



# C A R D I N A L

SUSTAINABLE COMMUNITY



INVEST IN REAL WELLNESS, INVEST IN PARADISE LIVING

True generosity towards the future consists  
in giving everything to the present.  
Stopping in full awareness of the here and  
the now, is what reveals our  
essential connection to paradise.





A woman with long, wavy blonde hair and blue eyes is looking through a dense thicket of large, vibrant green tropical leaves. The leaves are out of focus in the foreground, creating a sense of depth and a lush, natural environment. The woman's face is partially obscured by the foliage, but her eyes are clearly visible, looking directly at the camera.

CARDINAL, TURNING SLOW LIVING INTO PARADISE LIVING

CARDINAL TULUM | SUSTAINABLE COMMUNITY



## THE THREE ELEMENTS OF CARDINAL'S ESSENCE

01

Slow Living

02

Tulum, A Natural Sanctuary

03

Bioclimatic Architecture

Cardinal is the place where everything that is valuable to you flourishes in full bloom. Thanks to the holistic Paradise living concept, you and your family can make tranquility, quality time and the pleasure of the little things in your new daily routine.

Living in paradise does not only mean having everything we need: it also means being able to move away from what does not do any good to us, and to be certain that our passage on earth leaves a positive wake and helps to build a better world for everyone.

Therefore, the already famous **SLOW** (Sustainable, Local, Organic, Whole) lifestyle concept takes on a new dimension at Cardinal, combining the opportunity to belong to a community that actively shares your values and beliefs, joining forces to generate transcendental experiences, as well as environmental, financial and social benefits capable of offsetting our carbon footprint and our impact on nature.





MORE THAN A HOME, A COMMUNITY LIKE YOU

CARDINAL TULUM | SUSTAINABLE COMMUNITY

A woman with her hair in a bun, adorned with a white frangipani flower, is seen from behind, looking out over a swimming pool. The background is filled with lush greenery and trees, creating a serene and tropical atmosphere. The lighting is soft and natural, suggesting a peaceful morning or late afternoon setting.

A HOME DESIGNED TO LIVE UP TO YOUR DREAMS

CARDINAL TULUM | SUSTAINABLE COMMUNITY

Every detail of Cardinal has been strategically thought out so that you can honor your ideals every day, choosing quality over quantity, enjoying a more meaningful life and getting in touch with your inner wisdom and balance.

-  The most privileged and safest location in Tulum
-  Three-level homes with exclusive amenities to suit your family
-  Bioclimatic architecture and sustainable design that promote the best thermal and aesthetic experience, with the least amount of energy consumption.
-  Common areas designed for an optimal balance between conviviality and privacy
-  A holistic wellness experience that avoids over-stimulation of the senses



Located in the Riviera Maya - the most important and highest-valued recreational destination in Latin America, Tulum is considered by many to be an energetic vortex that promotes holistic healing and the development of people's physical, emotional and spiritual potential.

With some of the most beautiful white sand beaches in the world, a natural barrier reef that provides calm, crystal clear waters, a network of subway rivers that connect the earth's energy to the cenotes, hundreds of acres of lush jungle and many other natural wonders, Tulum is the site of choice for more and more people who want to continue expanding their consciousness in harmony with nature, but at the same time need the guarantee of a safe and intelligent investment.





TULUM: A NATURAL SANCTUARY TO FIND YOUR PURPOSE

CARDINAL TULUM | SUSTAINABLE COMMUNITY

# CARDINAL

LIVE IN THE HEART OF WELLNESS

If your priority is your personal growth, your family's quality of life or connecting with a community that also seeks to build a better world, then your home awaits you here. Cardinal is an exclusive community located in Selvazama, the most demanding area in



Quick access to the beach on foot or by bicycle.



All services at hand (supermarkets, banks, pets, beauty, spa, gyms).



Specialized and high level health services.



Cultural centers, nature reserves and recreational areas.

