



SANTUARIO
MENESSE



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It stands as a tribute to the four elements,
an unprecedented development that
redefines the vacation experience with a
seamless fusion of luxury, sustainability and
deep connection to nature.





Nourish your senses in
harmony
with the 4 elements of
nature

This exclusive Sanctuary redefines conventional stays, becoming a jewel in the coveted destination of Tulum.

The development is divided into four phases, each based on a natural element: Water, Earth, Air and Fire.

Visitors will be able to enjoy all the amenities of the phases, which offer a harmonious and balanced experience, promoting wellness and connection with nature.

AIR PHASE

Space & Clarity

FIRE PHASE

Passion & Community

WATER PHASE

Flow & Renewal

EARTH PHASE

Stability & Earth Connection






SANTUARIO
MENESSE

MASTER PLAN

TOTAL LAND **107639.1** sq ft

TOTAL COMMON AREAS **80729.33** sq ft

APPROXIMATELY

WEST 13TH STREET

8 SUR STREET

11 PONIENTE STREET

6 SUR STREET





The Lion's Path connects the four phases of our development, inviting you to explore the essence of Tulum and the philosophy of our project. A tour that promises not only breathtaking views but also a deep connection with the essence of the 4 elements.

**Let's
take a tour!**

[CLICK HERE](#)

SUSTAINABILITY

“The architecture and design of this project are oriented to minimize the environmental impact, using eco-friendly materials and energy-efficient technologies.”



Water softener



Renewable Energy



Wastewater Treatment



Biodiversity Conservation



Energy Efficiency



Rainwater harvesting



Waste Management



Environmental Education



SANTUARIO
MENESSE

WATER PHASE 



WATER PHASE

Flow & Renewal

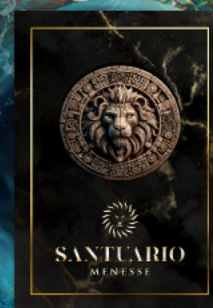
Water, source of life and mirror of the soul, flows through our project as a thread that links experiences, moments of peace and rejuvenating encounters.

Here, the element of water is presented in its purest and most beautifying forms, from natural pools that mimic the sacred cenotes of the region, therapeutic waterfalls that gently massage the skin and spirit, to floating oases that promise a total disconnection from the daily hustle and bustle, allowing guests to float into a state of deep meditation.



FAÇADE

LOS MUEBLES Y DECORACIÓN SON DE CARACTER ILUSTRATIVO, SOLO REPRESENTAN LOS ESPACIOS MARCADOS EN EL PLANO
FURNITURE AND DECORATION ARE FOR ILLUSTRATIVE PURPOSES ONLY, THEY ONLY REPRESENT THE SPACES MARKED ON THE PLAN



