

Mediterranean style living

18 uniquely crafted luxury residences in the heart of Losantos.



PREMIER LUXURY GATED COMMUNITY

Set against the backdrop of Tulum's world-renowned beaches, vibrant culture, and wellness-centric lifestyle, Selva Estates redefines luxury living in one of the Yucatan Peninsula's most coveted destinations.

Each 1-3 bedroom residence reflects a vision of refined living, combining European-style elegance with the tropical beauty of Tulum. From private pools and lush greenery to abundant natural light and first-class amenities, Selva Estates offers an exclusive sanctuary designed for those who seek sophistication and sustainability.

SELVA ESTATES
Tulnon

EXCEPTIONALLY THOUGHTFUL DESIGN

Where exquisite details meet thoughtful design, experience exceptional living at Selva.

Enhance your residence with a choice of four exquisite cabinetry options, thoughtfully designed to complement your space.

Select from two elegant wood styles and two sophisticated stain finishes, allowing for a personalized touch that reflects your taste.

Crafted from premium Jabín, Yaznik and Pucté, each piece is meticulously hand-selected to showcase its distinctive natural grain patterns, ensuring a one-of-a-kind aesthetic. In addition to incredible colouring and appearance, these hardwoods are incredibly strong, dense and durable. Sourced from the local jungle, they have evolved over time to perform best in local conditions.

STANDARD & FINISHING OPTIONS:

CALACATA AND STATURIO MARBLE

LAJA RIVIERA STONE WALLS

PORCELAIN FLOORING

MATTE BLACK KITCHEN AND BATHROOM FIXTURES

TWO DISTINCT CABINET STYLES

TWO DISTINCT WOOD FINISH OPTIONS

ALL HIGH-END APPLIANCES INCLUDED - GAS STOVE, FRIDGE, DISHWASHER, WASHER/DRYER, MICROWAVE

3 BEAUTIFULLY CRAFTED FURNITURE PACKAGES (DETAILS BELOW)







MODERN AMENITIES

Modern amenities to suit your lifestyle

Selva Estates offers an exceptional collection of amenities designed to enhance every aspect of daily life. From resort-style pools and a state-of-the-art fitness center to a serene yoga pavilion and on-site dining, every detail is crafted for ultimate comfort and convenience. Residents can enjoy private nature trails, padel and pickleball courts, and dedicated concierge services, ensuring a seamless luxury experience. With private shuttles to Tulum's pristine beaches and vibrant attractions, Selva Estates blends resort-style indulgence with the tranquility of nature, creating an effortless and enriching lifestyle.

RESORT STYLE POOL

PADEL COURTS

GYM

ON-SITE RESTAURANT

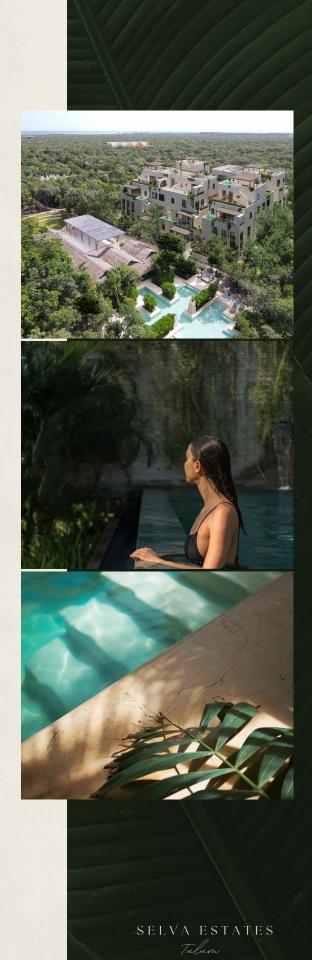
ROOFTOP YOGA PALAPA

OUTDOOR AMPHITHEATER

GATED ENTRANCE WITH 24/7 SECURITY

LIT-UP WALKWAYS

24H ON-SITE SECURITY AND CONCIERGE



RARE INVESTMENT OPPORTUNITY

Selva Estates is positioned to meet the increasing demand for luxury properties.

