

A tropical beach scene at sunset. The sky is a mix of orange, pink, and blue. The ocean is calm with small waves. In the foreground, there are large, dark rocks. On the right, there is a sandy beach with many palm trees. The text 'TOLOK' is overlaid in the center, with a parrot head inside the 'O'.

TOLOK

BY

GRUPO CANTARELL



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C O Z U M E L

is the largest island in the Mexican Caribbean, located off the coast of Playa del Carmen, famous for its more than 25 reef formations. This makes it one of the most important diving centers in the world.



HISTORY

This island, rich in history and nature, is much more than a tourist destination; it is a journey back in time to the ancient Mayan civilization and a window into the underwater splendor of its coral reefs.

“DISCOVER THE FASCINATING HISTORY OF COZUMEL AS YOU EXPLORE ITS WONDERFUL COAST”



AN ACCESSIBLE DESTINATION

The island of Cozumel has both air and sea connections. Cozumel International Airport receives direct flights from Mexico City, Guadalajara, Monterrey. American and Canadian cities such as Miami, Houston, Chicago, Dallas, Atlanta, Detroit, Montreal, and Toronto. Additionally, with hourly ferries from Playa del Carmen, reaching this dream destination is very easy.



Due to its privileged location, TOLOK offers a wide range of services, including self-service stores, scooter or jeep rentals, national and international parcel services, and hospitals.

Additionally, its **proximity to the boardwalk** allows you to visit the best restaurants and bars in the area, schedule tourist activities, and explore souvenir shops.

“EVERYTHING IS DESIGNED FOR YOUR COMFORT”.



ATTRACTIONS



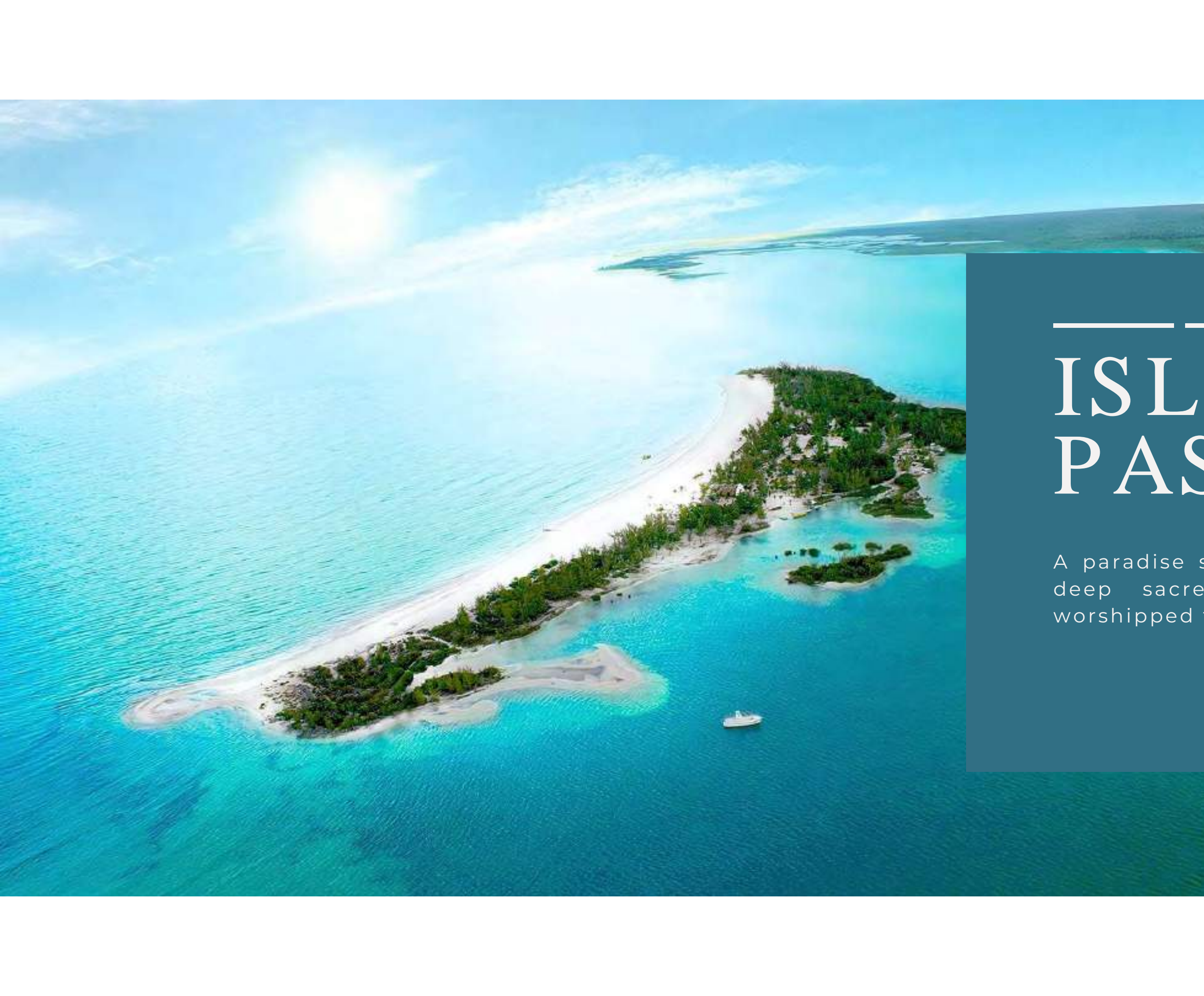


CHANKANAAB

It is located within the Cozumel Marine National Park.

