



XEELENJA

LUXURY JUNGLE VILLA



* The presented image is for illustrative purposes only and may change without prior notice during the construction process.

Xeelenja means sea breeze. The currents of Caribbean air that caress the waves of the sea and enter the jungle to invade your home. They were the inspiration of the architect who designed this luxury villa.

Water and air are the protagonists in this design; On the one hand, mirrors of water and pools delimit the property, working as a rebound so that the sun's rays do not affect the house directly.

At the same time that the crossed air currents guarantee the reduction of the use of energy resources to maintain fresh and pleasant environments, being friendly with the environment.





The trees, which we tried to care for and maintain in the area of the land, also play an important role, because their shade contributes to the optimization of energy resources, helping to avoid the incidence of direct solar rays and deadening the sound. and the irradiation of heat. It is a house where each of the areas is carefully designed to provide comfort to those who inhabit it.

The materiality of the house is considered 100% with materials from the region, such as Mayan stone, chukum, fine and precious woods from the area, with the aim of reducing the polluting footprint in the construction process.

Xeelenja was designed in clean and minimalist lines. Its shape is the product of the functionality of the spaces and it is intended that each face of the house has an opening to the outside.

Are you ready to begin your healing journey
in your new jungle villa?

welcome to



XEELLENJA





Become one

with nature

Surrounded by captivating jungle, you can renew your childlike sense of awe as you gaze upon 360-degree panoramic views of the fascinating jungle canopy from the rooftop.

Lose yourself in breathtaking sunsets and sunrises as you relax in the pool. Calm your mind and renew your spirit in the outdoor areas as you listen to the tranquil sounds of the surrounding jungle.

Villa Xeelenja is located within

CONSCIENTE

Tulum

Tulum's newest shared living community.

A sustainable luxury community centered around conscious awareness, self-expression, human connection and an intimate relationship with mother nature.





CONSCIENTE

Tulum

AMENITIES

- Jungle gym, yoga center & spa
 - Agrihood
 - Farm to table
- Meditation garden
- Recreation area
- Amphitheater & art tree house
- Cenote, beach & lagoon clubs
- Concierge & security private service
- 2 Vehicular access road to hotel zone
- Botanical walking trail to cenote club



*Express the art
within you*

Every day, from sunset to sunrise, you will find yourself lost in bliss and tranquility.

From private cenote, lagoon, and beach clubs to a community meditation garden, botanical walking trail, yoga studio, and amphitheater you are a just a step away from expressing the art within you and healing your mind, body, and spirit.

