

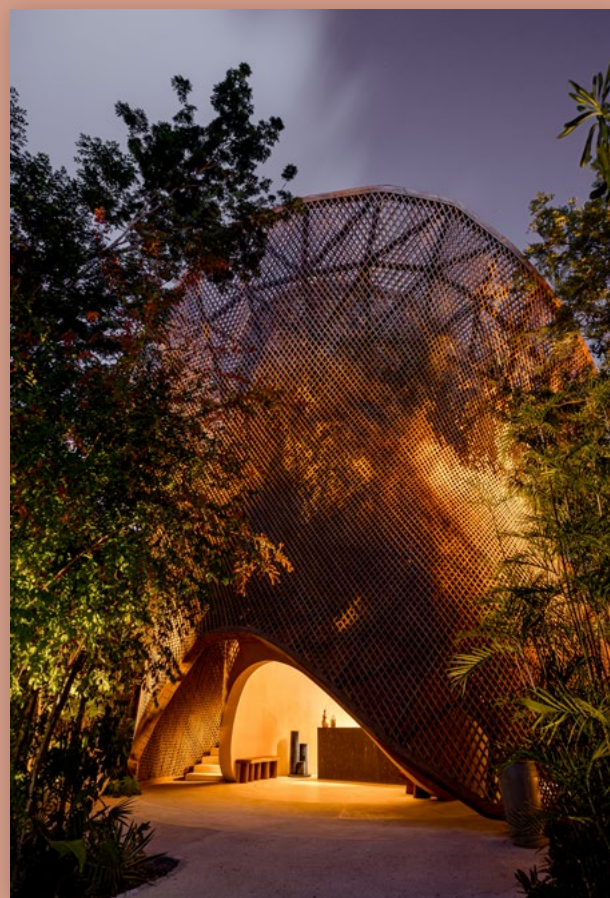
A photograph of a person walking on a wide, light-colored stone staircase. The person is blurred, suggesting motion. The background is a solid, light-colored wall. The text 'AFIORA' is overlaid in a large, white, serif font, centered horizontally. Below it, the word 'TULUM' is written in a smaller, white, sans-serif font, also centered.

AFIORA

T U L U M



Welcome home



A world of magic

A sanctuary where the rhythm of the jungle meets the vibrant pulse of Tulum's cultural soul.

At Aflora, every day is a canvas painted with vibrant hues of cultural enrichment and wellness, thanks to a mosaic of bespoke amenities including a state-of-the-art wellness center, semi-Olympic pool, tranquil natural cenote, and thrilling rock climbing wall, among many others.



Aflora is a community created for you

A portal connecting modern convenience with timeless elegance.

We invite you to discover a unique living experience surrounded by art and nature.





A place where ideas are born and inspiration awakens

Become a local in our global community

A tribe of unique individuals with a common goal of mindful living

Aflora sits on a lush 3-hectare site less than 2 km to the beach inside the prime neighborhood of Aldea Zama.



- 🌿 Eco-efficient appliances
- 🌿 Low density community
- 🌿 Permeable Trails
- 🌿 Green Terraces
- 🌿 Recycling and Composting
- 🌿 Native landscaping
- 🌿 Passive Solar Design
- 🌿 Jungle Preservation Areas





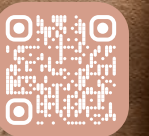
Aflora provides
a sanctuary
for creation,
inspiration, and
introspection

*From sculptural architecture,
designed in harmony with
nature, to timeless interiors
that delight the senses.*

Our Residences



WONDER LOFT VILLAGE



Connect, grow, flourish

Our lofts were designed for travelers
looking for a meaningful stay

*Luxury and comfort meet in our Wonder Loft Village,
where every detail has been carefully crafted to create
an unparalleled short-stay experience.*

*With 68 stylish and thoughtfully designed units,
our Loft Village offers a unique blend of comfort,
sophistication, and functionality.*