A natural sanctuary where you can enjoy water activities, explore marine life, and relax in a tropical paradise.





ISLA DE LA PASIÓN

A paradise surrounded by crystal-clear waters, with a deep sacred significance for the Mayans, who worshipped the goddess Ixchel.





EL CIELO

It gets its name from the large number of starfish you can find on its seabed. It is a sandbar where you can swim and snorkel.





PARQUE NACIONAL MARINO COZUMEL

It boasts a rich biodiversity of marine flora and fauna. You can observe turtles, starfish, sea urchins, and the splendid scorpionfish..



PUNTA SUR PARK

The island's largest ecological reserve with views of the Observation Tower. It offers kayaking, snorkeling tours, and trails for observing flora and fauna.



EL CEDRAL

A small village located on the southwest of the island, where one of the oldest Mayan ruins in Cozumel can be found.



EL MALECÓN

“Downtown”. It is home to shopping centers, restaurants, bars, shops, and hotels.



REEF MAP



FEATURED EVENTS





COZUMEL CARNIVAL

FEBRUARY



COZUMEL INTERNATIONAL BILLFISH RELEASE TOURNAMENT

MAYO



ASTRI COZUMEL TRIATHLON

SEPTEMBER



SACRED CROSSING

MAY



IRONMAN

SEPTEMBER



GRAN FONDO NY COZUMEL

NOVEMBER





TLOK

THE PROJECT

TLOK

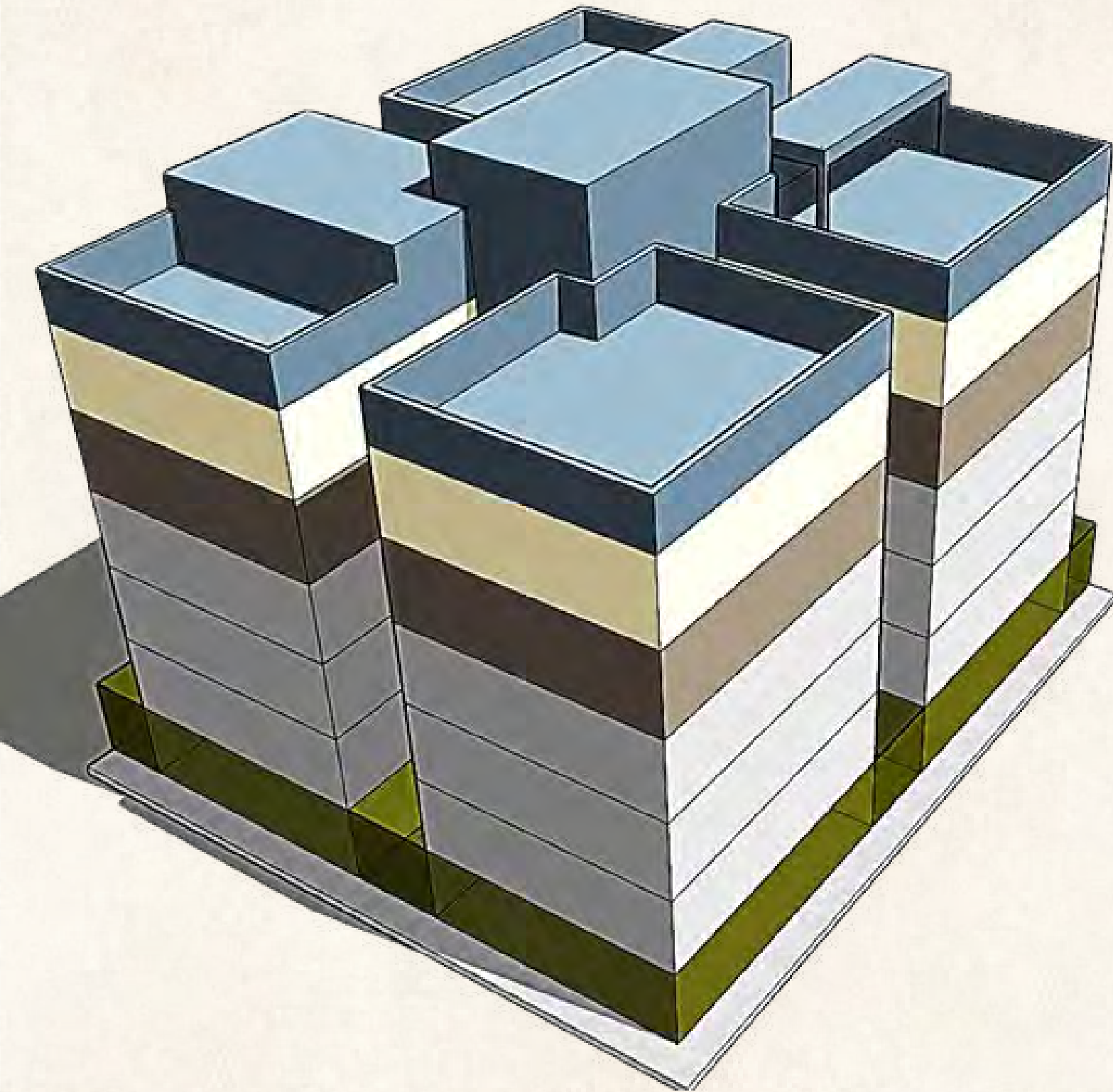


LOCATION

Calle 2 Nte 200, Centro, 77600 San Miguel de Cozumel, Q.R.