With its prime location in the prestigious Losantos community, luxury design, and exceptional amenities, Tulum remains a top destination for affluent buyers and tourists. Investors can capitalize on strong growth potential, high rental demand, and substantial returns. Backed by an elite cross-border team, Las Piedras Developments, with a proven track record, Selva Estates offers more than just an investment opportunity—it's a chance to be part of Tulum's thriving luxury real estate market.







EUROPEAN STYLE ELEGANCE

Elevate your living space with expertly curated furniture packages from Jungle Luxe, a renowned design studio in Tulum.

With a reputation for crafting exceptional interiors, Jungle Luxe seamlessly blends luxury, nature, and modern aesthetics. Each furniture package is thoughtfully designed to complement your home's architecture and enhance its ambiance, delivering a sophisticated yet effortless living experience. (These are optional and competitively priced through our partnership with Jungle Luxe to ensure a turnkey experience for our buyers.)

INCLUDES:

CRAFTED FURNITURE

HOUSEHOLD ITEMS

LINENS AND MATTRESSES

DECORATIVE ACCESSORIES

PILLOWS

ART

POTS AND PLANTS

LABOUR AND INSTALLATION



SELVA ESTATES
Tulum

CONCEPTS

Riviera living

This design style combines Mediterranean and Tuscan elements to create a warm, inviting, and rustic aesthetic. This fusion creates a cozy, laid-back ambiance that celebrates natural beauty and craftsmanship.

Serenity suite

The design style that merges Boho, Wabi-Sabi and Japandi, creating a harmonious blend of simplicity, rustic minimalist design aesthetics, and a sense of comfort. This fusion emphasizes tranquility, beauty in imperfection, and a bohemian spirit, resulting in spaces that feel both grounded and inspiring.

Modern elegance

The design style that blends modern elegance with comfortable living creates a sophisticated yet inviting atmosphere. This design style harmonizes sophistication with plush surroundings, ensuring that elegance does not compromise comfort, resulting in inviting and stylish living spaces.



Rental management program

Selva Estates offers a turnkey rental management solution through our partnership with Jungle Luxe, a leader in luxury property management. From strategic marketing and dynamic pricing to guest services and maintenance, every detail is expertly handled to maximize your investment while ensuring a seamless experience.



PROPERTY MANAGEMENT - OUR PILLARS

1. Boutique marketing

AESTHETIC + PLATFORMS FEATURES:

Listed on multiple platforms, Airbnb, Marriott, VRBO, Google Vacation Rentals. Curated aesthetic for social platforms, direct book and collaborations bringing listings more visibility.

2. Guest experience

CONCIERGE + CUSTOMIZED FEATURES:

Our In-house concierge team can assist guests with transportation, reservations and itinerary planning. Custom guest app + 6 beach club partnerships.

3. Owner experience

MAINTENANCE + TRANSPARENCY FEATURES:

Our In-house concierge team can assist guests with transportation, reservations and itinerary planning. Custom guest app + 6 beach club partnerships.



Property management costs

TERMS + FEES

23% PM FEE OF BASE NIGHTLY RATE

PM INCLUDES COORDINATING CLEANING, INSPECTIONS, BOOKING, GUEST VISITS 24/7 GUEST SERVICES TEAM.

DEDICATED CONCIERGE INCLUDED WITH ALL RESERVATIONS.

MARKETING ON ALL PLATFORMS, EXCLUSIVE ACCESS TO PROGRAMS SUCH AS MARRIOTT BONVOY.

*FOR RENTAL REVENUE PROJECTIONS PLEASE CONTACT YOUR SALES ADVISOR

SET MONTHLY SOAP/CONSUMABLE FEE 1000 MXN-2000 MXN

ANNUAL INSURANCE FEE 5000 MXN (1M LIABILITY)

500 MXN PER MONTH FEE FOR PAYMENTS

2000 MXN PER YEAR RENTAL LICENSE FEE

STATEMENT SCHEDULE

Each 15th of the month a statement and corresponding reports are available in the owner portal.