Can you imagine

a healthier start

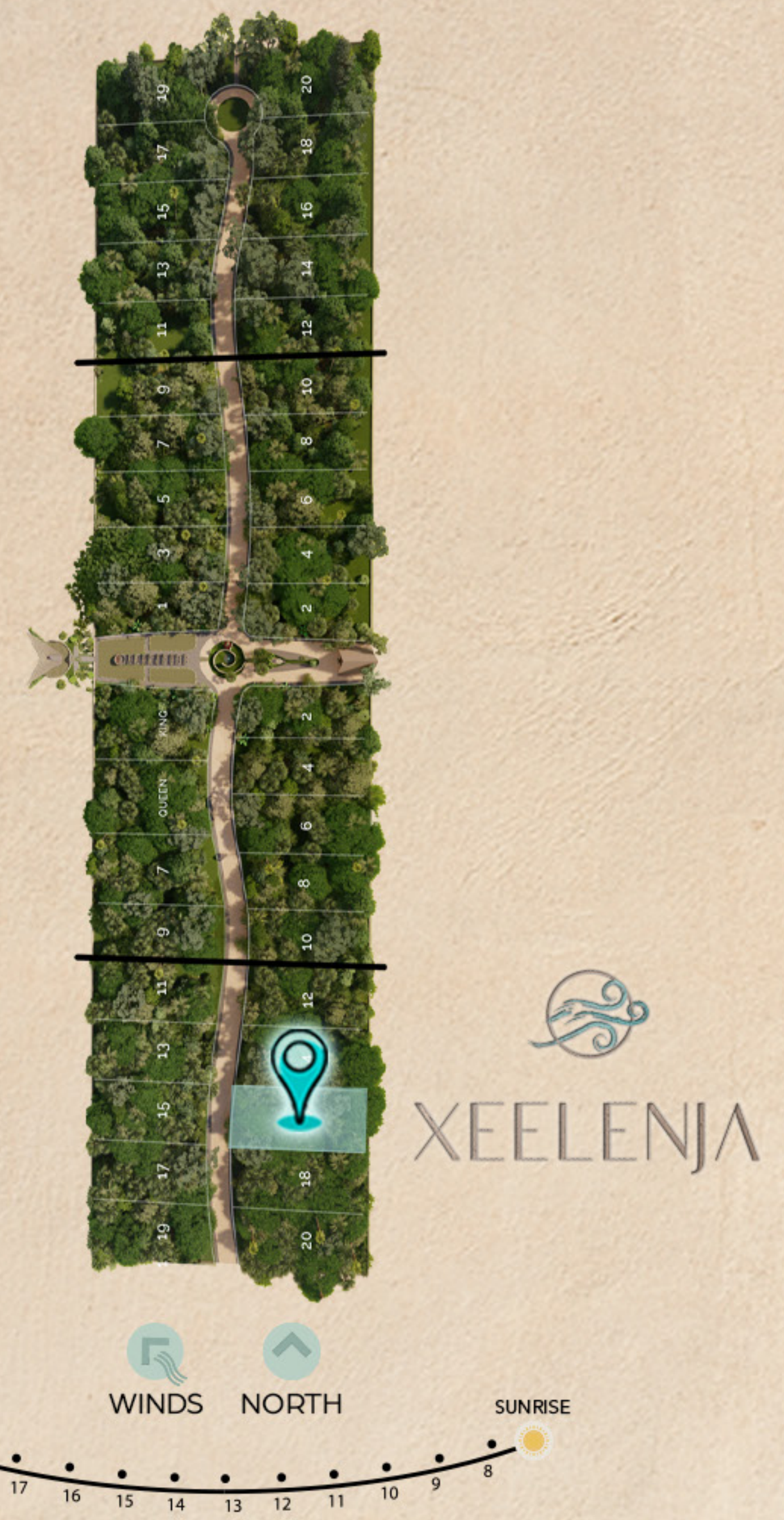
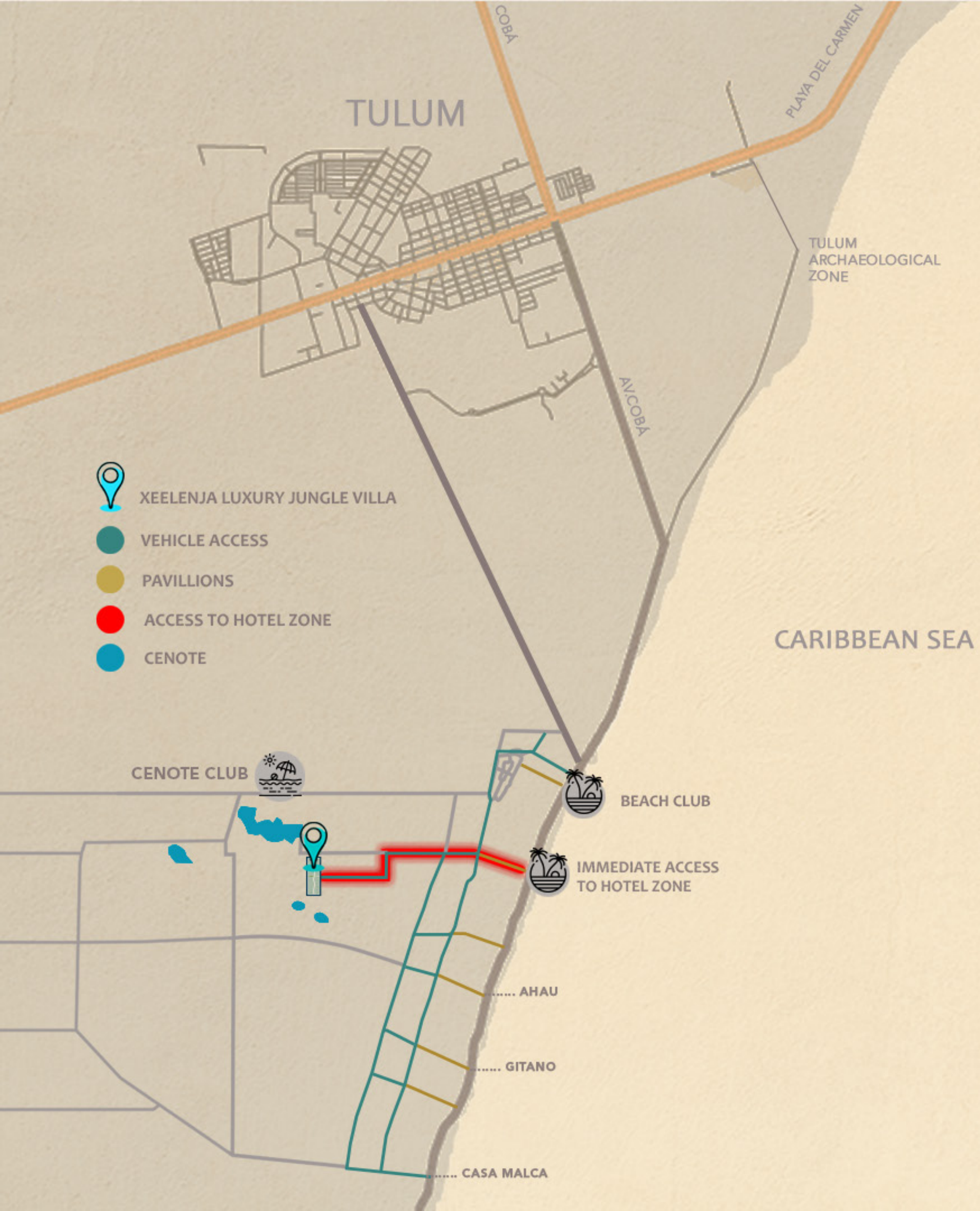
to your mornings?