LOFT

Interior: 362.52 ft² / 33.68m²

Exterior: 76.11 ft² / 6.70m²

Total: 434.64 ft² / 40.38m²

-  One Bedroom
-  Dining Area
-  Full Bathroom
-  Kitchen
-  Terrace



MAGIC APARTMENT TOWERS

A secluded community
focused on luxury living

*Our apartments blend modern
luxury with natural beauty, creating
a sanctuary where tranquility and
design come together.*



ONE BEDROOM



GARDEN HOUSE

Interior: 782.53 ft² / 72.70 m²

Terrace: 97.84 ft² / 9.09 m²

Exterior: 224.10 ft² / 20.82 m²

Total: 1,104.48 ft² / 102.61 m²



STANDARD

Interior: 782.53 ft² / 72.70 m²

Terrace: 97.84 ft² / 9.09 m²

Total: 880.38 ft² / 81.79 m²

PENTHOUSE

Interior: 785.01 ft² / 72.93 m²

Terrace: 97.84 ft² / 9.09 m²

Exterior: 789.10 ft² / 73.31 m²

Total: 1,671.95 ft² / 155.3 m²





THREE BEDROOM



GARDEN HOUSE

Interior: 1,471.39 ft² / 131.68m²

Terrace: 175.77 ft² / 16.33m²

Exterior: 758.53 ft² / 70.47m²

Total: 2,351.69 ft² / 218.48m²



STANDARD

Interior: 1,415.23 ft² / 131.48m²

Terrace: 175.88 ft² / 16.34m²

Total: 1,591.11 ft² / 147.82m²



PENTHOUSE

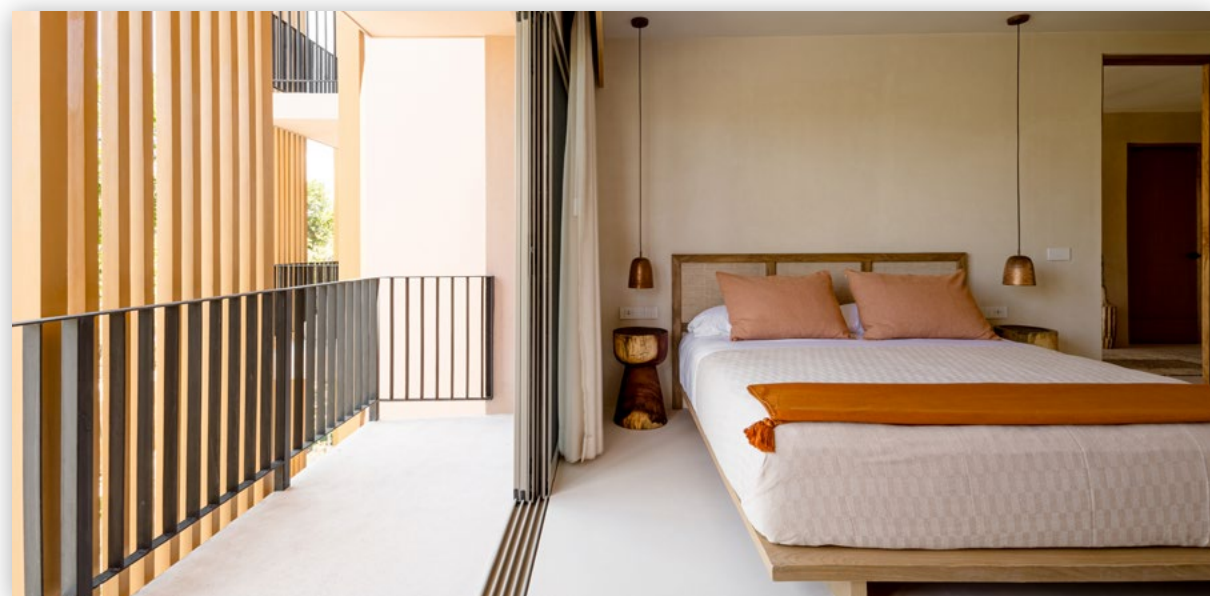
Interior: 1,412.44 ft² / 131.22m²

Terrace: 175.77 ft² / 16.33m²

Exterior: 1,450.00 ft² / 134.71m²

Total: 3,038.22 ft² / 282.26m²





LUXURY COLLECTION

Enjoy enormous spaces designed for year-round living, bespoke furniture, handcrafted decor, and carefully selected materials that adorn your space, ensuring a memorable and comfortable experience.



