



Atia
E S S E N C E





The magical beauty of the Mexican Caribbean becomes your best *lifestyle*

Welcome to Atia Essence, a private sanctuary where nature
and luxury meet in sweet harmony.

Welcome home.

BIENVENIDOS
WELCOME



A unique *lifestyle*
that soars with
majestic properties



At Atia Essence, **luxury is not just a concept, it is a real experience.**

It is the natural breeze when you wake up, the sound of the jungle at dusk and the freedom to live without haste. It is the opportunity to create memories in a paradise where every day is a delight for the senses.





Tulum is more than just a destination

It is a global icon of pristine natural beauty and sophistication. With the new Tulum International Airport and connection to the Mayan Train, this Caribbean paradise is more accessible than ever.

Surrounded by virgin jungle, Mayan ruins and the future Jaguar National Park, Tulum remains the most attractive investment destination of the moment.

ATIA ESSENCE

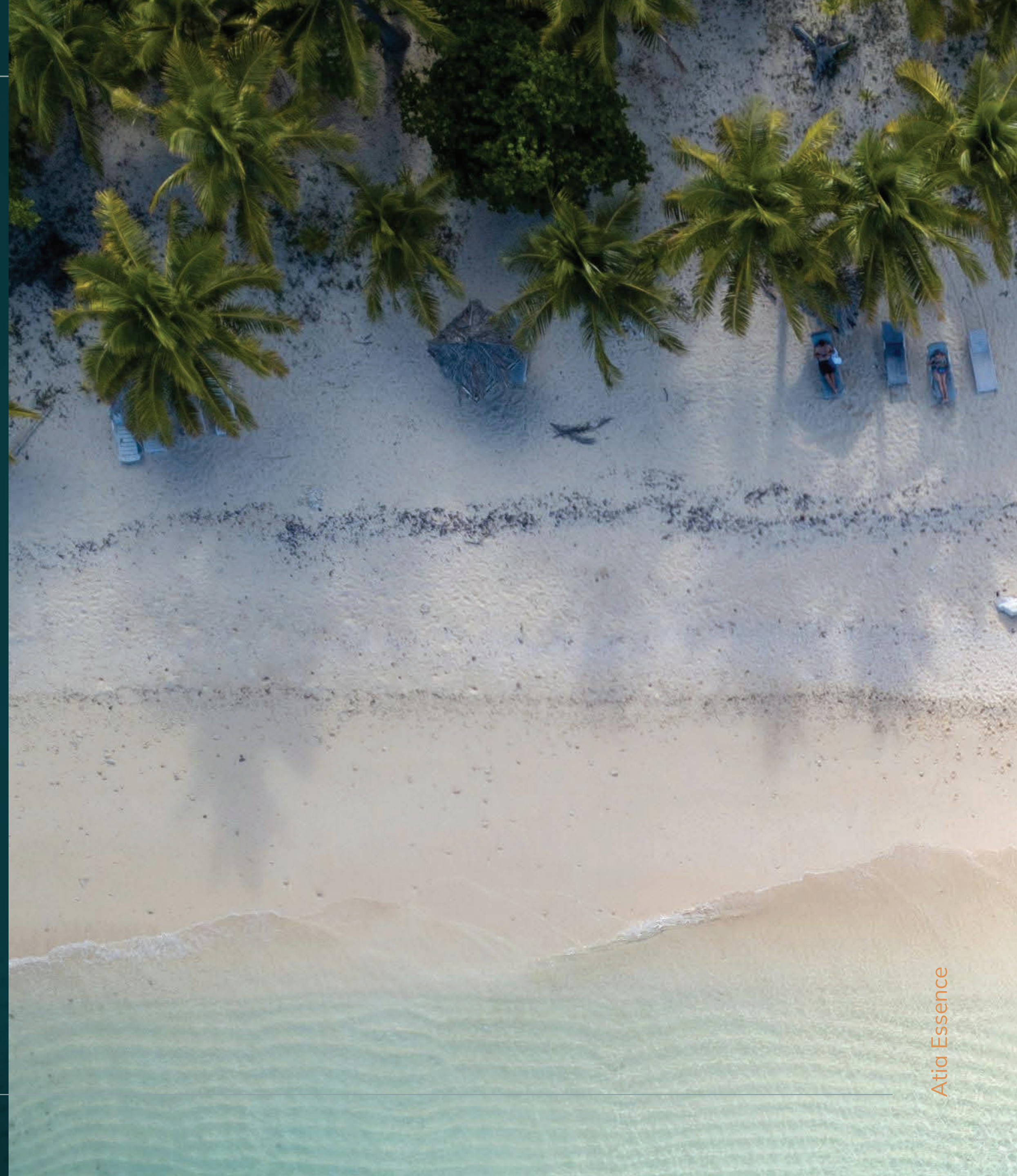
Atia Essence



Unparalleled *lifestyle*



Explore crystal-clear cenotes, enjoy world-class cuisine, immerse yourself in the mystical Mayan culture or experience the exclusivity of the most iconic beach clubs on dream beaches; **In Tulum, every day is an opportunity for new experiences and unforgettable memories.**