Surrounded by a natural playground of captivating jungle your reconnection with mother nature awaits you.

At @NSCIENTE nature is no longer an escape, it's home!



"Farm to table" is a concept based mainly on working with sustainable ingredients and cooking according to the food season, which guarantees its freshness and purity.



HIGHLIGHTS



4 BEDROOMS



LIVING ROOM



DINING ROOM



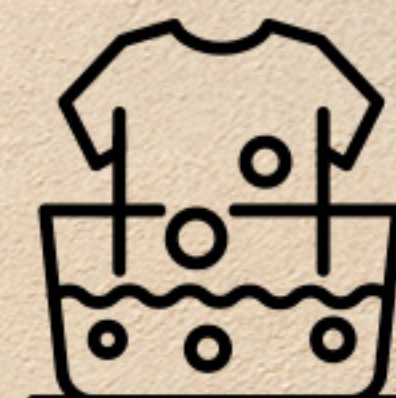
KITCHEN



3.5 BATHROOMS



POOL



LAUNDRY AREA



SKY POOL



XEELENJA



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GROUND FLOOR

AREAS

LAND AREA 966.57 m² / 10404.07 sqft

COS 22%

FOOTPRINT 212.85 m² / 2291.09 sqft

INTERIOR 220 m² / 2368.06 sqft

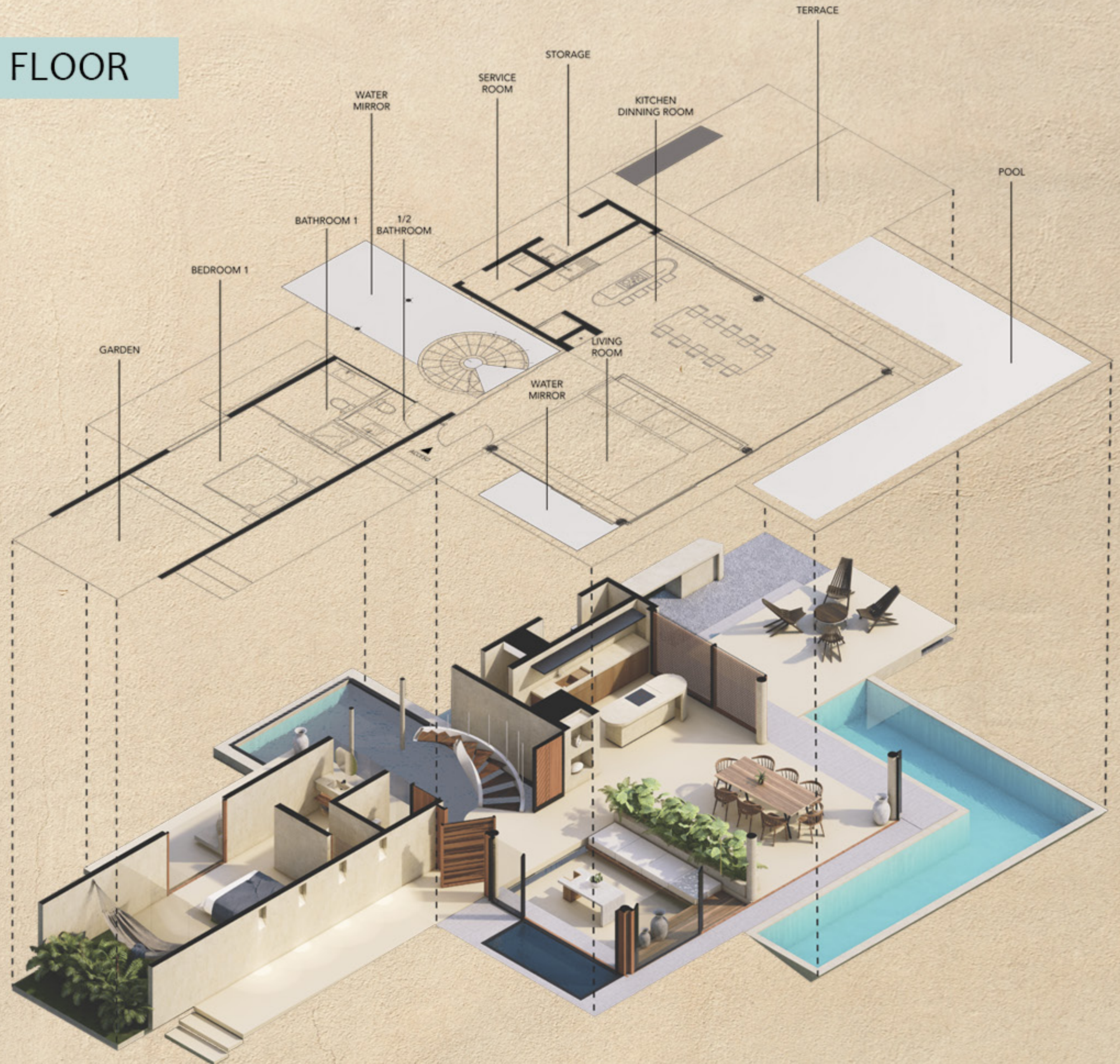
POOL 66 m² / 710.418 sqft

ROOFED EXTERIOR 127 m² / 1367.02 sqft

TOTAL CONSTRUCTION 413 m² / 4445.5 sqft

NON ROOFED EXTERIOR 95 m² / 1022.57 sqft

FREE AREA 753.72 m² / 8112.97 sqft



XEELLENJA

FIRST NIVEL

AREAS

LAND AREA 966.57 m² / 10404.07 sqft

COS 22%

FOOTPRINT 212.85 m² / 2291.09 sqft

INTERIOR 220 m² / 2368.06 sqft

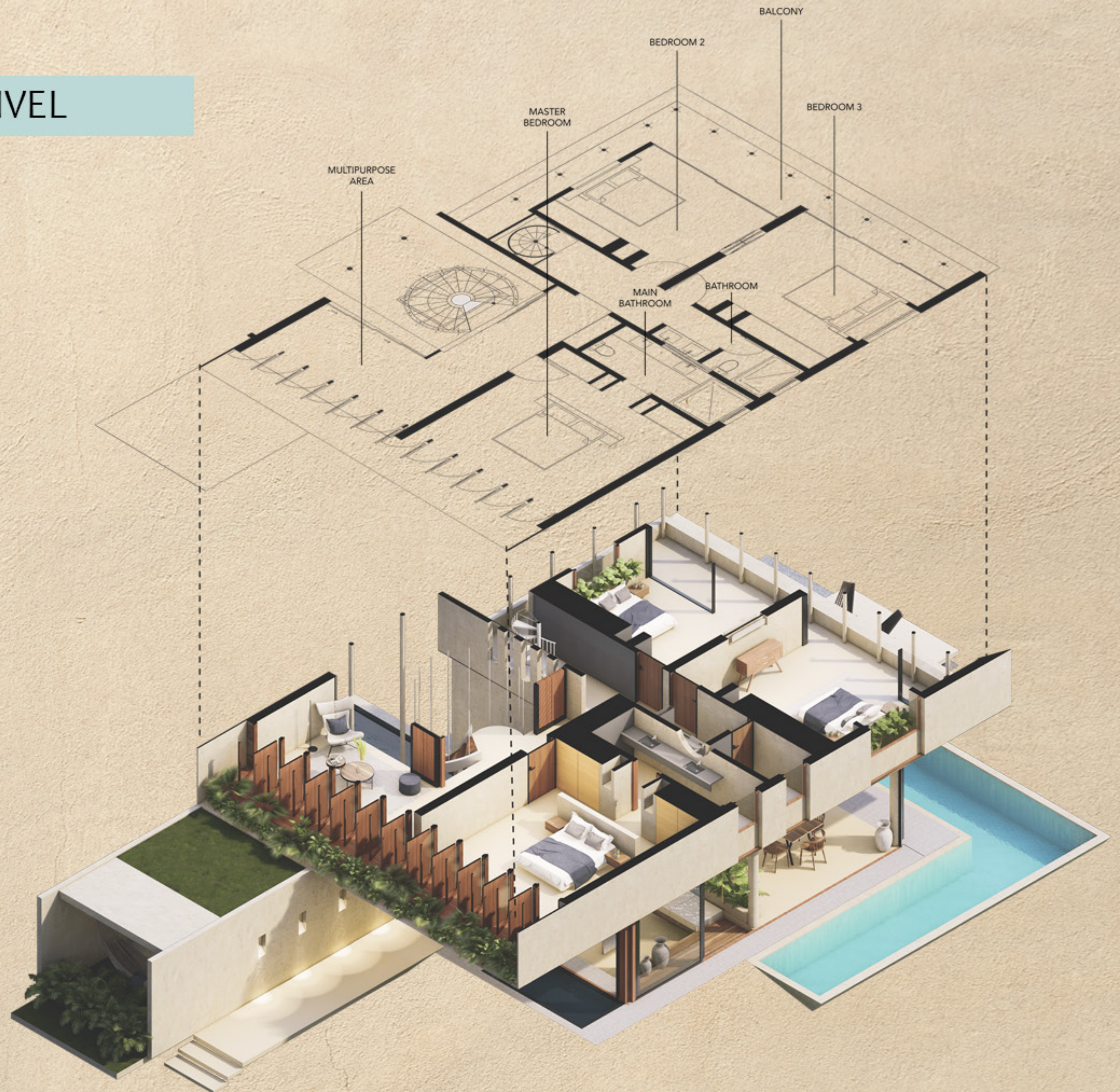
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XEELLENJA