TWO BEDROOM LUXURY

Interior: 1,506.40 ft² / 139.95m²

Terrace: 195.36 ft² / 18.15 m²

Total: 1,701.77 ft² / 158.10 m²



THREE BEDROOM LUXURY

Interior: 2,124.90 ft² / 197.41m²

Terrace: 273.61 ft² / 25.42m²

Total: 2,398.52 f / 222.83 m²

LUMINA LUXURY VILLA

Welcome to the most
exclusive residences in Aflora

*Unmatched luxury with access to
endless amenities. Discover the best of
Tulum living in our exquisite private Villas.*



LUMINA LUXURY
VILLA

Interior:	4,602.64 ft² / 427.60 m²
Covered Terrace:	471.35 ft² / 43.79 m²
Exterior Pergola:	501.70 ft² / 46.61 m²
Garden:	557.57 ft² / 51.80 m²
Roof Terrace:	1,188.01 ft² / 110.37 m²
Total:	7,321.28 ft² / 680.17 m²



L1



L2



L3



L4



ESSENCE LUXURY VILLA

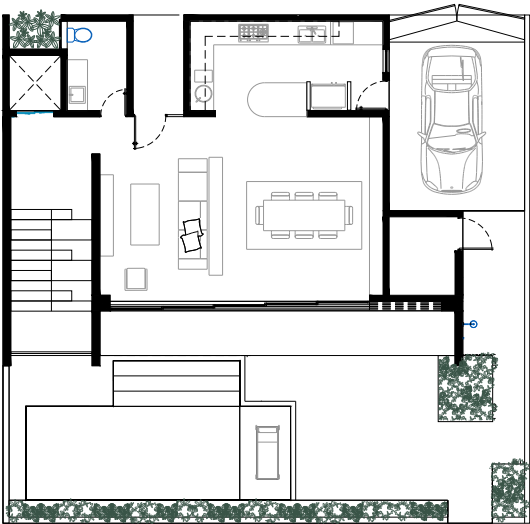
Welcome to the most
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*Unmatched luxury with access to
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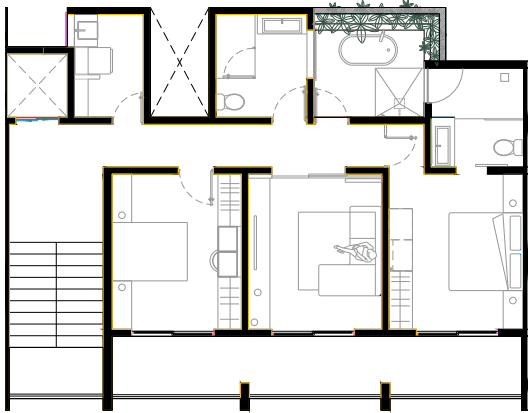


ESSENCE LUXURY
VILLA

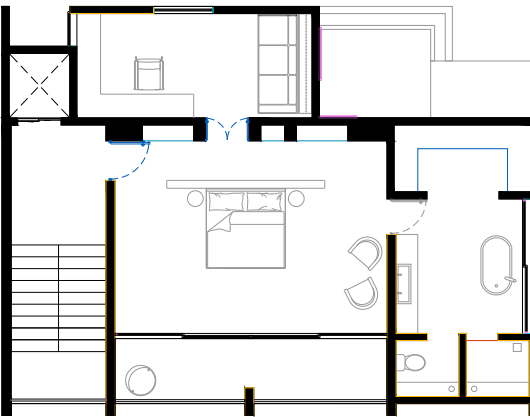
Interior:	3,631.31 ft² / 337.36 m²
Covered Terrace:	458.43 ft² / 42.59 m²
Exterior Pergola:	419.36 ft² / 38.96 m²
Garden:	1,325.46 ft² / 123.14 m²
Roof Terrace:	527 ft² / 48.96 m²
Total:	6,692.03 ft² / 621.71 m²