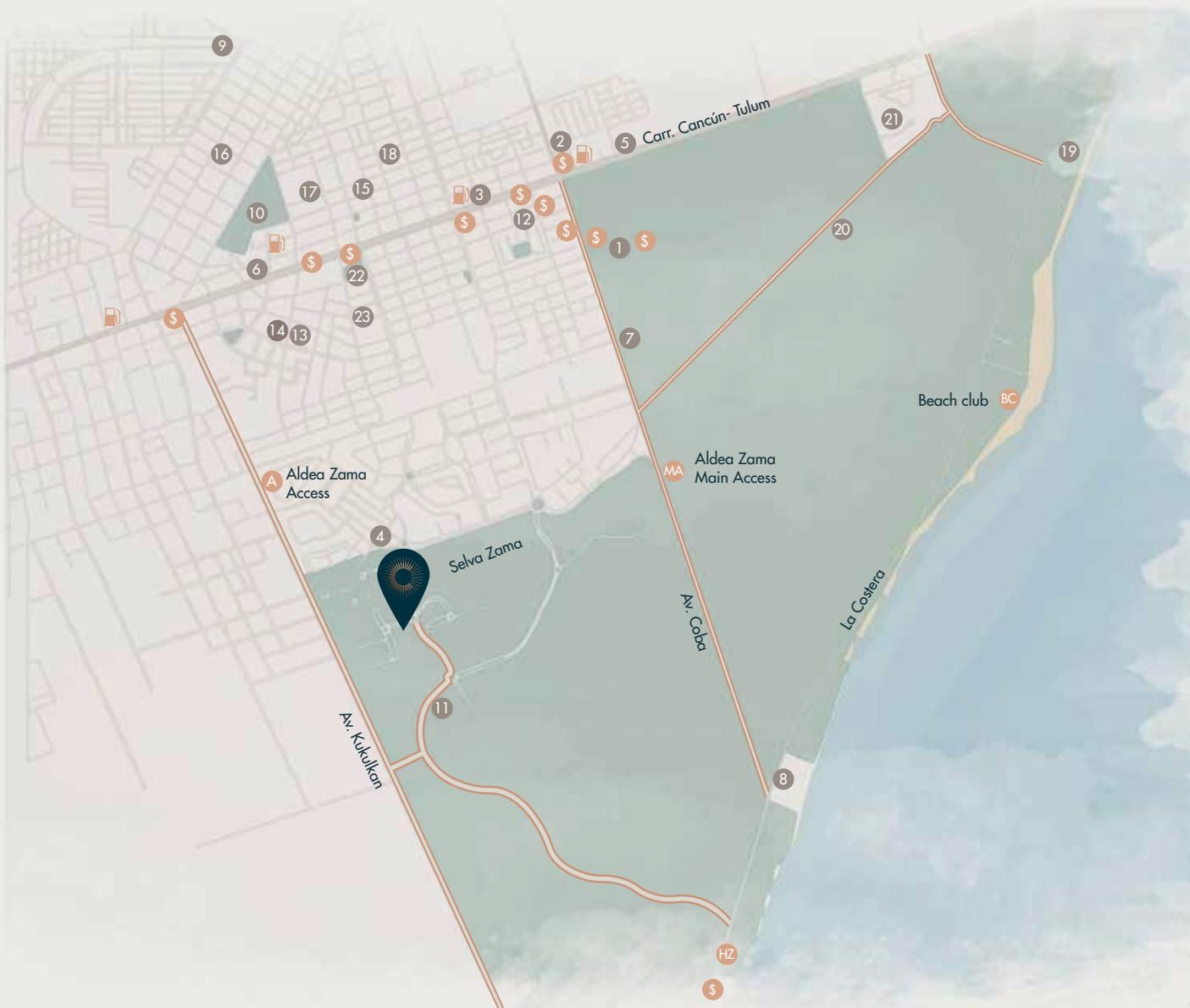


One of the most passionate wellness communities to fully experience music, yoga, conscious eating, ancient traditions and much more.



Located just a few meters from schools, a cutting-edge educational project that is shaping the leaders of the future.





## STEPS FROM CARDINAL

### SELF-SERVICE STORES

1. Chedraui
2. Súper Aki Tulum
3. GoMart
4. Aldea Zama Commercial Zone

### HOSPITALS

5. Hospital Costamed Tulum
6. Hospital de Tulum
7. Red Cross

### SERVICES

8. Police
9. Fire Station
10. Tulum Sports Unit

### EDUCATIONAL CENTERS

11. Green School
12. Colegio Inglés Tulum
13. Escuela Primaria Urbana Federal
14. Meztili Spanish Language School
15. Kinder Tulum
16. Kinder Tunben Fazil
17. CECyTE Tulum
18. Colegio Inter de la Riviera

### CULTURAL CENTERS

19. Tulum's Archeological Zone
20. Tulum Observation Point
21. Mystika Art Museum
22. Mayan Culture Museum Park
23. Tulum Cultural Center

### OTHER

- A Aldea Zama Access
- MA Aldea Zama Main Access
- BC Beach Club

- HZ Hotel Zone
- \$ Banks
- Service Station
- Beach access



CARDINAL TULUM | SUSTAINABLE COMMUNITY



CARDINAL TULUM | SUSTAINABLE COMMUNITY

## EVERYTHING YOU REALLY NEED IS IN CARDINAL

We know that quality of life is also in those details that are almost unseen but make a big difference. That's why, in addition to its most striking amenities, Cardinal contemplates a series of unique features that always maximize the comfort and tranquility of its residents.