ARCHITECTURAL PROGRAM

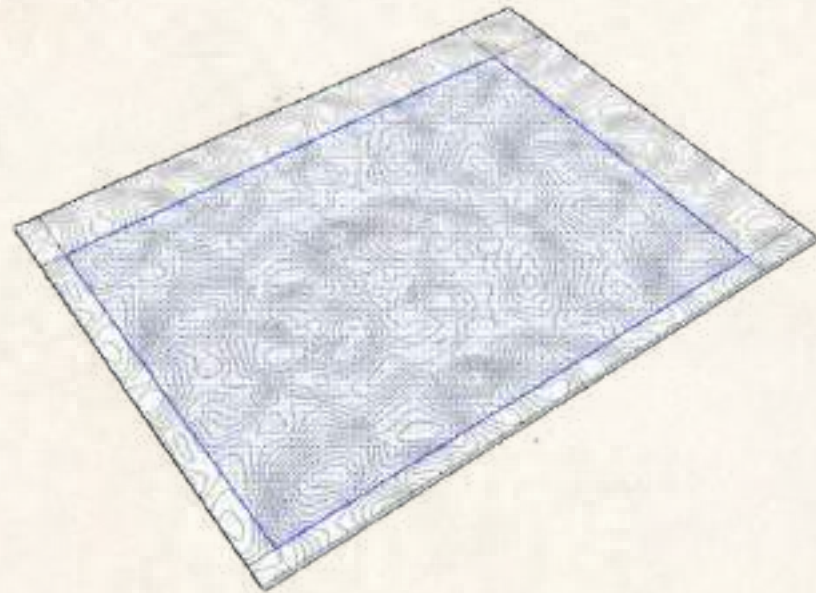


● ROOF TOP	384.37 M2
● FLOOR 5	394.92 M2
● FLOOR 4	392.97 M2
● FLOOR 3	393.97 M2
● FLOOR 2	393.97 M2
● FLOOR 1	393.97 M2
● GROUND FLOOR	435.40 M2

TOTAL CONSTRUCTED AREA PROJECT → 2551.06 M2

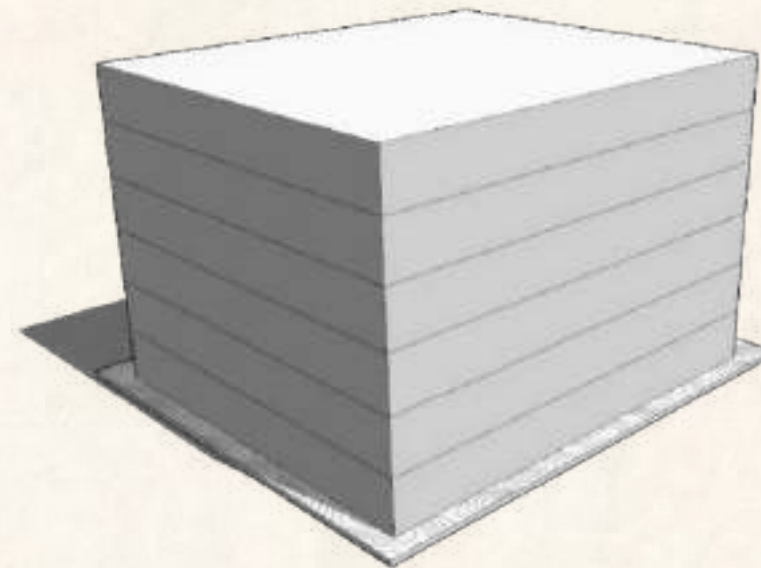


VOLUME CONCEPTUALIZATION



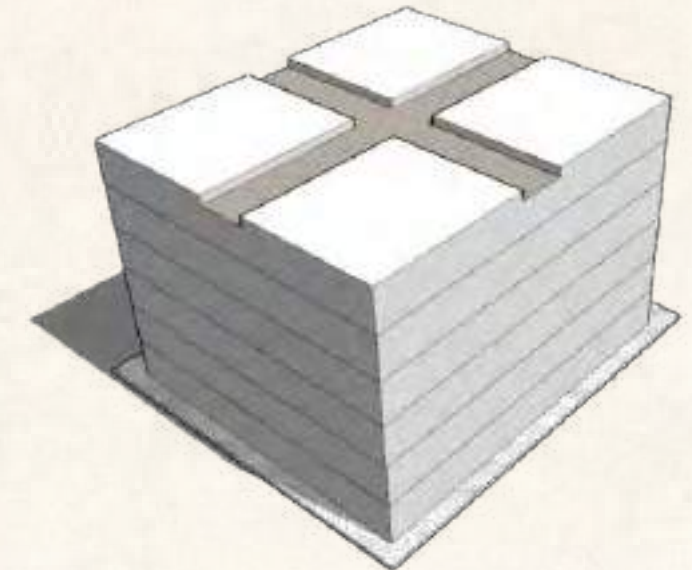
RESTRICTIONS

The property has restrictions on its boundaries that determine the allowable building area.