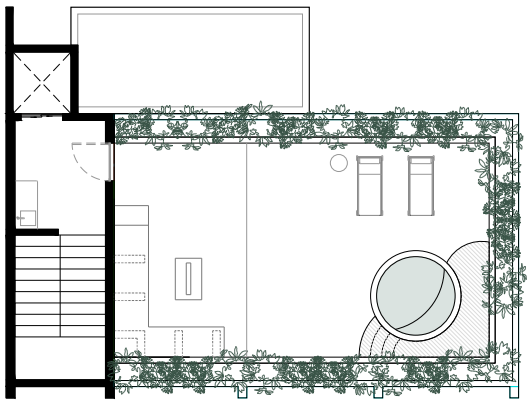
L1



L2



L3



L4



An aerial photograph of a resort complex. In the center is a large, irregularly shaped swimming pool with clear blue water. The pool is surrounded by a paved deck with several lounge chairs and large patio umbrellas. The entire area is lush with tropical vegetation, including palm trees and dense green foliage. In the background, modern, multi-story resort buildings with large windows and balconies are visible, partially obscured by the trees. The sky is a soft orange and yellow, suggesting sunset or sunrise.

FRACTIONAL OWNERSHIP

Aflora Residence Club

The Aflora Residence Club is a place where individuals share ownership of luxurious, private residences and enjoy abundant and flexible lodging in their homes throughout the year.

As a Club owner, you have access to a host of resort amenities, services, and privileges. You can relax in your Club home with friends and family members, send unaccompanied guests, make some of your time available for rental, and exchange vacations with owners of other renowned residence clubs and luxury vacation homes in many of the world's most desired destinations.

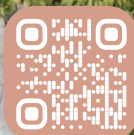


AMENITIES
















14 Ways to Elevate Your Lifestyle

Our community offers endless opportunities for inspiration, activation, fitness, leisure, and introspection.

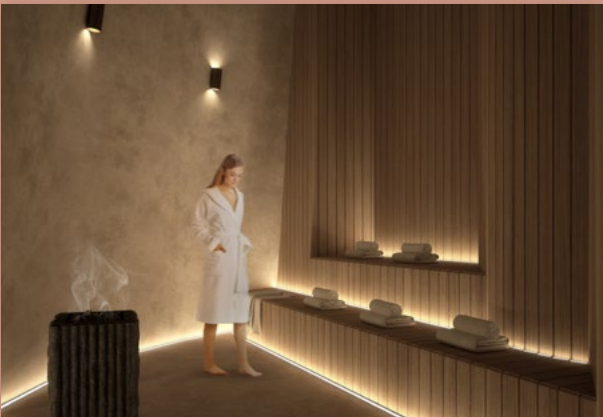


Enjoy the
seclusion of our
protected jungle
habitat

-  Wellness Lagoon
- PANZA** Dining & Bar
-  ÓRÚN Bathhouse & Spa
-  Sunset Tower & Lobby
-  Wellness Tower
-  Coworking Lounge
-  Semi-olympic Swimming lane
-  Signature Starlight Pool
-  Climbing Wall
-  Fire Pits
-  Sculpture Garden
-  Kids Playground
-  Hanging Net
-  Hammocks & Swings Area

Aflora offers access to the finest
wellness experiences in Tulum

*Enjoy our state-of-the-art Bathhouse filled with
unique offerings. From our one-of-a-kind flotarium to
our world-class holistic treatments.*





PANZA

Nestled within the heart of Aflora, Panza Tulum is a culinary destination that blends authentic flavors with a vibrant atmosphere—it's a sensory experience that blends art, culture, and signature cuisine inspired by local ingredients. Its spaces, thoughtfully designed with unique architectural details, create an inviting atmosphere to relax and savor. Panza not only celebrates gastronomy but also embraces diversity and creativity through cultural events, artist residencies, and its famous themed brunches.

