

E EK II

BEST PLACE
TO LIVE IN
TULUM

Custom houses

8 UNITS
LUXURY
HOMES

House nestled in the
enchanting paradise of
Tulum, Mexico.

A PROJECT BY

SV Constructores.
Quintana Roo, Tulum México.

LUXURY HOMES

You can customize your
perfect space

QUALITY NATURE

Environmental-friendly
project.



Eek II Residences. The perfect continuation of Eek I, a project by SIV Constructoros. Currently in pre-sale status, we are pleased to announce the new project that promises a harmonious sequence of residences specially designed and crafted

E E K II



TABLE OF CONTENTS



ABOUT US

02



CONCEPT

04



PLANNING

08



INTERIOR

10



S | V

| C O N S T R U C T O R E S |

SV Constructores stands as a premier enterprise committed to orchestrating sophisticated solutions for luxury residences. Our unwavering dedication is manifested in the meticulous implementation of high-end solutions, setting new standards in the realm of nature and high life living.

Specializing in delivering unparalleled craftsmanship, we go beyond conventional boundaries by offering comprehensive engineering and construction services at every stage of a project.



A PROJECT BY SV CONSTRUCTORES

Eek' Residencial is developed by Jim and Elvia Stephens, who are a multinational family, Mexican and American. They became involved after Jim had a 25-year career with an international Engineering/Construction company.

They formed S&V ARQUITECTOS, INGENIEROS, CONSTRUCTORES and worked in the home building industry in San Miguel De Allende, Pozos, San Luis De La Paz all in the state of Guanajuato, Mexico, with numerous residences successfully built and delivered.

Jim has owned property in Tulum for 25 years, and in 2018 they decided to develop. The first development is Eek' Residencial, a six units luxury home private complex.

Their son Luis Stephens is a civil engineering student and has been heavily involved in the construction phase, his wife Idalia Márquez who is an architect joined the company in an advisory position in february 2022 to assist in completing the 1st phase of the Eek' project and the development of the 2nd phase.



HOME & NATURE LIVING



SV DEVELOPMENT

Designed By: S&V

Constructores

Project Budget: Price start at
\$560,000

Chosen Style: Chic & Modern

Location: Region 05 Tulum
Only Seven Construction Lot &
one home on sale Of Eek II

CONCEPT

Eek II is a testament to meticulous design and attention to detail.



Start to Eek II

Eek' Residencial is the type of home you can either live or rent with a good market for renting. Eek' has separate grey water lines, which will be filtered with natural materials, coconut shells, which is an excellent water filtering system, and have its own black water treatment plant which works like a septic and biodigester tech, but with additional natural filters to ensure water doesn't contaminate our under rivers.



Construction Plus

All of the houses will be constructed on a level position to reduce stone material on its foundation by using the land material and to reduce the backfill material. Eek' team has every area covered we have some floor plans and rendering but also the client can do on presale, changes that fit its personal necessities from the beginning of construction to the equipment of the house.



The property features a contemporary and sophisticated aesthetic, with sleek lines, expansive glass walls, and thoughtfully curated landscaping that harmonizes with Tulum's tropical environment.

QUALITY



Eek' Residencial II is an eight units luxury homes and one comercial área of 270 sqmts. With mature visión from developers they have made a configuration of lots from 200 sqmts to 350 sqmts wich have designed homes from 200 sqmts to 500sqmts with three to nine bedroom.

EEK II is an environmentally friendly project using materials during the construction phase to reduce the carbon emissions.

The waste material, ICFs is a polystyrene block which helps to reduce the consumption of energy above 60% percent, also using prefab roofs which helps on the electric consume and reduce to zero the waste materials in this procedures, and also to reduce waste on the finish materials we use acrylic base chukum wich is fabricated with elements 100% friendly to the enveroment, helping to reduce Stone material waste and the consupcion of chukum tree.