ROOFTOP

AREAS

LAND AREA 966.57 m² / 10404.07 sqft

COS 22%

FOOTPRINT 212.85 m² / 2291.09 sqft

INTERIOR 220 m² / 2368.06 sqft

POOL 66 m² / 710.418 sqft

ROOFED EXTERIOR 127 m² / 1367.02 sqft

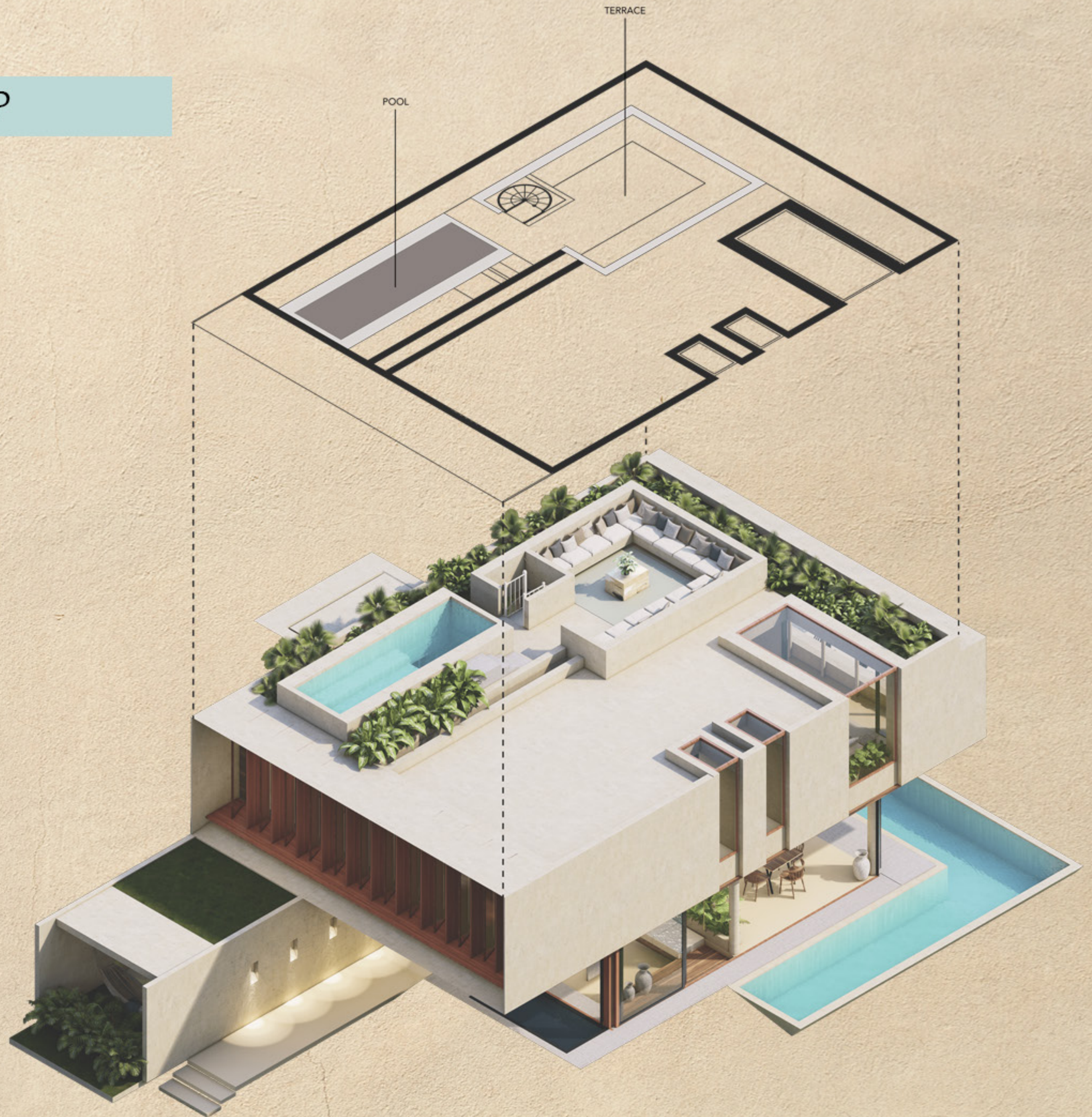
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XEELLENJA