Deposits are made to clients account within 7 days. Records of charges and maintenance are available for review in the owner portal.





SELVA ESTATES

Key benefits

18 architecturally unique oversized residences

Choose your finishes & furniture package

Amenity rich location

Rental management program

On-site parking

On-site restaurant, pool, gym, yoga palapa, & padel courts

Best neighborhood for infrastructure in Tulum (ie. paved roads, water, sewer and lights)

Centrally located for quick access to the beach, restaurants/cafés, shopping and downtown



01 / Riviera

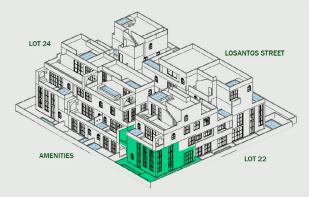
2 Bedrooms | 2 Bathrooms | 2 Pools

INTERIOR 172.8

EXTERIOR 66.7

TOTAL 239.5 SQ. M.

2577.95 SQ. FT.







GROUND FLOOR

LEVEL 2

Riviera – A Grand Retreat for Effortless Entertaining

Spanning two levels, Riviera is a sophisticated two-bedroom, two-bathroom corner residence designed for both effortless entertaining and serene relaxation. Double-height ceilings and an expansive living area create a sense of grandeur, while elegant exposed stone and marble finishes evoke the charm of European coastal living. The thoughtfully designed layout flows seamlessly into a private garden oasis, featuring an outdoor shower and two plunge pools for the ultimate tropical escape. A custom feature wall enhances the refined ambiance, adding a unique touch of artistry. The loft-style primary bedroom overlooks the double-height living space below, with accordion doors that can be closed for privacy or opened to take in the natural light and striking views through the soaring windows.

Blending modern comfort with timeless elegance, Riviera is an idyllic retreat—perfect for both leisure and remote work.



SELVA ESTATES
Tulum



02 / Genoa

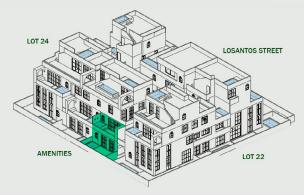
3 Bedrooms | 3 Bathrooms | 2 Pools

INTERIOR 154.9

EXTERIOR 50.1

TOTAL 205 SQ. M.

2206.62 SQ. FT.







GROUND FLOOR

LEVEL 2

Genoa - A Seamless Blend of Luxury and Comfort

Genoa is a beautifully designed three-bedroom, three-bathroom residence that perfectly balances elegance and functionality. Featuring exposed stone walls, marble finishes, and a spacious open-concept layout, it's designed for both stylish entertaining and peaceful relaxation. The private garden, complete with an outdoor shower, offers a serene escape, while two plunge pools elevate the experience of luxury. Thoughtful details, including a striking feature wall, enhance the ambiance of this inviting home. Whether hosting guests or enjoying a quiet retreat, Genoa embodies effortless sophistication.





03 / Valencia

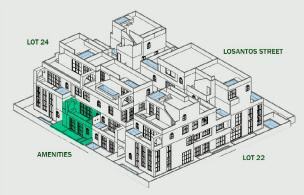
3 Bedrooms | 3 Bathrooms | 2 Pools

INTERIOR 171.15

EXTERIOR 63.65

TOTAL 234.8 SQ. M.

2527.39 SQ. FT.







LEVEL 2

Valencia – A Timeless Escape with Modern Sophistication

Valencia is a stunning three-bedroom, three-bathroom residence that seamlessly blends style and functionality. Its spacious living areas, adorned with exposed stone and marble accents, exude refined luxury. The open floor plan flows effortlessly into a lush private garden, complete with an outdoor shower and two plunge pools, offering the perfect retreat to embrace Tulum's natural beauty. A striking feature wall adds to the home's elegance, making a bold design statement. Whether entertaining or unwinding, Valencia is a serene sanctuary infused with a touch of European charm.