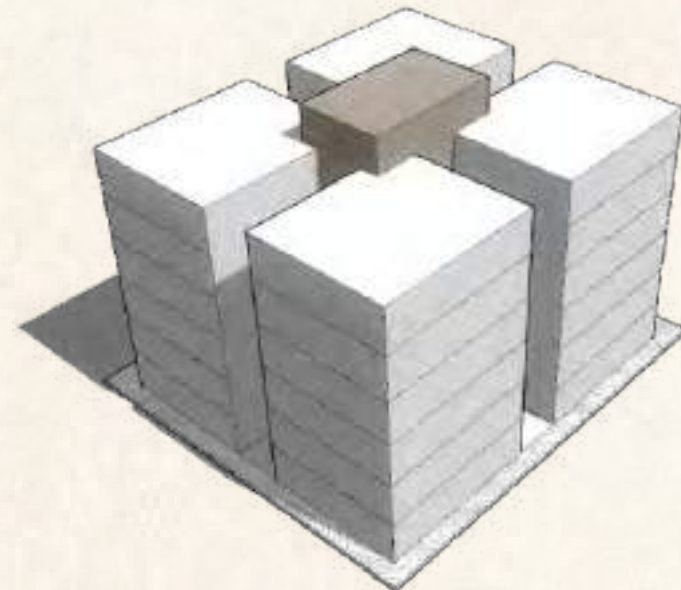
VOLUMETRICS

The building area is extruded in the central part of the property, creating a uniform cube.



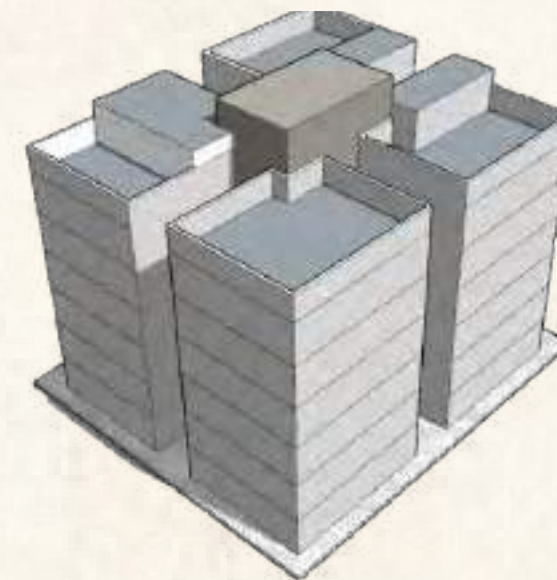
DEPARTMENT ZONING

With four sections, each level is divided, creating the boundaries for each of the apartments.



CIRCULATION CORE

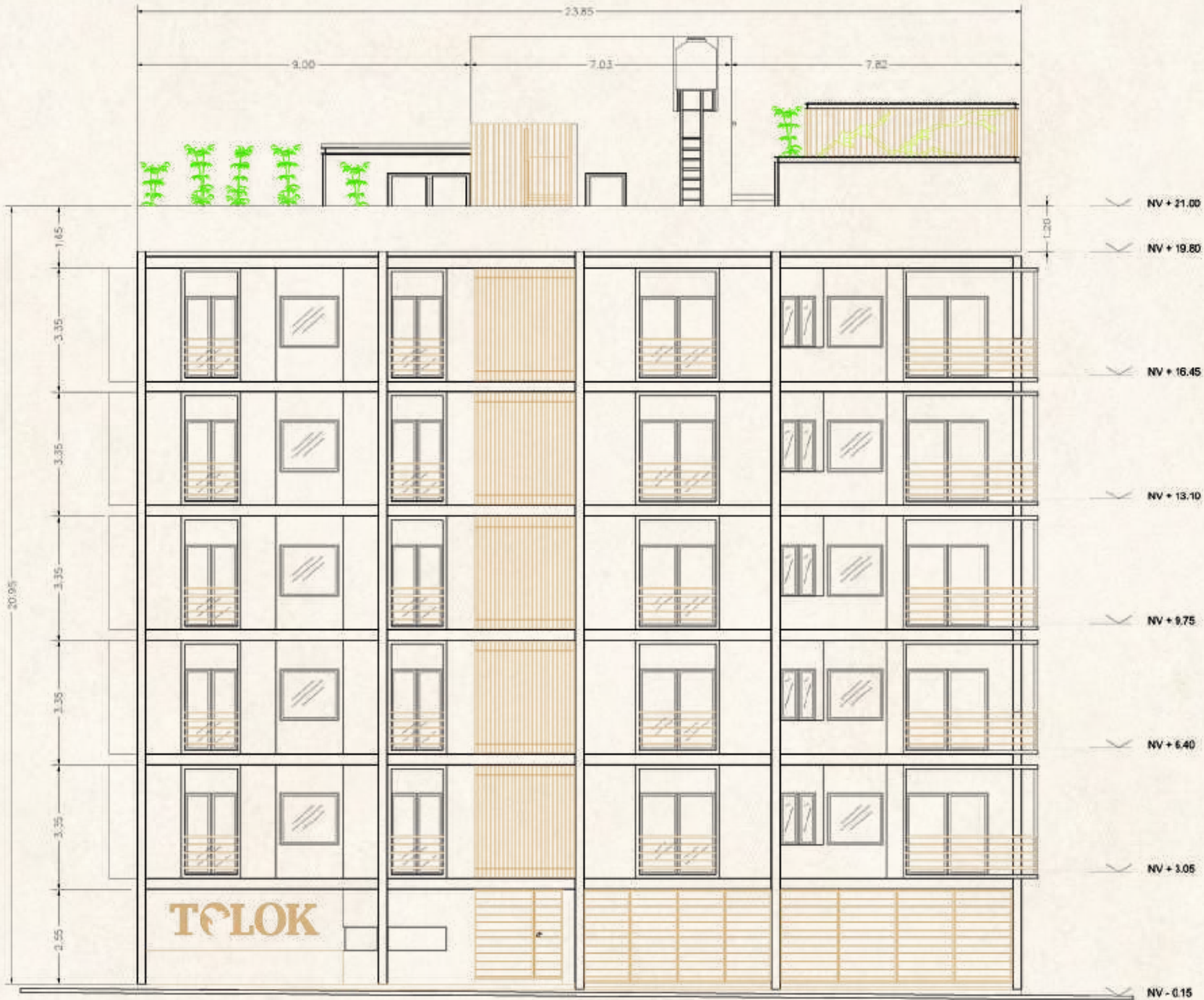
In the central part of the four volumes, the main element is extruded, connecting all the apartments.