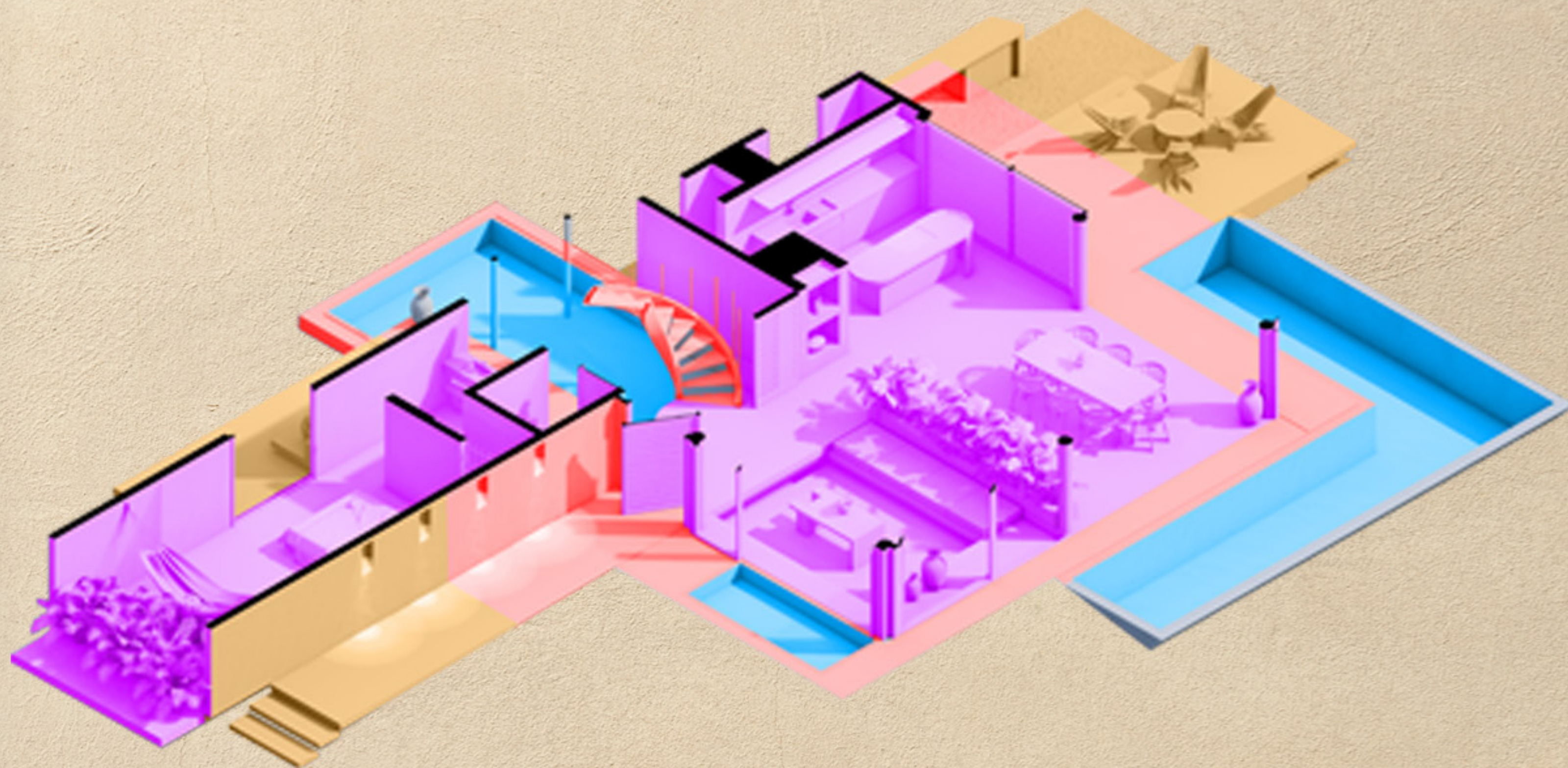
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PLANTA BAJA