Panza is a culinary hub for Tulum locals and Aflora's residents. Whether you're enjoying a casual meal with friends, grabbing a bite after a wellness class, or ordering your favorite dishes for delivery, Panza caters to your lifestyle.





Designed with elegance and serenity in mind, our wellness space is a sanctuary for both mind and body.

Our extensive programming goes beyond the basics, featuring classes led by professional ballet dancers and movement experts from around the world. Whether you're refining your craft or exploring new ways to move, our world-class instructors provide a transformative experience in every session.



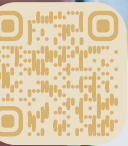
Aflora is also home to the best kids' wellness program in Tulum. From ballet to capoeira and other disciplines, we nurture young minds and bodies, fostering discipline, creativity, and growth in a fun and supportive environment.

At Aflora Tulum, wellness is a beautiful blend of movement, mindfulness, and community, tailored for every age and skill level.



AFLORA
WELLNESS

WELLNESS PROGRAM

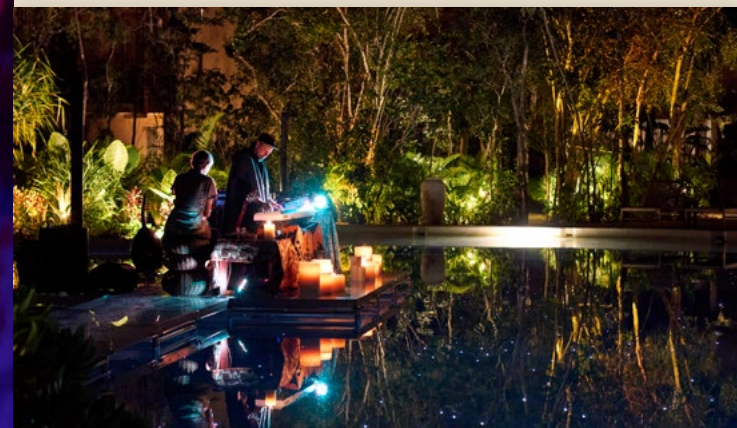




ARTIST RESIDENCY & CULTURAL EVENTS

At Aflora Tulum, art and culture are woven into the very fabric of our community. Our Artist Residency Program invites creatives from around the world to live, work, and showcase their talents in an inspiring, nature-infused setting. From painters to sculptors, dancers to musicians, our residents create and share their craft, enriching the Aflora experience with fresh perspectives and creative energy.

In addition to our residency, Aflora offers a dynamic calendar of cultural events designed to engage, inspire, and connect. From contemporary dance performances and live music, to art exhibitions and interactive workshops, there's always something happening to ignite your senses and spark your curiosity.



BEACH CLUB AFFILIATIONS



Exclusive Beach Club Access

Through our exclusive affiliation with Colibrí Hotels and iKAL Beach Club, Aflora Owners enjoy privileged access to some of the most iconic beachfront destinations in Tulum.

Relax by the turquoise waters, savor the sunshine, and enhance your experience with a 15% discount on food and beverages. Whether you're looking for a laid-back beach day or a vibrant afternoon by the sea, your Aflora lifestyle opens the door to the very best of Tulum's coast.