04 / Amalfi

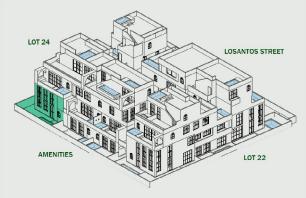
2 Bedrooms | 2 Bathrooms | 1 Pool

INTERIOR 172.8

EXTERIOR 49.7

TOTAL 222.5 SQ. M.

2394.99 SQ. FT.







GROUND FLOOR

LEVEL 2

Amalfi – Elegant Living with Double-Height Grandeur

With impressive double-height ceilings and an expansive two-bedroom, two-bathroom layout, Amalfi is a true architectural masterpiece. Designed with luxurious exposed stone, marble countertops, and a spacious living area, it offers the perfect balance of relaxation and refined entertaining. The loft-style primary bedroom overlooks the living space below, with accordion doors that can be closed for privacy or opened to embrace the natural light from the soaring windows. The private garden, complete with an outdoor shower, creates a serene escape, while the plunge pool adds an indulgent touch. A striking feature wall enhances the ambiance of effortless sophistication. Blending European aesthetics with modern comfort, Amalfi is a timeless retreat.



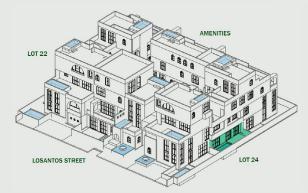


05 / Castille

1 Bedroom | 1 Bathroom | 1 Pool

TOTAL 104.8 SQ. M.

1128.07 SQ. FT.





GROUND FLOOR

Castille – A Cozy Retreat with Luxurious Touches

Castille is an intimate one-bedroom, one-bathroom residence designed for ultimate comfort and style. Featuring exposed stone, elegant marble finishes, and a thoughtfully designed open layout, it offers a refined yet cozy escape. The lush private garden, complete with an outdoor shower, creates a serene sanctuary, while the plunge pool provides a refreshing retreat. A beautiful feature wall enhances the home's charm and character. Whether seeking a peaceful getaway or a stylish remote work haven, Castille is the perfect blend of elegance and tranquility.





06 / Monaco

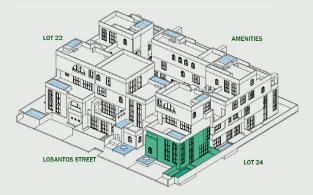
3 Bedrooms | 3 Bathrooms | 1 Pool

INTERIOR 173.64

EXTERIOR 50.07

TOTAL 223.71 SQ. M.

2408.01 SQ. FT.





Monaco - A Statement of Luxury and Spacious Living

With soaring double-height ceilings, Monaco boasts an expansive three-bedroom, three-bathroom design that seamlessly blends grandeur and comfort. Its sophisticated interiors, featuring exposed stone, marble countertops, and a spacious living area, create the perfect setting for both entertaining and relaxation. The loft-style primary bedroom overlooks the elegant living space below, with accordion doors that can be closed for privacy or opened to capture the light and airy ambiance. A lush private garden, complete with an outdoor shower and refreshing plunge pool, offers the ultimate tropical escape. A striking feature wall adds a touch of opulence, enhancing the home's refined aesthetic. Monaco is where modern luxury meets European-inspired elegance.

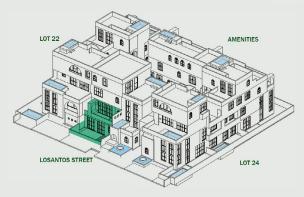




07 / Tuscany

3 Bedrooms | 3 Bathrooms | 2 Pools

INTERIOR	169.5
EXTERIOR	65
TOTAL	234.5 SQ. M.
	2524.16 SQ. FT.