### SLOW AMENITIES

- Lobby & Reception
- Swimming Pool
- Sun Deck
- Yoga Area
- Wellness Hub
- Stellar Observatory
- Children's Play Area
- Edible Tropical Garden
- Gym
- Snack Bar
- Jungle Buffer
- Lounge
- Kid's Club

### HIGHLIGHTS

- Bioclimatic architecture with Edge Certification
- Controlled access
- 24hr. security
- Premium location
- Optic fiber Internet
- Parking lot
- Beach club access
- Private community
- High capital appreciation
- Water treatment plant
- Low carbon footprint





CARDINAL TULUM | SUSTAINABLE COMMUNITY



CARDINAL TULUM | SUSTAINABLE COMMUNITY



CARDINAL TULUM | SUSTAINABLE COMMUNITY



CARDINAL TULUM | SUSTAINABLE COMMUNITY

sports  
gear



CARDINAL TULUM | SUSTAINABLE COMMUNITY



CARDINAL TULUM | SUSTAINABLE COMMUNITY



CARDINAL TULUM | SUSTAINABLE COMMUNITY

# MASTER PLAN



15 Homes designed according to bioclimatic architecture to reduce energy consumption and our carbon footprint.

CARDINAL TULUM | SUSTAINABLE COMMUNITY





MAIN STREET

SIDE STREET

JUNGLE BUFFER

# TYPOLOGIES

## 3 BEDROOMS FEATURES



GROUND FLOOR

### GROUND FLOOR

- Living room
- Dining room
- Family room
- Equipped kitchen (grill, sink, hood, oven)
- 1 Bathroom
- 1 Flexible room
- Private garden in ground floor
- 1 Parking space



LEVEL 1

### LEVEL 1

- 2 bedrooms
- 2 Bathrooms
- Storage / Linen closet
- Laundry room



LEVEL 2

### LEVEL 2

- Master bedroom
- Bathroom
- Outdoor bathtub
- Private Rooftop
- Plunge pool

DIMENSIONS: Living space: 2,308 sqft Garden: 176 sqft Rooftop: 466 sqft Average total area: 2,950 sqft

NOTE: The information provided is subject to change without notice.  
Dimensions are approximate and may vary depending on tolerances and construction variations.



## 4 BEDROOMS FEATURES



GROUND FLOOR

### GROUND FLOOR

- 1 Bedroom
- 1 ½ Bathrooms
- Living room
- Dining room
- Equipped kitchen (grill, sink, hood, oven)
- Private garden in ground floor
- 2 Parking space



LEVEL 1

### LEVEL 1

- 2 Bedrooms
- 2 Bathrooms
- Storage / Linen closet
- Laundry room



LEVEL 2

### NIVEL 2

- Master bedroom
- Bathroom
- Outdoor bathtub
- Private Rooftop
- Plunge pool

DIMENSIONS: Living space: 2,461 sqft Garden: 176 sqft Rooftop: 466 sqft Average total area: 3,103 sqft

NOTE: The information provided is subject to change without notice.  
Dimensions are approximate and may vary depending on tolerances and construction variations.