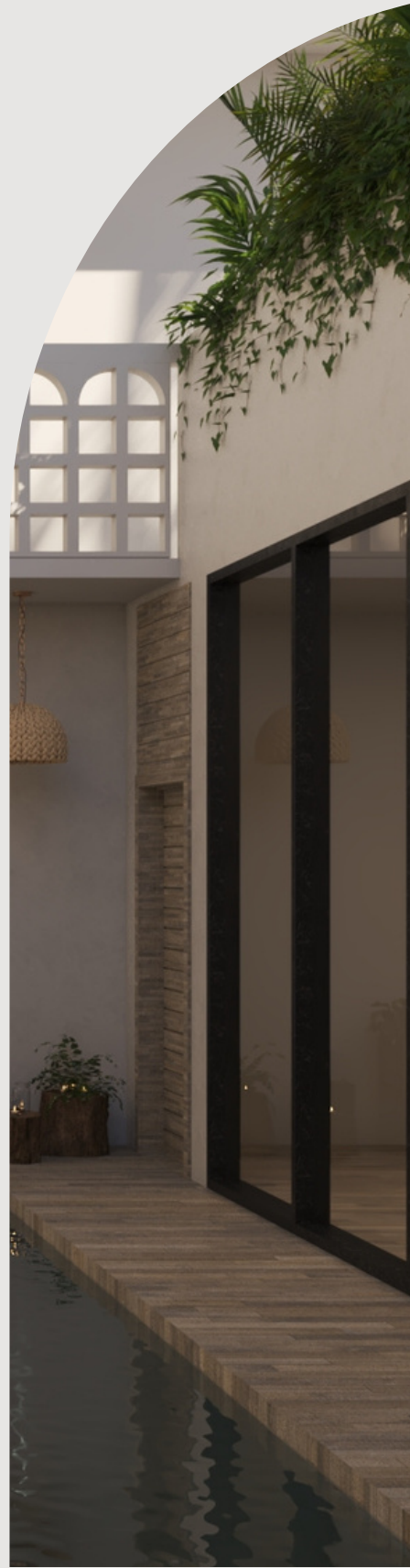


SIV

| CONSTRUCTORES |

SPANCRETE







REGION 05
TULUM, QUINTANA ROO MX

Tulum Beach	10 min
Tulum Downtown	5 min
Tulum Airport	30 min
Station Mayan Train	20 min
Cancún Airport	2 hrs
Playa del Carmen	45 min
Pto. Aventuras	30 min
Coba	30 min
Bacalar	2 hrs

LOCATED IN CLOSE PROXIMITY
TO SIGNIFICANT DESTINATIONS.





HOME & LIVING



REGION 05 TULUM, QUINTANA ROO MX

Maranatha Medical Center	11 min
CAM Amerimed Tulum	9 min
Costamed Tulum Hospital	11 min
Gypsea Market	1 min
Select Chedraui	9 min
Super AKI	10 min
TRILINGUE IN NAJIL XOOK TULUM	2 min
Study Center	
Instituto Vittorio Monteverdi	6 min

URBAN FACILITIES



PLANNING

Central pool surrounded by a deck hallway ready to enjoy. You can observe the pool and be surprised by its wonderful view from any room..

A space designed to enjoy the sun while sharing time with your friends or family in the pool, the sun terrace in front of a wall finished in Mayan stone will be the perfect place.