LEVEL 2

Tuscany – A Spacious Haven with Timeless Appeal

With a thoughtfully designed three-bedroom, three-bathroom layout, Tuscany offers a seamless blend of indoor and outdoor living. Exposed stone, elegant marble finishes, and an open floor plan create a space that is both perfect for entertaining and effortlessly luxurious. The primary suite features its own private terrace and plunge pool, offering a secluded retreat within the home. The main garden, featuring an inviting outdoor shower and additional pool, provides a tranquil escape, while a stunning feature wall enhances the home's sophisticated ambiance. Tuscany captures the charm and warmth of European living, right in the heart of Tulum.





08 / Palma

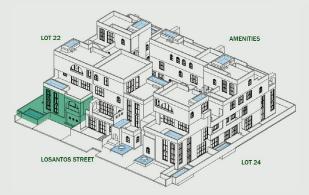
3 Bedrooms | 3 Bathrooms | 1 Pool

INTERIOR 192.12

EXTERIOR 55.5

TOTAL 247.62 SQ. M.

2665.38 SQ. FT.





GROUND FLOOR LEVEL 2

Palma - Where Elegance Meets Tropical Tranquility

Palma is a thoughtfully designed three-bedroom, three-bathroom residence, featuring soaring double-height ceilings and an open layout ideal for both living and entertaining. Luxurious exposed stone and marble finishes elevate the interiors, while the loft-style primary bedroom sits above the main living area, with accordion doors that open to overlook the airy space below or close for privacy. The private garden, complete with an outdoor shower, creates a serene retreat. A refreshing plunge pool adds a touch of indulgence, perfect for relaxation. Palma strikes the perfect balance between modern sophistication and natural beauty, making it a truly timeless escape.





09 / Seville

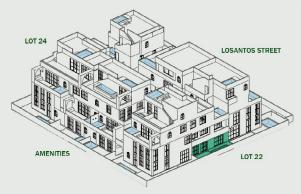
1 Bedroom | 1 Bathroom | 1 Pool

INTERIOR 72.65

EXTERIOR 32.15

TOTAL 104.8 SQ. M.

1128.07 SQ. FT.





GROUND FLOOR

Seville – A Charming Sanctuary of Style and Comfort

Seville is an inviting one-bedroom, one-bathroom residence that perfectly balances coziness and sophistication. With exposed stone and marble finishes, the interiors exude European elegance, while the open living space is designed for both relaxation and effortless entertaining. The lush private garden, complete with an outdoor shower, offers a peaceful retreat, while the plunge pool provides a refreshing escape. A striking feature wall enhances the home's refined aesthetic. Seville is a tranquil oasis, ideal for a serene getaway or a stylish remote work sanctuary.





10 / Naples

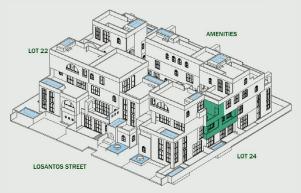
1 Bedroom | 1 Bathroom | 1 Pool

INTERIOR 97.7

EXTERIOR 18.8

TOTAL 116.5 SQ. M.

1254.01 SQ. FT.







LEVEL 2 LEVEL 3

Naples – Elevated Elegance with Modern Sophistication

Naples is a stunning one-bedroom, one-bathroom residence that exudes refined luxury in every detail. Thoughtfully designed with exposed stone, sleek marble accents, and an open-concept layout, it seamlessly blends European charm with modern comfort. The spacious design, enhanced by a striking feature wall, creates an inviting ambiance, while the private rooftop terrace with a plunge pool offers a truly relaxing escape. Naples is the perfect retreat for those seeking elegance and tranquility in the heart of Tulum.



SELVA ESTATES
Tulum



11 / Malaga

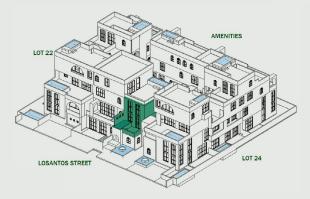
1 Bedroom | 1.5 Bathrooms | 1 Pool

INTERIOR 96.15

EXTERIOR 25.35

TOTAL 121.5 SQ. M.