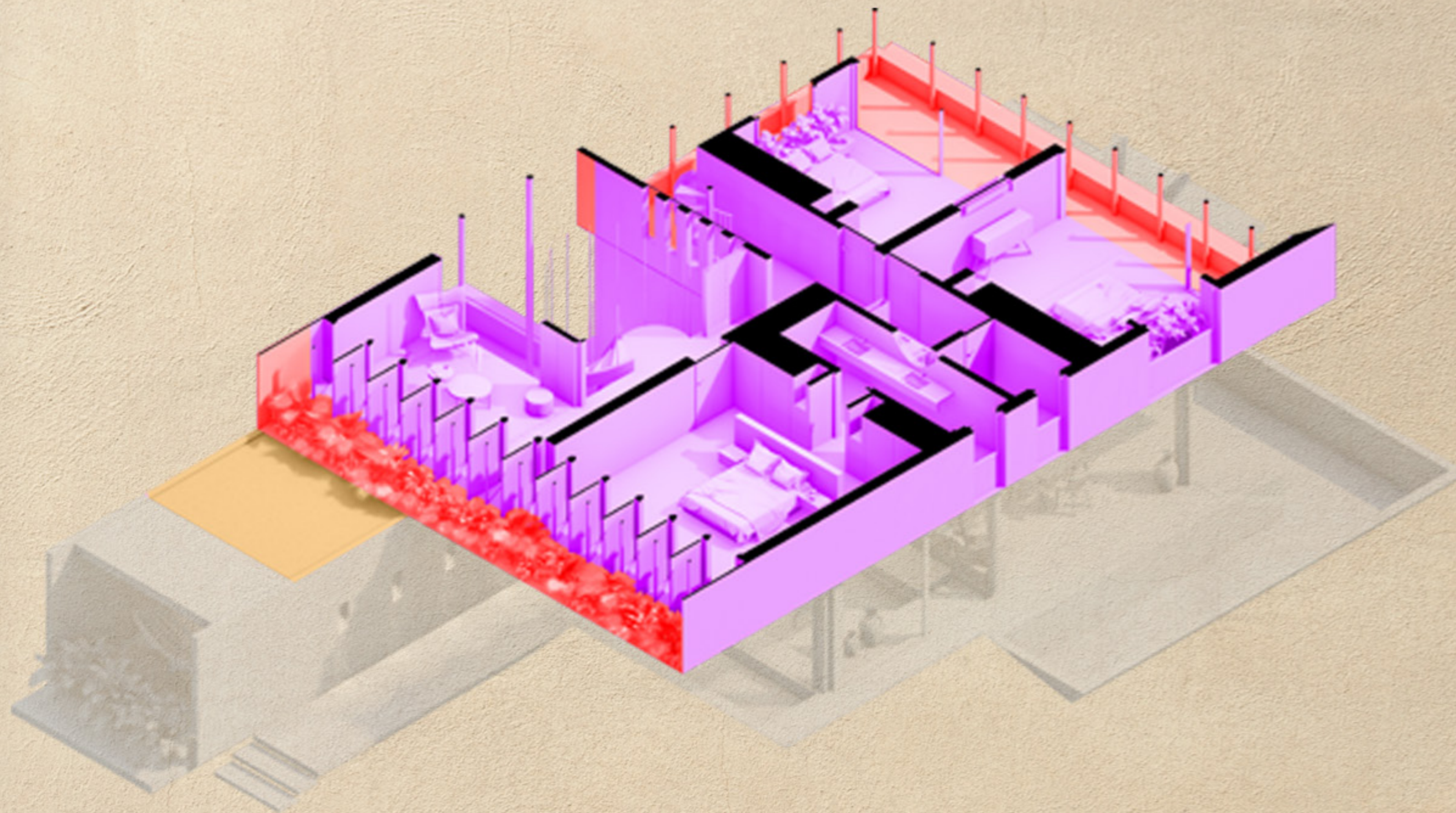
- INTERIOR 107 m² / 1151.74 sqft
- EXTERIOR TECHADO 86 m² / 925.69 sqft
- EXTERIOR NO TECHADO 49 m² / 527.43 sqft
- ALBERCAS 52 m² / 559.72 sqft



