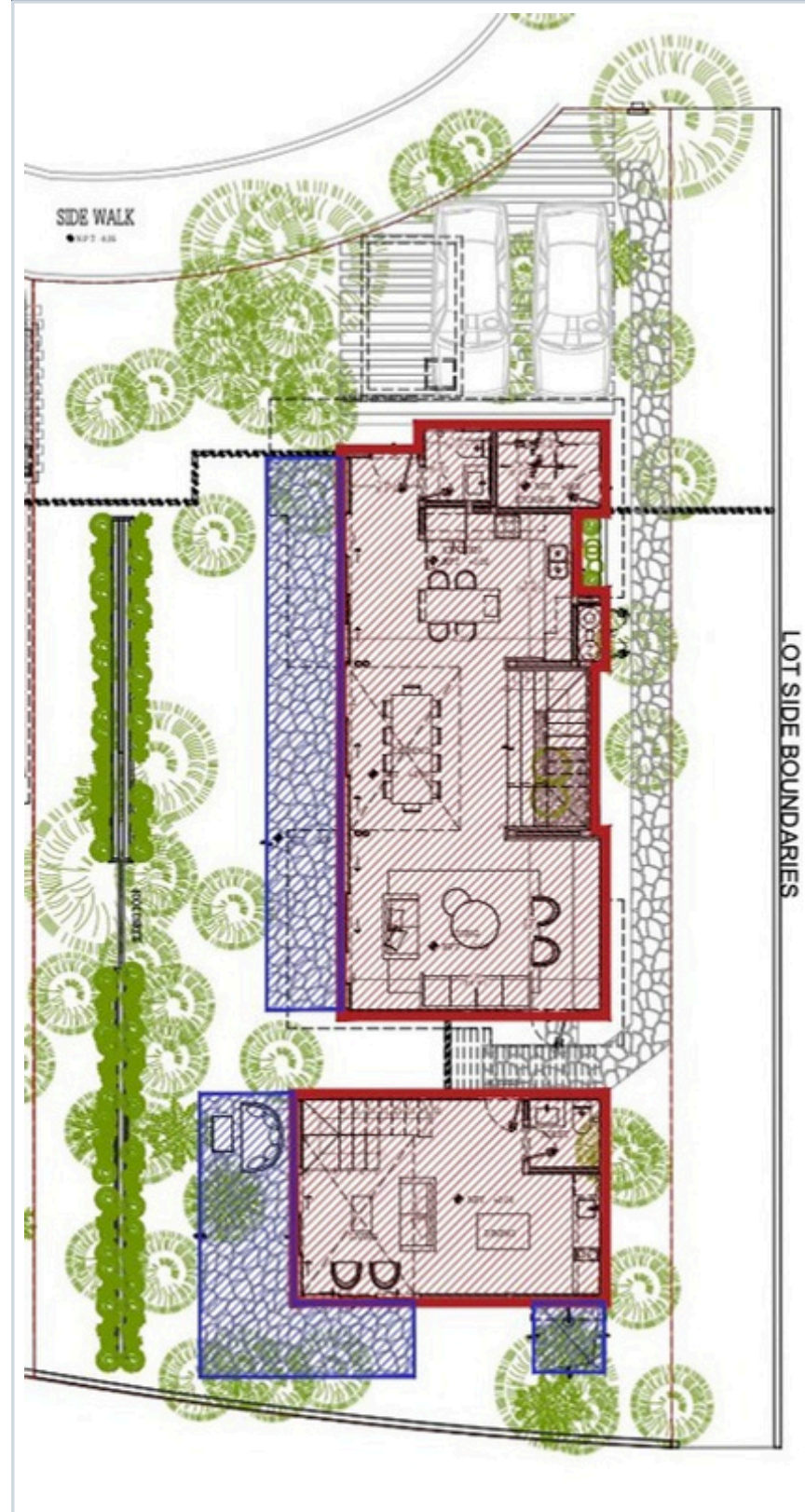
LA PRIVADA · ALDEA ZAMA · TULUM

CASA THOMAS