1307.83 SQ. FT.







LEVEL 2 LEVEL 3

Malaga - A Modern Haven with Classic European Charm

Malaga is a beautifully designed one-bedroom, one-and-a-half-bathroom residence that offers a stylish and serene living space. Featuring exposed stone walls, elegant marble countertops, and an open-concept layout, it is perfect for those seeking a home that feels both luxurious and inviting. The loft-style primary bedroom overlooks the living space below, with accordion doors that can be closed for privacy or opened to enjoy the light-filled, airy atmosphere. The carefully curated interiors include a stunning feature wall and thoughtful design elements that infuse a timeless European aesthetic into this modern sanctuary.





12 / Granada

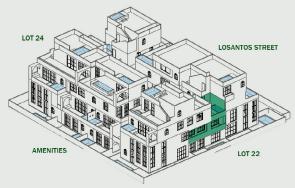
1 Bedroom | 1 Bathroom | 1 Pool

INTERIOR 97.7

EXTERIOR 18.7

TOTAL 116.4 SQ. M.

1252.93 SQ. FT.







LEVEL 2 LEVEL 3

Granada – A Sophisticated Escape in a Stylish Setting

Granada's elegant one-bedroom, one-bathroom layout seamlessly blends modern luxury with timeless charm. The open floor plan, adorned with exposed stone and marble finishes, creates a refined yet welcoming ambiance that is both sophisticated and comfortable. A striking feature wall adds an extra layer of artistry and elegance, elevating the space further. The private rooftop terrace, complete with a plunge pool, offers an intimate outdoor retreat for soaking up the sun or enjoying a peaceful evening. Whether hosting guests or enjoying quiet relaxation, Granada's thoughtful design and exceptional attention to detail make it the perfect space to call home.



SELVA ESTATES
Tulum



14 / Capri

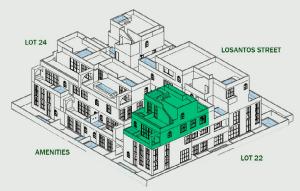
2 Bedrooms | 2 Bathrooms | 2 Pools | 1 Exterior Tub

INTERIOR 148.92

EXTERIOR 122.28

TOTAL 271.2 SQ. M.

2919.20 SQ. FT.









LEVEL 3 LEVEL 4 ROOFTOP

Capri – A Rooftop Retreat with Unmatched Luxury

Spanning two floors, Capri is a breathtaking two-bedroom, two-bathroom residence that redefines luxury living. With exposed stone, sleek marble countertops, and a spacious open-plan layout, it's designed for those who appreciate refined aesthetics and exceptional design. The primary suite features its own outdoor soaker tub, creating a spa-like retreat under the sky. The home also includes a rooftop terrace, two plunge pools, and a stylish feature wall that elevates the ambiance. Capri offers a sophisticated escape, stunning views, and an elegant atmosphere that captures the essence of modern luxury.





15 / Mallorca

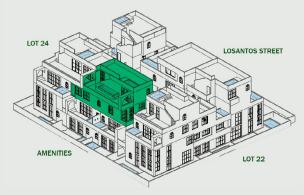
3 Bedrooms | 3 Bathrooms | 2 Pools

INTERIOR 181.7

EXTERIOR 119.8

TOTAL 301.5 SQ. M.

3245.35 SQ. FT.









LEVEL 3

ROOFTOP

Mallorca - A Spacious Haven of Tranquility and Elegance

Mallorca is an expansive three-bedroom, three-bathroom residence that effortlessly blends modern sophistication with timeless European charm. With exposed stone walls, elegant marble finishes, and an open-concept living space, it's designed for seamless entertaining and relaxation. The lush garden and indulgent plunge pools create a peaceful retreat, while the rooftop terrace offers breathtaking views. Mallorca is a sanctuary that combines style, tranquility, and luxury in perfect harmony.