Atia Essence is an exclusive retreat of *8 luxury villas*

Designed for those seeking privacy, comfort and a genuine connection with nature. A concept where exclusivity meets authenticity.

Only 8 independent villas on 243 sqm lots (2,615 sq ft), designed to maximize comfort and privacy in two beautiful typologies: **Casa Sens** and **Casa Bliss**. Each villa has 4 bedrooms, 4 complete bathrooms and 2 half bathrooms, wide spaces and premium finishes.





Inspired by the harmony
of the jungle and *Caribbean luxury*





Each *villa* has been carefully designed to blend in with its surroundings



Using local and sustainable materials that withstand the humidity and heat of Tulum, ensuring an elegant and functional home.



Casa Sens

Designed for those seeking a perfect fusion between modern design and functionality.

Casa Sens



Sens typology description

- Covered area: 233 m² / exterior: 192 m² / total habitable area: 424 m²
- 4 bedrooms with private bathroom and terraces overlooking outdoor areas
- Private pool
- Equipped kitchen
- Private garage for 2 cars
- Lock-off room on ground floor
- Master bedroom with walk-in closet
- Rooftop with terrace, barbecue area and infinity pool
- Fans and air conditioners
- Garden and outdoor lounge area





Dive into your
204 sq ft pool on
the ground floor





Open and
spacious kitchen



Illustrative images. It is not an exact representation of reality.



Master bedroom with
bathroom and terrace
with outdoor views



Illustrative images. It is not an exact representation of reality.



Rooftop with a
150 sq ft infinity pool
and grill area for your
best moments





Master bathroom
with plenty of
natural lighting
and ventilation





Ground floor



- Garage with gate 1
- Pedestrian entrance 2
- Garden with lounge area 3
- Hallway and service area 4
- Half bathroom 5
- Kitchen 6
- Dining room 7
- Living room 8
- Terrace and pool 9
- Lock-off bedroom with bathroom and private terrace 10



First level

	1
Stair hall	2
Master bedroom Terrace 2.1 Walk-in closet 2.2 Full bathroom 2.3	3
Secondary bedroom 1 Terrace 3.1 Built-in closet 3.2 Full bathroom 3.3	4
Secondary bedroom 2 Terrace 4.1 Built-in closet 4.2 Full bathroom 4.3	5
Shared terrace/hallway	



Rooftop

- 1 BBQ area
- 2 Dining area
- 3 Sundeck
- 4 Infinity pool
- 5 Half bathroom
- 6 Service area



Casa Bliss

Synonymous with harmony and sophistication. With its open plan design and unparalleled views, it creates an unparalleled luxury experience.

Casa Bliss



Bliss typology description

- Covered area: 260 m² / exterior: 202 m² / total habitable area: 462 m²
- 4 bedrooms with private bathroom and terraces overlooking outdoor areas
- Private pool
- Kitchen equipped
- Private garage for 2 cars
- Lock-off room on ground floor
- Master bedroom con walk-in closet
- Rooftop with terrace, barbecue area and infinity pool
- Fans and air conditioners
- Garden and outdoor lounge area





Enjoy your 193 sq ft ground-floor pool with a side garden and sunbathing area





Total privacy
in open and
connected spaces



Illustrative images. It is not an exact representation of reality.



Fully equipped kitchen with U-shaped island and dining area with access to the garden





Master bedroom with bathroom and terrace overlooking the outdoors



Illustrative images. It is not an exact representation of reality.



Master bathroom with plenty of natural lighting and ventilation





Rooftop with a 193 sq ft infinity pool and barbecue area to celebrate and relax.