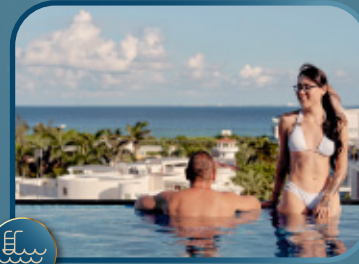
CORNERS OF THE SANCTUARY



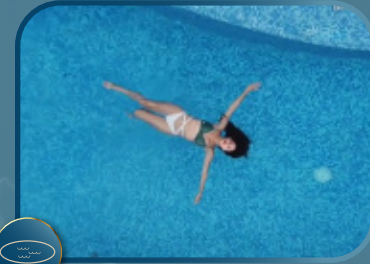
Gym



Restaurant



Infinity Pool



Water Bodies



Lounge area



Lobby with reception



Snack Bar Area



Large green areas



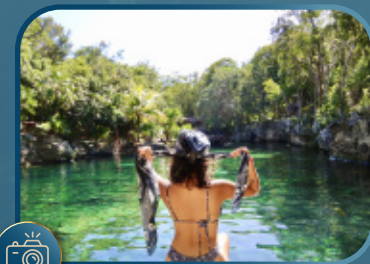
Scooter &
Bicycle Rentals



Sun deck

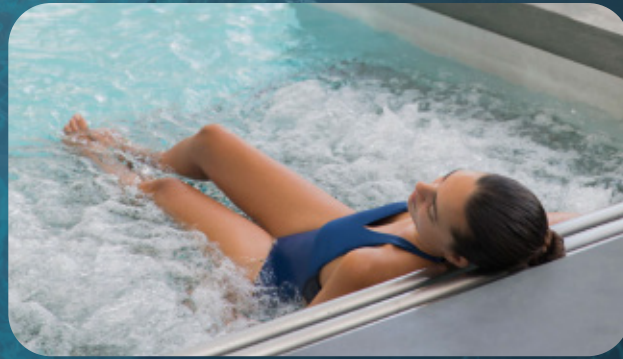


Pool Bar



Instagram spot

BASIC EXPERIENCES



Spa & hydrotherapy
treatments



Therapeutic Cascades



Jacuzzi



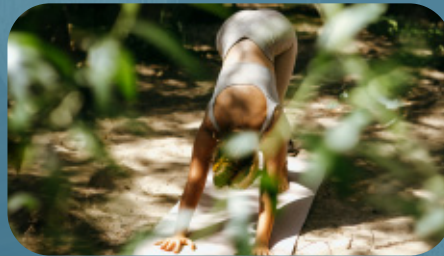
Ice therapy

SERVICIO CONCIERGE

Service Personalized

With meticulous attention and constant availability, our team anticipates and satisfies all your needs.

Taking your stay to another level, guaranteeing that it will be exceptional and worry-free.



Outdoor & water activities



Recreational activities and excursions



Sanctuary Shuttle



Private Chef, Tastings & Themed Dinners

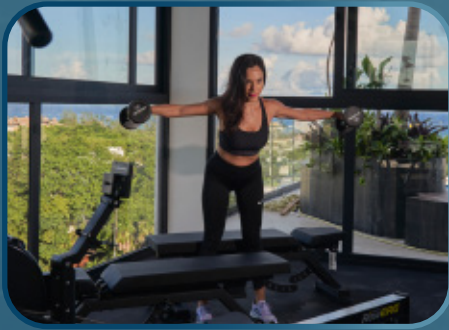


Aqua Yoga



Events & Meetings

ADDITIONAL SERVICES AND EXPERIENCES



Personal Trainer
& Fitness Classes



Massage &
Spa Services



Cleaning & Laundry



Loyalty Programs



Community
Activities Program



Technology
& Connectivity

We are proud to offer you a wide range of 5-star services, carefully designed and planned with the purpose of providing you with unforgettable experiences.

ADDITIONAL SERVICES AND EXPERIENCES



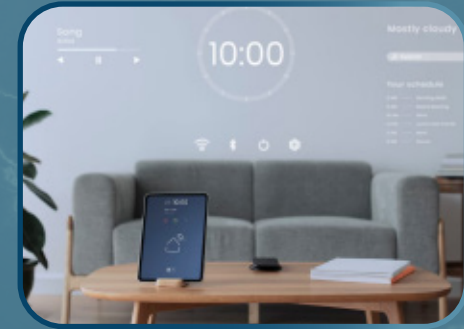
Mobile Application



Personal Shopper



Health & Nutrition



Smart Home



Pet-Friendly Amenities



Sports & Recreation



Beach Club

For us, your stay deserves the best, live a complete experience in an unprecedented development in Tulum.