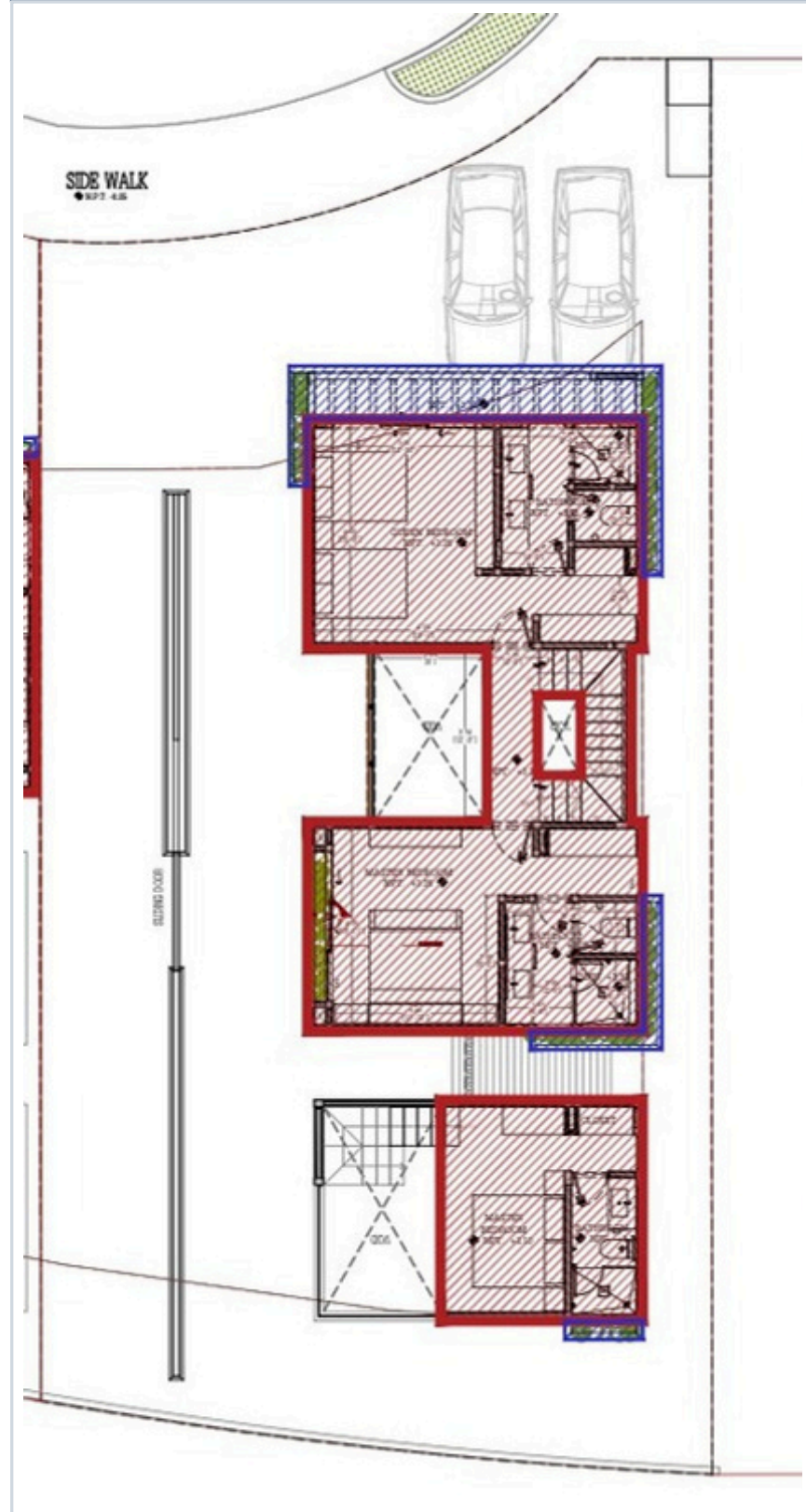
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