COMMON AREAS

They are accessed from the main avenue and reached via a vertical cube through an elevator or stairs to the top level.





FRONTAL FAÇADE



FRONTAL
FAÇADE





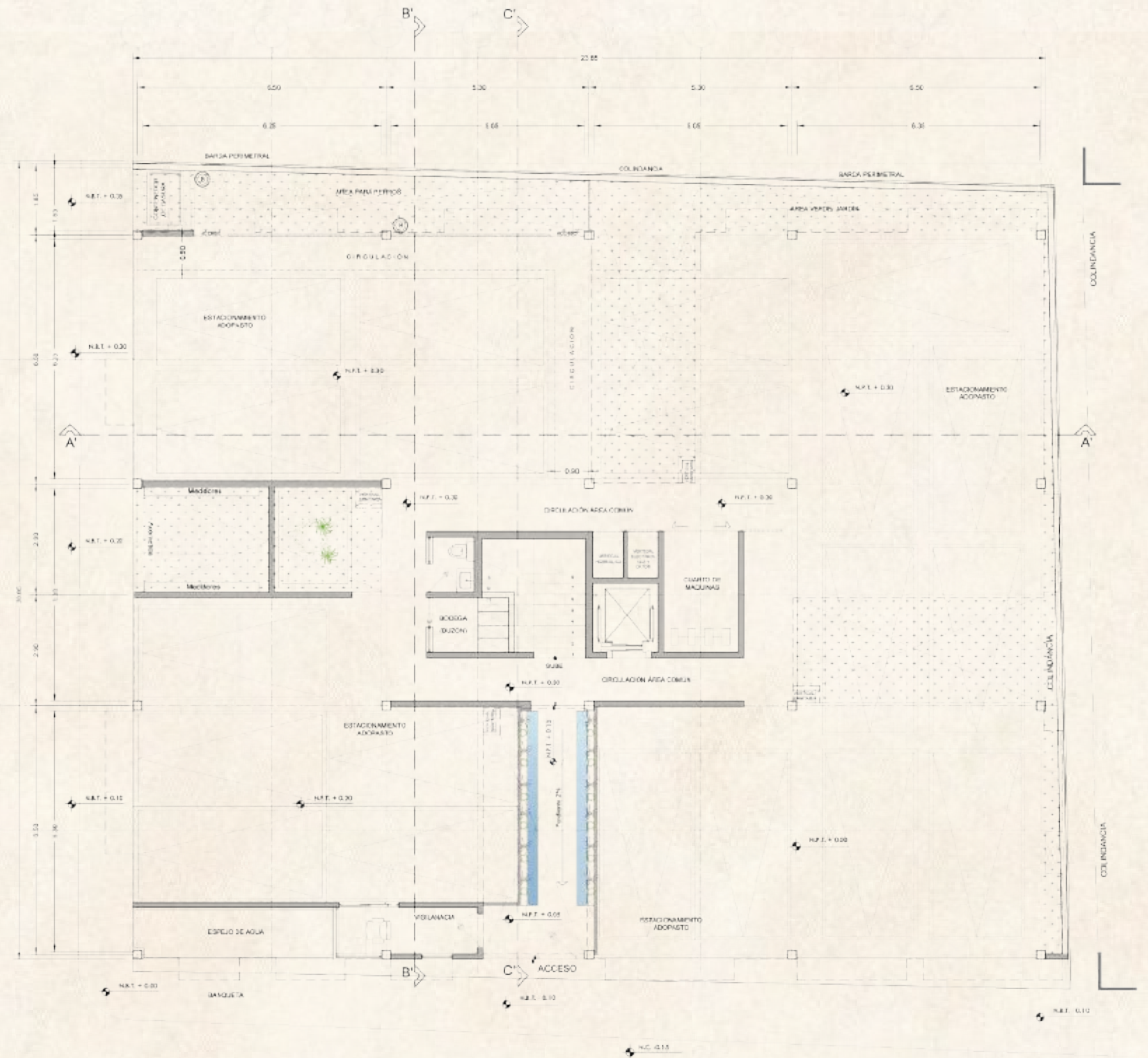
LATERAL FAÇADE



LATERAL
FAÇADE



GF GROUND FLOOR



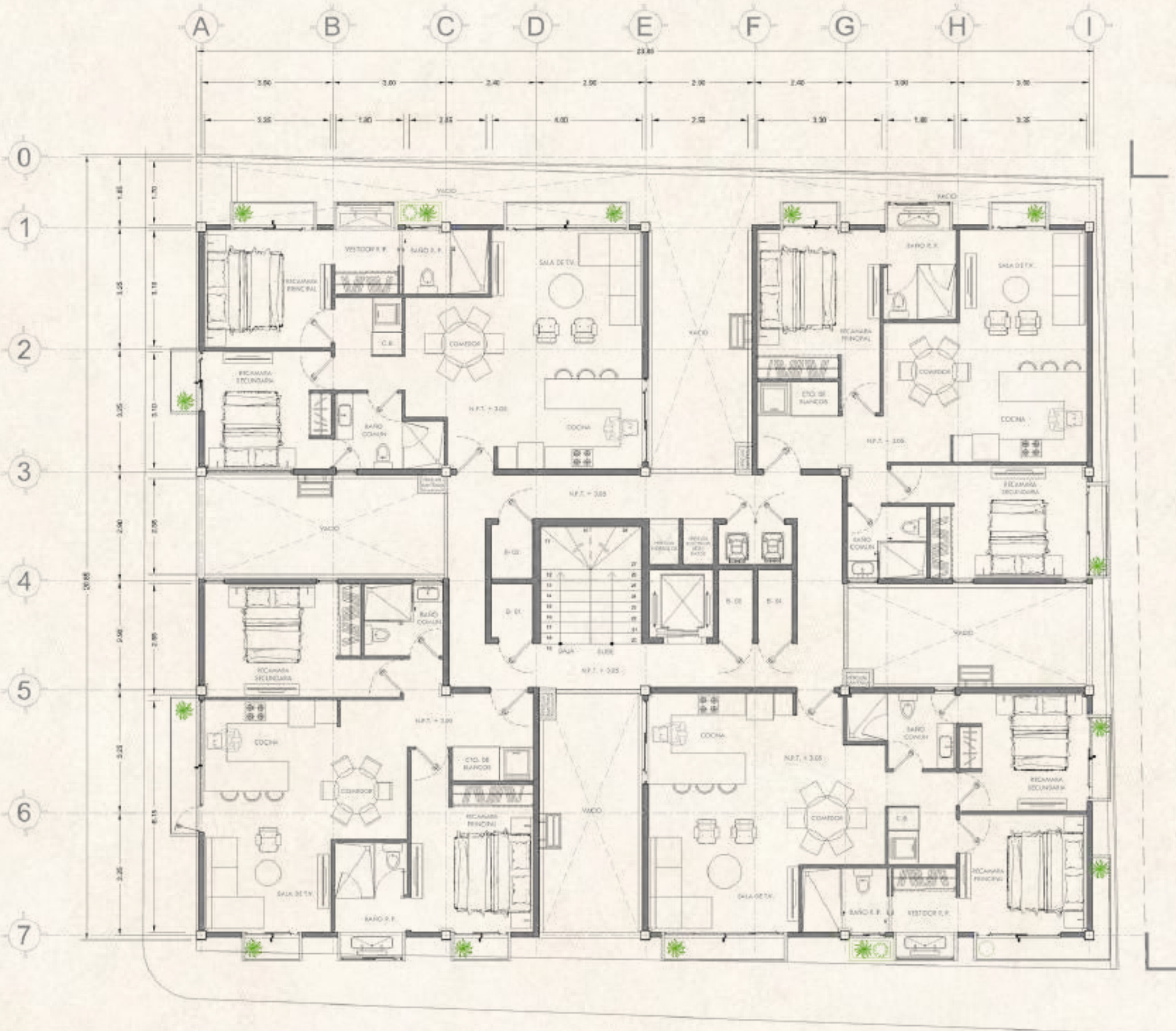


GF

GROUND FLOOR







FLOORS

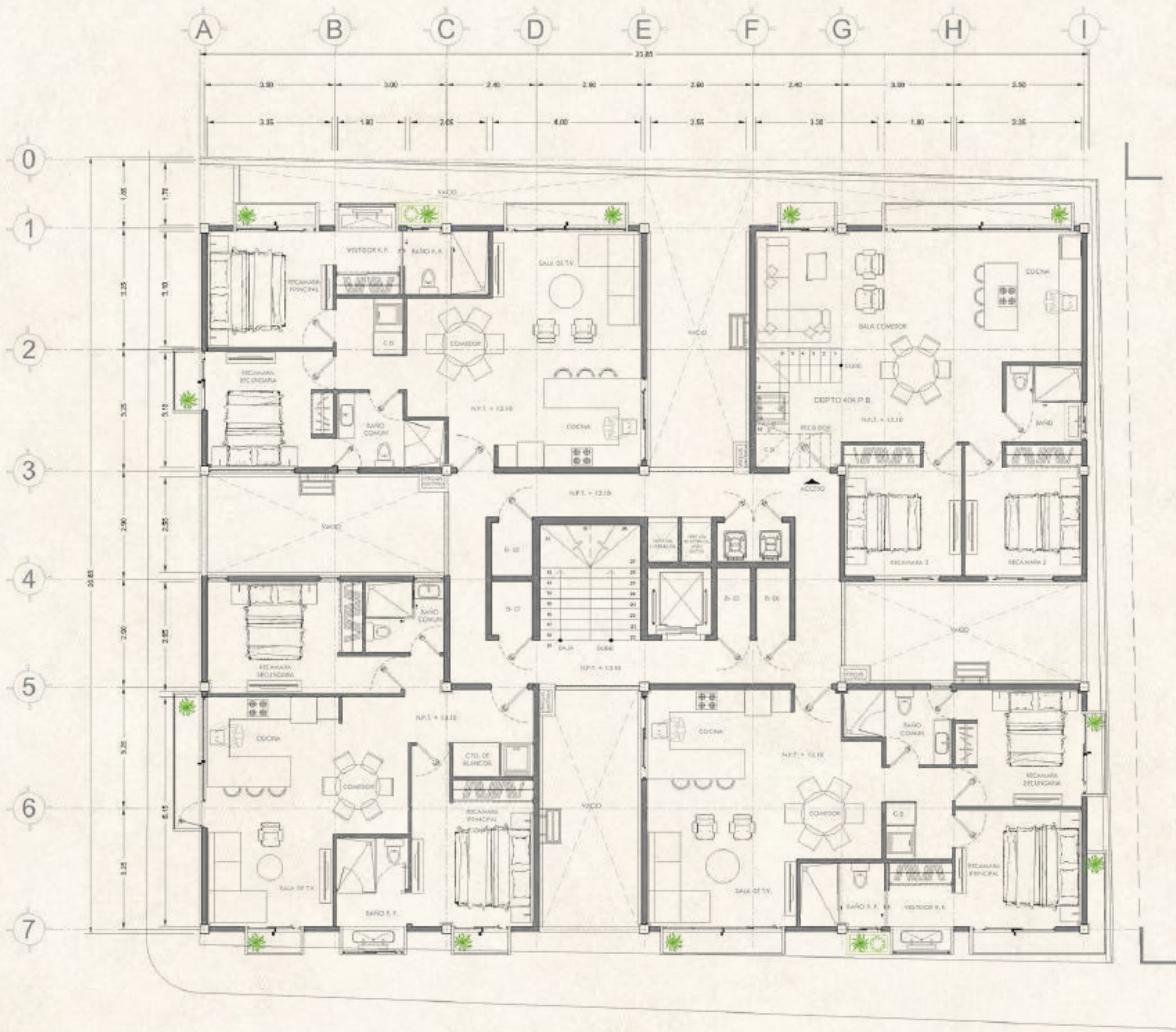
1, 2, 3



FLOORS

1, 2, 3





FLOOR 4



FLOOR

4





FLOOR 5



FLOOR

5





ROOF TOP LEVEL



ROOF TOP LEVEL





APARTMENTS

101, 201, 301, 401, 501



West Corner

Ocean View

Interior: **81.30 m²**

Terrace: **5.80 m²**

Storage **2.23 m²**