Ground floor

- Garage with gate 1
- Pedestrian entrance 2
- Garden with lounge area 3
- Hallway and service area 4
- Half bathroom 5
- Kitchen 6
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Rooftop

- 1 BBQ area
- 2 Dining area
- 3 Sundeck
- 4 Infinity pool
- 5 Half bathroom
- 6 Service area



Closer to everything
you want *and need*

8 min
to the beach

10 min
archaeological zone

5 min
restaurants
and beach clubs



Atia Essence



Meet me where nature connects
with *sophistication*



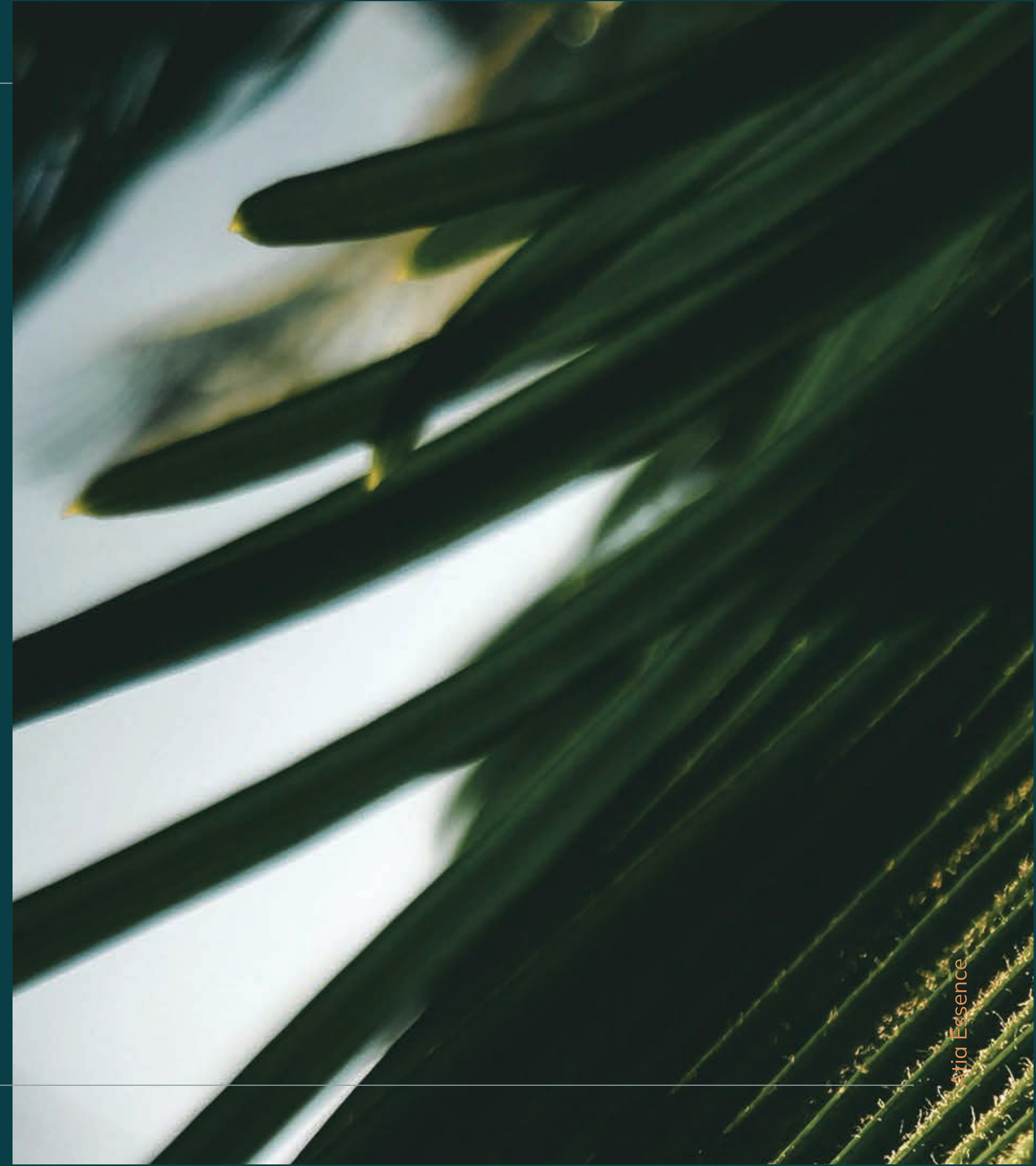


This is the time to
secure your place
in Tulum



In a high level of quality and price.

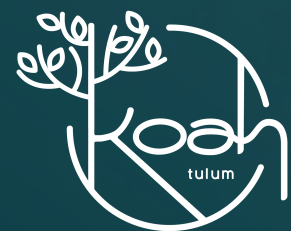
Contact us now and make yours a villa at
Atia Essence before it's too late.





A new project from *Midactive*.

A serious and committed developer with an **impeccable track record in Tulum, with more than 16 projects** delivered on time and in the correct manner.





Paradise *awaits you*





A project by *Midactive*

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