

KIRRA

DOWNTOWN



GTULUM is a developer that has set trends over the years in Tulum and Riviera Maya. With more than 20 years of experience as developers, they have managed to generate confidence in their clients to invest in their projects.

GTULUM seeks to create unique experiences through innovative designs where comfort, luxury, and authenticity are the hallmarks of this company. This is what allows owners to get the most out of their properties.



KIRA

DOWNTOWN

GTULUM chose, for this new project, a privileged location in the jungle, in the center of Tulum. Creating spaces surrounded by luxury and nature, **KIRA Downtown** is an irresistible option.



A FEW MINUTES OF THE BEACH



IN TULUM CENTER



VERY CLOSE OF GYPSEA MARKET



METERS FROM KUKULKAN AVENUE
(Main acces to the Hotel Zone)

TULUM



FACADE

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KIRA KIRA is a word of Persian origin whose meaning is **bright sun or light.**

Light, interaction with nature and open spaces prevail in the architectural concept of the house, reflecting elegance and simplicity in its aesthetics.

We sought to design bright, open spaces integrated with nature, generating visual and sensory contact with the captivating jungle of Tulum.

KIRA DOWNTOWN is a set of 6 luxury villas consisting of two different models: 3 and 4 bedrooms. In both cases, the ground floor is made up of a kitchen, living room, dining room, a bathroom and the first bedroom; this one, with independent access (lock-off). While the upper floor is made up of 2 bathrooms (one of them en suite) and the number of bedrooms varies according to the model. Model A with 2 bedrooms and a terrace to enjoy an incredible view. And Model B, is composed of 3 rooms on this level.



KIRA

DOWNTOWN

HIGHLIGHTS



3 - 4
BEDROOMS



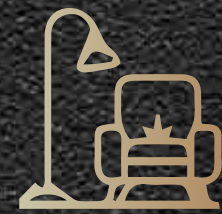
3 1/2
BATHROOMS



DINING ROOM



KITCHEN



LIVING



LOBBY



LAUNDRY AREA



PARKING X2



GARDEN



TERRACE



POOL



MAIN ACCESS

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KITCHEN

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KIRA
DOWNTOWN



COMMON AREAS

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LIVING-DINING ROOM

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BATHROOM

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BEDROOM

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TERRACE

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EXTERIOR

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TYPE A | 3 BEDROOMS

KIRA DOWNTOWN

GORUND FLOOR

INTERIOR 947.22 sqft

EXTERIOR ROOFING 129.16 sqft

POOL 236.80 sqft

TOTAL BUILT 1,313.2 sqft

FREE AREA/GARAGE/GARDEN 1,840.63 sqft



1° LEVEL

INTERIOR 602.77 sqft

EXTERIOR ROOFING 129.16 sqft

TOTAL BUILT 731.94 sqft

EXTERIOR NO ROOFING 258.33 sqft



TOTAL

INTERIOR 1,550 sqft

EXTERIOR ROOFING 258.33 sqft

POOL 236.80 sqft

TOTAL BUILT 2,045.14 sqft

EXTERIOR NO ROOFING 258.33 sqft

FREE AREA/GARAGE/GARDEN 1,840.63 sqft

TYPE B | 4 BEDROOMS

KIRA DOWNTOWN

GROUND FLOOR

INTERIOR 947.22 sqft

EXTERIOR ROOFING 129.16 sqft

ALBERCA/POOL 236.80 sqft

TOTAL BUILT 1,313.2sqft

FREE AREA/GARAGE/GARDEN 1,840.63 sqft



1° LEVEL

INTERIOR 742.71 sqft

TOTAL BUILT 742.71 sqft

EXTERIOR NO ROOFING 247.57 sqft



TOTAL

INTERIOR 1,689.93 sqft

EXTERIOR ROOFING 129.16 sqft

ALBERCA/POOL 236.80 sqft

TOTAL BUILT 2,055.91 sqft

EXTERIOR NO ROOFING 247.57 sqft

FREE AREA/GARAGE/GARDEN 1,840.63 sqft



PRESENTS

KIRA
DOWNTOWN

DESIGN

Grajales Arquitectos