LOBBY

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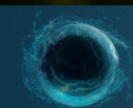




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CENTRAL COURTYARD



LOS MUEBLES Y DECORACIÓN SON DE CARACTER ILUSTRATIVO, SOLO REPRESENTAN LOS ESPACIOS MARCADOS EN EL PLANO
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ROOFTOP

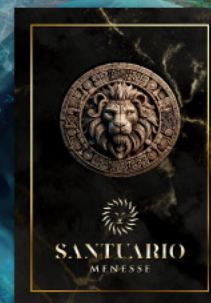
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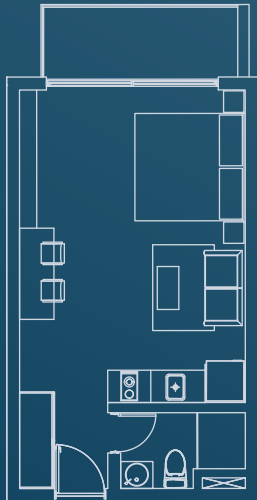
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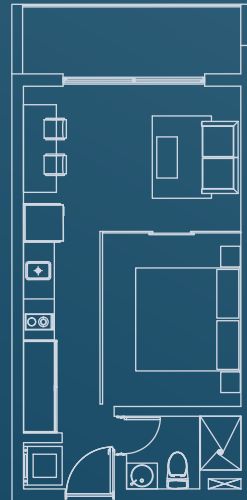
What units does Menesse Santuario offer?

TYPOLOGIES

STUDY

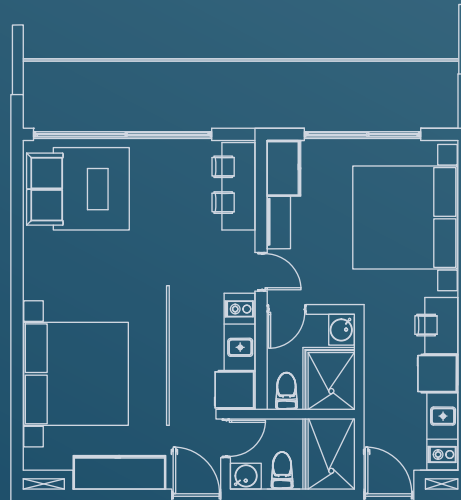


1 BEDROOM



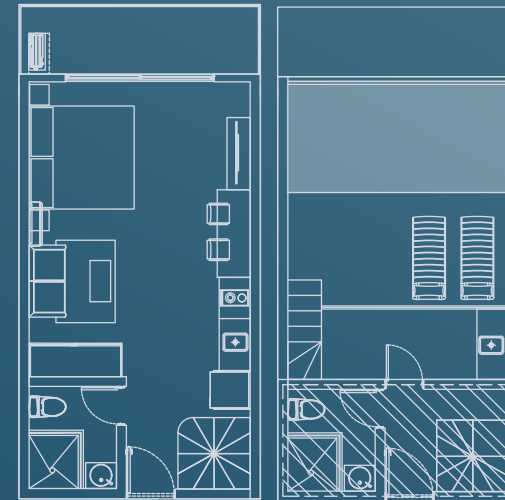
2 BEDROOMS

- MODULATION 1
- LOCK OFF



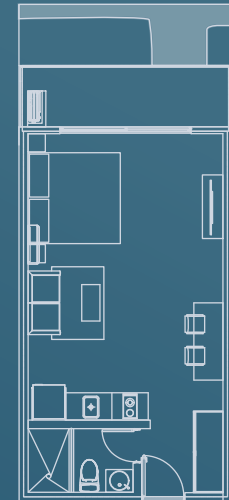
PENT HOUSE

- 1 BEDROOM
- 2 BEDROOM



SWIM UP

- 1 BEDROOM
- 2 BEDROOM

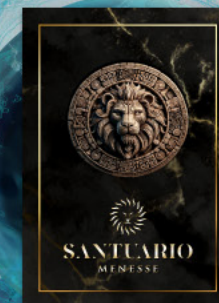


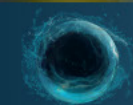
IMPORTANTE: LOS SIGUIENTES PLANOS SON ILUSTRATIVOS, estudios, departamentos, penthouses y sus correspondientes modulaciones, pueden ocupar cualquier espacio disponible en planta
IMPORTANT: THE FOLLOWING PLANS ARE ILLUSTRATIVE, studios, apartments, penthouses and their corresponding modulations, they can occupy any available space on the floor

