Project report: Menesse Kukulkán

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Menesse Kukulkán is listed as off-plan in Tulum, Quintana Roo, Riviera Maya, Mexico. The handover date on record is Q1 2027. No permit number is published. Transparency score: 21 of 100, rank 12 of 32 in Tulum. Not yet reviewed by Kolaboro (added 23 Nov 2026). Last checked 23 Nov 2026.

Key facts

Developer: not stated
source: https://mayaocean.com/complex/menesse-kukulkan

Location: Tulum, Quintana Roo, Riviera Maya, Mexico
source: https://mayaocean.com/complex/menesse-kukulkan

Stage: off-plan
source: https://mayaocean.com/complex/menesse-kukulkan

Handover on record: Q1 2027
source: https://mayaocean.com/complex/menesse-kukulkan

Permit or licence number: not published

Price from: USD 203,940
source: https://mayaocean.com/complex/menesse-kukulkan

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://mayaocean.com/complex/menesse-kukulkan

Transparency checklist

Transparency score: 21 of 100. Rank 12 of 32 in Tulum

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: Q1 2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/menesse-kukulkan-tulum/

Sources

https://mayaocean.com/complex/menesse-kukulkan

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/menesse-kukulkan-tulum/
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