Collaboration with:

Colibri
Boutique
Hotels®

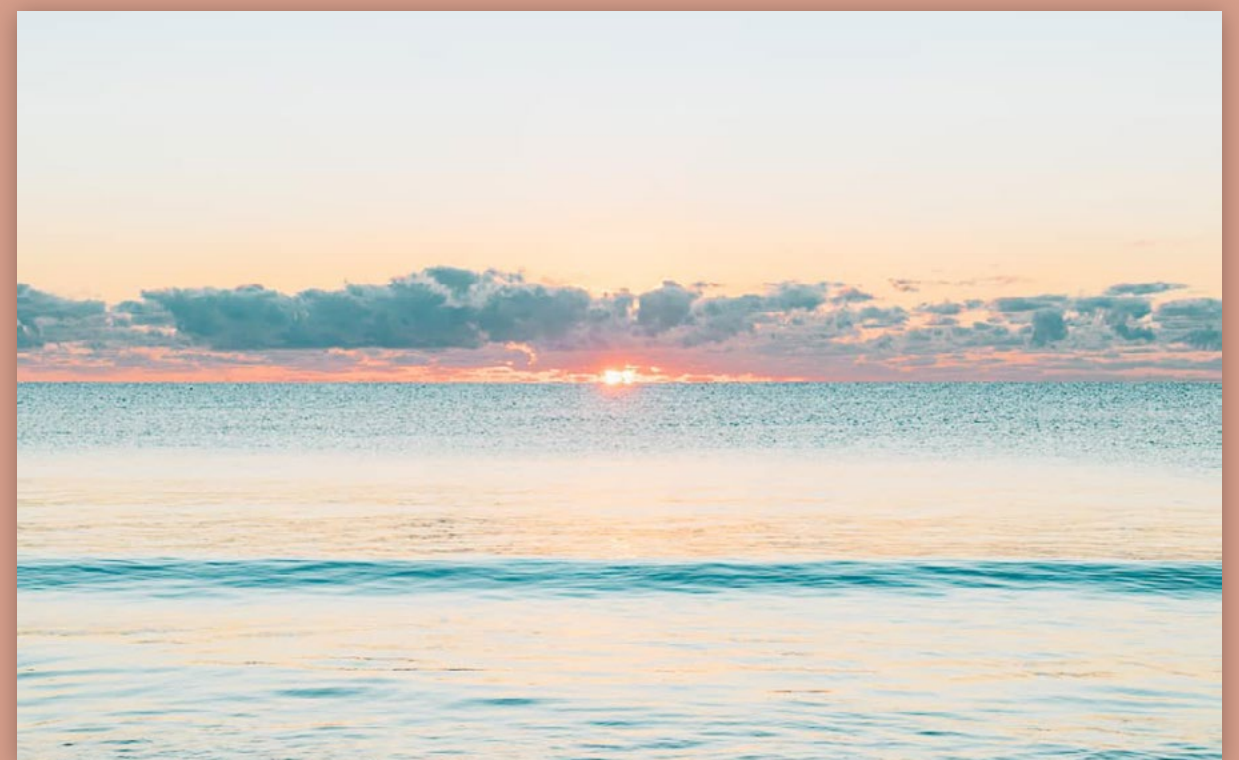
MEZZANINE
RESTAURANT • BAR • HOTEL

Lula
SEASIDE BOUTIQUE HOTEL

LA ZEBRA
BEACH HOTEL • RESTAURANT

MI AMOR
HOTEL BOUTIQUE • RESTAURANT • SPA

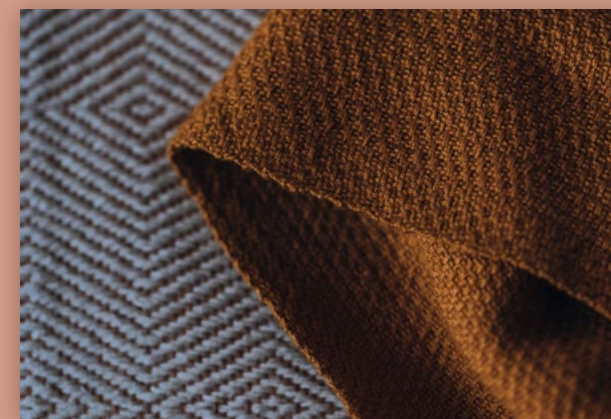
iKAL
• COMMUNITY TULUM •



Bespoke Design

Hand-Crafted Furniture & Decor

*From the workshops of Mexico's
finest artisans to your home, Aflora
provides handcrafted interiors with
timeless quality and appeal.*