INSIDE



LOS MUEBLES Y DECORACIÓN SON DE CARACTER ILUSTRATIVO, SOLO REPRESENTAN LOS ESPACIOS MARCADOS EN EL PLANO
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SWIM UP EXTERIOR



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DELIVERY
NOVEMBER 2026

CHARACTERISTICS

94 UNITS PER PHASE
STUDIOS
1 & 2 BEDROOM APARTMENT
PENTHOUSE STUDIOS
1 & 2 BEDROOM PH

STARTING
AT

\$175,000 USD
\$3,500,000 MXN

*PRICE SUBJECT TO THE EXCHANGE RATE OF THE DAY OF DOF

TOTAL
LAND

107639.1 sq ft



CALLE 13 PONIENTE, ENTRE CALLE 6 SUR Y CALLE 8 SUR
TULUM, QUINTANA ROO



WEST 13TH STREET



STREET 6

GROUND FLOOR

WEST 13TH STREET



CALLE 6

FIRST LEVEL

WEST 13TH STREET



STREET 6

SECOND LEVEL

WEST 13TH STREET



STREET 6

PENTHOUSE

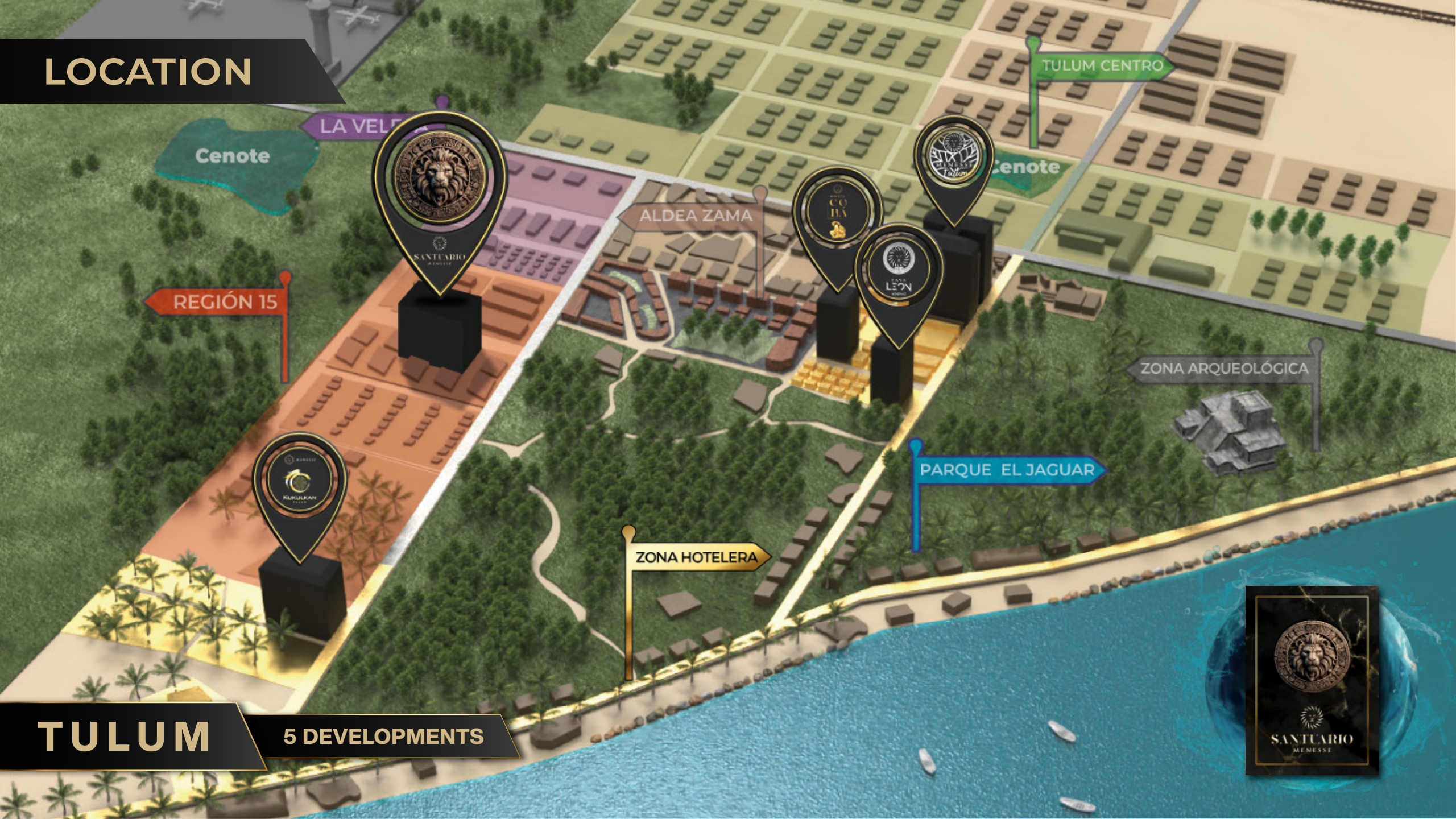
WEST 13TH STREET



STREET 6

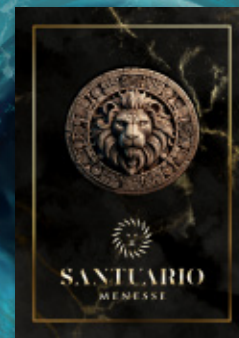
ROOFTOP

LOCATION



TULUM

5 DEVELOPMENTS



TIME AND DISTANCE

FROM MENESSE SANTUARIO



2.6719 Mi
07 minutes to Hotel Zone



2.4233 Mi
09 minutes to Av Coba



25.1034 Mi
30 minutes to Airport



3229.17 SQ FT
04 minutes to Av Kulkulkan



25.1655 Mi
12 minutes to "El Jaguar" Park



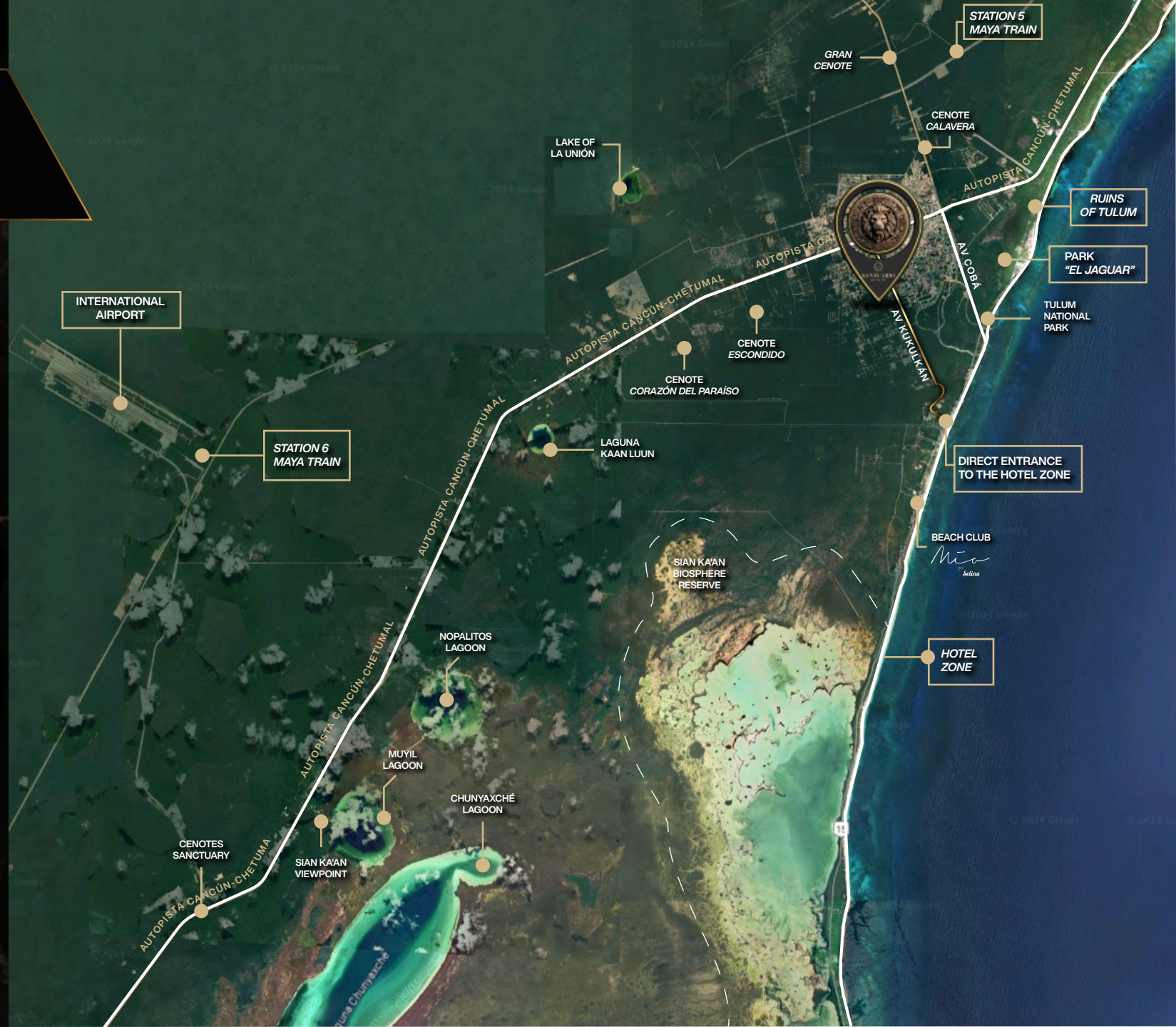
5.5923 Mi
20 minutes to Station 5 Tren Maya