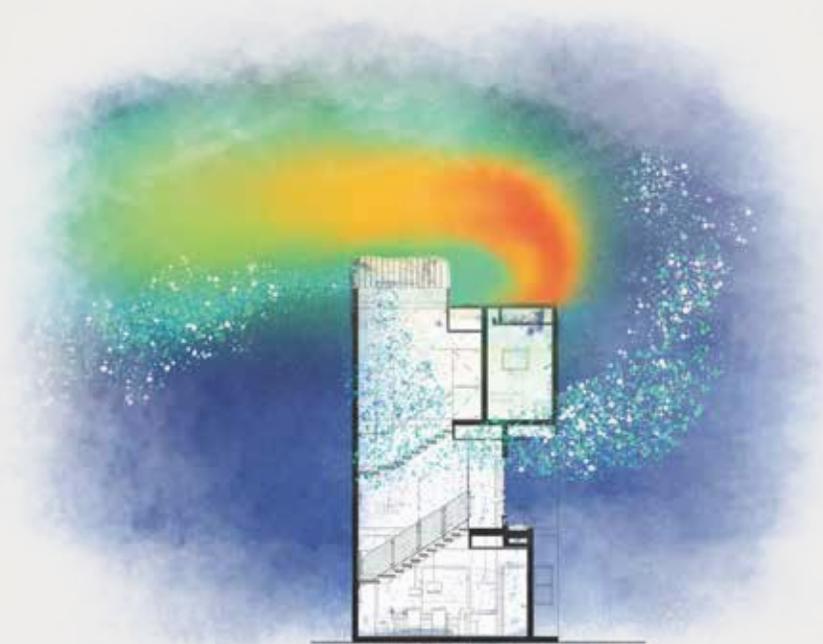




# BIOCLIMATIC ARCHITECTURE

If your priority is your personal growth, your family's quality of life or connecting with a community that also seeks to build a better world, then your home awaits you here. Cardinal is an exclusive community located in Selva Zama, the most demanded area in Tulum that offers the most benefits to its residents.

## AESTHETICS AND COMFORT IN BALANCE WITH THE ENVIRONMENT



01

Wind chimneys and cross ventilation systems promote natural cooling of the homes with pleasant air circulation.

02

Orientation and geolocation that promote natural lighting while restricting direct exposure.

03

Architectural solar protection elements to prevent heat gain at front openings and reflect solar radiation.

04

Thermal insulation materials and systems that mitigate high temperatures.

05

Strategic equipment with low consumption and high efficiency to save water and electricity.

06

Air conditioning systems (HVAC) with optimized design to avoid unnecessary consumption.

07

EDGE certificate.



For EDGE certified buildings:

25%

HIGHER RENTS

10%

HIGHER PRICES

On-resale prices based on market demand.

22%

ENERGY SAVINGS

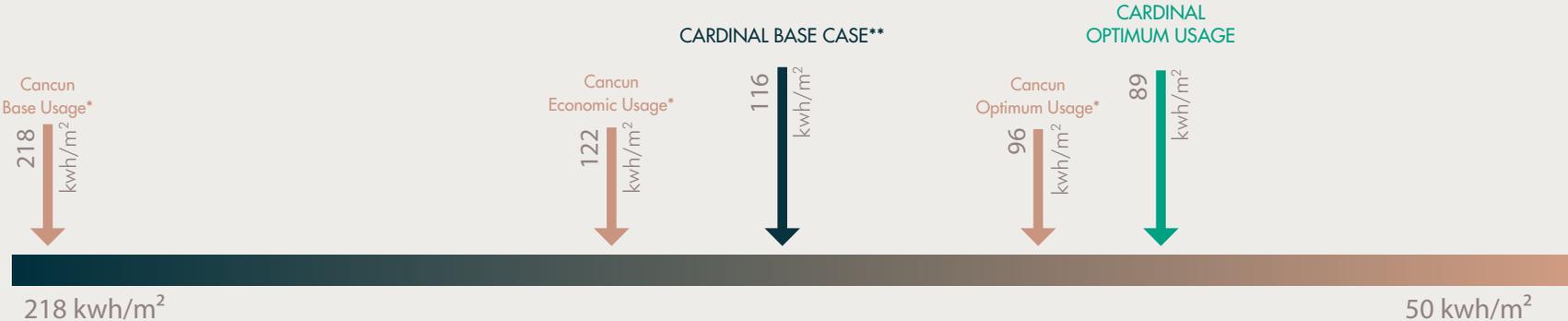
In A/C of bioclimatic houses

Cardinal reduces the carbon footprint

211 tons of CO<sup>2</sup> less

(compared to other developments in the area)

### ANNUAL ENERGY USAGE



\*DATA SOURCE Cancun Base, Cancun Economic Usage & Cancun Optimum Usage: "ESTUDIO DE OPTIMIZACIÓN DE LA EFICIENCIA ENERGÉTICA EN VIVIENDA VIS" GIZ Agency & INFONAVIT.

\*\*DATA SOURCE CARDINAL BASE CASE & CARDINAL OPTIMUM USAGE: EDGE PLATFORM, IFC.