Type A Apartment

Living Room with Balcony

Dining Room

Kitchen

Master Bedroom with Walk-in Closet, Full Bathroom, and Private Balcony

Secondary Bedroom with Closet and Balcony, Shared Full Bathroom

Laundry and Linen Area

Apartment Height: 2.80 m

Storage

Covered Parking Space

APARTMENTS

102, 202, 302, 402 y 502



South Corner

Partial Ocean View

Interior: **81.30 m²**

Terrace: **5.78 m²**

Storage **2.23 m²**

Type B Apartment

Living Room with Balcony

Dining Room with Balcony

Kitchen

Master Bedroom with Walk-in Closet, Full Bathroom, and Private Balcony

Secondary Bedroom with Closet and Balcony

Shared Full Bathroom

Laundry and Linen Area

Apartment Height: 2.80 m

Storage

Covered Parking Space





APARTMENTS

103, 203, 303, 403, 503



East Corner

No Ocean View

Interior: **80.53 m²**

Terrace: **8.08 m²**

Storage **2.13 m²**

Type A+ Apartment

Living Room with Balcony

Dining Room with Balcony

Kitchen

Master Bedroom with Walk-in Closet, Full

Bathroom, and Private Balcony

Secondary Bedroom with Closet and

Balcony

Shared Full Bathroom

Laundry and Linen Area

Apartment Height: 2.80 m

Storage

Covered Parking Space

APARTMENTS

104, 204, 304 y 504



North Corner
Ocean View
Interior: **84.11 m²**
Terrace: **3.80 m²**
Storage **2.38 m²**