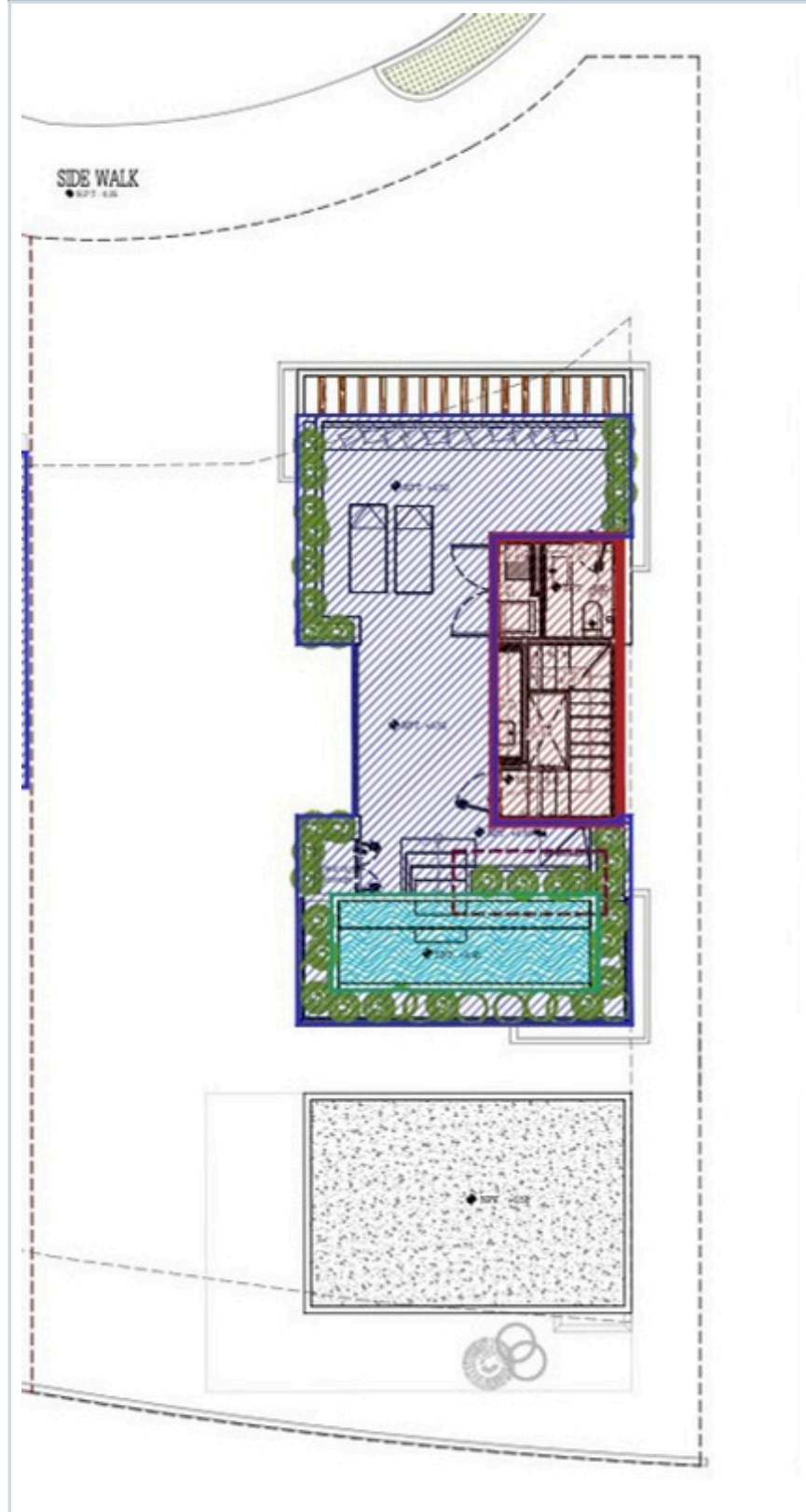
PLANTA BAJA · GROUND FLOOR