*Each texture and material has been
carefully selected for quality, comfort, and
individuality.*

*Aflora showcases the beauty and charm
of Mexico's artistic soul, offering unique
elements and custom pieces designed to
complement our exclusive style.*

Handpicked Materials

Designed to impress,
built to last

Aflora is mindfully constructed with cutting-edge materials and designed to endure in our unique tropical climate.

Our finishes are sleek, stylish, and also highly durable, ensuring your home feels natural and welcoming.

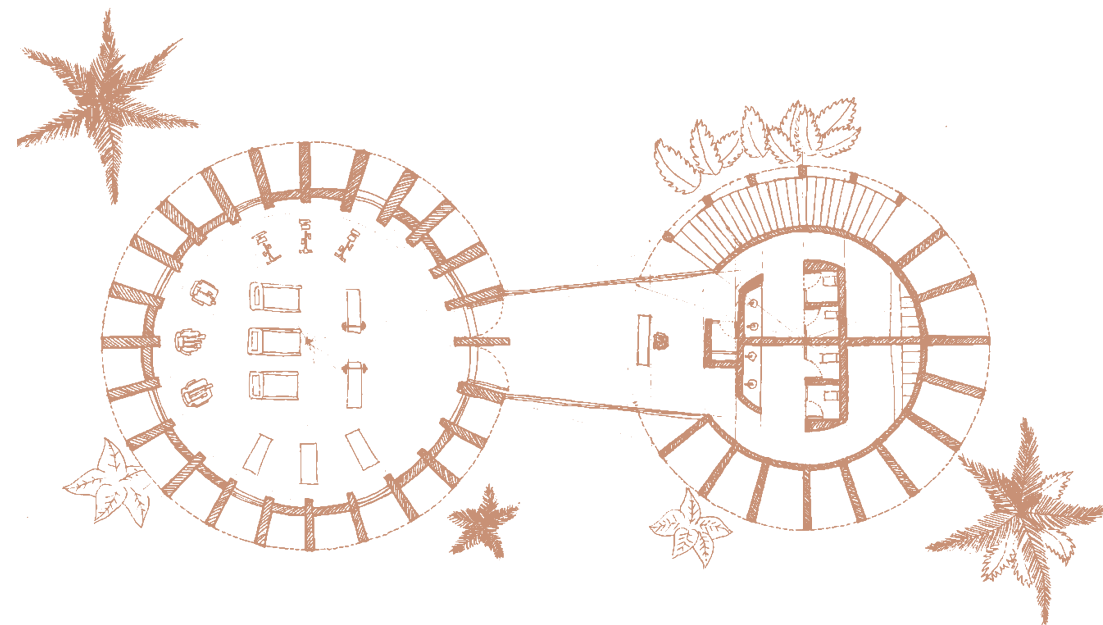
Aflora features high-quality aluminum sliding doors and windows, which are energy efficient and provide superior noise reduction and security.

Rosa Morada wood accents add an extra touch of warmth and natural beauty to your living space, creating a calming and inviting atmosphere.

The unique mineral-based exterior finish, Corev, provides exceptional look and feel; These top-of-the-line construction materials and finishes ensure Aflora is a wise and sustainable choice for your lifestyle and the environment.



Who we are



We invite you to feel inspired, to get
your hands dirty and your toes sandy,
create your art, connect with your food
and heal yourself

We curate an international community of creative
residents to gather, learn, and exchange wisdom and
skills in an ecologically-mindful environment

Aflora has grown from the dream and creative vision of Mexican artist Maxine Nienow alongside Ian Russell, whose beliefs in sharing magic, wonder, and exploration through artful experiences brought them to the Caribbean jungles of Tulum. Aflora is a unique project that embodies the magic and wonder of the dynamic yet timeless spirit of Tulum and its community.