Type B+ Apartment

Living Room with Balcony
Dining Room with Balcony
Kitchen
Master Bedroom with Walk-in Closet, Full Bathroom, and Private Balcony
Secondary Bedroom with Closet and Balcony
Shared Full Bathroom
Laundry and Linen Area

Apartment Height: 2.80 m

Storage
Covered Parking Space







APARTMENT 404



FIRST LEVEL



UPPER FLOOR

North Corner

Ocean View

Interior: **108.37 m²**

Terrace: **6.26 m²**

Storage **2.28 m²**

Type C Apartment

Upper Floor

Master Bedroom with Walk-in Closet, Full Bathroom, and Private Balcony

First Level

Living Room with Balcony

Dining Room

Kitchen with Balcony

2 Secondary Bedroom with Closet

Shared Full Bathroom

Laundry and Linen Area

Apartment Height: 2.80 m

Storage

Covered Parking Space

APARTMENT 504



North Corner
Ocean View
Interior: **50.96 m²**
Terrace: **3.89 m²**
Storage **2.28 m²**

Type D Apartment

Living/ Dining Room with Balcony
Kitchen
Bedroom with Walk-in Closet
Shared Full Bathroom
Laundry and Linen Area

Apartment Height: 2.80 m

Storage
Covered Parking Space



AMENITIES

INFINITY POOL



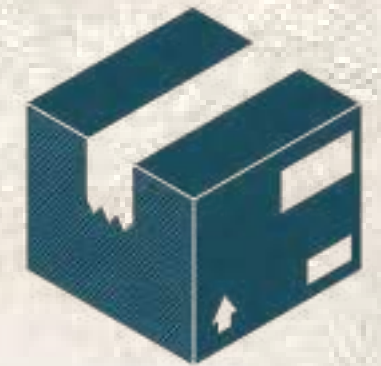
JACUZZI



GYM



DROP OFF ROOM



ROOF GARDEN



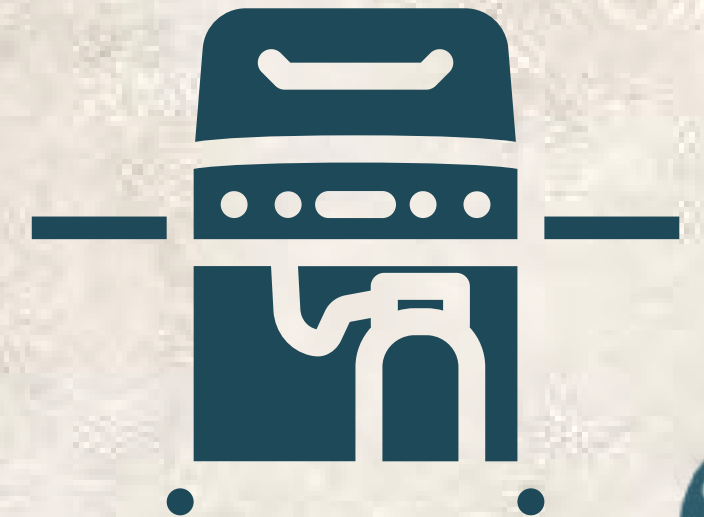
FOOD AND BEVERAGE AREA



DOG PARK



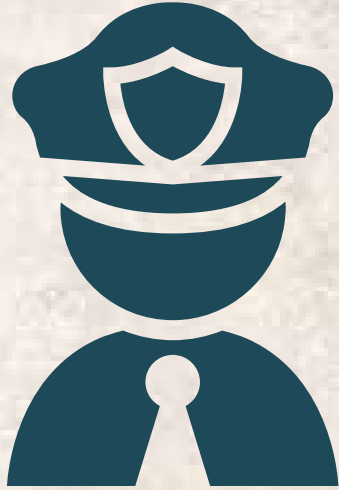
PIZZA OVEN AND GAS GRILL





SERVICES

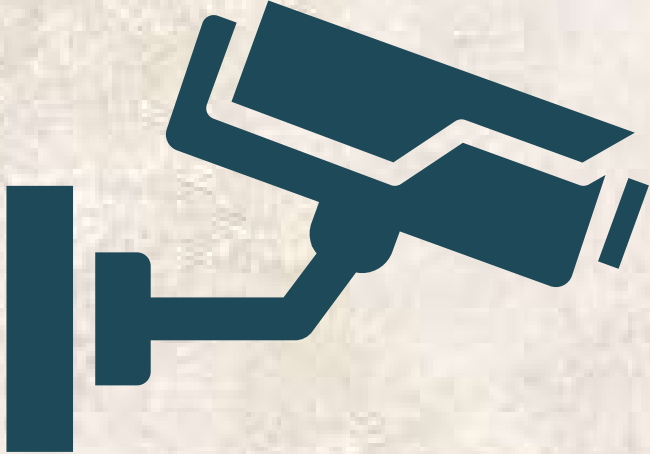
24-HOUR
SECURITY



MAINTENANCE STAFF



CCTV



ACCESS CONTROL



FOOD AND BEVERAGES
SOLARIUM







FLOK





TOLOK