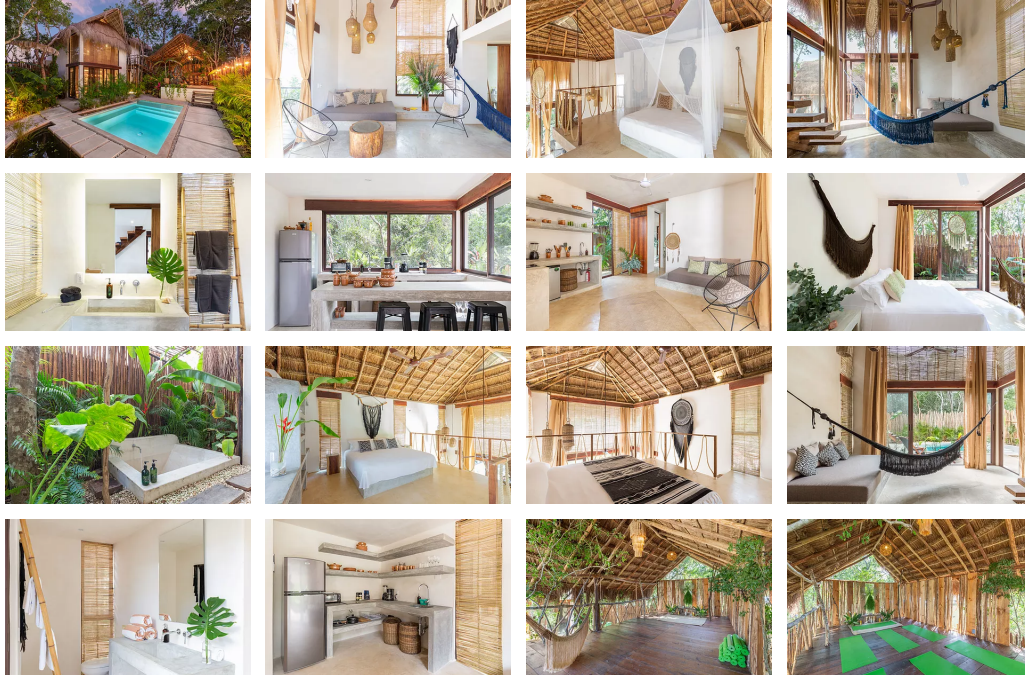


## IKAL BUNGALOWS

### Tulum Investment Opportunity - Rental Property For Sale

#### \$515,000 USD

Gorgeous modern Mayan, bohemian style, private property with 3 fully equipped apartments, yoga shala, and pool. Investment property operating as a profitable vacation and long-term rental business with existing bookings & staff.



Location: Heaven Tulum, Region 15m

Lot size: 472 SQM

Total built: 338 SQM

#### Layout:

- 3 individual apartments
- 3 bedroom / 3 bath / 3 Kitchens total
- Yoga shala outdoor lounge area
- Chikum swimming pool
- Parking spaces

#### Features:

- Floor-to-ceiling windows and corners
- Palapa double-height ceilings
- Built-in polish concrete furnishing
- Built-in closets and shelving
- Hardwood stairs and accents
- Beautiful local artisan decor
- Outdoor jungle bathtubs
- Outdoor patios & terraces
- Water garden pond
- Staff bungalow with plumbing
- Machine/storage room
- Maximum preservation of trees lush jungle garden

#### The Neighborhood:

- Located at the South end of the town of Tulum in Heaven, next to Holisika and Harmony
- A newly developing area surrounded by jungle
- Easy and quick access to new Kukulkan beach access road
- Walking distance to Holistika, Jungle Keva, and Panoramic Restaurants and Gypsey market shopping center
- Street lights with city power, Private well with CAPA water accessible, Fiber Optic Internet
- Surrounded by completed homes and condos

#### Business Operations:

- Proven profitable track record as a vacation rental property since December 2017
- Property Manager operated
- Loyal and dependable staff: maintenance/security personnel living on-site 24/7 and 2 cleaning persons
- Listed on Airbnb (Superhost Status 4.9 stars), Booking.com, VRBO with rentals through 2023
- Social media accounts with over 8,000 followers and website operating to promote and acquire bookings
- Incorporated as a Mexican S.A. de C.V.