Our story is told through the works of our many creative collaborators and partners.

CEO & Creative Director



Hospitality Management



Sales Director



Architecture and Design



B|HUBER



TACHER
ARQUITECTOS

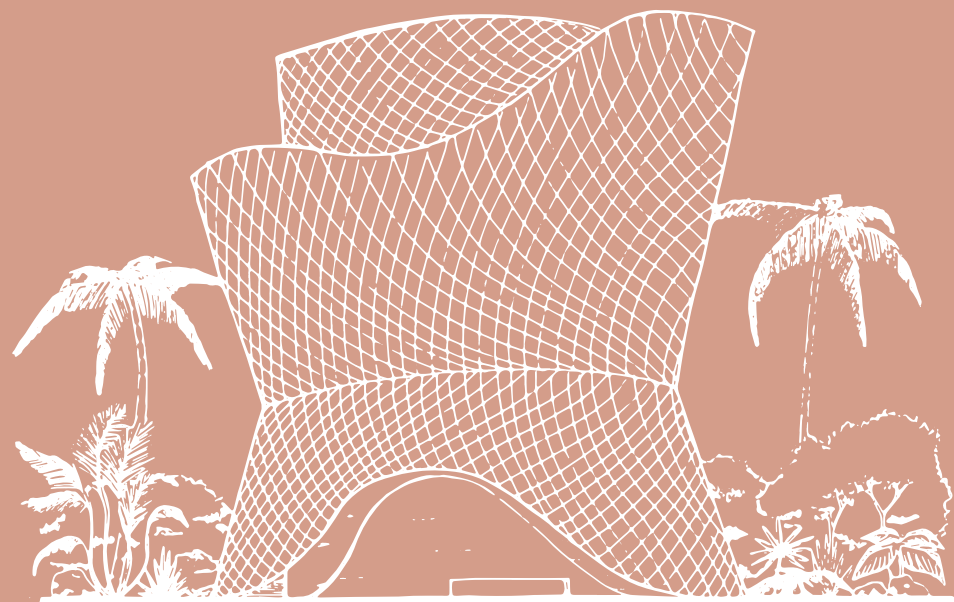


ROCAROLS  STUDIO

Developers

SHANGRI-LA

 **Luxma**



Introducing Aflora's in-house Rental Management and Exchange program provided by Elite Alliance.

Ownership at Aflora allows you to generate passive income and experience an unmatched lifestyle of luxury travel through Elite Alliance's robust, hassle-free rental program focused on maximizing owner rental returns.

With three decades of industry experience, Elite Alliance stands as one of the most sought after partners among experiential luxury real estate

developers and operators worldwide. Their team of experts is world-renowned for pioneering world-class developments by providing new concepts and expertise resulting in over \$1B USD in sales.

Their internationally established brand has created a seamless integration of real estate, operations, and exchange privileges for an elite list of prestigious developments around the globe.

Rental Program Benefits

Elite Alliance's robust, hassle-free rental program is focused on maximizing Owner rental returns.

- Competitive Owner/Manager Split: 70/30
- Experienced professional management company with international reach
- Tenured and bilingual reservations team available via phone and email 7 days per week
- Monthly accounting statements detailing rental activity, revenue, and expenses, along with secured online Owner's portal
- No limits on Owner's personal usage or blackout dates
- Dedicated on-site staff to include Concierge, Front Desk, Housekeeping, and Maintenance
- Preventive maintenance program
- Ability to manage and pay utility bills for owners



Elite Alliance's Exchange Program

As a bonus, Aflora is gifting two years of premium membership in Elite Alliance's Exchange Program to Owners who participate in Elite Alliance's Rental Program.

Membership in our exclusive program starts as soon as you sign up, even before delivery of your unit. Get in touch with Elite's team of experts and start your adventure with us!





Join our community

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afloratulum.com