16 / Ibiza

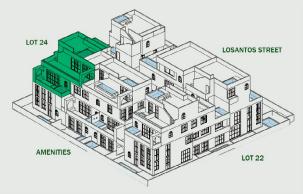
3 Bedrooms | 3 Bathrooms | 2 Pools

INTERIOR 180.3

EXTERIOR 133.7

TOTAL 314 SQ. M.

3379.90 SQ. FT.





Ibiza – A Mediterranean Escape with Rooftop Indulgence

Ibiza is an exquisite three-bedroom, three-bathroom penthouse that embodies the essence of coastal European living. Spanning two levels, it features luxurious exposed stone, elegant marble finishes, and a spacious living area perfect for both relaxation and entertaining. The large rooftop terrace serves as the centerpiece of the home, offering breathtaking views and a private plunge pool for the ultimate indulgence. A second plunge pool is located on the first level, adding to the home's resort-style appeal. Ibiza effortlessly combines sophistication and tranquility, making it the ultimate escape.



SELVA ESTATES
Tulum



17 / Malta

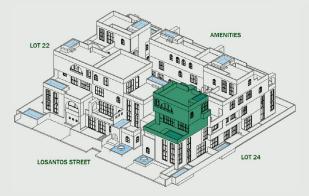
2 Bedrooms | 2.5 Bathrooms | 2 Pools

INTERIOR 137.36

EXTERIOR 102.64

TOTAL 240 SQ. M.

2583.36 SQ. FT.





Malta - A Sophisticated Rooftop Sanctuary

Malta is a beautifully crafted two-bedroom, two-and-a-half-bathroom residence that seamlessly blends timeless European style with contemporary amenities. With exposed stone walls, sleek marble countertops, and a spacious open-plan design, it's an entertainer's dream. The expansive rooftop terrace and two plunge pools create an elevated outdoor retreat, perfect for both relaxation and luxury. Malta offers a refined sanctuary for peaceful living.

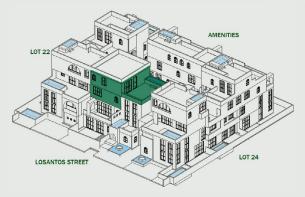




18 / Antibes

3 Bedrooms | 3 Bathrooms | 1 Pool

INTERIOR EXTERIOR TOTAL 203 SQ. M. 2185.09 SQ. FT.







LEVEL 3 LEVEL 4

Antibes - A Luxurious Retreat with a Rooftop Escape

Antibes offers a refined three-bedroom, three-bathroom layout that seamlessly blends indoor and outdoor living. Thoughtfully designed with exposed stone, elegant marble details, and an open-concept layout, it creates the perfect backdrop for sophisticated living. The expansive rooftop terrace features stunning views and a private plunge pool, while the stylish outdoor shower adds a touch of indulgence. Antibes is a sanctuary of modern elegance, where every detail is crafted for comfort and luxury.



Tulum



19 / Marbella

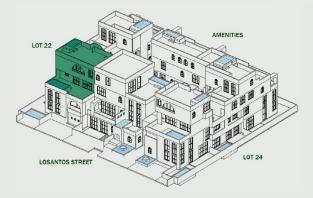
2 Bedrooms | 2.5 Bathrooms | 2 Pools

INTERIOR 127.9

EXTERIOR 127.2

TOTAL 255.1 SQ. M.

2745.90 SQ. FT.





LEVEL 3 LEVEL 4 ROOFTOP

Marbella – An Elevated Escape with Timeless Charm

Marbella is an elegant two-bedroom, two-and-a-half-bathroom residence designed for luxurious living. Featuring exposed stone walls, beautiful marble finishes, and a spacious open floor plan, it provides the perfect setting for both relaxation and entertaining. Complete with two plunge pools, an expansive rooftop terrace, and an outdoor shower on the ground floor, Marbella is a private oasis that captures the essence of modern European charm in a tropical paradise.



ENGEL&VÖLKERS®

Local experts with a passion for exceeding expectations.



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