PRIMER NIVEL · FIRST FLOOR



NIVEL ROOF · ROOF LEVEL

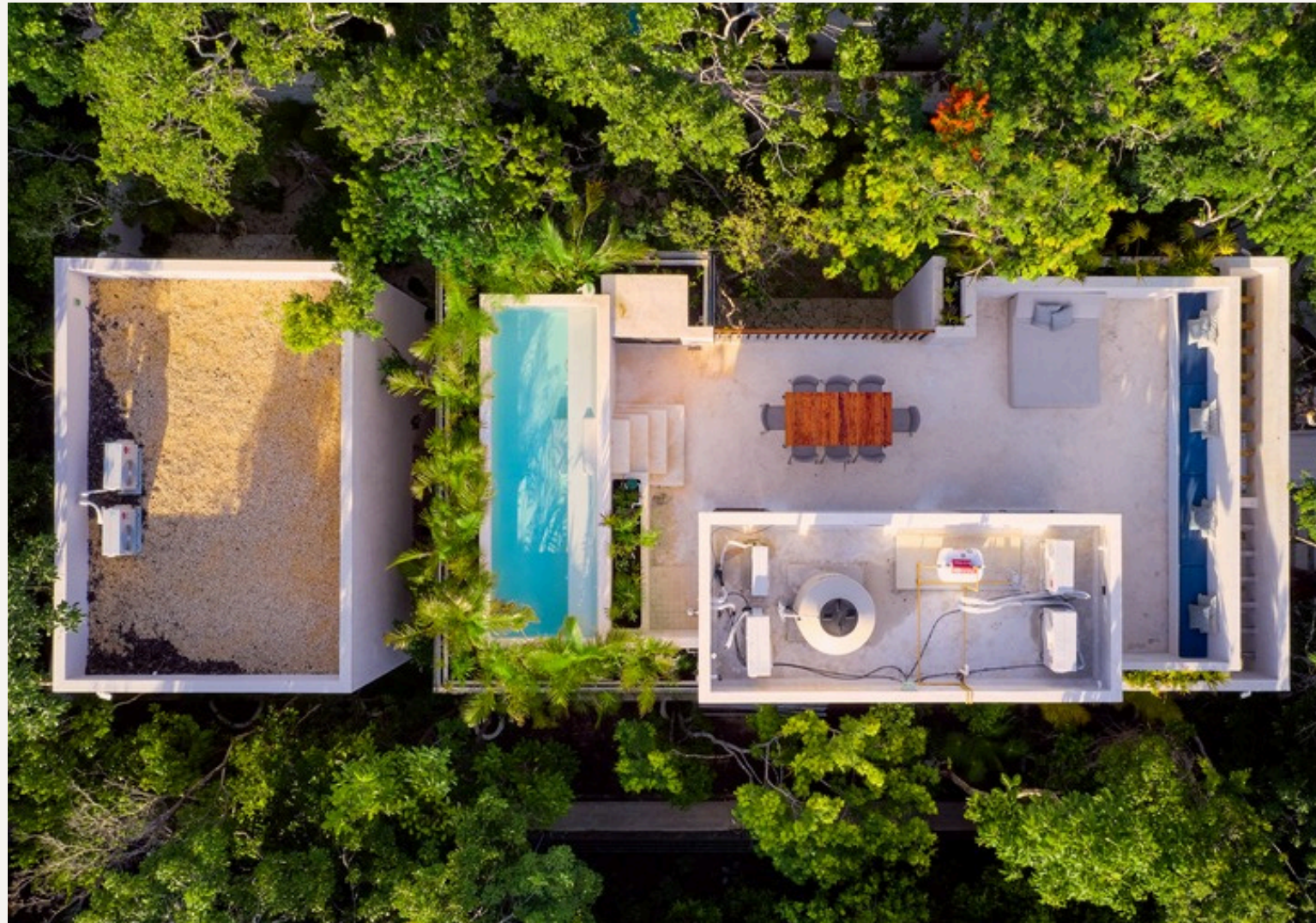


GROUND FLOOR (Planta Baja)			UPPER FLOOR (Primer Nivel)			ROOFTOP (Nivel Roof)		
Interior	113.72 m ²	1,224 sq ft	Interior	100.99 m ²	1,087 sq ft	Interior	17.16 m ²	185 sq ft
Terraces	42.74 m ²	460 sq ft	Terraces	14.24 m ²	153 sq ft	Terraces	61.66 m ²	664 sq ft
TOTAL PB	156.46 m²	1,684 sq ft	TOTAL N1	115.23 m²	1,240 sq ft	Pool	12.19 m ²	131 sq ft
TOTAL CONSTRUCTION: 362.70 M² / 3,904 SQ FT			Interior: 231.87 m ² (2,496 sq ft) · Terraces: 118.64 m ² (1,277 sq ft) · Pool: 12.19 m ² (131 sq ft)			TOTAL ROOF 90.01 m² 969 sq ft		