25.1034 Mi
30 minutes to Station 6 Tren Maya



5.5923 Mi
13 minutes to Tulum Ruins



MENESSE REWARDS GOLD CLUB



30%
DISCOUNT
ON PUBLIC TARIFFS



10%
DISCOUNT



10%
DISCOUNT
COURTESY COCKTAIL &
BED AT THE BEACH CLUB



10%
DISCOUNT



FREE BEDDING
SERVICE



COURTESY
ENTRANCE



**FISHING
FOR LUCK!**
SELECT A CLAM AND
ENJOY THE BENEFIT



10%
DISCOUNT
ABOUT PREMIUM
DISHES MENU



15/20%
DISCOUNT
*DEPENDING
ON THE SEASON



10%
DISCOUNT
*UPHOLSTERY WASHING
*MATTRESS WASHING
*FLOOR POLISHING



50%
DISCOUNT
IN GENERAL
ADMISSION



20%
DISCOUNT
IN CONSUMPTION



20%
DISCOUNT
ANY SERVICE



40%
DISCOUNT
IN BASIC INPUT



10%
DISCOUNT
IN MEXICAN WINES
& DISTILLATES



20%
DISCOUNT
IN FOOD &
BEVERAGE CONSUMPTION



15%
DISCOUNT
IN HOUSING



21%
DISCOUNT
IN GENERAL
ADMISSION



15%
DISCOUNT
PRIVATE
TRANSPORTATION
SERVICE



SPECIAL
DISCOUNTS



15%
DISCOUNT
ON TRAVEL IN
SIKORSKY S76

*SUBJECT TO MODIFICATIONS AND/OR
CHANGES WITHOUT PRIOR NOTICE
DUE TO COMPANY POLICIES

PAYMENT PLAN

DEPOSIT

30%

DOWNPAYMENT

40%

DURING
CONSTRUCTION

30%

UPON DELIVERY





DISCOVER THE MAGIC OF THIS
unique place

WHERE EVERY DETAIL HAS BEEN
THOUGHT OUT TO

*inspire, rejuvenate
& connect*

WELCOME TO THE

Jewel of Tulum

WELCOME TO