By SV Constructores





"Just keep moving forward."
SV CONSTRUCTORES

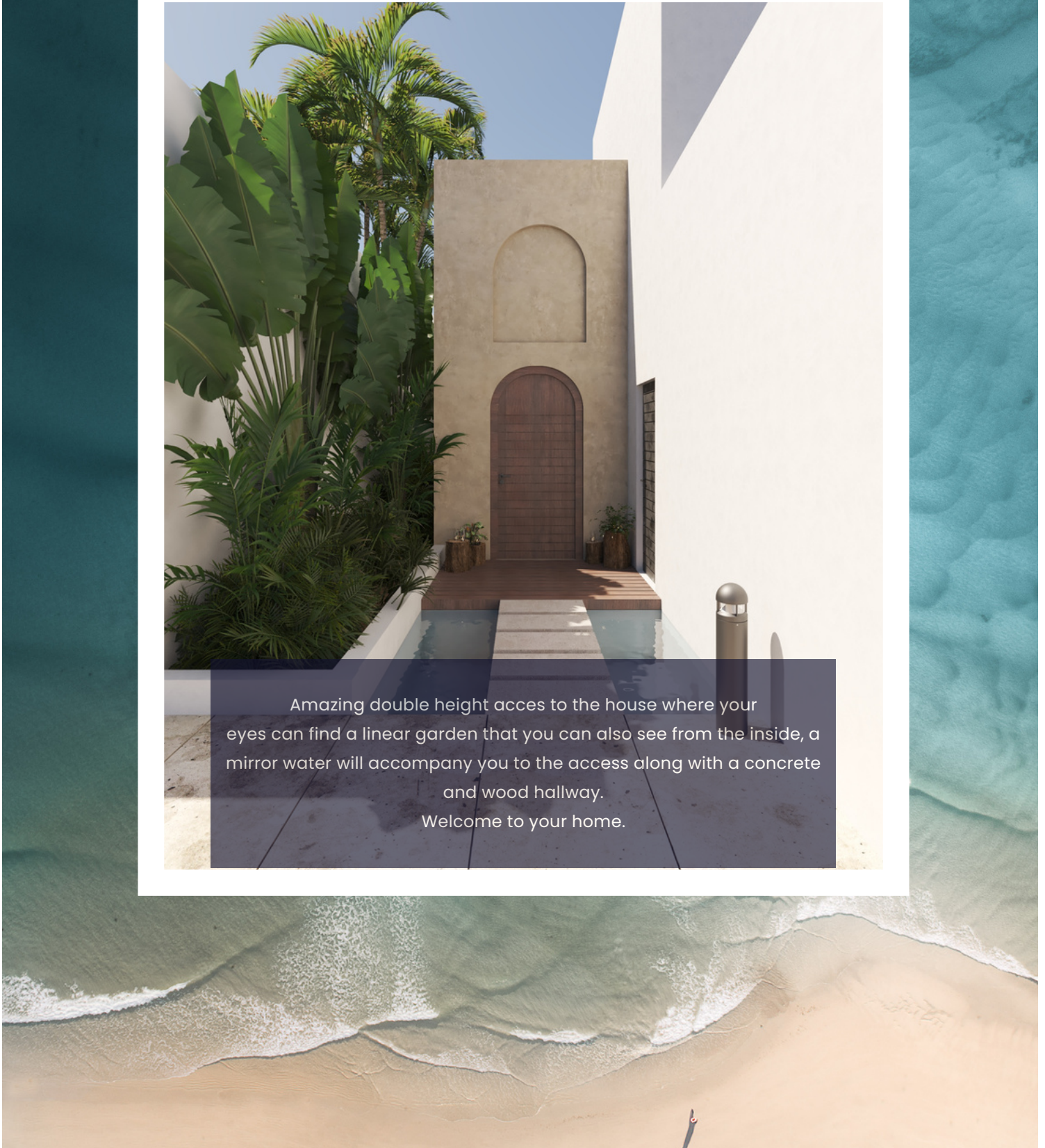
HOME & LIVING

E E K I I

RESIDENCES



Amazing double height access to the house where your eyes can find a linear garden that you can also see from the inside, a mirror water will accompany you to the access along with a concrete and wood hallway.
Welcome to your home.



INTERIOR

Custom Design House.



01 Kitchen

A large kitchen in the common area in this house, will allow you to cook while enjoying the company of your family. The island in the center with a white countertop will enjoy a double view of the pool. A small dining bar is the ideal design.



02 Living room

The rooms have a unique and functional design. The style of Tulum is what you can see in each one. Interior garden, shower with unparalleled view, open closets, arches, w.c outside the bathroom, are some of the details that characterize this house.

HOME & NATURE LIVING

Customize ideal spaces designed only for you and your family.



Concept Eco-Chic & Modern

You can relax from any of the spaces in this house, the living room, dining room and kitchen are connected for your comfort, at the same time you will enjoy a double view of the pool and the interior garden that share this space.

CONSTRUCTION CHARACTERISTICS

Location Región 05 | Tulum, Quintana Roo, Mx
Units 8 lots | 1 comercial area
Project area m2 2,930.00 m2

ISOLATE BUILDING (ICF & SPANCRETE)
10KW SOLAR SYSTEM
OSMOSIS WATER TREATMENT
BLACK & GRAY WATHER TREATMENT
GREEN ENVIROMENTAL
INVERTER AC
INVERTER FRIDGE
DISHWASHER
SOLID WOOD CARPENTRY
CONTROL REMOTE CEALLING FANS



CONSTRUCTION CHARACTERISTICS

Location Región 05 | Tulum, Quintana Roo, Mx
Units 8 lots | 1 comercial area
Project area m² 2,930.00 m²