CASA THOMAS

VILLA OVERVIEW · ALDEA KA'AN · LA PRIVADA, ALDEA ZAMA

\$595,000 USD



LOT	BUILD	BEDS	BATHS
403 SQM	362 SQM	3 BR	5 BA

PROPERTY DESCRIPTION

Casa Thomas occupies the largest lot in the entire portfolio at 403 SQM, presenting the most significant upside potential through future outdoor expansion. The 362 SQM build sits within a generous garden and pool setting, offering abundant greenery and privacy. The villa represents a unique value-add opportunity, a stabilized income asset today with room to grow through additional structures, enhanced amenities, or repositioning as a premium rental product.

HIGHLIGHTS

- Largest lot: 403 SQM — expansion potential
- 362 SQM build with large garden
- Private pool & expansive outdoor space
- 2025 gross revenue: \$55,094
- NOI: \$33,056 USD (repositioning upside)
- Most competitively priced at \$575,000

INVESTMENT SNAPSHOT

portfolio — the villa sits on the largest lot (403 SQM), offering clear expansion potential. While 2025 NOI of \$33,056 reflects a stabilizing year, proactive asset management and outdoor improvements are expected to bring performance in line with the other villas within 12-24

ACQUISITION STRUCTURES

GROUPED SAVINGS HIGHLIGHTED

GROUP 1

Casa David · Casa Emilia · Casa Lucas

Individual total: \$1,865,000

\$1,705,500

YOU SAVE \$159,500

vs. individual purchase

Combined NOI

\$144,957

Cap Rate

~8.5%

Discount

8.5% off

GROUP 2

Casa Lydia · Casa Thomas

Individual total: \$1,250,000

\$998,000

YOU SAVE \$252,000

vs. individual purchase

Combined NOI

\$84,713

Cap Rate

~8.5%

Discount

20.2% off

FULL PORTFOLIO

All Five Villas

Individual total: \$3,115,000

\$2,700,000

YOU SAVE \$415,000

vs. individual purchase

Combined NOI

\$229,670

Cap Rate

~8.5%

Discount

13.3% off

FINANCIAL SUMMARY — 2025 ACTUALS

VILLA	RENTAL INCOME	UPSELLS	TOTAL REVENUE	EXPENSES	NET OPR. INCOME	ASK PRICE
Casa David	\$74,793	\$6,609	\$81,402	\$32,561	\$48,841	\$595,000
Casa Emilia	\$76,567	\$6,609	\$83,176	\$33,270	\$49,906	\$675,000
Casa Lucas	\$70,407	\$6,609	\$77,016	\$30,806	\$46,210	\$595,000
Casa Lydia	\$79,486	\$6,609	\$86,095	\$34,438	\$51,657	\$675,000
Casa Thomas	\$48,485	\$6,609	\$55,094	\$22,038	\$33,056	\$575,000
PORTFOLIO TOTAL	\$349,738	\$33,045	\$382,783	\$153,113	\$229,670	\$3,115,000

GROUPED SAVINGS: Group 1 saves \$159,500 · Group 2 saves \$252,000 · Full Portfolio saves \$415,000 vs. individual prices

LOCATION & MARKET

ALDEA ZAMA TULUM, MEXICO

- La Privada is a premium gated enclave within Aldea Zama — Tulum's most established residential neighborhood.
- Central position between Tulum town and the beach corridor. Easy access to dining, retail & services.
- Aldea Zama offers paved streets, underground utilities, and reliable infrastructure — rare in Tulum.
- All five villas share cohesive architectural language, supporting compound-style rental programming.
- Tulum's tourism continues to grow year-over-year, with international arrivals up significantly since the 2023 airport opening.



#1

Fastest-Growing
Tourist Dest. MX

2.5M+

Annual Visitors
Tulum 2024

65%+

Avg STR Occupancy
Aldea Zama

\$350+

Avg Daily Rate
3BR Villas

Aldea Ka'an sits within La Privada, a controlled-access sub-enclave of Aldea Zama. The compound-style layout of the five adjacent villas allows for both independent rental operations and coordinated group bookings, a rare operational advantage in the Tulum market.

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