XEELLENJA

PRIMER NIVEL

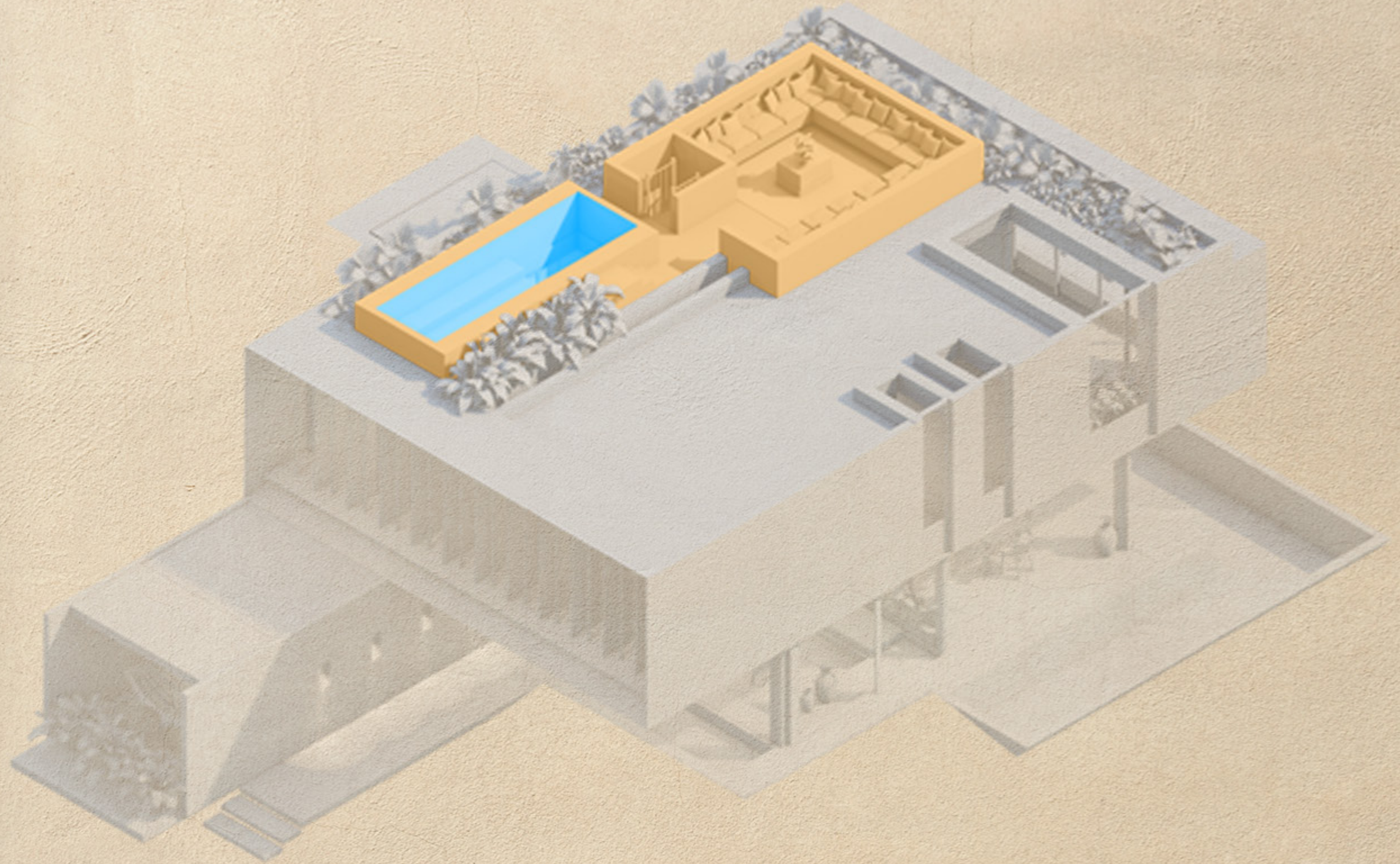
- INTERIOR 113 m² / 1216.32 sqft
- EXTERIOR TECHADO 41 m² / 441.32 sqft
- EXTERIOR NO TECHADO 12 m² / 129.16 sqft



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ROOFTOP

- EXTERIOR NO TECHADO 34 m² / 365.97 sqft
- ALBERCAS 14 m² / 150.69 sqft



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ARTEENIA



*La imagen presentada es de carácter únicamente ilustrativo y puede presentar cambios sin previo aviso durante el proceso de construcción.