## EQUIPMENT

- Water softener
- LED lights
- Cross ventilation system
- High efficiency air conditioning
- Electric car charger
- Professional furnishing and interior design service **(On demand)**

## LOOK AND FEEL



Porcelain  
tile floor



Porcelain  
tile



Stone  
gravel



Coating Chukum  
type



Smooth  
levelling



Wood  
carbonized



Finish  
rustic



Gypsum  
plaster



"Zapote" wood  
outdoor pergola



Concrete  
washing



Outdoor  
deck



Gabion stone  
wall stone

## Branded Residences by Mr.W: Exclusivity, Profitability, and Premium Hospitality.

Cardinal Tulum Branded Residences by Mr.W represent a step forward in the luxury real estate industry, merging the exclusivity of private ownership with the service and hospitality standards of a leading premium accommodation management brand. It offers to owners a residence focused on comfort, well-being, and profitability, managed by Mr.W Hospitality Experts, a firm recognized in Mexico for administering premium short and mid-term vacation properties.

### What's Included with Branded Residences by Mr.W?



#### High-Level Design and Operation.

Properties with premium finishes, cutting-edge design, and luxury furnishings, ready to operate as high-end accommodations.



#### Comprehensive Property Management.

From reservation management and maintenance to guest care, ensuring a seamless, effortless experience for the owner.



#### Personalized Hospitality.

Service standards inspired by luxury hotels, with concierge services, top-tier housekeeping, and personalized attention for every guest.

#### Profitability and Commercialization Strategy.

Maximizing revenue through global rental platforms such as Airbnb and Booking, as well as exclusive Mr. W channels, ensuring high occupancy and strong returns.

#### Property Maintenance and Preservation.

Regular inspections, preventive and corrective maintenance to ensure each residence remains in optimal condition and increases in value over time.

#### Exclusive Guest Experiences.

On-demand additional services such as private chefs, wellness experiences, adventure activities, and access to beach clubs.





**C A R D I N A L**

SUSTAINABLE COMMUNITY

## MEET THE TEAM AND PHILOSOPHY BEHIND CARDINAL

We believe that positive change is created in a community because diversity enriches our lives and nurtures our personal and collective well-being.

We believe that physical and emotional state is the essence of personal wellbeing: our senses in harmony with time, space and purpose are fundamental principles of a fulfilled life.

We believe that any real estate project must respect the natural environment where it is developed in order to preserve its biodiversity, its magic and its unique essence.

## THE BACKUP OF STRENGTH AND CONFIDENCE YOU ARE LOOKING FOR

Cardinal not only has the guarantee of the best developer and the best real estate company in Tulum, but also the best hospitality agency for vacation rentals in Mexico, so that your property generates active income when you are not using it.



### DEVELOPER

BDGP (Building & Developing Great Projects®) is an innovative developer that materializes extraordinarily sustainable real estate concepts, designed to be intelligent investment tools that base capital appreciation on experience, quality and safety. The BDGP team is composed of engineers and architects certified by the PMI (Project Management Institute®) and BIM (Building Information Modeling®), as well as in Lean Construction®.



### HOSPITALITY SERVICES

More than ten years of successful operation of vacation rentals in the best destinations of the Riviera Maya; with an average annual occupancy of 80%, 40,000 reservations and 95% of 5-star reviews.

We have the Professional CoHost Certification from Airbnb and the largest number of A Plus properties in Mexico, as well as an alliance with the largest relocation agency in the world.

## THE BACKUP OF STRENGTH AND CONFIDENCE YOU ARE LOOKING FOR

The whole Cardinal team is made up by experts who live the ideal of paradise living, women and men who, like you, have already discovered what is most valuable.



**Giampaolo Spaventa**  
CEO Founder BDGP Real Estate

Civil Engineer, certified as Project Manager Professional (PMP) with degrees in Sustainable Construction, Construction Management and Real Estate Management. With more than 20 years of experience in real estate and renewable energy projects.

"We develop real estate projects that sustainably meet the present and future needs of our clients and their environment. We create memorable spaces that inspire a holistic wellness experience and improve quality of life."



**Marina Rocarols**  
CEO Rocarols Studio

Holistic architect from Barcelona. She is the founder of Rocarols Studio. Together with her team, they assist people to plan, design and carry out the construction of their Real Estate investments.

"The bioclimatic architecture in Cardinal Tulum's homes actively contributes to people's wellbeing and avoids excessive air conditioning and energy consumption, thereby reducing their environmental impact".



## CONTACT

One of our Real Estate wellness experts is ready to accompany you in this new adventure.

## PHONE NUMBER

+52 (984) 127 5545

## E-MAIL

[cardinaltulum@bdgp.mx](mailto:cardinaltulum@bdgp.mx)



C A R D I N A L

SUSTAINABLE COMMUNITY