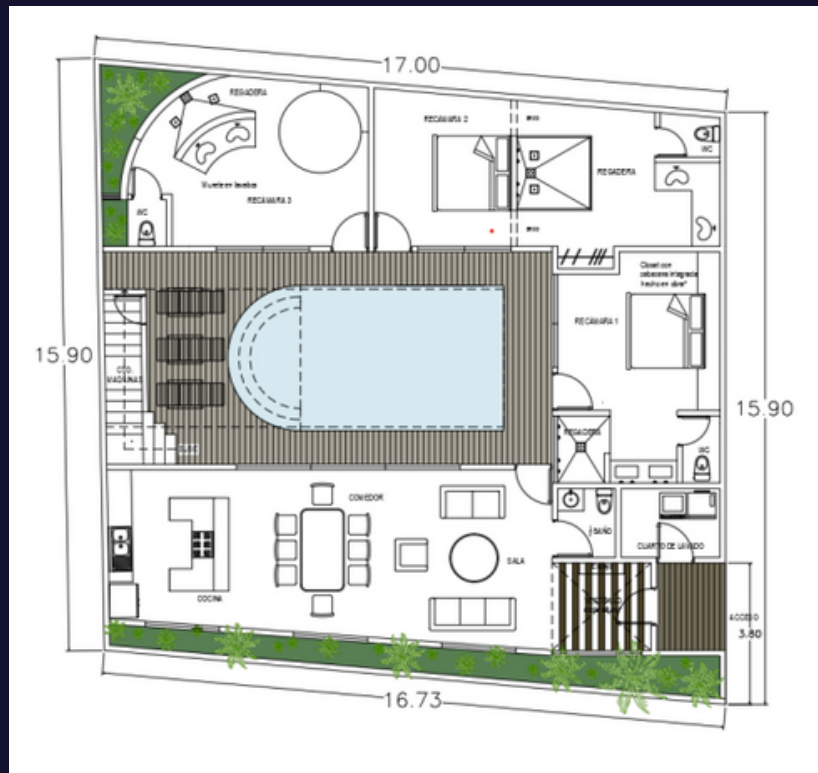
Project area 2,930.00 m²
8 residential lots
1 Comercial area 169.68 m²
Parking area 418.00 m²
Walkways 271.00 m²

FEATURES HOME

TECHNICAL DATASHEET

Ground floor:

- Water mirror
- Anteroom
- Living room
- Dinning room
- Kitchen
- 1/2 bathroom
- Laundry room
- 3 bedroom
- 3 bathroom Pool
- Deck walkway
- Sundeck
- Interior garden



SIV

| CONSTRUCTORES |

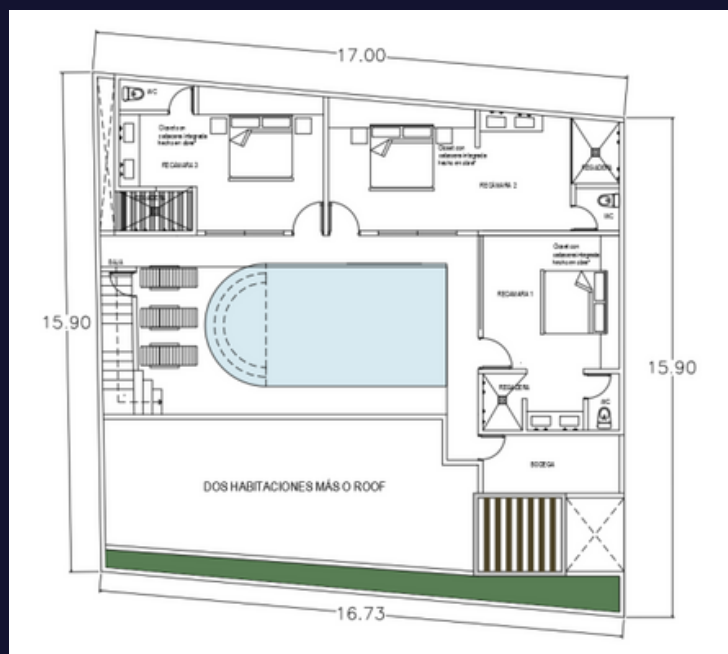


FEATURES HOME

TECHNICAL DATASHEET

Top floor

- 3 bedroom
- 3 bathroom
- Store
- Roof
- Grill
- Terrace



SIV

| CONSTRUCTORES |



FEATURES HOME

TECHNICAL DATASHEET

Location:

- Región 05 Tulum, Quintana Roo, MX

Units:

- 8 lots
- 1 comercial area

Project area m²

- 2,930.00 m²

General features:

- Principal acces
- Parking area
- Walkways
- Garbage area
- Parking motorcycles and bikes Security booth
- Comercial area

Ground floor:

- Water mirror
- Anteroom
- Living room
- Dinning room
- Kitchen
- 1/2 bathroom
- Laundry room
- 3 bedroom
- 3 bathroom Pool
- Deck walkway
- Sundeck
- Interior garden

Top floor:

- 3 bedroom
- 3 bathroom
- Store
- Roof
- Grill
- Terrace

327.00 m² construction

25.00 m² pool

55.00 m² roof/terrace

15.00 m² interior garden



SIV

| CONSTRUCTORES |





Make anything possible

We take this opportunity to introduce our innovative solutions that will help you choose your next home. Our team of experienced professionals is always ready to work with you and achieve exceptional results.



WE LOOK FORWARD TO
SEEING YOU IN YOUR NEW
HOME SOON.

Come with us and establish your points and
vision of your new residence.

- Región 05 Tulum. Quintana Roo, México.
- +52 1 468 117 3766
- +52 1 442 381 0882
- contact@svconstructoresmx.com