



**MUWAN**  
T U L U M

Developer:

**Fav Living**

## THE CONCEPT

Muwan embraces a community of Canadian and American Snowbirds seeking a warm destination for long periods of time and a tropical experience outside of their comfort zone.

## THE PROJECT

Muwan offers an exclusive combination of design, tropical vegetation and living spaces. This project was designed to explore a new sense of comfort within its beautiful apartments, each equipped with its own pool. This is the place to take a break from urban chaos and enjoy the highest tropical quality there is.

Thanks to a thoughtful design and top of the line finishes, these apartments offer an excellent return on investment and a whole new life experience, whether you want a new home to enjoy Tulum or a property to invest in.

## THE AREA

Muwan is located in Aldea Zamá Premium, just a few minutes away from the beach, archaeological sites and downtown. This location allows exclusive connectivity to services and tourist activities, while keeping your stay private and peaceful.

## FAQ

Maintenance cost: \$50 Mexican pesos per square meter

Construction warranty: 1 year on installations and 4 years on structure.

Construction progress as of March 2026: 85%

We have a condominium regime for immediate title transfer.

## AMENITIES

While its closeness to the beach is a remarkable feature, this exclusive project is packed with amenities and comfy spaces to enjoy as well. Choose to relax everyday from the comfort of your home or from the most beautiful tropical scenarios.

- |              |              |                  |                |
|--------------|--------------|------------------|----------------|
| • Lobby      | • Gym        | • Sky Bar        | • Mystery Room |
| • Coffee Bar | • Grill Zone | • Pool & Sundeck |                |

## LIVING SPACES

**A E G O**  
**44 m<sup>2</sup>**  
473.61 sqft

**Interior:** 29 m<sup>2</sup> / 312.15 sqft  
**Terrace with pool:** 15 m<sup>2</sup> / 161.45 sqft  
**+Garden:** 27 m<sup>2</sup> / 290.62 sqft

- 1 bedroom
- 1 bathroom
- Dining room
- Kitchen
- Small pool

**N I N O**  
**123 m<sup>2</sup>**  
1,356.25 sqft

**Interior:** 100 m<sup>2</sup> / 1,076.39 sqft  
**Terrace with pool:** 23 m<sup>2</sup> / 247.57 sqft  
**+Garden:** 47 m<sup>2</sup> / 505.90 sqft

- 2 bedrooms
- 2 bathrooms
- Living-dining room
- Kitchen
- Laundry room

**N I V A L 1**  
**126 m<sup>2</sup>**  
1,356.25 sqft

**Interior:** 103 m<sup>2</sup> / 1,108.68 sqft  
**Terrace with pool:** 23 m<sup>2</sup> / 247.57 sqft  
**+Garden:** 70 m<sup>2</sup> / 753.47 sqft

- 2 bedrooms
- 2 bathrooms
- Living-dining room
- Kitchen
- Laundry room

**N I V A L 2**  
**126 m<sup>2</sup>**  
1,356.25 sqft

**Interior:** 103 m<sup>2</sup> / 1,108.68 sqft  
**Terrace with pool:** 23 m<sup>2</sup> / 247.57 sqft

- 2 bedrooms
- 2 bathrooms
- Living-dining room
- Kitchen
- Laundry room

**C I C C A B A**  
**154 m<sup>2</sup>**  
1,657.64 sqft

**Interior:** 131 m<sup>2</sup> / 1,410.07 sqft  
**Terrace with pool:** 23 m<sup>2</sup> / 247.57 sqft

- 3 bedrooms
- 3 bathrooms
- Living-dining room
- Kitchen
- Laundry room

**P A L A U**  
**239 m<sup>2</sup>**  
2,572.57 sqft

**Interior:** 131 m<sup>2</sup> / 1,410.07 sqft  
**Terrace with pool:** 23 m<sup>2</sup> / 247.57 sqft  
**Rooftop:** 85 m<sup>2</sup> / 914.93 sqft

- 3 bedrooms
- 3 bathrooms
- Living-dining room
- Laundry room